

# Development Management Delegated Decision Report

B/21/0365



## SUMMARY OF APPLICATION

Application Reference	B/21/0365		
Application Type	Full Planning Permission		
Proposal	Erection of 2no. agricultural buildings		
Location	Westfield Farm, Church Lane, Algarkirk, Boston, PE20 2HN		
Applicant	Westfield Estates		
Agent	Mr Lewis Smith, Robert Doughty Consultancy Limited		
Received Date:	02-Aug-2021	Consultation Expiry Date:	14-Sep-2021
Valid Date:	04-Aug-2021	Statutory Expiry Date:	29-Sep-2021
Date of Site Visit:	23-Aug-2021	Extension of Time Date:	N/R
Objections received?	None		
5 day notification record: N/A			
Councillors notified	Date	Response received – date	Ok to continue
Recommendation	GRANT Planning Permission		
Report by:	Emma Dennis		
Date:	15/09/2021		

## OFFICER REPORT

### SITE AND SURROUNDINGS:

The application site consists of an agricultural yard which is located within the countryside on the eastern side of the A16, southwest of the settlement of Algarkirk.

The site occupies 0.32 hectares and comprises agricultural buildings and agricultural land. A residential dwelling is also part of the land owned by the applicant.

### DETAILS OF PROPOSAL:

It is proposed to erect two agricultural buildings.

Building one will measure 24.4m by 6.1m by 4.8m high and will be located on the north-western part of the application site. One end on this building will provide winter quarters for the applicants' small flock of sheep and the other end will be for general purpose agricultural storage. The storage end will be constructed of concrete sectional walling, profile metal sheet cladding and a 3.5mx3.5m roller shutter door in the eastern elevation. The other end will be constructed of concrete sectional walling, green profile metal sheet cladding (walls and roof) but with hit and miss timber cladding to the north and west elevation and two gates in the eastern elevation.



Building two will measure 18.3m by 9.1m by 5.2m high and will be located on the south-eastern part of the application site. The whole of building two will be used as secure storage for agricultural machinery used as part of the agricultural contracting business. The building will be constructed of concrete sectional walling, grey profile metal sheet cladding (walls and roof) with a 4m x 4m roller shutter door and personnel door on the western elevation. There are six roof lights proposed to be installed in the roof.

### **RELEVANT HISTORY:**

B/00/0060 – Construction of an extension to poultry shed.

**Granted** – 27/03/2000.

B/04/0833 Change of use from disused poultry farm to lorry and trailer park with screen bunding and road widening.

**Granted** – 05/01/2005.

B/06/0190 Change of use from field to garden with two storey house extension and detached garage.

**Granted** – 04/05/2006.

B/06/0442 Construction of two storey rear extension.

**Granted** – 17/08/2006.

B/06/0634 Erection of commercial garage and workshop.

**Granted** – 14/11/2006.

B/11/0481 Application under s73 for the removal of condition 3 (personal condition) attached to permission B/04/0833 for the change of use from disused poultry farm to lorry and trailer park with screen bunding and road widening.

**Granted** – 12/01/2012.

### **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; and
- Policy 4: Approach to Flood Risk.

### **OTHER RELEVANT DOCUMENTS / LEGISLATION / GUIDANCE:**

#### **National Planning Policy Framework (2021)**

At the heart of the 2021 Framework is a presumption in favour of sustainable development. The following sections are relevant to this scheme:

- Section 4: Decision-making;
- Section 12: Achieving well-designed places; and
- Section 14: Meeting the challenge of climate change, flooding and coastal change.

## **National Planning Practice Guidance (PPG)**

### **CONSULTATION RESPONSES:**

Algarkirk Parish Council have no comments.

Lincolnshire County Council (Local Highway and Lead Local Flood Authority) has no objections.

Environmental Health has no objections.

### **THIRD PARTY REPRESENTATIONS RECEIVED:**

No third party representations have been received.

### **EVALUATION:**

The key planning issues in the determination of this application are:

- Design of the proposal and impact on the character and appearance of the area
- Impact on residential amenity
- Flood Risk

### **Principle of development**

Policy 1 of the SELLP, states that in the Countryside development will be permitted where it is necessary to such a location and/or where it can be demonstrated that it meets the sustainable development needs the area in terms of economic, community or environmental benefits.

It is considered that the erection of two buildings on land within the existing holding which are to be used as storage buildings for machinery and livestock on an already established agricultural unit, meets the requirements of Policy 1. The principle is therefore deemed acceptable subject to the other relevant policy considerations being met.

### **Design of the proposal and impact on the character and appearance of the area**

Policy 2 of the SELLP indicates that developments will be permitted which will not have harmful impacts upon the character and appearance of the area. Policy 3 states that all developments must create a sense of place by respecting the density, scale, visual closure, landmarks, views, massing of neighbouring buildings and the surrounding area.

The application site is not clearly visible from any vantage point. To the north and east is an existing earth bund which already shields the site from the A16 and to the south and west are established hedgerows and trees. There are a number of other agricultural buildings arranged around a manoeuvring and parking area. The proposed buildings are to be sited adjacent to the existing buildings and for the purpose in which they are intended. Access to the site will be via the existing access off Church Lane and this proposal will not result in any noticeable increase in traffic.

The design of the buildings are characteristic of other similar buildings in the locality and it is considered that this proposal is in keeping with the character and appearance of the area and is in accordance with SELLP policies 2 and 3.

## Impact on residential amenity

Policies 2 and 3 of the SELLP seek to ensure that a new development does not significantly impact neighbouring land uses by reason of noise, odour, disturbance or visual intrusion.

Paragraph 130 of the NPPF (2021) seeks, amongst other things, to create places that are safe, inclusive and accessible and which promote health and well-being, with a high standard of amenity for existing and future users and where crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion and resilience.

The application site is located in a relatively rural area and there is only one property that needs considering regarding this application.

Pinchin's Farm Shop is located on the southern boundary of the application site and consists of a farm shop and café which includes a butchery. The closest part of the proposal is building two which will be approximately 30m away with an existing agricultural building and a row of established leylandii hedges in between, which stand at approximately 8m high. In all, it is considered that the proposed buildings will have no significant adverse impacts on the neighbouring properties in terms of loss of outlook, loss of privacy, overshadowing or overlooking.

In respect of the impact on the occupiers of nearby dwellings, the proposal is considered to accord with SELLP Policies 2 and 3.

## Flood risk

Policy 4 of the SELLP seeks to ensure that new development is not unnecessarily exposed to flood risk, and does not increase flood risk elsewhere. The application is accompanied by a flood risk assessment which confirms:

- The buildings will not be occupied and the nature of their construction means they are flood resilient.
- The roof water will go to a soakaway and there will be no increased flooding of adjoining land uses or users.

It is considered that the proposals meet the requirements of SELLP Policy 4.

## **CONCLUSION:**

To conclude this proposal is considered to be an acceptable form of development that accords with Policies 2 and 3 of the South East Lincolnshire Local Plan 2011-2036 and Sections 4, 12 and 14 of the NPPF (2021).

## **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><b>Reason:</b> Required to be imposed pursuant to Section 51 of the Planning and Compulsory Purchase Act 2004.</p>
2	<p>The development hereby permitted shall not be carried out except in complete accordance with the following details shown on the submitted plan(s):</p> <ul style="list-style-type: none"> <li>▪ 778-14 PL GA01- Proposed Building No.1 Plans &amp; Elevations</li> <li>▪ 778-14 PL GA02- Proposed Building No.2 Plans &amp; Elevations</li> <li>▪ 778-14 PL SP01- Proposed Site Plan</li> </ul> <p><b>Reason:</b> To ensure that the development is undertaken in accordance with the approved details, in the interests of residential amenity and to comply with Policies 2 and 3 of the South East Lincolnshire Local Plan 2011-2036.</p>

INFORMATIVES / NOTES TO BE INCLUDED ON/WITH DECISION NOTICE	
<p><u>STATEMENT OF PROACTIVE WORKING:</u></p> <p>In determining this application, the authority has taken account of the guidance in paragraph 38 of the National Planning Policy Framework 2021 in order to seek to secure sustainable development that improves the economic, social and environmental conditions of the Borough.</p>	