

APPLICATION NO	PA/2010/0782
APPLICANT	Mr & Mrs P Stancer
DEVELOPMENT	Planning permission to change the use of land for the storage of up to 25 caravans
LOCATION	Unit 3, Soff Lane, Goxhill
PARISH	GOXHILL
WARD	Ferry
SUMMARY RECOMMENDATION	Grant permission subject to conditions
REASONS FOR REFERENCE TO COMMITTEE	Third party request to address the committee

POLICIES

North Lincolnshire Local Plan: Policy ST1 (Sustainable development) requires development to have regard to social progress and equality of opportunity; protecting the natural environment; maintaining economic growth and employment.

Policy RD2 (Development in the Open Countryside) states that development in the open countryside will be strictly controlled and that development should either be essential to the efficient operation of agriculture, recreation/community facilities or roadside services; employment related; affordable housing to meet a proven local need; farm diversification or re-use of rural buildings. Such proposals will be granted provided that the countryside is the only appropriate location; accords with other policies in the local plan; would not be detrimental to the character and appearance of the open countryside or nearby settlements; would not be detrimental to residential amenity or highway safety; the development is sited to make the best use of existing and new landscaping.

CONSULTATIONS

Highways: No objections.

PARISH COUNCIL

No objections or comments.

PUBLICITY

Neighbouring properties have been notified and a site notice posted. One letter of objection has been received raising the following issues:

- effect on adjacent businesses
- increase in social traffic in an industrial zone with commercial vehicle movements

- would restrict growth of 'industrial zone'
- concern that there is the intention to obtain residential planning permission on the site and future precedent if residential development is granted.

ASSESSMENT

The proposal involves the use of part of the former RAF site at Soff Lane, Goxhill to store 25 caravans when they are not in use by their owners.

The applicant owns the site, which includes three former RAF buildings, and operates an agricultural and general machinery repair business from one of these buildings. The proposal is for the storage of caravans only and does not include any form of habitation, either holiday or permanent living accommodation. The caravans will be stored behind one of the large buildings.

The main issues in the determination of this application are whether or not the use of this land for the storage of up to 25 caravans is an appropriate use in the open countryside, whether the proposal would have an adverse impact on neighbouring businesses and whether such a use would have an adverse impact on the character of the area.

The application site was part of the old RAF site and there are many former RAF buildings on the wider site. The caravans would be sited behind one of these buildings to provide screening. The distance from Soff Lane and the presence of other buildings nearby provides screening from Soff Lane. Some landscaping has been planted although this has yet to mature. The vehicular movements to and from the site would be relatively infrequent, with activity taking place when the owners pick up or drop off the caravans when not in use. It is considered, therefore, that as the site is well screened and the activities relating to the use are relatively low-key, the impact on the character of the countryside would not be significantly harmful. In addition, the application site was formerly part of the old RAF site and due to the commercial use of the wider site, the character of the site is not considered to be so visually important that the storage of 25 caravans would have a significant adverse impact on its character and appearance.

It is not considered that the proposed use would have an adverse impact on any neighbouring businesses and no details of how these businesses may be affected have been submitted. With regard to 'an increase of social traffic on what is an industrial zone with regular commercial vehicle movements', Highways have been consulted and raise no objection to the proposal.

Part of the site is located within a 'proposed industry' site allocated for B1 (Business) use. It is not considered that caravan storage would interfere with potential future redevelopment of the site or would have an adverse impact on other business uses.

The objector raises concerns that the site will be used for residential development due to a document which was submitted with the application. This document identified the uses of the buildings on the site and stated that two of the buildings within the application site were proposed conversions to dwelling/office/garage. This application is for the storage of caravans only and does not relate to any conversion of buildings. Any conversion to residential use would require its own planning application and would be assessed against

current planning policy. Under the current local plan, it is unlikely that a planning application for residential development would be supported.

In relation to appropriate use in open countryside, whilst it is not directly related to agriculture or the other activities referred to in policy RD2, it is considered that such a use is better located in an isolated location rather than in a built-up area near to residential properties. However, due to the low-key nature of the activities on the site and the fact that the caravans are well screened from any public view, it would be difficult to argue on policy grounds that the development would cause harm to the character of the open countryside. It is considered, therefore, that the proposal is acceptable and is recommended for approval subject to conditions.

RECOMMENDATION Grant permission subject to the following conditions:

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

Reason

To comply with section 91 of the Town and Country Planning Act 1990.

2.
The development hereby permitted shall be carried out in accordance with the following approved plans: 93221

Reason

For the avoidance of doubt and in the interests of proper planning.

3.
At no time shall any caravans be stored outside the area marked green on plan number 93221.

Reason

In the interests of visual amenity in accordance with policies DS1 (General Requirements) and RD2 (Development in the Open Countryside) of the North Lincolnshire Local Plan.

4.
No more than 25 caravans shall be stored on the site at any one time.

Reason

For the avoidance of doubt and to ensure that the development does not have a detrimental impact on the character of the area in accordance with policy RD2 of the North Lincolnshire Local Plan.

5.
The site shall be used for the storage of caravans only and at no time shall the caravans be occupied either for holiday purposes or permanent living accommodation.

Reason

For the avoidance of doubt and to ensure that the development does not have a detrimental impact on the character of the countryside in accordance with policy RD2 of the North Lincolnshire Local Plan.

6.
The storage of caravans shall cease on or before 1 November 2013 unless a further planning permission is granted.

Reason

To allow the Local Planning Authority to monitor the impact of the development.

7.
No development shall take place until proposals for landscaping have been submitted to and approved by the local planning authority. The proposals shall include indications of all existing trees and hedgerows on the site, and details of any to be retained, together with measures for their protection during the course of development.

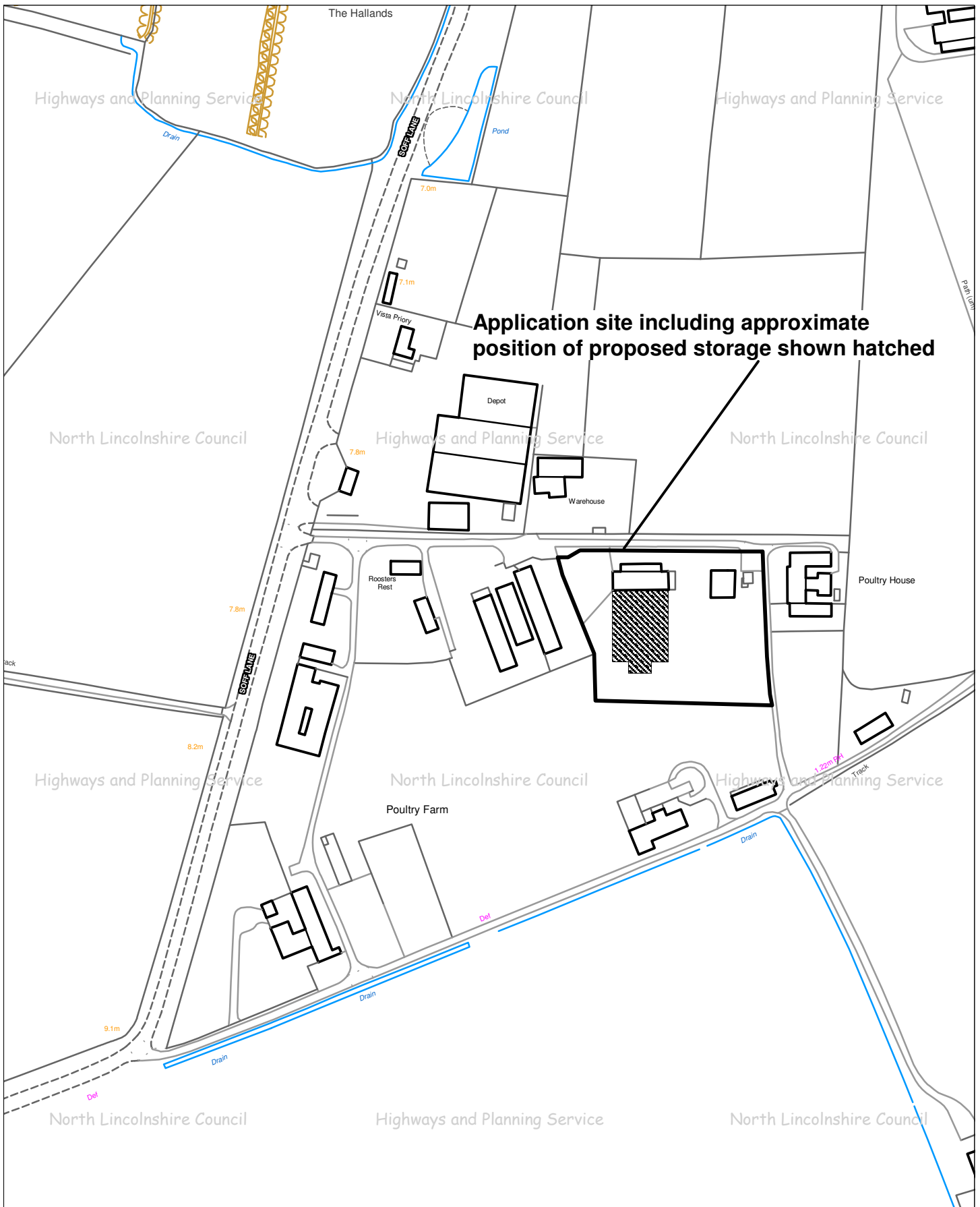
Reason

To enhance the appearance of the development in the interests of amenity.

8.
All the approved landscaping shall be carried out within twelve months of development being commenced (unless a longer period is agreed in writing by the local planning authority). Any trees or plants which die, are removed or become seriously damaged or diseased within five years from the date of planting shall be replaced in the next planting season with others of similar size and species to those originally required to be planted, unless the local planning authority agrees in writing to any variation.

Reason

To ensure the implementation and maintenance of the submitted scheme of landscaping for the proposed development.



Drawing Title: 2010/0782

OS Grid Ref: TA11202005

Drawn by: KC

Scale: 1:2500

Date: 28/09/2010



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Highways and Planning Service

Service Director,
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