

Development Management Delegated Decision Report

B/22/0195



SUMMARY OF APPLICATION			
Application Reference	B/22/0195		
Application Type	Full Planning Permission		
Proposal	Change of use of agricultural land to grass over-spill car park		
Location	We'll Meet Again WW2 Museum, Shore Road, Freiston, Boston PE22 0LY		
Applicant	Mr Paul Britchford, We'll Meet Again Museum		
Agent			
Received Date:	05-May-2022	Consultation Expiry Date:	10-Jun-2022
Valid Date:	09-May-2022	Statutory Expiry Date:	04-Jul-2022
Date of Site Visit:	17-May-2022	Extension of Time Date:	---
Objections received?	N/A		
5 day notification record:			
Councillors notified	Date	Response received – date	Ok to continue
Recommendation	Approved with Conditions		
Report by:	Emma Dennis		
Date:	10-Jun-2022		

OFFICER REPORT

SITE AND SURROUNDINGS:

It is proposed to change the use of a section of agricultural land to an overspill carpark for use with the associated, adjacent museum. The land is located within the countryside and is classified as Grade 1 by DEFRA.

DETAILS OF PROPOSAL:

The application site consist of a section of agricultural land which measures 200m by 16.45m and is located on the south-eastern boundary of the site, adjacent to the existing car-park.

The additional parking will allow an extra 70 parking spaces if needed and the application site will be grassed with a Lincolnshire Post and Rail fence running along the boundary.



RELEVANT HISTORY:

B/06/0607 Steel portal farm building.
Granted – 12/10/2006

B/14/0035 Construction of a replacement dwelling.
Granted – 03/03/2014

B/15/0405 Formation of living Museum by converting an existing agricultural store, erection of new building linked to existing building to provide classroom/display areas. Conversion of building to form Office and amenity block plus associated works.
Granted – 11/12/2015

B/16/0194 Erection of additional classroom, cafe buildings and change of classroom previously approved under B/15/0405 to store.
Granted – 04/08/2016

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 2: Development Management;
- Policy 3: Design of New Development;
- Policy 4: Approach to Flood Risk;
- Policy 28: The Natural Environment; and
- Policy 31: Climate Change and Renewable and Low Carbon Energy.

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:

Environmental Health have no objections.

Freiston Parish Council have no objections.

Witham Fourth have no comments to make.

Environment Agency have no objections to make but have advised that the museum operators should register with our Floodline Warnings Direct service if they have not already done so.

Lincolnshire County Council (Local Highway and Lead Local Flood Authority) has concluded that as the proposal is for the change of use of agricultural land to grass over-spill car park and it does not have an impact on the Public Highway or Surface Water Flood Risk, therefore the proposed development is acceptable and accordingly, does not wish to object to this planning application.

THIRD PARTY REPRESENTATIONS RECEIVED:

No third party representations have been received.

EVALUATION:

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

- Principle of development
- Design of the proposal and impact on the character and appearance of the area
- Impact on residential amenity
- Biodiversity and ecology
- Flood Risk and drainage
- Impact on highway safety and parking

Principle of development

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

The Policy essentially identifies two tests for whether a proposed development is appropriate in the countryside. The first test is whether or not the development is 'necessary to such a location'. It is considered that an overspill car-park located immediately adjacent to the application site is necessary to the location given it is for use for the museum only. Consequently, it is considered that the Policy's first test is passed and, given that the Policy is worded 'and/or', that the second test does not need to be applied.

As such, the principle of development is 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.

This site is currently an agricultural field and the proposal is to change the use to an additional carpark. There will be very little change to the site other than a Lincolnshire post and rail fence, which has already been partially erected. This use of materials is considered appropriate in this location as it allows for an open view of the area without obstruction but still offers a clearly marked parking area for visitors. It is not considered that the development will have a harmful impact on the character of the area.

To conclude it is considered that this proposal is in accordance with SELLP policies 2 and 3.

Impact on residential amenity

Policies 2, 3 and 30 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. Furthermore, it advocates the promotion of health and well-being, with a high standard of amenity for existing and future users. Crime and disorder, and the fear of crime, should not undermine the quality of life or community cohesion and resilience.

The application site is located in the countryside and the closest residential property is located approximately 70m to the west of the proposed carpark. The carpark is solely for use as an overspill area, during the museums busier times and due to the minor nature of the proposed, it is not considered to have an adverse impact upon neighbouring amenity.

It is noted that no letters of objection have been received as a result of the publicity.

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

Biodiversity and ecology

Policy 3 of the Local Plan requires the incorporation of existing hedgerows and trees into development proposals, and the provision of appropriate new landscaping to enhance biodiversity.

Policy 28 requires all development proposals to provide an overall gain in biodiversity protecting the biodiversity value of land, buildings and trees, maximise opportunities to enhance natural habitats and species and incorporate beneficial biodiversity conservation features and will provide new habitat and help wildlife.

Policy 31 further requires all development proposals to incorporate measures which promote and enhance green infrastructure and provide a net gain in biodiversity.

The application site is currently an open, unfarmed agricultural field. There are currently no trees or hedgerows on the site and therefore likely to be of low biodiversity value. To ensure that the proposed development results in a biodiversity uplift for the site, it is

necessary to secure such details by condition, thereby also satisfying SELLP Policies 28 and 31.

Flood risk and drainage

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 that the site is within a flood risk area but does not contain any hardstanding. The site will be set to grass and subject to its own natural drainage and therefore will pose no flood risk to any nearby properties, adjacent roads, watercourses or fields.

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

Impact on highway safety and parking

SELLP Policy 2 states that developments will be permitted providing that sustainable development considerations are met relating to access and vehicle generation levels. Access and egress for vehicles is adjacent to the existing carpark which is via Shore Road. There are clear views from both directions on Shore Road.

The Highways Authority have no objections to the proposed car park. The scheme is in general accord with SELLP Policy 2 in respect of effect on access and highway safety.

CONCLUSION:

To conclude this proposal is considered to be an acceptable form of development that accords with Policies 2, 3 and 4 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?	No Agreed with applicant/agent - Date:
1	The development hereby permitted shall be begun before the expiration of four years from the date of this permission. Reason: Required to be imposed pursuant to Section 51 of the Planning and Compulsory Purchase Act 2004.
2	The development hereby permitted shall not be carried out except in complete accordance with the following details shown on the submitted plan(s): <ul style="list-style-type: none"> Site Location Plan Reason: 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, 3, 4, 28 and 31 of the South East Lincolnshire Local Plan (2011-2036), and guidance contained in the National Planning Policy Framework (2021).
3	<p>No works shall take place until full details of the biodiversity enhancement measures across the site and a timetable for their implementation, have been submitted to and approved in writing by the Local Planning Authority. The scheme shall be implemented in accordance with the approved scheme prior to use of the land.</p> <p>Reason: In the interest of enhancing the ecology of the area in accordance with Policy 2, 28 and 31 of the South East Lincolnshire Local Plan (2011-2036).</p>
4	<p>Prior to the use of the site, details of the siting, height, design, materials and finish of all boundary treatments to the site shall be submitted to and approved in writing by the Local Planning Authority. The approved boundary treatments shall be constructed in full accordance with the approved details and shall be retained as such thereafter.</p> <p>Reason: In the interests of site security and to ensure a satisfactory relationship with the character of surrounding buildings and the street scene in accordance with Policy 2 and 3 of the South East Lincolnshire Local Plan (2011-2036).</p>

INFORMATIVES / NOTES

TO BE INCLUDED ON/WITH DECISION NOTICE

STATEMENT OF PROACTIVE WORKING:

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.