

## **Officers Report**

### **Planning Application No: WL/2025/00960**

**PROPOSAL:** Planning application for rear extension to agricultural building.

**LOCATION:** OAK TREE MEADOWS KETTLETHORPE ROAD FENTON  
LINCOLN LN1 2ER

**WARD:** Torksey (Cllr R A Pilgrim Ward Member)

**APPLICANT NAME:** Mr J Ranger

**TARGET DECISION DATE:** 12/12/2025

**DEVELOPMENT TYPE:** Minor - all others

**CASE OFFICER:** Richard Green

**RECOMMENDED DECISION:** Grant with conditions attached.

---

**The application is referred to the planning committee for determination in line with the constitution as there are outstanding objections from the Parish Council and neighbouring residents on planning matters.**

**Description:** The site is located in the open countryside to the west of Kettlethorpe Road and comprises an agricultural field given over to grass. There is an existing access into the field off Kettlethorpe Road. An agricultural building was given permission in 2022 (Application ref. 144120) and is located approximately 18 metres to the south west of the existing access and is surrounded by the wider field on all sides. There is a static caravan to the south of the aforementioned building.

The nearest boundary to the east is located approximately 8 metres away from the site. The eastern boundary has a mature native hedgerow upon if fronting Kettlethorpe Road. The nearest neighbouring dwelling (No.21a Kettlethorpe Road) is located approximately 42 metres to the east of the site. The site is within Flood Zone 3 (high probability).

The agricultural building given permission over 3 years ago under 144120 only, at the time of the officer's site visit, had breeze block walls erected, with the permission granting the following proposal:

*'The building will be clad in steel box profile sheets in dark green with stained timber doors in dark oak colour. The building is single storey with a ridge height of approximately 4 metres, an eaves height of 3 metres, 14 metres in length and 6 metres in width. The north elevation will contain the main double doors and a personnel door and the south elevation will have a personnel door. The west and east elevations will have no openings. An area of hardstanding will be laid to the north of the building.'*

It is proposed to erect a single storey extension to the aforementioned building off the southern elevation. The proposed extension would measure

approximately 5 metres by 4 metres and it is proposed it will have an eaves height of 3 metres and a ridge height of 3.8 metres. Materials would match the existing building as described above. The extension would house a maintenance area, W.C. and shower. The supporting statement states that *'the applicant lives in Peterborough which is over 65 miles away and there are no public conveniences available in Fenton for the applicant to use whilst attending the small holding.'*

Following representations from 3rd parties querying the intended use of the site, the agent for the application has also provided the following additional information in regards to the justification for the proposal:

*'The agricultural building was granted Full Planning Approval ref: 144120 (not prior approval, so time limits for completion should not apply) and has been commenced within the 3yr times scale and works are ongoing to the original building. The works to the barn are mainly done over the summer months due to the applicant also being a boiler repair engineer, so the works are mainly completed in the 'off peak' season (summer months), the inclement weather also makes the summer months ideal and every year progress is being made with the build.*

*We are unsure why someone would state the land is not being used for agricultural purposes? The applicant is maintaining the land and erecting the building for use under the approved use class. He is registered to have sheep, goats and vegetables will also be cultivated on the site [the agent was asked for details of the registered small holding but this information was not forthcoming]. Like any agricultural enterprise the strategy will evolve over time. A caravan is on site at the moment and conversations have been had with the WLDC enforcement department confirming this is fine while building works are in progress and if a w/c was connected to the mains then planning approval would be required, this is the reason for the extension proposals to the building to provide a maintenance and w/c are for the agricultural enterprise because the main building will be used for the agricultural equipment/ stock and risk of cross contamination with a maintenance area and w/c would not be acceptable.*

*The applicant has only made an informal enquiry about a camping, which would be a private members club which would only allow up to a very small number of caravans/ tents. Please note this was only an informal enquiry to understand how diversification of agricultural land could potentially work in the future - this enquiry has no connection with the application to extend the agricultural building."*

**Relevant history:**

**144120** - Planning application for erection of agricultural building. Granted 06/07/2022.

**143841** - Application for prior notification to erect agricultural storage building. Refused 29/10/2021 *'Based on our telephone conversation today and the information received via email on 29/10/21 I can confirm that as the agricultural holding is less than 5ha (7.5 acres) the proposal does not qualify as permitted development under Part 6 of the Town and Country Planning (General Permitted Development) (England) Order 2015 (As Amended), due to it not meeting the criteria set out in Class B - Agricultural development on units of less than 5 hectares.'* A planning application will be required.

**Representations - In summary (full representations can be read on the Council website):**

**Chairman/Ward member(s):** No representations received to date.

**Fenton Parish Council:** I have read Mr Rangers statement in which he says he needs a toilet and washing facilities. [FPC dispute this]. He has approached the Camping and Caravanning Club for permission to turn his field into a Certificated campsite. For which he requires somewhere to empty chemical toilets.

Why would he need an extension to the barn when he has a toilet and shower in the static caravan he has on site? And surely you would not give permission for this when it's been two years and no really progress has been made on finishing what's already there [FPC are concerned the applicant intends to live on the site full time]  
.Myself and all the residents of Kettlethorpe Road are strongly opposing this.

I trust you do the right thing and make the right and only decision, deny permission.

**Kettlethorpe Parish Council:** We fully support all the comments made in objection to this planning application. The original planning application 144120 in 2022 was for an agricultural building. It was originally planned to be sited in the middle of the field, which is not a sensible site for an agricultural storage building. Intervention by WLDC Planning resulted in it being moved close to the boundary of the field.

The building has been started but, after three years is still incomplete, and there is no agricultural activity taking place on the property. In reply to a request for information about this, the Planning Consultants reply says "We are unsure why someone would state that the land is not being used for agricultural purposes" Having a grass field and letting it grow and die back does not constitute agriculture. There needs to be some production from the land in either crops or livestock for it to be classed as agricultural, otherwise it is just empty land, perhaps best described as accommodation land.

Connections to water and sewer were made in clandestine manner on a Bank Holiday weekend and with no apparent authority from Lincolnshire Highways or utility companies. The public highway was trenched to make these connections, and an inspection manhole cover was not replaced. Lincolnshire

County Council Highways and the utility companies were informed but, due to Kettlethorpe Parish Council's best efforts, surprisingly no action was taken by them at the time. The repair to the public highway eventually subsided to a pothole where the manhole should have been. This was reported to Lincolnshire County Council Highways who simply repaired the pothole. There is also still a hole in the grass verge adjacent to gateway to the property posing a danger to vehicles and pedestrians. In summer 2024 a touring caravan arrived, and was replaced by a static caravan in summer 2025.

Under local authority planning rules this is allowed for the finishing of the building, but there is no time limit on this. How long is this going to go on? This is a small building still unfinished after three years. It is not a new house build. Now a toilet and shower room has been applied for to add to an unfinished building when the static caravan provides these facilities. The applicant is playing the planning system. The letter of the law is being used, but the spirit of the law is being ignored, and a lack of moral rectitude is indicated.

The owner applied to the Caravan and Camping Club to establish a site for five touring caravans and possibly ten camping sites. The Caravan and Camping Club website states that site owners are expected to visit the site on a daily basis to ensure that the site is maintained to their standards. How is the applicant going to manage this when he lives sixty miles away? Will this be another justification for keeping a static caravan on site? The reply to a request for information about this says that "The applicant has only made an informal enquiry". Surely an informal enquiry should not result in letters being delivered to residents by The Caravan and Camping Club. This application has apparently been withdrawn, but could it reappear at a later date? The withdrawal indicates a speculative attempt to get caravans on site.

This site is situated in the parish of Kettlethorpe next to the boundary with Fenton and Torksey Lock, so it impinges on the residents of both parishes living in the vicinity of the site. The activities taking place and the lack of any agricultural activity on this site over the last three years have led to a lack of trust from local residents. In the face of this the applicant has made no attempt to communicate his intentions with local residents or the two Parish Councils, other than through WLDC Planning. Things are being done in a devious and underhand way, e.g. digging up the road on a bank holiday weekend, not finishing a small agricultural storage building over three years, and knowing that not finishing the building allows a static caravan to be kept on site with no official time limit. Could this be the stealthy use of the planning system to establish a caravan site on this land that would otherwise not get planning permission?

**Local residents:** No.3 Fenton Fields, No. 1, 19, 21, 21A(x2), 23, 25(x2), 27(x2), 29(x3) & Chestnut House (x3), Kettlethorpe Road, 7 Lincoln Road, 4 The Old Stackyard, the Studio, Maltkin Road, Fenton, The Old Rectory, Ivy Cottage, Kettlethorpe Lane, Kettlethorpe and No.1 Kettlethorpe Road & Sallie Bank House, Sallie Bank Lane, Laughterton: Object for the following reasons:

### Static Caravan:

- In summer 2024, a touring caravan was placed on the site, later replaced by a static caravan in summer 2025.
- The applicant also maintains a static caravan on the land which has been in situ for several years. It appears to be intermittently occupied despite no permission for residential use.
- There is already static mobile home situated on the site, appears to have access to both water and sewage connections. It is unclear whether these connections are lawful or authorised.
- The mobile home will contain toilet and shower facilities so why would he need to build a permanent structure?

### Agricultural Building granted under 144120:

- While local planning regulations may permit temporary accommodation for the purpose of completing a building, there appears to be no defined time limit [for the building given permission under 144120]. Given the modest scale of the building and the extended timeline, residents are understandably concerned about how long this situation will continue.
- While initial work on the structure [granted under 144120] has commenced, the building remains incomplete after three years, and there is no evidence agricultural activity taking place on the site.
- Since being granted permission for this 'barn' approximately three years ago, Mr Ranger has made little progress in the construction of the building, and has yet to show any signs of the land being used for agricultural means as originally stated in the application.
- There is no agriculture building, merely a token gesture of a building with no roof.
- No significant work has been done on this building for over two years.
- Why does he need an extension when he's barely even started on the original building.
- It appears to be a misconception that Mr Ranger travels frequently to the site to carry out 'work'. Any of the residents of Fenton would be able to tell you that this simply isn't true and that the mobile home is used by 'workers' virtually 24/7 and the rouse that he regularly travels from his 'home' in Peterborough is clearly false.

### Agricultural Activity:

- There has been no activity of growing crops or raising livestock on the land during Mr Ranger's ownership, and the existing granted planning permission for an agricultural barn build has not been completed.
- The documentation suggests the applicant is registered for a small holding, to hold sheep, goats and use the land for agricultural purposes. I would ask where is the evidence of registration?
- The presence of unmanaged grassland alone does not constitute agricultural use. For land to be classified as agricultural, there should be demonstrable production; either through crop cultivation or livestock

rearing. In the absence of such activity, I think it is clear “why someone would state that the land is not being used for agricultural purposes.”

- The applicant resides approximately 65 miles away, which undermines the claim of an operational need to be present for tending animals or crops. The limited scale of activity observed does not justify permanent welfare facilities on site.
- I fail to see how adding a shower block and toilets can be deemed agricultural.
- Where is the evidence that Mr Ranger intends to run a bona fide smallholding? How do you run a smallholding whilst living 65 miles away? It is neither realistic or practical.

#### Camping and Caravan Club Site:

- The planning extension as described is not for the personal reasons declared, instead it is to establish a facility for Travelling campers as an ad hoc caravan & camping site and this application is to be the shower, toilet and waste disposal facility for that purpose.
- I believe the stated reason for the application was that Mr Ranger resides in Peterborough and he requires these facilities when he ‘visits the site to carry out work’. I believe this to be false and has more to do with the fact that he’s trying to get the land approved as a Caravan and Camping Club site to be used by their members.
- Over the past 2-3 years various caravans, tents and vehicles have been present at the site. Groups of adults and children appear to stay overnight for weeks at a time, particularly during the summer and school holidays. There must therefore have been washing and toilet facilities available in the caravans.
- Proposed camping - If as stated this was only an ‘informal enquiry’ then why do the letters state that the Camping and Caravan Club have received an application from Mr Ranger and give a proposed certified camp site no: 121/192.

#### Residential Use:

- The addition of toilet and hand washing facilities suggests a material change of use toward residential or semi-residential occupation.
- One of the first things put in place was to give the field an address and a post box for mail, when he lives 65 miles away, having no friends or relatives in the area to check this regular, as stated on his application. He then proceeds to put in place toilet facilities without consent, digging up the road which then needs to be repaired at the taxpayer expense.
- This application appears to be a disguised attempt to introduce residential facilities onto land designated for agricultural use, without genuine need or proper planning justification.
- Allowing this application would set an undesirable precedent for the gradual conversion of agricultural land into residential use by incremental additions, first a caravan, then plumbing, then partial domestic occupation.

### Other Matters Raised:

- Against Central Lincolnshire Local Plan policies.
- There are also concerns regarding the installation of water and sewer connections. These appear to have been carried out without visible authorisation from Lincolnshire Highways or relevant utility providers. Notably, the public highway was closed and excavated during a Bank Holiday weekend, preventing residents from accessing nearby villages.
- The landowner has illegally dug up the road and installed drainage into a main sewer without permission or authority and subsequently does not fill in the resultant hole causing danger and hazard to vehicles and local children adults people driving vehicles.
- There is also a letter informing residents that they are being hostile to the applicant. I would refute this, I have lived in this village since 1989, there has been numerous new builds in this time, the residents are not against a new development in the village when the process is followed appropriately.
- Development within Flood Zone 3 without FRA, Sequential or Exception Test (contrary to NPPF).
- On the flood risk assessment [FRA], Mr Ranger or his agent used the word 'domestic use', which is contradictory to what he said he initially bought the land for [and amended FRA has been submitted].
- This field and the surrounding land was badly flooded during the winter of 2024 and the flood water remained for many weeks.
- Potential harm to protected trees and ecological assets.
- Adverse landscape and visual impacts.
- Conflict with overhead power infrastructure.
- Inconsistency with SHLAA evidence deeming the wider site unsuitable for development.
- The whole area now looks unsightly with rubbish and cars just left on it, and the hard standing which he put in without permission for a mobile home.
- During this time period, noise from amplified music and the use of quad bikes has disturbed residents of Fenton on Kettlethorpe Road and Lincoln Road.
- What is the environmental impact on this latest proposal? Has an ecological/wildlife survey been carried out on this land?
- Great Crested Newts on the site.

**LCC Highways and Lead Local Flood Authority:** The proposal will not affect the public highway. Having given due regard to the appropriate local and national planning policy guidance (in particular the National Planning Policy Framework), Lincolnshire County Council (as Highway Authority and Lead Local Flood Authority) has concluded that the proposed development would not be expected to have an unacceptable impact upon highway safety or a severe residual cumulative impact upon the local highway network and therefore does not wish to object to this planning application.

**Environment Agency:** The proposal can be classified as a 'minor development' in relation to flood risk and does not appear to fit any other

criteria on our consultation checklist.

**Archaeology:** No archaeological input required.

**Relevant Planning Policies:**

Planning law requires that applications for planning permission must be determined in accordance with the development plan, unless material considerations indicate otherwise. Here, the Development Plan comprises the provisions of the Central Lincolnshire Local Plan (adopted in April 2023) and the Lincolnshire Minerals and Waste Plan (The Core Strategy & Development Management policies (CSDMP) adopted in June 2016).

**Development Plan:**

The following policies are particularly relevant:

Central Lincolnshire Local Plan adopted 2023 (CLLP):

Policy S1: The Spatial Strategy and Settlement Hierarchy

Policy S5: Development in the Countryside

Policy S13: Reducing Energy Consumption in Existing Buildings

Policy S21: Flood Risk and Water Resources

Policy S47: Accessibility and Transport

Policy S49: Parking Provision

Policy S53: Design and Amenity

Policy S60: Protecting Biodiversity and Geodiversity

Policy S61: Biodiversity Opportunity and Delivering Measurable Net Gains

Policy S67: Best and Most Versatile Agricultural Land

<https://www.n-kesteven.gov.uk/central-lincolnshire>

Lincolnshire Minerals and Waste Plan:

The Core Strategy & Development Management policies (CSDMP) were adopted in June 2016 and form part of the Development Plan.

The application site is within a Mineral Safeguarding Area (MSA). Policy M11 applies. The Site Locations were adopted in December 2017. The site is not within an allocated Minerals Site or Waste Site/Area.

[Minerals and waste local plan - Core strategy and development management policies – Lincolnshire County Council](#)

Draft Minerals and Waste Local Plan (DMWLP):

Lincolnshire County Council are currently reviewing the Minerals and Waste Local Plan. The draft Minerals and Waste Local Plan has been through a consultation which started in July and closed on 24th September 2024.

The Draft Plan has not been adopted as yet but once adopted will cover the period to 2041.

The consulted draft plan includes the following relevant policy:



## SM15: Safeguarding of Mineral Resources

The draft plan would have some limited weight in the decision-making process in accordance with Paragraph 49 of the NPPF.

[Minerals and waste – Updating the minerals and waste local plan - Lincolnshire County Council](#)

### Neighbourhood Plan:

No plan currently being prepared.

### National policy & guidance (Material Consideration)

- **National Planning Policy Framework (NPPF)**

The NPPF sets out the Government's planning policies for England and how these should be applied. It is a material consideration in planning decisions. The most recent iteration of the NPPF was published in December 2024.

### [National Planning Policy Framework](#)

- **National Planning Practice Guidance**

<https://www.gov.uk/government/collections/planning-practice-guidance>

- **National Design Guide (2019)**

<https://www.gov.uk/government/publications/national-design-guide>

- **National Design Code (2021)**

<https://www.gov.uk/government/publications/national-model-design-code>

### **Main Issues:**

- Principle of Development
- Residential Amenity
- Visual Impact
- Highways
- Flood Risk
- Minerals and Waste
- Comments on energy efficiency and biodiversity net gain policies
- Agricultural Land
- Great Crested Newts
- Tree Preservation Orders (TPO's) and Hedgerows

### **Assessment:**

#### Principle of Development

Planning law requires that applications for planning permission must be determined in accordance with the development plan, unless material considerations indicate otherwise.

The site already benefits from an implemented planning permission to erect an agricultural building, which has been partially built. Planning permission is only being sought to extend the building with a 5m x 4m extension to house a 'maintenance area, w.c. and shower'.

The site is located in the open countryside to the west of Kettlethorpe Road, Fenton and comprises an agricultural field given over to grass. An agricultural building was given permission (application 144120) in July 2022 and has been partially built. It is located approximately 18 metres to the south west of the existing access off Kettlethorpe Road. As of the case officer's site visit [October 2025] only breeze block walls have been erected.

It is now proposed to erect a single storey extension to the aforementioned building, off its southern elevation. The extension is proposed to house a maintenance area, W.C. and shower and the application states it will be used by the applicant to maintain the surrounding agricultural land. The submitted supporting statement states that *'the applicant intends to use the main agricultural building to store machinery, equipment, seeds & fertiliser necessary for the use on the smallholding. The proposals consist of an extension to the existing building to create a maintenance area with a wc and shower facility to enable the applicant to be able to use a toilet and wash facilities as required after working the land. Machinery and equipment will also be repaired/ maintained in the Maintenance area.'* The land is not subject to any site-specific policy or allocation and is considered to be 'countryside' for planning purposes.

Policy S5 (Part G - Agricultural, forestry, horticultural or other rural land-based development) of the Central Lincolnshire Local Plan states that where permission is required, development proposals for buildings required for agriculture or other rural land based development purposes will be supported where:

- a) It is demonstrated that there is a functional need for the building which cannot be met by an existing, or recently disposed of, building;*
- b) the building is of a scale that is proportionate to the proposed functional need;*
- c) the building is designed specifically to meet the functional need identified;*
- d) the site is well related to existing buildings in terms of both physical and functional location, design and does not introduce isolated structures away from existing buildings; and*
- e) significant earthworks are not required, and there will be no harm to natural drainage and will not result in pollution of soils, water or air.*

The application seeks a modest 5m x 4m extension to the as yet partially completed building to provide on site facilities, intended for the applicants own use whilst working the land.

A number of 3rd parties have questioned the need for toilet facilities as these are currently available within the static caravan which is on the site. However, it is considered that the static caravan is only permitted as a temporary building, by virtue of the provisions of the General Permitted Development Order 2015 (Schedule 2, Part 4, Class A). This allows temporary buildings "for the duration

of operations being carried out" and with the condition that they are removed when the operations are completed.

Consequently the applicant does not have permission to retain the caravan on site after the building is completed, and providing permanent toilet facilities on site can be justified in this regard.

Third parties have also questioned whether the site's use is for agricultural purposes. They state that the building and site have not been used for agricultural purposes. They are also concerned about the applicant's intentions for the site. Some raise concerns that the applicant is seeking to make it his permanent residence. The site does not have planning permission to be used for residential purposes. The application under consideration is for an extension to an agricultural building only and if it is minded to grant permission an appropriate condition will be attached to the decision notice which states that the extended building shall be used for agricultural purposes only.

Others are concerned that the applicant intends to use the site for camping and caravanning. Third parties have provided a copy of a Camping and Caravan Club letter they have received dated 18 September 2025 which states that a proposed certified campsite site (No. 121/192) has been applied for on the field subject of this application. The letter seeks local residents views within 28 days of the aforementioned date.

Under the General Permitted Development Order 2015 (As Amended), Schedule 2, Part 5, Class C the use of land by members of certain recreational organisations (including the Camping and Caravan Club) is permitted. A camping or touring caravan exemption certificate allows a recreational organisation (including the Camping and Caravan Club) to camp or caravan on land without a site licence or the need to apply for planning permission. Such certified sites are allowed to accommodate up to five caravans and/or motorhomes at any one time and up to ten tents for a maximum of 28 consecutive days at any one time.

This has been raised with the applicant who states that:

*"The applicant has only made an informal enquiry about a camping, which would be a private members club which would only allow up to a very small number of caravans/ tents. Please note this was only an informal enquiry to understand how diversification of agricultural land could potentially work in the future - this enquiry has no connection with the application to extend the agricultural building."*

This matter has therefore been raised directly with the Camping and Caravanning Club who have advised that they *"do not propose to pursue an application for a Certificated Site at this address and therefore no certificate will be issued in this instance."*

In the absence of a certificate, the site would not benefit from permitted development rights under Part 5, Class C (use of land by members of certain recreational organisations).

It should also be noted that Under the General Permitted Development Order 2015 (As Amended), Schedule 2, Part 4, Class BC the use of any land as a recreational campsite for not more than 60 days in any calendar year for not more than 60 campsite pitches is permitted development. However, this site is located within Flood Zone 3 and therefore the applicant would first have to apply to the Local Planning Authority for its prior approval each year, and provide a site-specific flood risk assessment. In such an event, Environment Agency would need to be consulted.

It does not appear that the application site benefits from permitted development to be used as a campsite, without first obtaining planning permission; or, if a temporary campsite, without first obtaining the prior approval of the local planning authority.

The application under consideration is for an extension to an agricultural building only and if it is minded to grant permission an appropriate condition will be attached to the decision notice which states that the extended building shall be used for agricultural purposes only.

Section 336 of the Town and Country Planning Act 1990 provides the following definition of agriculture:

*“agriculture” includes horticulture, fruit growing, seed growing, dairy farming, the breeding and keeping of livestock (including any creature kept for the production of food, wool, skins or fur, or for the purpose of its use in the farming of land), the use of land as grazing land, meadow land, osier land, market gardens and nursery grounds, and the use of land for woodlands where that use is ancillary to the farming of land for other agricultural purposes, and “agricultural” shall be construed accordingly;*

On the Officer's Site Visit (October 2025) it was witnessed that on the land there was the aforementioned partially completed building given permission under application 144120, a static caravan, a wooden shed, a sports utility vehicle, a tent by the mature hedgerow bordering Kettlethorpe Road, and a post box and sign for 'Oak Tree Meadows' on the metal entrance gate with Kettlethorpe Road. The surrounding field was given over to grass and there appeared to be no sign of livestock or arable farming taking place.

The following questions were put to the agent for the application on the 08/10/2025 with the following responses in italics received:

- When does your client intend to complete the agricultural building given permission under 144120?

*'The agricultural building was granted Full Planning Approval ref: 144120 (not prior approval, so time limits for completion should not apply) and has been commenced within the 3yr times scale and works are ongoing to the original building. The works to the barn are mainly done over the summer months due to the applicant also being a boiler repair engineer, so the works are mainly completed in the 'off peak' season (summer months), the inclement weather also makes the summer months ideal and every year progress is being made with the build.'*

- It has also been brought to my attention that the field the building sits upon granted under 144120 has not been used for the purposes of agriculture since the permission was granted on the 06/07/2022. Can you please clarify this and how will the proposed extension to a half built building be necessary for the purposes of agriculture?

*'We are unsure why someone would state the land is not being used for agricultural purposes? The applicant is maintaining the land and erecting the building for use under the approved use class. He is registered to have sheep, goats and vegetables will also be cultivated on the site. Like any agricultural enterprise the strategy will evolve over time. A caravan is on site at the moment and conversations have been had with the WLDC enforcement department confirming this is fine while building works are in progress and if a wc was connected to the mains then planning approval would be required, this is the reason for the extension proposals to the building to provide a maintenance and wc are for the agricultural enterprise because the main building will be used for the agricultural equipment/ stock and risk of cross contamination with a maintenance area and wc would not be acceptable.'*

A further email was sent to the agent for the application on the 13/10/2025 asking for details of the registered small holding as the statements above from the agent state *'He [the applicant] is registered to have sheep, goats and vegetables will also be cultivated on the site.'* The agent for the application responded *'Please confirm why this is relevant to the planning application for the extension? The use class of the building and land will be as per the original planning approval.'*

After considering all the evidence it is considered that on a balance of probabilities there is a functional need for the proposed minor extension to an existing agricultural building (as it will provide a toilet and wash facilities for the applicant after working the land and a maintenance area for equipment) which cannot be met by an existing building and that the proposed extension is modest in scale which will meet the functional need and relate well to the existing building. However if it is minded to grant permission a condition will be attached to the decision notice which states that the extended building shall be used for agricultural purposes only. The proposal meets the above criteria to Policy S5 Part G of the Central Lincolnshire Local Plan.

The principle of development can therefore be supported as the proposed extension to an existing agricultural building is needed for the maintenance of

the surrounding agricultural land in accordance with the NPPF and Policy S5 of the Central Lincolnshire Local Plan.

#### Residential Amenity

Policy S53 of the Central Lincolnshire Local Plan requires that development proposals do not have an unacceptable impact on residential amenity. This includes considerations such as compatibility with neighbouring land uses, noise, vibration, odour, and the creation of safe environments amongst other things.

The nearest neighbouring dwelling (No.21a Kettlethorpe Road) is located approximately 42 metres to the east of the proposed extended building and there is good screening between the site and this neighbouring dwelling in the form of a mature native hedgerow on the eastern boundary of the site. Given the small scale nature of the proposed extension to an existing agricultural building and the separation to neighbouring properties, there are no anticipated residential amenity concerns with the proposal.

It is therefore considered that the proposal as will not harm the residential amenity of neighbouring occupiers in compliance with the NPPF and Policy S53 of the Central Lincolnshire Local Plan.

#### Visual Impact

Local Plan Policy S53 states that all development *‘must achieve high quality sustainable design that contributes positively to local character, landscape and townscape, and supports diversity, equality and access for all.’* Development must *‘relate well to the site, its local and wider context and existing characteristics including the retention of existing natural and historic features wherever possible and including appropriate landscape and boundary treatments to ensure that the development can be satisfactorily assimilated into the surrounding area’*. It further states that development should *‘contribute positively to the sense of place, reflecting and enhancing existing character and distinctiveness’*, and should *‘be appropriate for its context and its future use in terms of its building types, street layout, development block type and size, siting, height, scale, massing, form, rhythm, plot widths, gaps between buildings, and the ratio of developed to undeveloped space both within a plot and within a scheme.’* In addition, development must *‘achieve a density not only appropriate for its context but also taking into account its accessibility.’*

It is proposed to erect a small single storey extension to an existing agricultural building in materials to match which will be screened from Kettlethorpe Road, Fenton by an existing mature hedgerow.

It is therefore considered that the proposal will not harm the character and appearance of the locality including the street-scene and countryside with the proposal complying with the NPPF and Policy S53 of the Central Lincolnshire Local Plan.

#### Highways

The proposal is for a small extension to an existing agricultural building utilising an existing access off Kettlethorpe Road, Fenton. There are no highways issues with the proposal with Lincolnshire County Council Highways having no objection to the proposal.

### Flood Risk

The site is located within Flood Zone 3. Land and buildings used for agriculture and forestry are classed as 'less vulnerable' to flood risk. The proposed extension to an agricultural building is therefore an appropriate form of development within Flood Zone 3.

The whole of the site is located within Flood Zone 3 and there is no other location at lower risk of flooding to locate the proposed extension to an existing agricultural building which is a less vulnerable use. This accords with the sequential approach advocated in the NPPF (paragraph 181) that *"within the site, the most vulnerable development is located in areas of lowest flood risk, unless there are overriding reasons to prefer a different location."*

However, the applicant has provided a Flood Risk Assessment (FRA) which states that floor levels will be set no lower than existing levels and electrical sockets will be raised above the finished floor levels. If it is minded to grant permission the FRA will be conditioned.

### Minerals and Waste

The application site is within a Mineral Safeguarding Area (MSA). Policy M11 of the Core Strategy & Development Management policies (CSDMP 2016) therefore applies. A minerals assessment has been submitted and it is concluded that no sand and gravel extraction companies would be interested in extracting from this site for the following reasons:

- a) The site is too close to existing dwellings and the noise, dust and vibration nuisance would be too great.
- b) The owner of the land would not be willing to make the land available for mineral extraction.
- c) In the view of the above it is highly unlikely that planning permission would be granted for this use in this location.

It is considered that the development is of a minor nature (an extension to an existing building of only 20m<sup>2</sup>) which would have a negligible impact with respect to sterilising the mineral resource.

### Comments on energy efficiency and biodiversity net gain policies:

The proposed extension has a footprint of 5 metres by 4 metres (20 square metres) and is therefore exempt from the requirement to provide a biodiversity net gain which has a de minimis threshold of 25 square metres.

Given the size and scale of the proposal it is not considered reasonable to request an energy statement.

However, Policy S13 encourages the improvement of energy efficiency as stated below:

‘For all development proposals which involve the change of use or redevelopment of a building, or an extension to an existing building, the applicant is encouraged to consider all opportunities to improve the energy efficiency of that building (including the original building, if it is being extended).’

Therefore, if it is minded to grant permission an informative will be added to the decision notice encouraging the applicant to use PAS 2035:2019 Specifications and Guidance (or any superseding guidance) for this proposal.

#### Agricultural Land

Policy S67 seeks to protect the best and most versatile agricultural land. The High-Level Natural England maps indicate the site is in Agricultural Land Classification (ALC) 3 (see below) – Good to moderate.

There are no known other available sites of poorer agricultural quality which could serve Fenton. The proposal is also small in scale at 20 square metres and will not sterilise the future use of the rest of the field for agricultural use.

#### Great Crested Newts

Two residents have provided photographs of newts which they state are Great Crested Newts found on the application site with one respondent stating that a naturalist has identified the newts as Great Crested Newts. The respondent was asked for proof of where the Newts were found and clarification on the name and qualification of the Ecologist/Naturalist the respondent mentioned. These details were not forthcoming.

There are no identified records of Great Crested Newts within the field subject of this application according to the National Biodiversity Network Atlas. The proposed extension to an existing building only measures 20 square metres in size and is located within a large agricultural field. It is considered that the proposal will have a low to negligible impact on Great Crested Newts even if they are present on the site as the proposal is small in scale and the construction will only cause a temporary disturbance and will not affect or be in close proximity to surrounding field ditches and other water bodies. However, a note to the applicant will be attached to the decision notice if it is minded to grant permission stating *‘If Great Crested Newts are found, contact Natural England or a qualified ecologist for advice. It is illegal to move Great Crested Newts without a licence.’*

This matter was also not considered or previously raised as part of planning permission 144120.

#### Tree Preservation Orders (TPO's) and Hedgerows

There are several trees on the wider field boundaries (the western and southern boundaries) subject of TPO's the closest of which is located approximately 71 metres to the south west of the site. The closest hedgerow



is located approximately 7.5 metres to the east. It is considered that the small extension proposed will not affect the aforementioned trees and hedgerows.

**Conclusion and reasons for decision:**

The decision has been considered against Policy S1: The Spatial Strategy and Settlement Hierarchy, Policy S5: Development in the Countryside, Policy S13: Reducing Energy Consumption in Existing Buildings, Policy S21: Flood Risk and Water Resources, Policy S47: Accessibility and Transport, Policy S49: Parking Provision, Policy S53: Design and Amenity, Policy S60: Protecting Biodiversity and Geodiversity, Policy S61: Biodiversity Opportunity and Delivering Measurable Net Gains and Policy S67: Best and Most Versatile Agricultural Land of the Central Lincolnshire Local Plan and guidance contained in the National Planning Policy Framework, National Planning Practice Guidance, National Design Guide and National Model Design Code has also been taken into consideration.

The proposal is for an agricultural use (an extension to an existing agricultural building) which is considered acceptable in this open countryside location. The proposal will not have a harmful impact on the living conditions of neighbouring dwellings or be harmful to the visual amenity of the surrounding countryside or street scene.

**RECOMMENDATION- Grant planning permission with the following conditions:**

**Conditions stating the time by which the development must be commenced:**

1. The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

**Reason:** To conform with Section 91 (1) of the Town and Country Planning Act 1990 (as amended).

**Conditions which apply or require matters to be agreed before the development commenced:**

None.

**Conditions which apply or are to be observed during the course of the development:**

2. With the exception of the detailed matters referred to by the conditions of this consent, the development hereby approved shall be carried out in accordance with the following drawings and documents: D02 Rev PL1 dated 02/09/2025 (Site Location (Red Line) and Proposed Block Plan) and D01 Rev PL1 dated 02/09/2025 (Proposed Floor Plans and Elevations). The works shall be carried out in accordance with the details shown on the approved plans and in any other approved documents forming part of the application.

**Reason:** To ensure the development proceeds in accordance with the approved plans and to accord with the National Planning Policy Framework and Policy S53 of the Central Lincolnshire Local.

**3.** The materials used in the development shall match those stated on the application form and drawing No. D01 Rev PL1 dated 02/09/2025 (Proposed Floor Plans and Elevations). For the avoidance of doubt the external walls and roof shall be clad in steel box profile sheets in dark green to match the existing agricultural building granted under planning permission 144120.

**Reason:** To ensure the use of appropriate materials to accord with the National Planning Policy Framework and Policy S53 of the Central Lincolnshire Local Plan.

**4.** The development shall be carried out in accordance with the mitigation measures outlined in the submitted Flood Risk Assessment received 5 November 2025.

**Reason:** To reduce the risk and impact of flooding on the approved development and its occupants in accordance with the National Planning Policy Framework and Policy S21 of the Central Lincolnshire Local.

**Conditions which apply or relate to matters which are to be observed following completion of the development:**

**5.** The extended building shall be used for purposes incidental to the agricultural use of the site only.

**Reason:** To establish the scope of the permission and in the interests of safeguarding the character and amenity of the area to accord with the National Planning Policy Framework and Policy S53 of the Central Lincolnshire Local Plan.

**Notes to the Applicant**

Planning Permission 144120:

The following condition attached to the decision notice for planning permission 144120 must still be adhered to and discharged:

*'4. Prior to the agricultural storage building first being used details of the access shown on Drawing No. AP038777 (Amended Site Location/Block Plan) received 01/07/2022, the proposed hardstanding and details of the access track shall be submitted and agreed in writing with the Local Planning Authority. The development shall thereafter be constructed in accordance with the approved details and retained as such thereafter (see notes to the applicant).'*

**Reason:** *In the interests of safety of the users of the public highway and the safety of the users of the site and in terms of visual amenity of the locality to*

*accord with the National Planning Policy Framework and Policy LP13, LP17 and LP26 of the Central Lincolnshire Local Plan.'*

#### Highways

In regards to Condition No.4 [of planning permission 144120] please contact the Head of Highways - on 01522 782070 for specification and construction information in regards to the proposed access.

#### Great Crested Newts

If Great Crested Newts are found, contact Natural England or a qualified ecologist for advice. It is illegal to move Great Crested Newts without a licence.

#### **Human Rights Implications:**

The above objections, considerations and resulting recommendation have had regard to Article 8 and Article 1 of the First Protocol of the European Convention for Human Rights Act 1998. The recommendation will not interfere with the applicant's and/or objector's right to respect for his private and family life, his home and his correspondence.

#### **Legal Implications:**

Although all planning decisions have the ability to be legally challenged it is considered there are no specific legal implications arising from this report