

APPLICATION NO PA/2012/0313

APPLICANT Mr P Park

DEVELOPMENT Planning permission to change the use of agricultural land to garden

LOCATION Haybrook, Thorne Road, Sandtoft

PARISH BELTON

WARD Axholme Central

CASE OFFICER Ron White

SUMMARY RECOMMENDATION Grant permission subject to conditions

REASONS FOR REFERENCE TO COMMITTEE Objection by Belton Parish Council

POLICIES

National Planning Policy Framework: Paragraph 112 seeks to protect the best and most versatile agricultural land.

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

North Lincolnshire Local Plan: Policy DS1 (General Requirements) sets out the standards required for all new developments.

Policy RD2 (Development in the Open Countryside) states that planning permission will only be granted for development which is for the replacement, alteration or extension of an existing dwelling provided that it would not be detrimental to the character or appearance of the open countryside or a nearby settlement in terms of siting, scale, massing, design and use of materials.

North Lincolnshire Core Strategy: Policy CS3 (Development Limits) – development outside defined settlement boundaries will be restricted to that which is essential to the function of the countryside.

CONSULTATIONS

Highways: No objections.

Environment Agency: No comments.

Historic Environment Record: Not within an area of protected landscape and has no historic landscape value.

PARISH COUNCIL

Object because it would be a loss of open countryside.

PUBLICITY

Neighbouring properties have been notified and a site notice posted. No comments have been received.

ASSESSMENT

This application relates to Haybrook, a detached dwelling to the south of Thorne Road. It is proposed to change the use of a parcel of former agricultural land to extend the rear garden area. This area, which measures 17 metres by 13 metres, has already been fenced and separated from the open field to the south and incorporated within the curtilage of the dwelling.

The main issue which needs to be addressed in determining this application is whether the change of use would be detrimental to the character or appearance of the open countryside.

The site was originally part of the old airfield and this specific piece of land accommodated the RAF barracks.

The aerial photograph submitted with the application clearly shows the remnants of an old concrete base covering much of the site. The rear garden area of the adjoining dwelling immediately to the west was extended into the open field approximately three years ago without planning permission. The owner of this property has been advised that permission will need to be sought for a change of use. The encroachment of these two properties into the open field is not significant and merely results in the rounding off and creation of a common rear boundary. The remainder of the open field is used for rough grazing by cattle and is of poor agricultural quality unsuitable for arable use. There would be no substantial loss of the wider countryside setting. It is accepted that the proposal is contrary to policy RD2 but justification for allowing the change of use is strengthened by a planning permission granted in 2008 (PA/2008/1683) to retain an extension to the existing car park at The Reindeer Inn approximately 40 metres further to the east along Thorne Road. Hence it could reasonably be argued that a precedent for encroachment into the open countryside has already been set.

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: PA/2012/0313/1 and PA/2012/0313/2.

Reason

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

3.

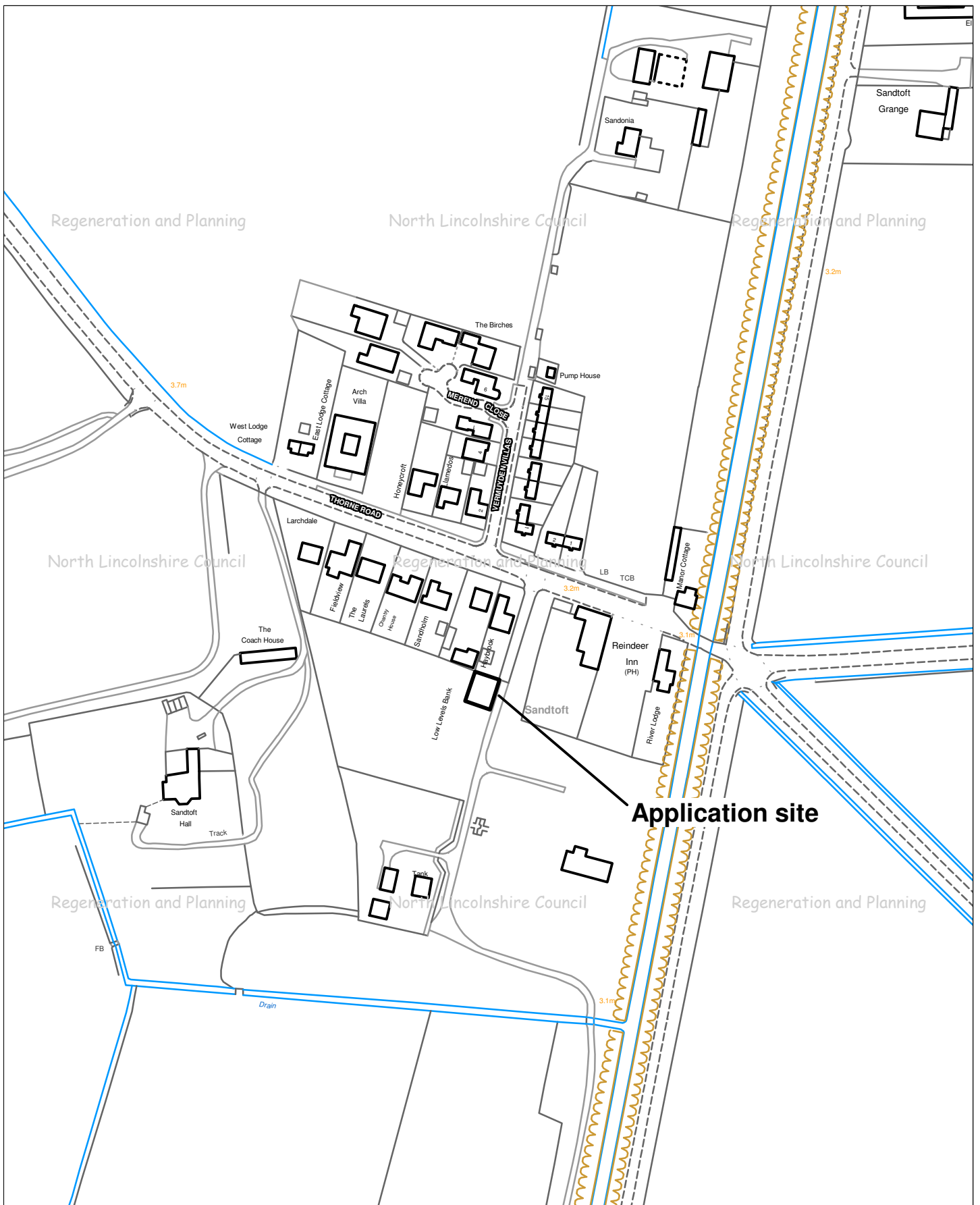
Notwithstanding the provisions of Classes A, B, C and E of Part 1 of Schedule 2 of the Town and Country Planning (General Permitted Development) (Amendment) (No. 2) (England) Order 2008, or any order revoking and re-enacting that order with or without modification, no buildings shall be erected on the site.

Reason

In order to regulate and control development on this site which is located within the open countryside in accordance with policy RD2 of the North Lincolnshire Local Plan.

Reasons for approval

The proposal complies with policy DS1 but is contrary to policy RD2 of the North Lincolnshire Local Plan, but it would not be harmful or create a damaging precedent in this particular case.



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