

APPLICATION NO	PA/2013/0895
APPLICANT	Mr K Hall
DEVELOPMENT	Outline planning permission to erect a dwelling (all matters reserved for subsequent approval)
LOCATION	Land adjacent to 93 Godnow Road, Crowle
PARISH	CROWLE
WARD	Axholme North
CASE OFFICER	Nicholas Lawrence
SUMMARY RECOMMENDATION	Refuse permission
REASONS FOR REFERENCE TO COMMITTEE	Applicant request to address the committee

POLICIES

National Planning Policy Framework: Core planning principles.

North Lincolnshire Local Plan: Policy RD2 (Development in the Open Countryside) restricts development in the open countryside to that which is essential for agriculture or forestry, employment related to the open countryside, affordable housing, essential for outdoor sport, re-use/adaptation of rural buildings, replacement dwellings or roadside services.

North Lincolnshire Core Strategy: Policy CS3 (Development Limits) – development outside these limits will be restricted to that which is essential to the functioning of the countryside.

CONSULTATIONS

Highways: No objections subject to conditions.

Severn Trent Water Ltd: No response.

Yorkshire Water: No objections.

Environment Agency: No objection subject to conditions requiring finished floor levels to be set at 4.4 metres AOD (current ground levels vary across the site from 4 to 4.6 metres).

Historic Environment Record: No objections.

TOWN COUNCIL

No objections.

PUBLICITY

Neighbouring properties have been notified. No comments have been received.

ASSESSMENT

The application site comprises a parcel of land in the open countryside totalling some 0.09 hectare in area measuring 20 metres across the frontage onto Godnow Road, with a depth of some 47 metres on a north-east/south-west axis. The land is bounded to the north-east by 93 Godnow Road, to the north-west and south-east by open countryside and to the south by Oakley Stables.

The application site lies outside the defined development limit of Crowle, which runs along the southern boundary of 93 Godnow Road, as shown on Proposal Map 13 of the North Lincolnshire Local Plan.

Outline planning permission is sought for the erection of a dwelling with all matters reserved (ie scale, design, landscaping, access and layout) for later determination. Although the application is in outline, the applicant has submitted a flood risk assessment (FRA) incorporating an exceptions test. However, he has not presented a planning or other statement justifying why planning permission should be granted for a dwelling in the open countryside.

The main issue in determining this application is whether, in principle, the proposal represents an appropriate form of development in the open countryside, having regard to the policies of the development plan and other material considerations.

It has been a longstanding position of Government and the adopted policies of the local planning authority that development outside adopted settlement boundaries should be restricted to those uses essential to the functioning of the open countryside. This position is clearly set out under policy RD2 of the North Lincolnshire Local Plan and policy CS3 of the North Lincolnshire Core Strategy.

The submitted application does not set out any argument to demonstrate that the proposed dwelling meets any of the criteria within the adopted policies. The only reference to the acceptability of the site is within the FRA under the heading of the Exception Test, claiming that the development is in an accessible and sustainable location. In addition, the FRA noted that the scheme would be a material benefit to the council's housing supply. However, both of these statements are equally true to other sites both outside and inside the defined settlement boundary. Consequently, they are not sufficient to justify the scheme meeting the adopted policy requirements.

Whilst the application site abuts the settlement boundary, it does mark a clear separation between the built development and the surrounding countryside, and the proposed development will erode the principle of defined settlement boundary and may provide pressure for similar developments outside the settlement boundary.

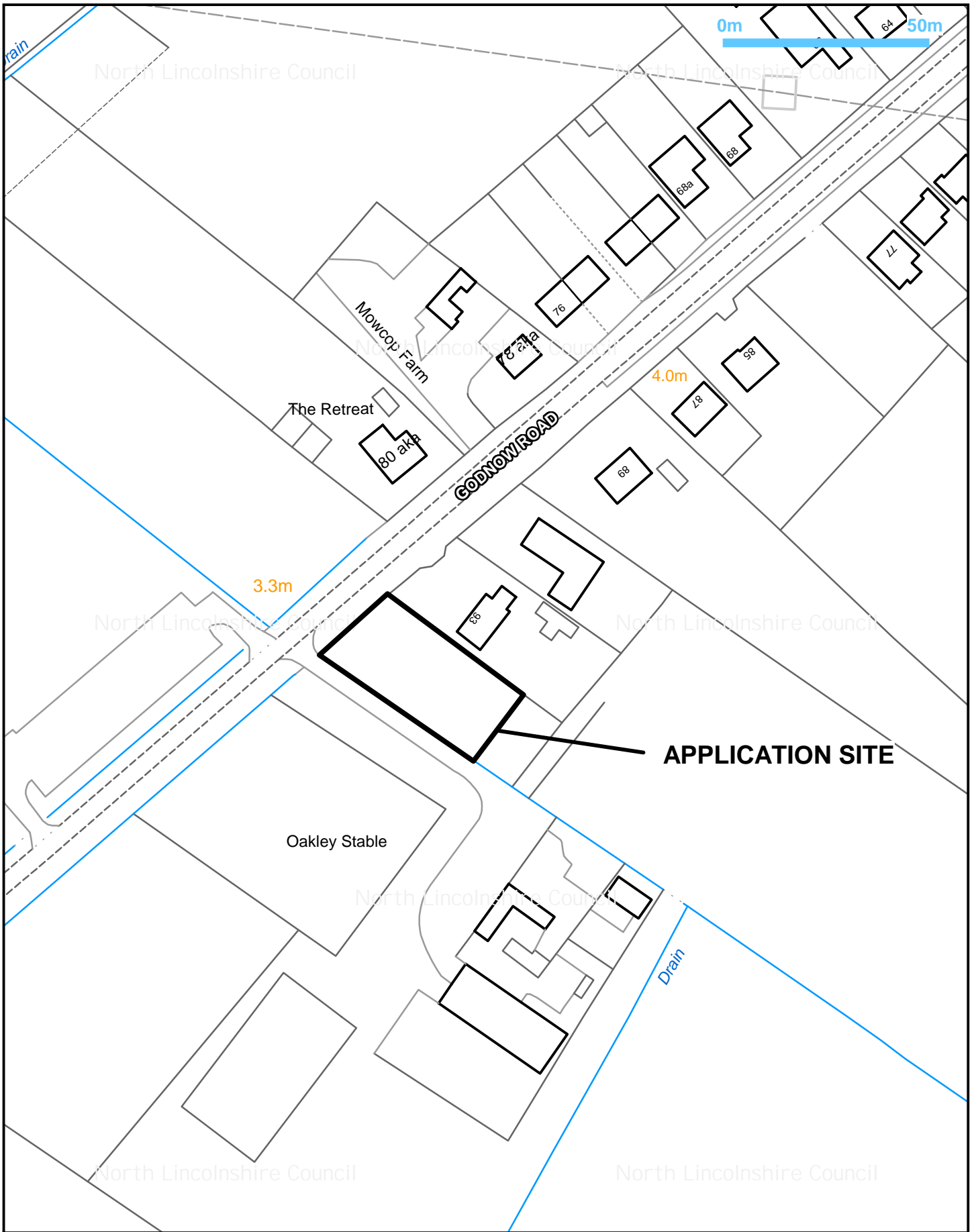
RECOMMENDATION Refuse permission for the following reasons:

The site lies in what is defined as the open countryside, whereby development is strictly limited to that which is essential for the functioning of agriculture and/or forestry enterprises. No information has been submitted in support of the application in relation to the essential need for a dwelling in the open countryside in connection with an agricultural or forestry

enterprise. As such the application is considered contrary to policy RD2 of the North Lincolnshire Local Plan and policy CS3 of the North Lincolnshire Core Strategy.

Informative

In determining this application, the council, as local planning authority, has taken account of the guidance in paragraphs 186 and 187 of the National Planning Policy Framework in order to seek to secure sustainable development that improves the economic, social and environmental conditions of the area.



Title: PA/2013/0895			
Drawn by: Sue Barden	Date: 28/01/2014	Scale 1:1250	

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