

APPLICATION NO PA/2013/1404

APPLICANT Mr R J & Mrs A Neave

DEVELOPMENT Application to amend condition 2 of planning permission 7/430/94 to 'The bungalow known as Poplars Farm/workshop/yard to be re-classified as a live/work unit.'

LOCATION Poplars Farm, Soff Lane, Goxhill

PARISH GOXHILL

WARD Ferry

CASE OFFICER Graeme Moore

SUMMARY RECOMMENDATION Grant permission subject to conditions

REASONS FOR REFERENCE TO COMMITTEE Objection by Goxhill Parish Council

POLICIES

National Planning Policy Framework: No specific policies apply.

North Lincolnshire Local Plan: Policies DS1 (General Requirements) and RD2 (Development in the Open Countryside)

North Lincolnshire Core Strategy: No specific policies apply.

CONSULTATIONS

Highways: No objections.

PARISH COUNCIL

Object to the proposal on the grounds that the removal of the condition would allow for its unrestricted occupation in what is considered an unsustainable location. The parish council does not want the airfield to become a residential area and the continued removal of agricultural occupancy conditions and the creation of live/work dwellings would be detrimental to the immediate area which is isolated and not served by public transport.

PUBLICITY

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

ASSESSMENT

Planning permission is sought for the amendment of condition 2 of planning permission 7/430/94 granted by Glanford Borough Council for the construction of a three-bedroomed bungalow adjoining an existing workshop adjacent to Unit 1, Soff Lane Industrial Estate,

Goxhill. Condition 2 of the permission states that *'The occupation of the dwelling shall be limited to a person solely or mainly working at the adjoining engineering workshop, or a widow or widower of such a person, and to any resident dependants'*. The applicants have requested that the condition be amended so that the dwelling can be used as a live/work unit, without it being tied specifically to the adjoining engineering business.

The main issue to consider in the determination of this application is whether or not the proposed change to the condition is acceptable in this open countryside location.

The applicants have submitted a short statement in support of the application outlining the reasons why they want the condition amended. They have recently obtained permission (PA/2013/0891) for a live/work unit adjacent to the current site, which has a reduced footprint more suitable to their current business. The applicants state that the condition imposed on Poplars Farm is preventing its sale, the funds from which would allow them to proceed with the permission granted under PA/2013/0891. There have been a number of permissions on the former airfield for live/work units which have been granted, including the conversion of former RAF buildings into dwellings with workshops attached. It is therefore considered that the use of the existing building as a live/work set up is not out of character with the area. At the time of the original permission this was not the case and it was reasonable to insist that the use of the workshop be limited to the engineering business that was requested. It is considered that the amendment of the condition so that it allows for other uses is acceptable in this rural location, and is not out of character with the area.

Therefore, in accordance with policies DS1 and RD2 of the North Lincolnshire Local Plan, the proposal is recommended for approval.

RECOMMENDATION Grant permission subject to the following conditions:

1.

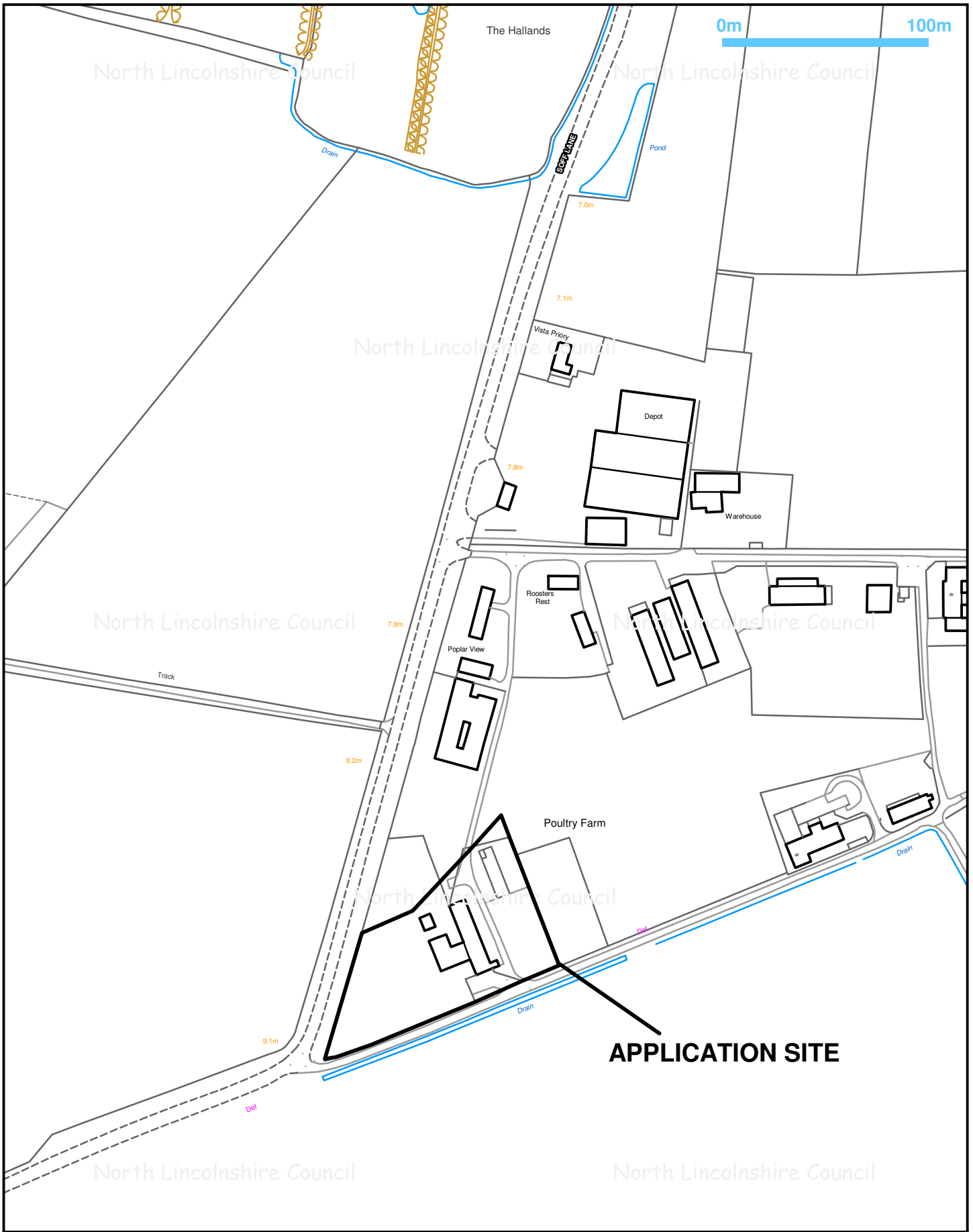
The occupation of the dwelling shall be limited to a person solely or mainly working at the adjoining unit or a widow or widower or such a person and any resident dependants.

Reason

The site lies in an area where permission for residential development is strictly controlled and is granted only to meet a local need and in this case permission has only been granted to meet such a specific need so requiring the dwelling to be kept available for that purpose.

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/2013/1404		
Drawn by: Sue Barden	Date: 17/12/2013	Scale 1:2500

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