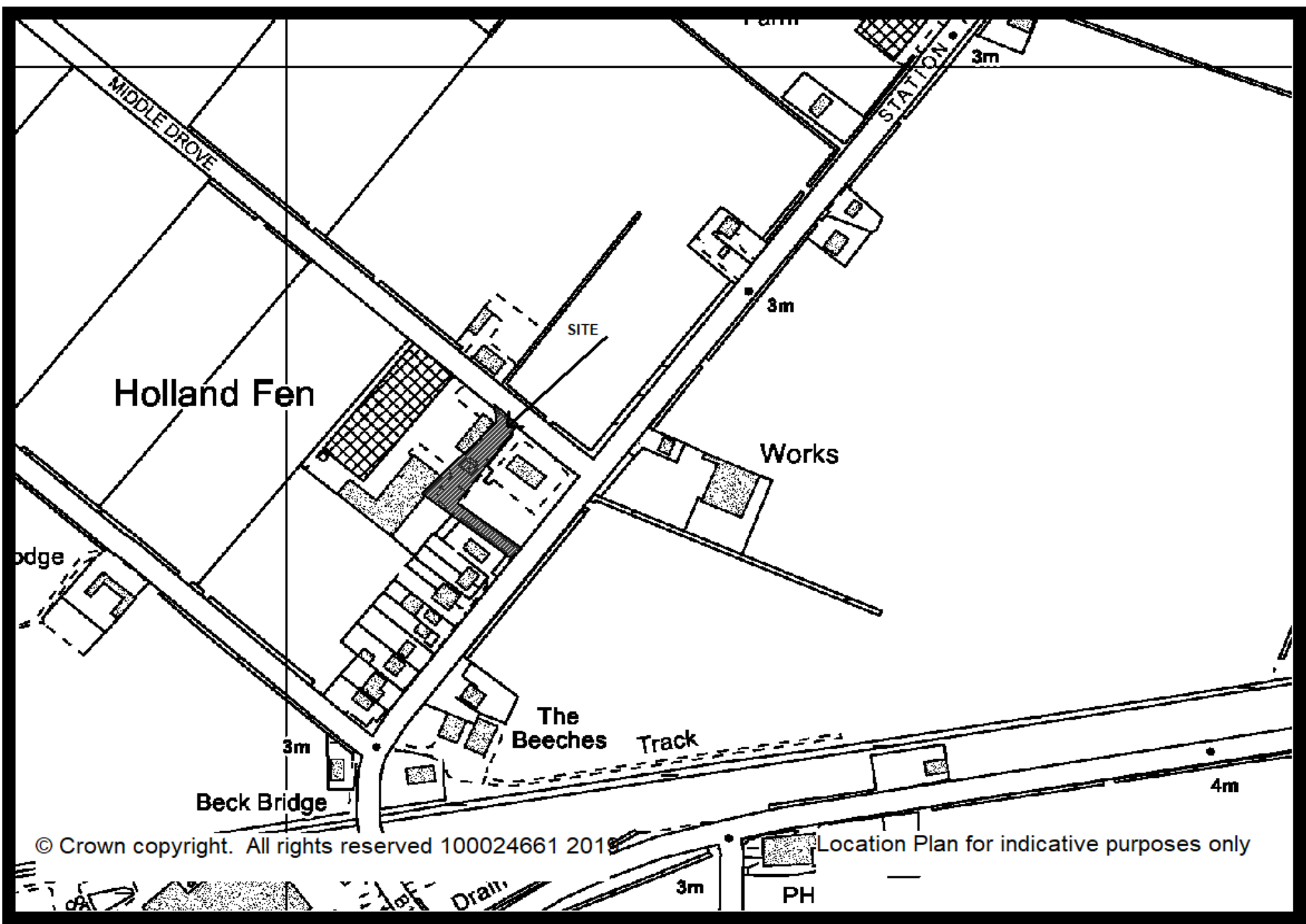


PLANNING APPLICATION B/19/0301

Single storey extension

Windy Ridge Veg Ltd Office, Hubberts
Bridge Road, Kirton, Boston, PE20 1TW

Applicant: Mr Mark Nundy



Holland Fen

MIDDLE DROVE

SITE

Works

The Beeches Track

Beck Bridge

STATION

3m

3m

3m

4m

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Location Plan for indicative purposes only

PH

Drain

3m

edge

Farm

BOSTON BOROUGH COUNCIL

Planning Committee – 15 October 2019

Reference No: B/19/0301

Expiry Date: 24-Sep-2019
Extension of Time: 20-Oct-2019

Application Type: Full Planning Permission
Proposal: Single storey extension
Site: Windy Ridge Veg Ltd Office, Hubberts Bridge Road, Kirton, Boston, PE20 1TW

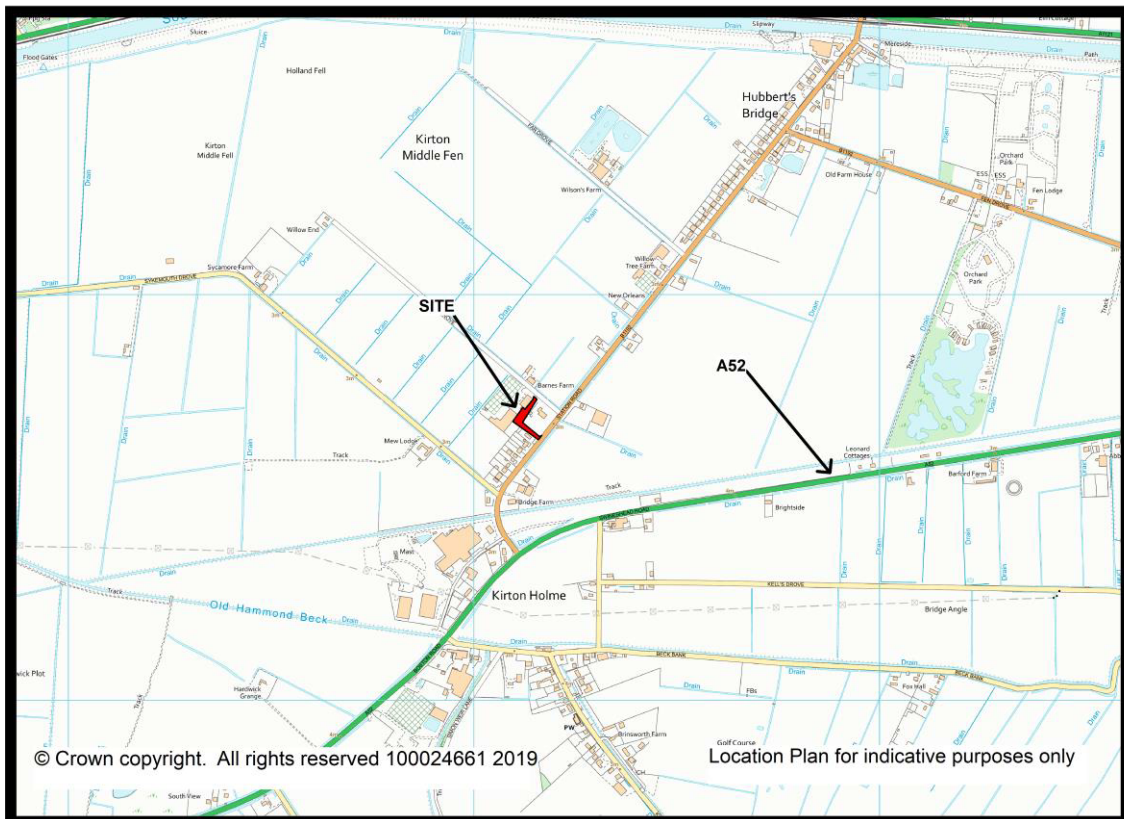
Applicant: Mr Mark Nundy
Agent: Mr Arthur Barton

Ward: Kirton & Frampton Parish: Frampton Parish Council, Kirton Parish Council

Case Officer: John Taylor Third Party Reps: 0

Link to Application: [B/19/0301](#)

Recommendation: **CONDITIONAL APPROVAL**



1.0 Reason for Report

- 1.1 The Applicant is related to a member of the Councils Corporate Management team, and in the opinion of the Monitoring Officer & Growth Manager - having reviewed this against the requirements of 2.21(d) of Part 3a (Officer Scheme of Delegation) of the Councils constitution – the application should be determined by the Planning Committee in the interests of transparency.

2.0 Application Site and Proposal

- 2.1 The application site forms part of the wider farm holding at Windy Ridge Veg.Ltd. The application site relating to the existing office block which is proposed to be extended by this application is located on the eastern side of the holding, in proximity of the neighbouring residential property known as Amberley House.
- 2.2 The main site entrance is located directly to the south of the existing office building which is proposed to be extended. To the west are the remainder of the farm buildings, with residential properties fronting Station Road to the south-east.
- 2.3 The site is located within 'Countryside' as defined in the SELLP, and also falls within Flood Zones 2 & 3. No other designations exist which are considered relevant to this proposal.
- 2.4 The proposal seeks full planning permission to extend the existing office accommodation. The proposals would be modest in overall scale, measuring 8.5m x 7.2m and would create an additional 2 offices and ancillary staff areas. The extension would be single storey in nature with a pitched roof which would not exceed the height of the existing building. The materials proposed would be to match the existing building.

3.0 Relevant History

- 3.1 There is extensive planning history relating to the site and its general use as an agricultural holding, however, this is of no relevance to this proposal.

4.0 Relevant Policy

South East Lincolnshire Local Plan (2011-2036)

- 4.1 The site is within countryside as identified within the South East Lincolnshire Local Plan (SELLP) Therefore, 'Countryside' 'D' within Policy 1 (Spatial Strategy) applies which states (in part):

'In the Countryside development will be permitted that is necessary to such a location and/or where it can be demonstrated that it meets the sustainable development needs of the area in terms of economic, community or environmental benefits'

- 4.2 Other policies in the SELLP that are relevant to this development are as follows.
- Policy 2 - Development management
 - Policy 3 - Design of new development
 - Policy 4 - Approach to flood risk

National Planning Policy Framework (2019)

4.3 The following sections of the NPPF are considered relevant:

- Section 2 – Achieving Sustainable Development
- Section 4 – Decision Making
- Section 12 – Achieving Well-designed Places
- Section 14 – Meeting the Challenge of Climate Change, Flooding and Coastal Change

5.0 Representations

5.1 None received

6.0 Consultations

6.1 No responses received.

7.0 Planning Issues and Discussions

7.1 The key considerations in regards to this application are:

- Principle
- The impact on the character of the area
- The impact on neighbouring properties
- Flood Risk

Principle

7.2 The site is located within 'countryside' as defined in the SELLP, therefore in accordance with policy 1, a suitable justification is required. In this instance, the proposals relate to the extension of an existing building within a farm holding to support those operations by virtue of the provision of additional office accommodation. The proposals would therefore support an existing rural business which contributes positively to the rural economy within the Borough. The proposals are therefore accepted in principle.

Impact on the character of the area

7.3 The proposed development is modest in overall scale and form and would integrate well with the existing building. The development is located within the holding and would have a negligible impact from outside of the site. The scheme would therefore accord with policies 2 and 3 of the SELLP.

Impact on the amenities of neighbouring properties

7.4 The nearest property which could be affected would be Amberley House, however, as a result of the limited scale of the development, in combination with the separation distances and the nature of the use of the existing building, it is considered that no adverse impact would result and the proposals would therefore be in accordance with policies 2 & 3 in this regard.

Flood Risk

- 7.5 The site falls within Flood Zones 2 & 3, and is within the “Danger for All” classification in relation to single storey buildings in a flood event. However, given that the proposal is for a minor extension to provide “less vulnerable” office use, it is considered that the proposals are acceptable subject to appropriate mitigation. In this instance, the finished floor levels would be no lower than existing and flood mitigation and resilience measures would be included throughout. This would therefore ensure that the development meets the objectives of policy 4 of the SELLP.

8.0 Conclusion

- 8.1 For the reasons set out in this report, it is considered that the proposals are acceptable in principle and would support an existing rural business which contributes to the economy of the Borough. The proposals would be modest in scale and would be acceptable in relation to the impact on the character and appearance of the area and with regard to its impact upon the amenities of neighbouring properties. Flood Risk considerations are also acceptable subject to the mitigation identified. As such, the development is in accordance with policies 1, 2, 3 & 4 of the SELLP and there are no material considerations which would outweigh this. The application is therefore recommended for conditional approval of planning permission.

9.0 Recommendation

- 9.1 GRANT Planning Permission subject to the following condition(s) and reason:-

CONDITIONS AND INFORMATIVES

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 16-July-2019 and in accordance with the associated plans referenced:

- Proposed plans - WR/1

Reason: To ensure the development is undertaken in accordance with the approved details and to accord with policies 2 and 3 of the South East Lincolnshire Local Plan (2011-2036).

3. The development permitted by this planning permission shall be carried out in accordance with the approved Flood Risk Assessment (FRA) submitted with the application including those mitigation measures specified. The mitigation measures shall be fully implemented prior to occupation and subsequently remain in place.

Reason To reduce the risk of flooding to the proposed development and future occupants and to accord with the objectives of policy 4 of the South East Lincolnshire Local Plan (2011-2036).

In determining this application, the authority has taken account of the guidance in paragraph 38 of the National Planning Policy Framework 2019 in order to seek to secure sustainable development that improves the economic, social and environmental conditions of the Borough.

Mike Gildersleeves
Growth Manager