

APPLICATION NO	PA/2011/1340
APPLICANT	Pro Truck Auctions Ltd
DEVELOPMENT	Planning permission to change the use of 5 hectares of land to the storage/parking of HGVs and plant
LOCATION	Protruck Auctions Ltd, Road 1, Sandtoft Industrial Estate, Belton
PARISH	BELTON
WARD	Axholme Central
SUMMARY RECOMMENDATION	Refuse permission
REASONS FOR REFERENCE TO COMMITTEE	Departure from policy

POLICIES

Regional Spatial Strategy for Yorkshire and the Humber: No specific policies apply.

North Lincolnshire Local Plan: Policy IN1 (Industrial Development Location and Uses) states that new industrial development, as defined by the Town and Country Planning (Use Classes) Order 1987 (as amended), will be allowed on the Sandtoft Airfield site.

Policy RD2 (Development in the Open Countryside) only allows proposals for development in the open countryside which are essential to the efficient operation of agriculture or forestry; employment-related development related to the open countryside; affordable housing; outdoor sport or countryside recreation provision; re-use and adaptation of existing rural buildings; farm diversification; replacement, alteration or extension of existing dwellings; or essential for the provision of roadside or utility services; provided that the open countryside is the only appropriate location and development cannot be accommodated within defined development boundaries; the proposal accords with other specific requirements of this chapter of the local plan; it would not be detrimental to the character or appearance of the open countryside or nearby settlement in terms of siting, scale, massing, design or materials; it would not adversely affect residential amenity or highway safety; the proposal must be capable of being served by public transport; and make the best use of existing and new landscaping.

North Lincolnshire Core Strategy: Policy CS11 (Provision and Distribution of Employment Land) - the council will support the continued expansion and improvement of North Lincolnshire's economy in order to create a step change in the area's role regionally and nationally. This will be achieved through the identification and allocation in the Housing and Employment Land Allocations DPD of a range of appropriate sites for employment and economic uses that will meet the requirement for an additional 40 hectares of employment land between 2006 and 2021 as identified within the Regional Spatial Strategy. This land will accommodate traditional land use (use classes B1, B2 and B8) as well as key priority growth sectors. Strategic employment sites will be identified in the following broad locations:

Scunthorpe – 71 Hectares

1. To support the renaissance of Scunthorpe, around 71 hectares will be identified and allocated. Principal locations will be:

Scunthorpe North – B1, B2 and B8 uses

Town Centre – B1 and town centre uses

Scunthorpe West – B1 – high quality business park – Lincolnshire Lakes.

Market Towns – 10 Hectares

2. To support North Lincolnshire's market towns as key hubs of the rural economy.

Humberside Airport – 20 Hectares

3. To support the key role of the airport in delivering economic growth, both locally and regionally, around 20 hectares will be reserved for economic activities with airport links.

Sandtoft Business Park – 58.5 Hectares

4. To support the growing logistics industry in North Lincolnshire and to take advantage of the connections provided by the airports of Humberside and Doncaster Robin Hood, and the South Humber Bank ports, around 59 hectares will be allocated for a logistics and distribution park. The development of this strategic location will be subject to satisfactory access arrangements being put in place.

General Provisions

To support development elsewhere within North Lincolnshire that meet local employment needs and maximises other special locations. In considering all development proposals for employment purposes in North Lincolnshire, regard should be given to making all locations accessible by a range of transport modes, in particular by public transport, cycling and walking. Accordingly, travel plans will be required setting out how employment locations will be linked to settlements in the area.

Rural Economy

To deliver a thriving rural economy by supporting development or activities that assist in rural regeneration and that strengthen or diversify rural businesses.

CONSULTATIONS

Highways: Additional highways information was submitted with this application. The council's Highways department are now happy that any impact on the surrounding highway network will be minimal.

Severn Trent Water Ltd: No comments.

Environment Agency: Recommend conditions.

PARISH COUNCIL

No objection or comments.

PUBLICITY

Advertised by site and press notice, and neighbouring properties notified. To date, no comments have been received.

ASSESSMENT

The application site is a large, open field adjacent to the existing Protruck Auctions site on Sandtoft Industrial Estate. The site is scrub land at present, it is bounded by the M180 to the North, Protruck to the west, industrial premises to the south west and open fields to the east and south east. The site is located at the end of Industrial Estate Road and access is gained via this road.

There has been a previous planning application on the site (PA/2011/0831) for a change of use to storage/parking of HGVs. This previous application also sought permission for an extension to one of the existing buildings on the Protruck site. Permission was refused on the grounds that the site lies outside the established allocation for Sandtoft Industrial Estate under the North Lincolnshire Local Plan and the strategic allocation as defined within the Core Strategy, there was no objection in principle to the building extension. The two elements have now been sub divided and a separate planning application (PA/2011/1293) has been submitted for the extension to the existing Protruck building.

This application seeks planning permission for the change of use of 5 hectares of land adjacent to Protruck Auctions Ltd to the storage/parking of HGVs and plant as an extension to Protruck's existing site to the west.

The main issue in the determination of this application is whether or not the proposal is a departure from the local plan and whether or not permission should be granted, whilst being contrary to the local plan.

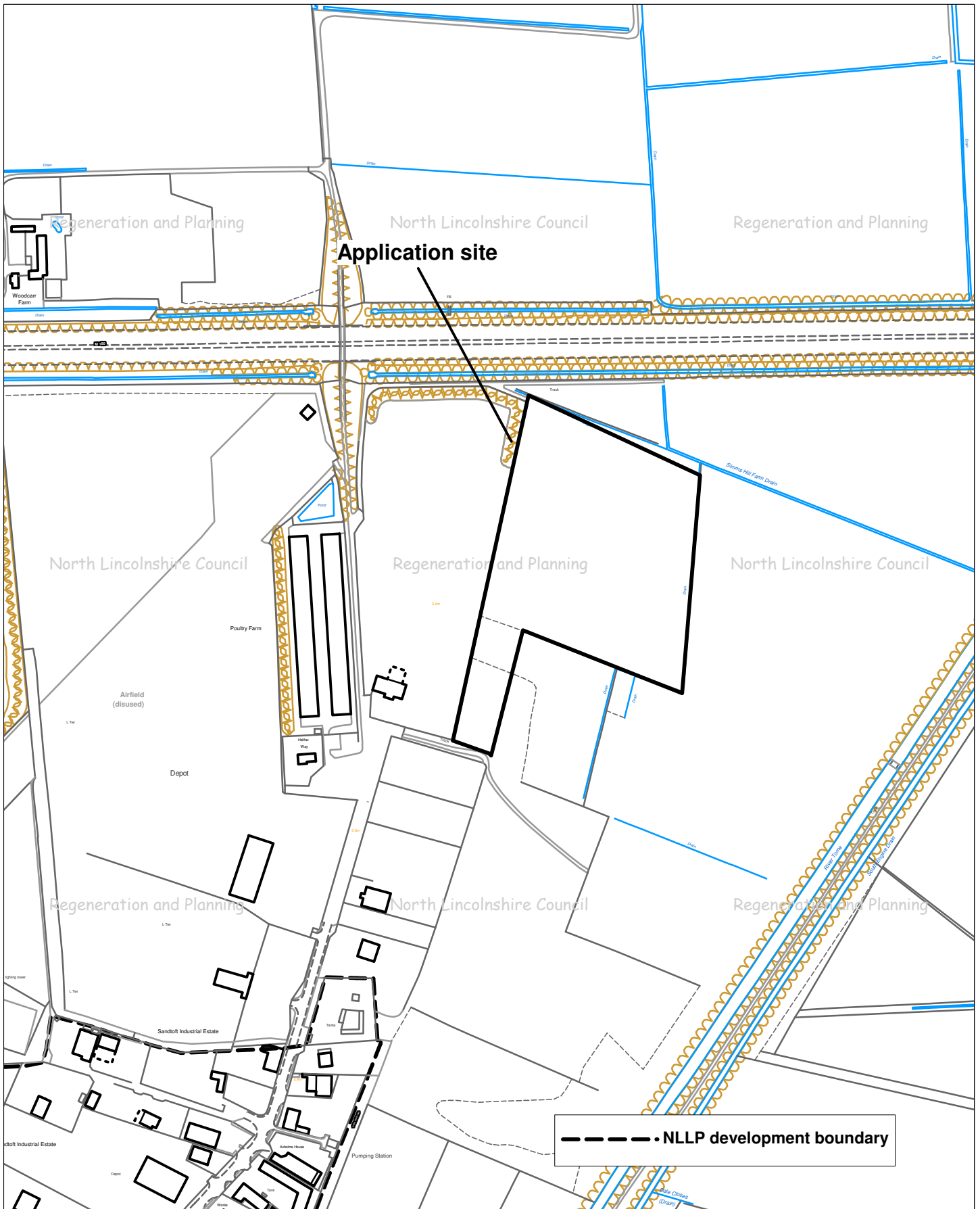
Sandtoft Airfield is characterised by large industrial sheds and open storage of vehicles, with neighbouring dwellings located over 100 metres from the site in question. It also borders the M180. The character of the open countryside as it currently stands is what could be described as 'scrubland'. From the initial site inspection it would appear that the land is not in active agricultural use.

The issue surrounding the departure is because the proposal is located outside the defined development boundary/allocation for Sandtoft Industrial Estate in the local plan. The proposal is also outside the strategic allocation in the core strategy under policy CS11. The allocation that is shown in the Strategic Housing and Employment Land Allocations (SHELA) DPD is located to the west of the site. As the SHELA is at the publication stage, the document carries little weight in the planning process; therefore in this case, as there is no defined allocation for Sandtoft at this moment in time, the local plan takes precedence. It should be noted that there has been no change to local planning policy since the previous refusal of planning permission (PA/2011/0831).

The proposal is contrary to both the local plan and the core strategy.

RECOMMENDATION Refuse permission for the following reasons:

The proposal is considered contrary to established planning policy, principally policies IN1 and RD2 of the North Lincolnshire Local Plan and policy CS11 of the North Lincolnshire Core Strategy, as it lies outside the established allocation under the local plan and the strategic allocation as defined within the core strategy.



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NORTH LINCOLNSHIRE COUNCIL 0100023560 2011



Regeneration and Planning

Head,

Marcus Walker BA (Hons), Dip URP, MA, MRTPI

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