

Your ref: PP-08983550
Our ref: 336 15 LMS MAG

14 August 2020

Growth Manager
Boston Borough Council
Municipal Buildings
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Dear Sir

**F CRAVEN AND SONS LTD
CHANGE OF USE OF AGRICULTURAL BUILDING TO A FLEXIBLE COMMERCIAL
USE (CLASS R, PART 3, SCHEDULE 2, TOWN AND COUNTRY PLANNING
GENERAL PERMITTED DEVELOPMENT ORDER 2015)
MILL FARM, WIGTOFT ROAD, SUTTERTON, BOSTON, LINCOLNSHIRE, PE20 2EL**

We are instructed to submit an application for prior approval for the change of use of an existing agricultural building to be used as a distillery using potato waste from the farm, which is submitted via the Planning Portal reference PP-08983550. The proposal represents an appropriate form of farm-based rural diversification. Potatoes grown on the farm are brought back to the yard for sorting and storage and a proportion of these will be used to produce alcohol in the proposed distilling operation. The entire process (distillation, bottling, packaging and storage) will all take place within the existing building. Any alterations required to facilitate the change of use will form part of a subsequent planning application as envisaged under Part R.

The building, which is now surplus to general farming requirements due to its size and design, lies within our client's existing farmyard at Sutterton.

In support of the application we would advise the following.

Transport and highway impacts of the development

The building in question has for many years provided storage space for the farming enterprise and, accordingly, the nature of the traffic generation is that which one would associate with a busy and modern farming enterprise. Having regard to the floor area of the building, the level of traffic generation associated with the proposed use will be low and certainly less than the daily variation of traffic generation associated with the operation of all the existing buildings on site. At the entrance into the site off Wigtoft Road, there is good visibility in both directions.



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Noise impacts of the development

Mill Farm comprises of a number of modern agricultural buildings which generate a level of noise commensurate with that type of use. The subject building lies in the middle of these buildings and, accordingly, any noise generated by the proposed use is unlikely to be detectable over and above the existing background noise. The distillation process will be silent beyond the confines of the building. The nearest sensitive receptor not in the ownership of the applicant lies some 80m to the south on the other side of Wigtoft Road. The building will remain in the ownership of the applicant, who will, therefore, maintain control of the use and operator.

Contamination risks on the site

The host building has a concrete floor and is accessed via the farmyard, which is also concreted. There is, therefore, no risk of contamination to an end user and the use of agricultural chemicals is strictly controlled and stored in accordance with the regulations. There is, therefore, no contamination risk associated with the introduction of the proposed use within the existing farmyard.

Flood risks on the site

The site lies within Flood Zone 3a, as shown on the Environment Agency's Flood Risk maps. Commercial uses are deemed to be "less vulnerable" development, as set out in Table 2 of the National Planning Practice Guidance (PPG), and are considered to be appropriate forms of development in Flood Zone 3a (table 3 of the PPG). Both the existing use and the proposed flexible agricultural use fall within the same vulnerability class.

The proposal represents an acceptable form of farm-based rural diversification and gives the applicant farming company an alternative revenue stream using material already grown on the farm together with the re-use of an existing building. The application complies with the requirements of Part R.

Our client has written a letter in relation to the project and the availability of a Leader Grant to assist in funding the project, which is attached to the planning portal submission.

Should you have any questions regarding our submission, please do not hesitate to contact us.

Yours faithfully



LM Lewis M Smith MRTPI



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