

APPLICATION NO	PA/2009/1120
APPLICANT	Ian Fowler & Co
DEVELOPMENT	Planning permission to convert traditional farm buildings into two residential properties and reinstate partly demolished building for use for storage purposes
LOCATION	Barns adjacent to Cleatham Hall Farm, B1400 between Cleatham and Messingham, Cleatham
PARISH	MANTON
WARD	Ridge
SUMMARY RECOMMENDATION	Refuse permission
REASONS FOR REFERENCE TO COMMITTEE	Applicant request to address the committee
POLICIES	<p>Regional Spatial Strategy for Yorkshire and the Humber: No specific policies apply.</p> <p>North Lincolnshire Local Plan: Policy ST3 identifies the site as being outside the development boundary of any settlement.</p> <p>Policy RD2 sets out the criteria against which proposed development in the open countryside will be assessed.</p> <p>Policy RD9 (Re-use and/or adaptation of Rural Buildings for Residential Use in the Open Countryside) applies and sets out the criteria whereby rural buildings converted for residential use may be permitted.</p> <p>Policy DS1 (General Requirements) requires a high standard of design for all new developments.</p> <p>Policy HE5 (Development affecting Listed Buildings) – the site lies within the setting of a grade II listed building so this needs to be reflected in design considerations.</p> <p>Planning Policy Statement 7 (Sustainable Development in Rural Areas) requires decisions on development proposals to be based on sustainable development principles, particularly in relation to accessibility.</p> <p>Planning Policy Statement 1 (Delivering Sustainable Development) also applies.</p>

CONSULTATIONS

Highways: Have requested further information.

Environment Agency: Object to the application on the grounds that there is no indication of how foul drainage is to be disposed of.

PARISH MEETING

No objections.

PUBLICITY

Neighbouring properties have been notified, and site and press notices posted. No representations have been received.

ASSESSMENT

Planning permission is being sought to convert a group of farm buildings at Cleatham Hall Farm which is situated off the B1400 between Cleatham and Messingham for two residential properties. The site is adjacent to Cleatham Villa which is a grade II listed building. It is a resubmission of PA/2008/0975 which was refused planning permission under delegated powers because it was considered contrary to policies ST2 and ST3 of the North Lincolnshire Local Plan and PPS1 in that the creation of three residential units outside the development boundary in the open countryside would be against the principles of sustainable development. The applicant was subsequently advised that the local planning authority could only support the creation of one residential unit in this rural location.

The main issues which need to be addressed in determining this application are whether the proposal complies with policy RD9 of the North Lincolnshire Local Plan and whether it would constitute sustainable development.

The existing farm buildings are of a suitable quality and of a substantial enough build to be considered for a residential conversion under the provisions of policy RD9 of the North Lincolnshire Local Plan. The applicant has provided a structural survey and a protected species report, and has marketed the property for the required period of six months prior to submitting the application.

The site is in the open countryside and the number of residential units proposed represents an unsustainable level of development in this rural location. There are no shops or community facilities nearby and the only opportunities for employment would be in agriculture. The nearest settlements are Kirton-in-Lindsey and Messingham, each of which is over two miles away. The site is on a new bus route but the service is infrequent so taking the bus is unlikely to represent a realistic

alternative to the private car. These facts only emphasise that the proposed development is not sustainable in this location and would result in a material degree of environmental harm arising from the car trips likely to be generated.

The decision on this application is supported by a recent appeal decision for conversion of a barn complex into three dwellings at White House Farm at Castlethorpe near Brigg (PA/2008/1101) where the Planning Inspector dismissed the appeal on the grounds of unsustainable development and adverse impact on the character and appearance of the surrounding countryside. Castlethorpe is defined in the North Lincolnshire Local Plan as a rural hamlet, whereas Cleatham Hall Farm is set in an area characterised by a scattering of farmsteads which constitutes an even less sustainable location.

The site has been identified as a potential source for contamination by the Environmental Protection team and in the event that planning permission is granted a desk-top study has been requested. In addition the Environment Team consider that the old buildings may support protective species and accordingly have requested a biodiversity management plan.

RECOMMENDATION

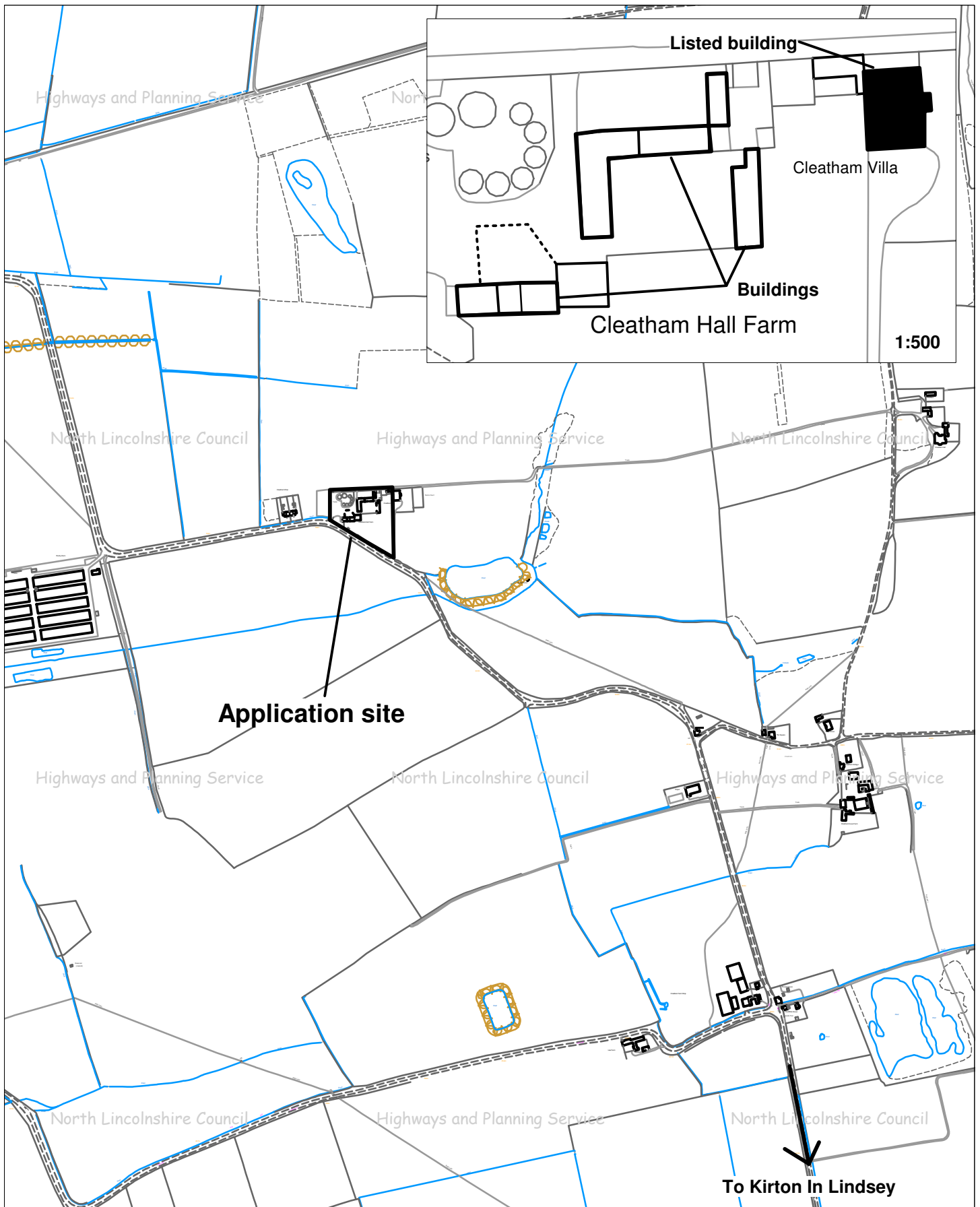
Refuse permission for the following reasons:

1.

The site is in the open countryside outside the development boundary of any settlement as defined by the North Lincolnshire Local Plan. The proposal would represent an unsustainable level of development in this location due to a lack of local facilities and would have an unacceptable impact upon the open countryside due to generating unsustainable car travel and unacceptably compromising the rural character and appearance of the area. The proposal is therefore contrary to the provisions of policies RD2 and RD9 of the North Lincolnshire Local Plan and national guidance set out in PPS7.

2.

North Lincolnshire is predominantly a rural area with numerous similar clusters of barns. If allowed, the development would set a precedent which would make it harder for the local planning authority to resist other similar proposals. The proposal is therefore contrary to policies RD2 and RD9 of the North Lincolnshire Local Plan and in national guidance PPS7.



Drawing Title: 2009/1120

OS Grid Ref: SE92460131

Drawn by: KC

Scale: 1:10000

Date: 28/10/2009



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Highways and Planning Service

Service Director,
G Pople

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