

Development Management Delegated Decision Report

B/21/0253



SUMMARY OF APPLICATION

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Application Reference	B/21/0253		
Application Type	Full Planning Permission		
Proposal	Extension of existing storage building		
Location	Moulton Lodge, Wyberton West Road, Boston PE21 7LQ		
Applicant	Mr Ashley Cash		
Agent	Mr Jack Lawrence		
Received Date:	01-Jun-2021	Consultation Expiry Date:	29-Jun-2021
Valid Date:	02-Jun-2021	Statutory Expiry Date:	28-Jul-2021
Date of Site Visit:	08-Jun-2021	Extension of Time Date:	---
Objections received?	No		
5 day notification record: Not applicable			
Councillors notified	Date	Response received – date	Ok to continue
Recommendation	GRANT Full Planning Permission		
Report by:	Grant Fixter		
Date:	14/07/2021		

OFFICER REPORT

SITE AND SURROUNDINGS:

The application site is located within the countryside and comprises an agricultural holding. The site consists of a number of cattle pens, storage areas and storage sheds, with agricultural land to the north, east, south and west and some sporadic residential development to the south.

DETAILS OF PROPOSAL:

This application seeks full planning permission for the extension of a storage building which was recently approved under The Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) - Schedule 2, Part 6.

The approved storage building measured 21.3m by 10.4m, 6m to the eaves and 7.88m to the ridge. This equates to a floor space of 221.52m². The proposed extension would result in the shed measuring 21.3m by 25.4m, whilst the height is not proposed to change.

Full details of the submission are shown on the following plans:

- CASH-10 Existing Site Location Plan;



- CASH-11 Proposed Site Location Plan;
- CASH-12 Proposed Arrangements and Elevations.

RELEVANT HISTORY:

- B/21/0142 - Prior Notification for the Extension of 1No. Agricultural Store (Building One) to an Existing Shed and the Erection of 1No. Agricultural Store (Building Two) – Approved on 26/04/21;
- B/10/0119 - Erection of a steel framed building to house cattle – Approved on 18/05/2010.

RELEVANT DEVELOPMENT PLAN POLICIES AND DOCUMENTS:

South East Lincolnshire Local Plan (2011-2036)

The following policies contained within the South East Lincolnshire Local Plan (2011-2036) (i.e. SELLP) are relevant to this application:

- Policy 1: Spatial Strategy;
- Policy 2: Development Management;
- Policy 3: Design of New Development;
- Policy 4: Approach to Flood Risk;
- Policy 7: Improving South East Lincolnshire's Employment Land Portfolio;
- Policy 30: Pollution.

OTHER RELEVANT DOCUMENTS / LEGISLATION / GUIDANCE:

National Planning Policy Framework (2019)

At the heart of the 2019 Framework is a presumption in favour of sustainable development. The following sections are relevant to this scheme:

- Section 2: Achieving sustainable development;
- Section 4: Decision-making;
- Section 6: Building a strong, competitive economy;
- Section 11: Making effective use of land;
- Section 12: Achieving well-designed places;
- Section 14: Meeting the challenge of climate change, flooding and coastal change.

CONSULTATION RESPONSES:

Black Sluice IDB

Did not respond.

Environmental Health

Have no objections.

Lincolnshire County Council

Have no objections.

THIRD PARTY REPRESENTATIONS RECEIVED:

No third party representations have been received.

EVALUATION:

The key considerations in regard to this application are set out below:

- Principle of development;
- Impact on the character and appearance of the area;
- Impact on amenity;
- Flood risk.

Principle of development

Policy 1 of the SELLP sets out the settlement hierarchy, stating development will be permitted within the settlement boundaries of the respective settlements providing the proposal supports the designated role of the settlement in which it is to be executed. Applications in the countryside (outside of settlement boundaries) will be approved provided it is necessary to its location and/ or can be demonstrated that it meets sustainable development needs of the area.

Policy 7 states the extension of an existing business outside the allocated sites will be supported where they reuse land and redundant buildings. If there are no suitable buildings capable of conversion, the proposal would be acceptable providing there are no adverse impacts on the amenity, character, highway network or the viability of allocated employment sites.

This proposal will be within the confines of the existing agricultural unit and on an area of hardstanding. The proposal would see an extension to a storage building recently approved and there will be no increase in height. The access and highway arrangements will not be negatively impacted and the proposal will help provide further storage on site to meet the current demand.

It would not be appropriate for the proposal to be located outside the existing agricultural unit and has been appropriately located on the site

It is considered, therefore, that the principle of development is acceptable subject to meeting the other relevant policy requirements.

Impact on the character and appearance of the area

Policy 2 of the SELLP states that proposals requiring planning permission will be permitted provided that sustainable development considerations are met. These include size, scale, layout, density and impact on the amenity, trees, character and appearance of the area as well as the quality of its design and orientation.

Policy 3 of the SELLP states all development must create a sense of place by respecting the density, scale, visual closure, landmarks, views, massing of neighbouring buildings and the surrounding area.

The proposed agricultural store is to be sited within the confines of the existing agricultural complex and will use materials which match those existing. Albeit the store is larger in scale than that recently approved, when compared with existing development on site, the store is of a commensurate size and will essentially assimilate into the existing built form of the site.

The proposal will not appear out of keeping with the area and the works will continue taking place in the main circulation area of the yard.

The proposal, therefore, complies with SELLP Policies 2 and 3 in respect of the impact on the character and appearance of the area.

Impact on amenity

SELLP Policy 2, 3 and 30 advocate that a proposed development should consider if there is an impact on the amenity of the site and neighbouring sites as well as the impact upon neighbouring land uses in terms of noise, odour, disturbance or visual intrusion.

There is a residential dwelling to the south, with a sporadic row of frontage residential development to the south east.

The proposal would see an extension to a recently approved storage building which is sited within the centre of the existing complex. The storage building is essentially surrounded by existing development within the complex, with development sited between the proposal and the nearest dwellings. An agricultural field used for grazing is immediately north of the site, so there are no concerns regarding amenity in that respect.

As there is existing development between the proposed storage building and the highlighted dwellings, in addition to the proposal being of an appropriate size and scale, there will be no negative impacts on surrounding amenity.

The proposal, therefore, satisfies SELLP Policies 2, 3 and 30 in respect of the effect on residential amenity.

Flood risk

Policy 4 of the SELLP states a proposed development within an area of flood risk (Flood Zones 2 and 3) will be permitted where it can be demonstrated that there are no other sites available at a lower risk of flooding and it can be demonstrated that essential infrastructure in FZ3a & FZ3b; highly vulnerable development in FZ2 and more vulnerable development in FZ3 provide wider sustainability benefits to the community that outweigh flood risk.

Where supported by a site specific flood specific risk assessment a criteria will need to be adhered to.

Development within all flood zones (and development larger than 1 hectare in Flood Zone 1) will need to demonstrate that surface water from the development can be managed whilst not increasing the risk of flooding to third parties.

Table 2 of the NPPF deems the proposal to be “less vulnerable”, with table 3 confirming this form of development is “appropriate development”. Given the building is to be used primarily for storage and does not affect neighbouring land’s risk of flooding it is considered that the proposal meets the requirements of Policy 4 in terms of flood risk.

It is therefore considered the works would not increase the flood risk in the area and subject to condition acceptable in terms of the effect on surface water.

CONCLUSION:

This application seeks full planning permission for the extension of a recently approved agricultural store within the existing agricultural complex to help meet the increased demand for storage. The proposal is of a commensurate size and appearance when considering the existing development on site. There will be no negative impacts on the character and amenity of the area and the proposal complies with both local and national policy. The proposal is, therefore, deemed acceptable.

RECOMMENDATION:

GRANT full planning permission subject to the following condition(s) and reason:-

CONDITIONS / REASONS	
Pre-commencement conditions?	Agreed with applicant/agent - Date:
1	<p>The development hereby permitted shall be begun before the expiration of four years from the date of this permission.</p> <p>Reason: Required to be imposed pursuant to Section 51 of the Planning and Compulsory Purchase Act 2004.</p>
2	<p>The development hereby permitted shall be carried out in strict accordance with the application received on 02/06/2021 and in accordance with the associated plans referenced:</p> <ul style="list-style-type: none"> ▪ CASH-10 Existing Site Location Plan; ▪ CASH-11 Proposed Site Location Plan; ▪ CASH-12 Proposed Arrangements and Elevations. <p>Reason: To ensure the development is undertaken in accordance with the approved details, in accordance with Policies 2 and 3 of the South East Lincolnshire Local Plan (2011-2036) and with the intentions of the National Planning Policy Framework (2019).</p>
3	<p>The materials to be used on the external faces of the proposed development shall be of a similar appearance in size, colour and texture to those used on the existing buildings.</p> <p>Reason: To ensure that the new work matches the existing in the interests of visual amenity in accordance with Policies 2 and 3 of the South East Lincolnshire Local Plan 2011-2036.</p>

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INFORMATIVES / NOTES TO BE INCLUDED ON/WITH DECISION NOTICE
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<u>STATEMENT OF PROACTIVE WORKING:</u>
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<p>In determining this application, the authority has taken account of the guidance in paragraph 38 of the National Planning Policy Framework 2019 in order to seek to secure sustainable development that improves the economic, social and environmental conditions of the Borough.</p>
