

# Development Management Delegated Decision Report

B/24/0075



SUMMARY OF APPLICATION				
Application Reference	B/24/0075			
Application Type	Full Planning Permission			
Proposal	Proposed agricultural store building for straw bale storage			
Location	Rockerdam Farm, Punchbowl Lane, Brothertoft, Boston, PE20 3SB			
Applicant	Mr Richard Catlin			
Agent	Mr Jack Lawrence			
Received Date:	22-Feb-2024	Consultation / Publicity Expiry Date:	21-Mar-2024	
Valid Date:	22-Feb-2024	Statutory Expiry Date:	18-Apr-2024	
Date of Site Visit:	29-Feb-2024	Extension of Time Date:	N/A	
Objections received?	None.			
5 day notification record:				
	Councillors notified	Date	Response received – date	Ok to continue
Recommendation	Approve with Conditions			
Report by:	Megan Epton			
Date:	03-Apr-2024			

## OFFICER REPORT

### SITE AND SURROUNDINGS:

The site is located off Punchbowl Lane, Brothertoft, approximately >200m from the highway and comprises of a small site of land adjacent to the existing agricultural yard that forms part of a larger agricultural unit.

### DETAILS OF PROPOSAL:

It is proposed to erect 1no. agricultural storage building adjacent to an existing building, expanding the existing agricultural yard.



### **RELEVANT HISTORY:**

- **B/07/0742- FULL** – Steel frame building (28m\*9m\*3.6m) to house cattle – **APPROVED.**
- **B/08/0573- FULL** – Construction of steel framed building to house cattle- **APPROVED.**
- **B/10/0048 – FULL** – Planning Permission for the construction of an agricultural workers' dwelling – **APPROVED.**
- **B/10/0048/CD1** – Application to have approved details relating to planning condition 3- **DISCHARGED.**
- **B/17/0524 – PRIOR APPROVAL** - Application for Prior Approval for the erection of a storage building for agricultural use – **PRIOR APPROVAL NOT REQUIRED**
- **B/20/0188 – FULL** – Erection of single storey double garage with store- **APPROVED.**
- **B/22/0532 - PRIOR APPROVAL** – Application for Prior Approval for the erection of a storage building for agricultural use – **PRIOR APPROVAL REFUSED**
- **B/23/0045 – FULL** - Proposed agricultural store building – **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 Boston Town Centre, within both the Conservation Area and Primary Shopping Area. The relevant Policies of the Local Plan are:

- Policy 1: Spatial Strategy;
- Policy 2: Development Management;
- Policy 3: Design of New Development;
- Policy 4: Approach to Flood Risk.

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

#### **National Planning Policy Framework (2023)**

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;
- Section 14: Meeting the challenge of climate;

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

### **CONSULTATION RESPONSES:**

Environmental Health were consulted and held no objections.

Holland Fen with Brothertoft Parish Council were consulted but no response was received.

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

Black Sluice Drainage Board were consulted but no response was received.

### **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:

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

#### **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 site is surrounded by Grade 2 agricultural land. The storage building is proposed on an area directly adjacent to the existing established yard. It is therefore proposed on land used in association with the agricultural yard, within the established agricultural unit, without proposing a loss of arable land.

Based on this, it is considered that the proposed agricultural store and expansion of the existing agricultural yard would be necessary to the countryside location and thus meets the requirements of Policy 1 and would not result in a detrimental loss of existing agricultural land. As such, the principle of development is deemed acceptable subject to the other relevant policy considerations being met.

#### **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.

The proposed building would measure a total of 418.36m<sup>2</sup>, with a width of 15.24m, length of 27.45m, an eaves height of 8.5m and ridge height of 10.5m located adjacent to an existing store building in the northwestern corner of the established yard. It is in close proximity to others of a similar design and scale. The proposed materials to be included within construction of the external surfaces are a concrete retaining wall, Yorkshire boarding and a 'merlin grey' cladding to the roof.

The proposed materials match those of the surrounding agricultural buildings and so will fit seamlessly into the existing farm yard. The building's scale is similar to that of the existing area and would not encroach onto any arable land, with the visuals from Punchbowl Lane remaining largely unaffected as the yard has been expanded with new buildings in recent years and this building would be positioned 'in front' of them and screening those existing views.

Overall, the proposals respect the rural context of the site and its existing character and appearance, and 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 application site is located within designated countryside in a rural area comprising of large areas of agricultural land.

The dwelling known as 'Rockerdam Farm' is located to the north of the site and is an agricultural dwelling used in association with the site, however, it is noted is excluded from the blue line of this application and as such the impact on that dwelling should be assessed.

There are a number of large existing agricultural buildings within the site itself varying in distances away from the dwelling, with the proposed building merging into this existing formation and not detrimentally impacting outlook, shadow, or privacy. The use of the building for storage should not cause any amenity impacts in terms of noise or smells.

There are other dwellings located to the north of the site on Punchbowl Lane, but due to the significant distance between them and the site, it is not considered that there will be any significant impact in terms of loss of outlook, overbearing or loss of privacy.

No objections have been received with regards to this proposal and therefore, in respect of the impact on the occupiers of nearby dwellings, the proposal is considered to accord with SELLP Policies 2 and 3.

### **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.

The proposed development is for a storage building to be erected within an existing agricultural yard. The building is to be used as storage for the existing farm yard and will not result in any additional employees which could have had an effect on the number of vehicles leaving and entering the site. The proposed building will be located a significant distance from the public highway as the existing site is accessed by a private track- the access for this track gives vehicles leaving the site clear view from both directions and so the proposal of a further store building is not considered to significantly alter the highway safety.

The Highways Authority have no objections to the proposed building and concluded that it will not be expected to have an unacceptable impact upon highway safety or a severe residual cumulative impact upon the local highway network. Therefore, in respect of the impact on highway safety, the proposal is considered to accord with SELLP Policy 2.

## **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 site is located within Flood Zone 3, with the proposal being for a less vulnerable use- - the proposal should therefore be subject to the sequential test, but not the exceptions test. The submission is accompanied by a completed Flood Risk Assessment which details the Flood Risk levels of the area and context of the site. As the proposal represents an expansion of the existing business, it is considered reasonable to consider the land edged in blue on the location plan as the search area for the sequential test. The EA flood hazard maps indicate that the entirety of the site as being in the orange 'Danger for Most' Category, with no available alternatives for positioning the proposal in a lower flood risk area. Due to this, it is considered that as the proposal falls within the lowest flood risk level available on site (within the search area), that the sequential test is passed.

The proposed building is to be built on an existing area of hardstanding, the impermeable area of the site will not be increased by the proposals. It is also confirmed that the building is not for a residential use or for the siting of live-stock and is of a similar design and scale to the surrounding buildings which are considered to be positioned a significant enough distance away from surrounding dwellings so as not to significantly increase the flood risk levels of the area.

It is considered 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 1, 2, 3, 4 and 30 of the SELLP and Sections 4, 12 and 14 of the NPPF.

## **RECOMMENDATION:**

### **Approve with Conditions**

<b>CONDITIONS / REASONS</b>	
1	The development hereby permitted shall be begun before the expiration of three years from the date of this permission.  <b>Reason:</b> 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"> <li>▪ DRG No. ROC-21 Proposed Location Plan;</li> <li>▪ DRG No. ROC-22 Proposed Block Plan; and</li> <li>▪ DRG No. ROC-23 Proposed Arrangements &amp; Elevations.</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>
3	<p>The development hereby approved shall be carried out in accordance with the materials specified within the application form and following drawing:</p> <ul style="list-style-type: none"> <li>▪ DRG No. ROC-23 Proposed Arrangements &amp; Elevations.</li> </ul> <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>

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