

## DELEGATED ASSESSMENT

Application no: PA/2025/501

**Proposal:** Application for approval of reserved matters (access, appearance, landscaping, layout and scale) pursuant to outline planning permission PA/2023/1418, dated 26/10/2024, for an extension to existing agricultural building and construction of an additional general-purpose building

**Location:** Land west of Redbourne Road, Hibaldstow

**Applicant:** Mr Andrew Lunn

**Officer:** Scott Jackson

## POLICIES

**National Planning Policy Framework:** Sections 12, 14, 15 and 16

**North Lincolnshire Local Plan:** RD2, RD14, T2, T19, DS1, DS14, LC7, HE9.

**North Lincolnshire Core Strategy:** CS1, CS2, CS3, CS5, CS6, CS17, CS19, CS25

## CONSULTATIONS

**Highways:** No objection, recommend conditions.

**Historic Environment Record (Archaeology):** No comments on the reserved matters. The implementation of the approved programme of archaeological monitoring and recording is a condition of the outline planning permission. The archaeological contractor is required to give ten days written notice of the commencement of the archaeological monitoring works to the North Lincolnshire archaeological advisor. The HER will inform the LPA on receipt of the ten days' notice to monitor compliance.

**LLFA Drainage:** We, the Lead Local Flood Authority (LLFA) acting on behalf of North Lincolnshire Council, have reviewed the reserved matters (access, appearance, landscaping, layout and scale) pursuant to outline planning permission PA/2023/1418, dated 26/10/2024, for an extension to existing agricultural building and construction of an additional general purpose building.

The LLFA are satisfied that the applicant has proven that infiltration is viable and that the designs which were conducted by Roy Loble Consulting Ltd are to a satisfactory standard. It is worth noting that soakaway placement must follow Building Regulation standards which includes placement of infiltration devices at least 5m away from buildings and highways. Recommend conditions.

**Ecology:** The site habitats have altered from the initial habitats present on the site at the time of the outline permission. Boundary features will be retained and a Species Protection Plan for nesting birds, bats and hedgehogs has been provided.

The Species Protection Plan will need to formally discharged before the works commence.

No biodiversity enhancements have been detailed in the reserved matters documents, although species and habitat enhancements have been conditioned for the outline application. We encourage biodiversity enhancements to comply with Local Policy CS17 and the National Planning Policy Framework. Additional hedgerow planting along the eastern boundary may provide further screening of the buildings from the main road to improve security as well as provide an uplift in biodiversity value.

**Environmental Protection:** No comments to make.

**PARISH/TOWN COUNCIL:** No response received.

**PUBLICITY:** A site notice was displayed; no letters of representation have been received.

### **Planning History**

PA/2009/0930	Planning permission to erect two general purpose agricultural buildings	Approve with Conditions	25/09/2009
PA/2013/0278	Planning permission to site two general purpose agricultural buildings (Re-submission of PA/2012/1178)	Approve with Conditions	29/04/2013
PA/2016/1359	Planning permission to erect two agricultural buildings	Approve with Conditions	18/10/2016
PA/2012/1178	Planning permission to site two general purpose agricultural buildings	Withdrawn	20/11/2012
PA/2023/1418	Outline planning permission with all matters reserved for an extension to existing agricultural building and construction of an additional general-purpose building.	Approve with Conditions	20/12/2024

### **MATERIAL CONSIDERATIONS:**

#### **Proposal**

The application is a reserved matters application pursuant to outline planning permission PA/2023/1418 for an extension to an existing agricultural building and for the erection of an additional general-purpose building. All of the matters were reserved for subsequent consideration and as such this assessment will only focus on these matters in the determination of this application.

#### **Principle**

The principle of development in this location is established by the granting of the outline planning application PA/2023/1418, the reserved matters has been submitted

within the time specified on that planning permission. However, it is worth noting the outline planning application did consider the introduction of these buildings onto this rural site and concluded that a suitably designed and positioned building could be accommodated without resulting in adverse impacts upon the character and appearance of the area.

### **Reserved matters**

The proposal is for the extension to an existing agricultural building and the erection of a stand-alone general-purpose building. Policy RD2 of the North Lincolnshire Local Plan is applicable and states that development will be strictly controlled and only permitted for development which is essential to the efficient operation of agriculture provided it would not be detrimental to the character or appearance of the open countryside or a nearby settlement in terms of siting, scale, massing, design and use of materials alongside other criteria.

The plans show the extension will be sited to the rear (west) of the existing agricultural shed and it is shown to be a 5-bay open pole barn to the front with its walls being of portal frame with grey corrugated fibre cement sheeting to the walls and the roof. The materials of construction and the appearance of the extension will match that of the existing pole barn to which it will be attached. Given the barn extension is proposed to the rear of the existing barn and is located 275m from the public highway to the west it will be viewed in conjunction (as an extension) with the existing barn and as such it will assimilate into the rural landscape.

In terms of the potential impact on the rural landscape the plans show the extension to measure 23.1m x 9.114m with a ridge height of 6m (gable roof design). Essentially it will be a small extension to an existing agricultural building, it will be enclosed on all sides other than to the south and will be used for the same purposes as the building to which it will be physically attached (i.e. for agricultural purposes). Policy RD14 requires new agricultural buildings to be sited in close proximity to existing building and designed to utilise existing landforms and vegetation to minimise visual impact. This is an extension so it will be physically attached to an existing farm building and will utilise the roof form of the existing pole barn and extend it by a further 23m to the west, it will therefore be viewed in conjunction with existing built form on this rural site. In addition, it is proposed to construct the lean-to extension from materials to match the existing pole barn (namely steel portal frame with metal sheeting), this will ensure visual assimilation into the rural landscape.

In addition, it is proposed to erect a standalone multi-purpose building to the south west, the plans show this will be of portal frame construction and will be finished in the same materials, albeit the roof is proposed to be grey corrugated cladding and the walls to be finished in a blue colour and concrete panels are proposed at ground floor level, it will therefore be similar in appearance to the existing open pole barn. Given the proximity of this standalone building to the existing building and its extension it is considered it will be viewed in the rural landscape as a cluster of agricultural buildings rather than as an isolated form of built development in the countryside; the proposed development is considered compliant with policy RD14 which seeks to ensure that new buildings are sited in close proximity to existing buildings, thereby resulting in a cluster of agricultural buildings in the receiving landscape. Furthermore the plans show this building to measure 24m x 14m with a

ridge height of 8.3m, whilst this building will be higher in elevation it will not be an difference in heights which is considered to be significant in visual amenity terms and the plans show it will be positioned parallel to the existing building and its extension to give the view that all built form will be clustered in close proximity.

Other than from within the site, views of the existing building are available from the public highway and highway footpath to the east, however it is worth reiterating the development will be viewed as a cluster of agricultural buildings of similar scale and materials of construction and therefore the proposed development will not result in an alien or discordant form of development in the rural landscape receiving it.

In terms of landscaping, some additional details have been put forward in the form of a more detailed landscaping plan. This plan shows the retention of the existing hedges along the eastern and southern boundaries together with the planting of a new native hedge along a section of the eastern boundary, this would aid in screening the built aspects of the site, improve the biodiversity and would aid in supplementing the existing boundary hedge with additional planting to improve its appearance over time (i.e. fill in gaps in hedges or where existing hedge cover is less dense). A condition is recommended this additional landscaping is implemented and retained on the site in the long term. The provision of this additional landscaping is consistent with the consultation response from the Council's Ecologist.

In conclusion it is considered the development proposals are compliant with policies RD2 and RD14 of the North Lincolnshire Local Plan and CS3 and CS5 of the adopted Core Strategy.

## **Other issues**

### ***Biodiversity Net Gain***

Schedule 7A of the Town and Country Planning Act 1990 (inserted by the Environment Act 2021) provides that every grant of planning permission shall be subject to the condition that the biodiversity gain objective is met, further subject to exemptions. This objective is for development to deliver at least a 10% increase in biodiversity value relative to the pre-development biodiversity value of the onsite habitat. However, there are developments which are exempt from BNG, and the legislation clearly states in the Planning Practice Guidance (Biodiversity net gain) the approval of reserved matters for outline planning permissions is not subject to the biodiversity gain condition as it is not a grant of planning permission.

Notwithstanding the above, the applicant has updated their landscaping plan which shows the provision of additional biodiversity enhancement measures to include bat boxes within the existing shed and the provision of an owl box in each of the extension and the proposed stand-alone shed, these will be secured by way of a suitably worded planning condition.

### ***Highways***

It is proposed to utilise the existing access to the site which is 250m in length and gives access via a single lane track to the wider open yard area where there is an existing building and where development is proposed. The means of access and its

surfacing are considered appropriate for the site in its extended form and it of sufficient width to accommodate larger vehicles to access the buildings on the site.

Access and layout are matters to be assessed at this stage and the plans show the provision of 4 x car parking spaces and there is additional circulation space between the existing and proposed buildings that could be utilised for additional parking if required (or which larger vehicles could be accommodated for use within a working farmyard). Having considered the development proposals Highways have raised no objection to it on highway and pedestrian safety grounds and in terms of the proposed level of car parking provision. In addition, it is considered there is sufficient visibility along the public highway (Redbourne Road) in both directions as it is a straight section of road.

A condition is recommended by Highways the building shall not be occupied until the access, parking and turning areas have been provided. Therefore, the proposed development is considered to be acceptable in highway terms.

### ***Surface Water Drainage***

The comments (objection) made by LLFA Drainage in relation to the requirement for additional information to be submitted for surface water drainage disposal at this reserved matters stage are noted; however, there is a condition on the outline planning permission which requires for the submission of a surface water drainage strategy which would mean this matter would be suitably addressed through the discharge of conditions procedure. The LPA notes the size of the extension and the new building, however the land on which the development is proposed is laid to loose stone which would allow permeability into the ground and the land surrounding the buildings is arable farming land with field drains so it is the opinion of the LPA this would allow suitable conditions for the installation of soakaways and for natural drainage to take place.

Notwithstanding the above the applicant has provided additional plans and information in respect of surface water drainage disposal; the plans show that surface water will be disposed of via infiltration method (via soakaway) and this has considered to be acceptable by LLFA Drainage.

In conclusion the proposed development is considered to be compliant with policies RD2 and RD14 of the North Lincolnshire Local Plan and CS3 and CS5 of the adopted Core Strategy and is therefore recommended for approval.

**RECOMMENDATION: Grant permission with conditions**