

APPLICATION NO	PA/2009/0244
APPLICANT	Mrs L Jobling
DEVELOPMENT	Planning permission to retain a building to be used as a shelter for poultry and storage of hay
LOCATION	Land north of Gares Lane, Belton
PARISH	BELTON
WARD	Axholme Central
SUMMARY RECOMMENDATION	Grant permission subject to conditions
REASONS FOR REFERENCE TO COMMITTEE	Objection by Belton Parish Council
POLICIES	<p>Regional Spatial Strategy for Yorkshire and the Humber: No specific policies apply.</p> <p>North Lincolnshire Local Plan: Policy ST3 (Development Limits) states that development outside development boundaries will be considered as development in the open countryside and will only be permitted if it is essential for the purposes of agriculture, forestry or to meet a special need associated with the countryside.</p> <p>The site is located outside the development boundary for Belton and as such is in the open countryside. Policy RD2 (Development in the Open Countryside) restricts the granting of planning permission to proposals which are essential to the efficient operation of agriculture or forestry, appropriate employment and related development, affordable housing to meet a proven local need, essential for the provision of outdoor sport and recreation or the re-use of existing buildings.</p> <p>Policy RD14 (Agricultural and Forestry Buildings) states that new agricultural or forestry buildings which require planning permission or prior notification should be sited close to existing buildings and designed to utilise existing land forms and vegetations to minimise visual impact.</p> <p>Policy DS1 (General Requirements) also applies as quality of design and amenity are key considerations.</p>
CONSULTATIONS	Highways: No comments or objections.

PARISH COUNCIL

Object on the grounds that the site is outside the development boundary and the building will be used for the running of a business.

PUBLICITY

Neighbouring properties have been notified and a site notice posted. One objection has been received on the grounds that there are other sheds and a portable cabin on the site as well as the identified structure.

ASSESSMENT

The application site is a grassed field due north of Belton. It is in an isolated location and is accessed by a narrow track. The field is located in an agricultural area and is surrounded by open, flat fields. There are a number of structures within the field at present and this application relates to a small green building in the north-west corner. This building was erected without planning permission and permission is now being sought for its retention.

The main issues to consider when determining this application are whether the proposal is appropriate in the open countryside and whether the building will have a detrimental impact on visual amenity.

The building in question is not excessively large, being 7.75 metres long by 4 metres wide and 3 metres high. It is painted green and is located in the north-west corner of the field. As such it has minimal visual impact and would not have a detrimental impact on the character of the area.

The building is used as a shelter for poultry and for the storage of hay. Such uses, which are essentially agricultural in nature, are compatible with this countryside location. In addition, a condition has been recommended which prohibits the building being used for any business purpose. Should the applicants wish to use the building for commercial purposes then planning permission would be required.

This application is for the retention of the identified building and does not relate to the other structures that are located further south within the field. Planning permission may be required for these structures and is a matter that is being taken up separately with the owners.

RECOMMENDATION

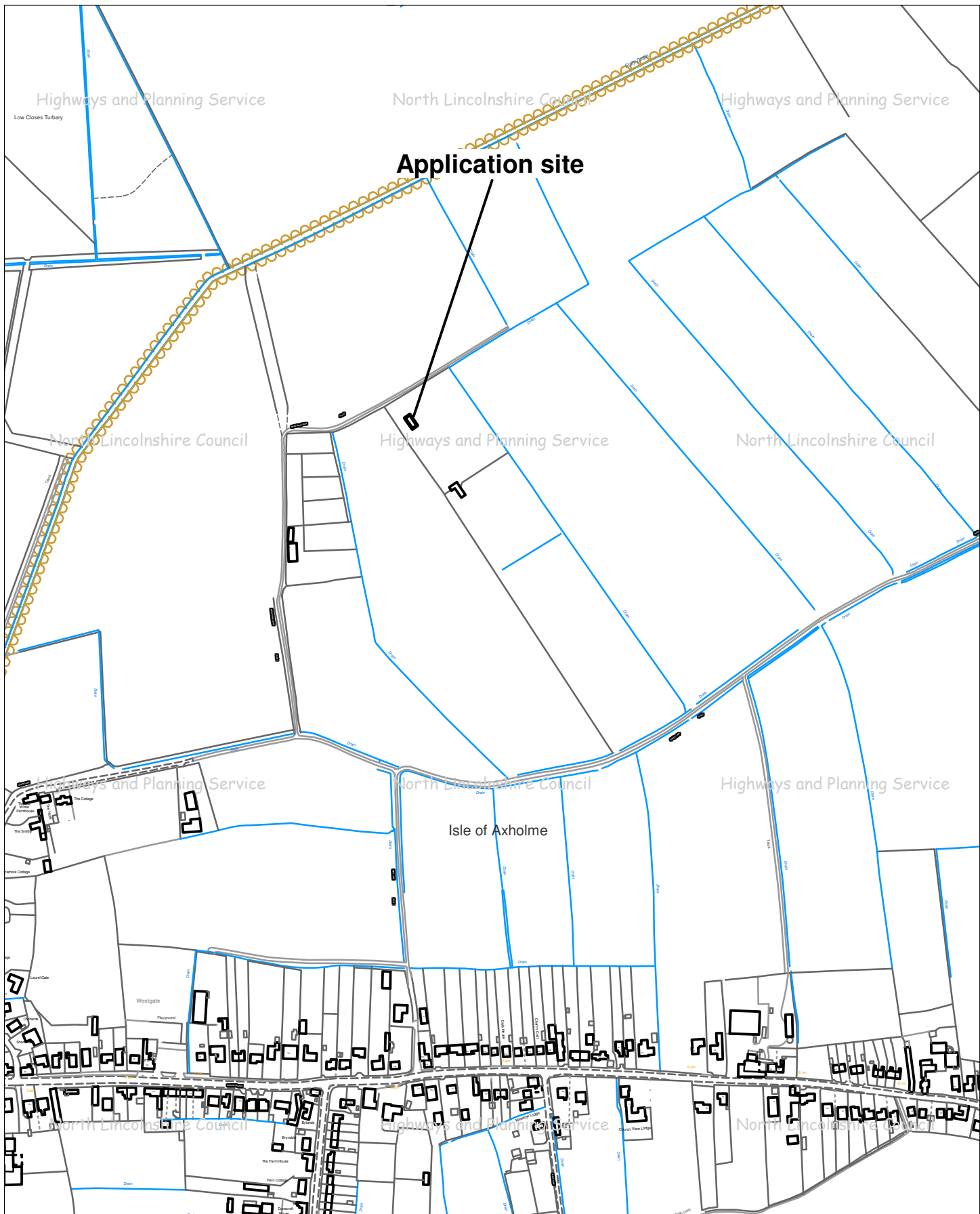
Grant permission subject to the following conditions:

1.

The building shall only be used for agricultural purposes and shall not be used for any trade, business or commercial purpose without a specific grant of planning permission in that behalf.

Reason

To prevent the introduction of any use that would be contrary to the provisions of policy RD2 of the North Lincolnshire Local Plan.



Drawing Title: 2009/0244

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Highways and Planning Service

Service Director,
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