

# Development Management Delegated Decision Report

B/23/0228



SUMMARY OF APPLICATION				
<b>Application Reference</b>	B/23/0228			
<b>Application Type</b>	Full Planning Permission			
<b>Proposal</b>	Construction of a detached brick and tile hay store and tack room (works started)			
<b>Location</b>	Hallbridge House, Blackjack Road, Swineshead, Boston PE20 3HH			
<b>Applicant</b>	Colin Sims			
<b>Agent</b>	Mark Ostler, Crawfords			
<b>Received Date:</b>	10-Jul-2023	<b>Consultation / Publicity Expiry Date:</b>	20-Dec-2023	
<b>Valid Date:</b>	01-Nov-2023	<b>Statutory Expiry Date:</b>	27-Dec-2023	
<b>Date of Site Visit:</b>	29-Nov-2023	<b>Extension of Time Date:</b>	05-Jan-2024	
<b>Objections received?</b>	None.			
<b>5 day notification record:</b>				
	<b>Councillors notified</b>	<b>Date</b>	<b>Response received – date</b>	<b>Ok to continue</b>
<b>Recommendation</b>	Approve with Conditions			
<b>Report by:</b>	Megan Epton			
<b>Date:</b>	04-Dec-2023			

## OFFICER REPORT

### SITE AND SURROUNDINGS:

The site is located on Blackjack Road, Swineshead and comprises of a two storey, detached residential dwelling (approved as a replacement dwelling) with associated equestrian outbuildings and paddocks.

### DETAILS OF PROPOSAL:

It is proposed to re-erect a detached brick and tile hay store and tack room, which was previously built and approved under a previous application, but has since been



demolished. The concrete base remains in place and the work is therefore considered to be 'started'.

### **RELEVANT HISTORY:**

- **B/16/0196** – FULL - Erection of a dwelling and outbuilding/workshop, following the demolition of existing dwelling on site – **APPROVED**.
- **B/18/0439** – FULL - Erection of a detached single storey stable block- **APPROVED**
- **B/16/0196/NMA** – Application for a non-material amendment following approval B/16/0196 to amend the approved plans to facilitate the retention of the existing vehicular access to the east of the original dwelling to serve as a field access. – **REFUSED**.
- **B/19/0127** – FULL - Change of use of agricultural land to equestrian use and erection of stable block comprising hay store, tack room and three loose boxes – **APPROVED**.
- **B/21/0385** – FULL - Creation of a field access to paddock – **APPROVED**.

### **RELEVANT DEVELOPMENT PLAN POLICIES AND DOCUMENTS:**

#### **South East Lincolnshire Local Plan (2019)**

The South East Lincolnshire Local Plan (2019) shows the site as falling within the Open Countryside, but no specific allocations or designations apply. The relevant Policies of the Local Plan are:

- 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 (2023)**

At the heart of the 2023 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.

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

### **CONSULTATION RESPONSES:**

The Environment Agency were consulted and raised no objections.

Environmental Health were consulted on the application and held no objections.

Lincolnshire County Council (Local Highway and Lead Local Flood Authority) were consulted and raised no objections.

Swineshead Parish Council were consulted and raised no objections to the proposal, but did comment on concern for the safety of horses kept within the building following recent road traffic collisions in the location.

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

No third party representations have been received.

### **EVALUATION:**

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

- Design and impact on the character and appearance of the area;
- Impact on residential amenity; and
- Flood risk.

### **Design and Impact on the Character and Appearance**

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.

It is proposed to re-construct a hay store and tack building to adjoin onto an existing stable block, that would measure 6m wide (north-south), be 10.1m long and have a gabled roof with a maximum height of 5.6m. The proposed materials are all to match the existing outbuilding and dwelling on site.

Overall it is considered that the proposal is designed in such a way that respects the existing character and scale of the dwelling and its surrounding context. It is therefore considered that the proposal is in accordance with SELLP Policies 2 and 3.

### **Residential Amenity**

Policies 2, 3 and 30 of the SELLP seek to ensure that new development does not significantly impact neighbouring land uses by reason of noise, odour, disturbance or visual intrusion.

The site is not directly adjacent to any other residential dwellings and is instead surrounded by open agricultural fields. The closest neighbour to the east of the site where the building is to be located is over 120m away and therefore it is not felt that any harm would be caused to the amenity of these residents as a result of the proposed building.

Based on the above and that no objections have been received, it is considered that in respect of the impact on the occupiers of nearby dwellings, the proposal is in accordance 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 site is located within the Environment Agency's designated Flood Zone 3 and a completed Flood Risk Assessment that details the context of the site and the proposals accompanies the application.

It is concluded that the like-for-like replacement of this building does not adversely impact the level of flood risk within the area- no new ground floor accommodation is proposed and paired with its surroundings and its purpose for storage, it is considered to be a relatively small scale development. The drainage will be as approved under B/19/0127 and this is also considered to be suitable.

It is considered, based on the above, that the proposal meets 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, 3, and 4 of the South East Lincolnshire Local Plan (2019) and Sections 4, 12 and 14 of the NPPF 2023.;

### **RECOMMENDATION**

#### **Approve with Conditions**

<b>CONDITIONS / REASONS</b>	
1	<p>The development hereby permitted is approved in accordance with the following details shown on the submitted plan(s):</p> <ul style="list-style-type: none"><li>▪ CBC-1687838-01 Rev 00 Location Plan;</li><li>▪ Block Plan – received 18-Oct-2023;</li><li>▪ 1603A 16 Rev A Proposed Stables Elevations; and</li><li>▪ 1603A 17 Rev A Proposed Stables 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, 3 and 29 of the South East Lincolnshire Local Plan 2019.</p>
2	<p>The development hereby approved shall be carried out in accordance with the materials specified within the application form received 10-Jul-2023.</p> <p>The materials shall be implemented and thereafter retained as approved unless otherwise agreed in writing by the Local Planning Authority.</p> <p><b>Reason:</b> In the interests of visual amenity and character in accordance with Policies 2 and 3 of the South East Lincolnshire Local Plan 2019.</p>

<b>INFORMATIVES / NOTES</b>
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**TO BE INCLUDED ON/WITH DECISION NOTICE**

**Swineshead Parish Council Comments**

*“The members of Swineshead Parish Council have no objections to planning application B/23/0228, however due to recent vehicle accidents at this property, the council has concerns for the safety of horses kept here and suggests that safety barriers are installed to protect humans and horses.”*

**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 2023 in order to seek to secure sustainable development that improves the economic, social and environmental conditions of the Borough.