

APPLICATION NO	PA/2008/0737
APPLICANT	Mr R Dawson, Butterswood Farm Ltd
DEVELOPMENT	Planning permission to change the use of a caravan currently used for forestry work to residential
LOCATION	Butterswood Farm, Soff Lane, Goxhill
PARISH	GOXHILL
WARD	Ferry
SUMMARY RECOMMENDATION	Grant permission subject to conditions
REASONS FOR REFERENCE TO COMMITTEE	Good Practice Guide (application by an officer from Highways & Planning)
POLICIES	<p>Regional Spatial Strategy for Yorkshire and the Humber: No specific policies apply.</p> <p>North Lincolnshire Local Plan: The site is situated outside the development boundary of Goxhill in the open countryside where policy RD2 applies.</p> <p>Policy RD13 (Temporary Agricultural and Forestry Dwellings) sets out the criteria whereby temporary agricultural and forestry dwellings may be permitted.</p> <p>Policy RD7 (Agricultural Forestry and Farm Diversification) is relevant.</p> <p>Policy DS1 (General Requirements) requires a high standard of design in all developments.</p>
CONSULTATIONS	Highways: No objections.
PARISH COUNCIL	No response.
PUBLICITY	Neighbouring properties have been notified and one letter has been received in support of the proposal which it is felt will lead to increased security for an adjacent farm and the area in general.
ASSESSMENT	Planning permission is being sought to change the use of a caravan currently used in connection with forestry work for residential purposes. The caravan has been in place for approximately four years and exempt from planning permission under permitted development rights for

forestry workers. The site is located to the north of Soff Lane and well screened within an area of woodland.

The main issue which needs to be addressed in determining this application is whether it complies with policies RD2 and RD13 of the North Lincolnshire Local Plan.

Policy RD2 allows development in the open countryside where it can be demonstrated that it is essential to the efficient operation of forestry. Policy RD13 states that temporary forestry dwellings may be allowed where it can be demonstrated that there is an established holding which is undergoing expansion with the ability to develop the enterprise with a sound financial basis and there is a justified need for a full-time worker.

In this case the applicant has had a business established on the site for three years relating to woodland improvement. The aim has been to develop the infrastructure of the area as a business unit and as a place for wildlife to thrive and to retain the woodlands and provide an important landscape feature in the Goxhill area. The applicant considers that the work done so far reflects a commitment to the business and producing quality and a serious intention in relation to this business development. In addition it gives the council the opportunity to help meet duties under the National Environment and Rural Communities Act 2006 as well as other planning gains in terms of biodiversity and landscape enhancement. The proposals are in accord with the published guidelines for landscape enhancement produced by the council and with the biodiversity action plan for the area.

The applicant has submitted a business plan showing the business to be viable and thriving. In view of this the application can be supported but because of the temporary nature of the accommodation permission should be limited to three years.

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

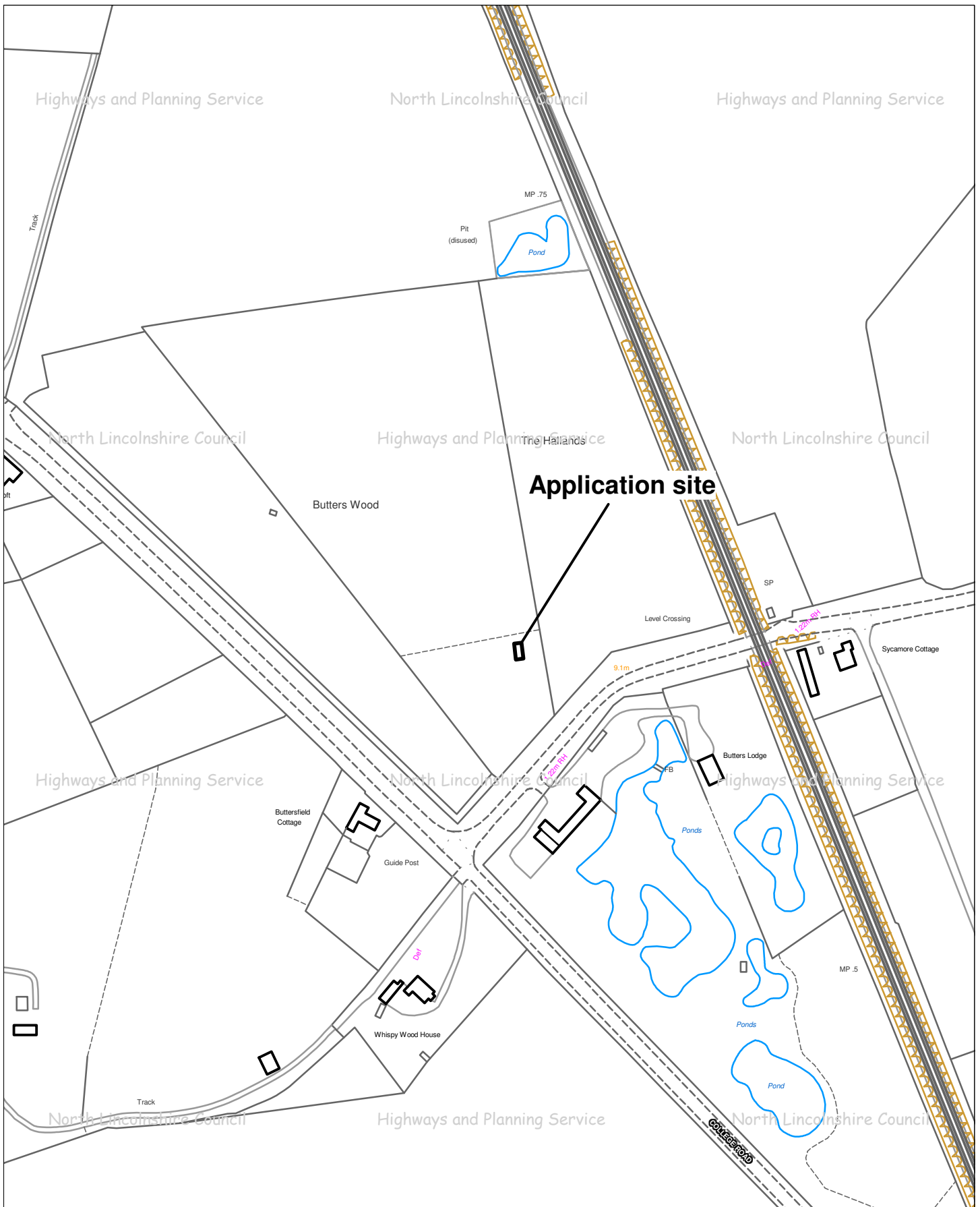
To comply with section 91 of the Town and Country Planning Act 1990.

2.

The use as a caravan occupied for residential purposes shall be discontinued on or before 1 August 2011 and the land shall be restored to its former condition in accordance with details to be agreed in writing by the Local Planning Authority before restoration is commenced.

Reason

Temporary accommodation is approved in accordance with policy RD13 of the North Lincolnshire Local Plan to allow time for the longer term viability of the enterprise to be established.



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Highways and Planning Service

**Service Director,
G Pople**

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