

**BOSTON BOROUGH COUNCIL**

**Planning Committee – 18 September 2018**

Reference No: B/18/0194

Expiry Date: 11-Sep-2018 extended to 21-Sept-2018

Application Type: Full Planning Permission  
Proposal: Erection of cladding on an existing agricultural building to house agricultural vehicles and to store animal feed

Site: Dovecote Farm, Sutterton Drove, Amber Hill, Boston, PE20 3RF

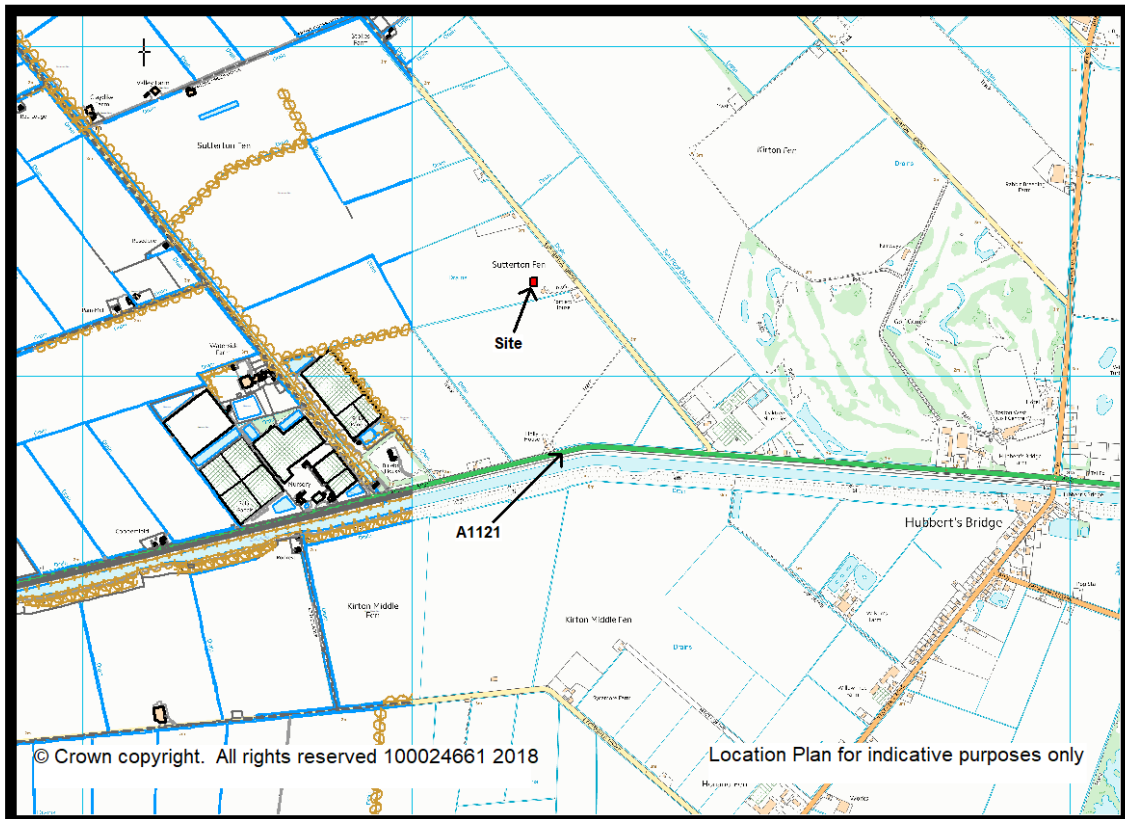
Applicant: Mr Johnson  
Agent: Mr Tom Brunyard – JMAD Architecture  
Ward: Swineshead and Holland Fen  
Parish: Amber Hill Parish Council

Case Officer: Stuart Thomsett

Third Party Reps: None

Link to Planning Record: [B/18/0194](#)

**Recommendation: GRANT**



## **1.0 Reason for Report**

- 1.1 This application has been presented to the Planning Committee to demonstrate transparency of the decision-making process.

## **2.0 Application Site and Proposal**

- 2.1 The application site is located on the western side of Sutterton Drove (off Boardsides A1121), in open countryside some distance from any settlement boundaries. Save for one nearby dwelling, "Portelet House", the two agricultural storage buildings are isolated and surrounded by agricultural land which is the reason they were constructed.
- 2.2 The dilapidated agricultural building that is the subject of this application is, like the former corn dryer (Application B/18/0153) accessed via an independent grass track beyond tall metal gates directly off Sutterton Drove. Within the 296 sqm application site (red line) is a brick and block built agricultural building with fibre cement panels that is in a very poor state of repair.
- 2.3 This application seeks permission to clad the existing agricultural building for use by the applicant to house agricultural vehicles and to store animal feed, i.e. to simply renovate an agricultural building so it is fit for purpose.
- 2.4 There is a further agricultural building (former corn dryer) to the south east of the application site under the same ownership (blue line) and Prior Approval was given under B/16/0211 and B/18/0112 to convert this building to residential use. There is a further application for a change of use from agricultural land to domestic curtilage (B/18/0153) which is on the same Planning Committee agenda as this application.
- 2.5 The area of land including the dilapidated agricultural building subject of this application measures 296 sqm and the cumulative area of land within its curtilage (the blue line) is approximately 1.3 ha.

## **3.0 Relevant History**

- 3.1 B/18/0113 - Application for Prior Approval to enclose existing agricultural building with hardwood timber cladding to store agricultural vehicles and animal feed – this application could not be determined under the prior notification procedure as the proposed development requires full planning permission hence this planning application. No other recent relevant history exists for this site.

## **4.0 Relevant Policy**

### **Boston Borough Adopted Local Plan**

- 4.1 The development plan consists of the saved policies of the Boston Borough Local Plan (adopted 1999). S.38(6) of the 2004 Act requires that determination must be made in accordance with the plan unless material considerations indicate otherwise.

4.2 This site is not specifically allocated within the Development Plan though as indicated above majority of the site is within countryside, outside of the settlement boundary. The saved Local Plan Policies of relevance to this application are as follows:

- Policy G1 – Amenity
- Policy CO1 – Development in the Countryside
- Policy CO9 – Agricultural Buildings

### **National Planning Policy Framework (2018)**

4.3 The National Planning Policy Framework (NPPF) (2018) replaces the NPPF (2012) version. At the heart of the new framework is a presumption in favour of sustainable development. Achieving sustainable development means that the planning system has three overarching objectives, which are interdependent and should not be taken in isolation. As with the former NPPF, these overarching objectives are economic, social and environmental. The sustainability credentials of this development are discussed in detail further below.

## **5.0 Representations**

5.1 As a result of publicity no representations have been received.

## **6.0 Consultations**

6.1 County Highways Authority – no response received.

6.2 Amber Hill Parish Council - no comments or objections.

6.3 Black Sluice Internal Drainage Board - no response received.

## **7.0 Planning Issues and Discussions**

7.1 This is a very straightforward application. The applicant who owns the approximately 1.3ha site wishes to renovate the existing agricultural building in order to house agricultural vehicles and to store animal feed, i.e. to simply renovate an agricultural building so it is fit for purpose. Whilst adopted Local Plan Policy CO9 is relevant, the agricultural building is existing. Consequently, the only issue is whether the proposed materials and design is appropriate in order that the proposed building will assimilate with the rural surroundings.

7.2 It is proposed to clad the dilapidated agricultural building in hardwood timber in order that the building is watertight and secure. In terms of appearance, the proposed building will represent a considerable improvement upon the existing ramshackle building and natural materials will not appear as an alien or incongruous feature in this rural landscape. The proposed development therefore fully accords with adopted Local Plan policies G1, C01 and CO9 as well as the NPPF (2018).

## 8.0 **Recommendation**

It is recommended that Committee grant FULL planning permission subject to the following conditions and reasons:

1. The development hereby permitted shall be begun before the expiration of three 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 be carried out in strict accordance with the application received 11<sup>th</sup> May 2018 and in accordance with the associated plans referenced: -

- 1/4 Site Location Plan (1:1250) drwg no. 301
- 2/4 Site Block Plan (1:200) drwg no. 302
- 4/4 Floor Plan and Elevation drwg no. 304

**Reason:** For the avoidance of doubt, in the interests of proper planning and to accord with the objectives of Local Plan Policy G1.

**Lisa Hughes**  
**Development Manager**