

APPLICATION NO	PA/2008/1512
APPLICANT	Mr H Ward-Drummond and Mrs J Bowland
DEVELOPMENT	Planning permission to retain the use of: part of a barn for the manufacture of wooden poultry housing/sheds; part of a barn, former stables and land for the production of worms; and part of a garage as an office
LOCATION	146 Westgate Road, Westgate, Belton
PARISH	BELTON
WARD	Axholme Central
SUMMARY RECOMMENDATION	Refuse permission
REASONS FOR REFERENCE TO COMMITTEE	Third party request to address the committee
POLICIES	<p>Regional Spatial Strategy for Yorkshire and the Humber: No specific policies apply.</p> <p>North Lincolnshire Local Plan: Policy ST3 (Development Limits) states that development outside development boundaries will be considered as development in the open countryside and will only be permitted if it is essential for the purposes of agriculture, forestry or to meet a special need associated with the countryside.</p> <p>Policy RD2 (Development in the Open Countryside) states that development in the open countryside will be strictly controlled and that development that is appropriate to the open countryside may be permitted if the countryside is the only appropriate location and cannot reasonably be accommodated within a defined development boundary; accords with other policies in the local plan; would not be detrimental to the character or appearance of the open countryside; would not be detrimental to residential amenity or highway safety; account is taken of accessibility and the development is sited to make best use of existing and new landscaping.</p> <p>Policy RD6 (Re-use and/or Adaptation of Rural Buildings for Industrial and Commercial uses in the Open Countryside) allows for the re-use of rural buildings for commercial and industrial purposes provided the building is capable of conversion, the conversion is sympathetic to</p>

the existing building and there would be no impact on protected species such as bats or barn owls.

Policy DS4 (Changes of Use in Residential Areas) allows for the change of use from residential to other uses provided that it would not adversely affect the appearance and character of the residential area or residential amenity via noise, vibration, traffic generation, reduction in road safety, odorous emissions or other adverse environmental conditions.

Policy T2 (Access to Development) states that all development must be provided with a satisfactory access.

Policy DS1 (General Requirements) applies as quality of design, amenity value and environmental quality of the area are key considerations.

CONSULTATIONS

Highways: Comments made about means of access to the site being from Westgate Road. Following discussion, Highways are satisfied that this would work.

Severn Trent Water Ltd: No objection.

Yorkshire Water: No objection.

PARISH COUNCIL

Object on the following grounds:

- access onto Westgate Road is dangerous
- Bird Lane and Green Lane have been used by commercial vehicles and HGVs associated with the businesses and are unsuitable. Damage has already been caused to the lanes by this business traffic
- business operations and traffic cause noise and disruption to neighbouring properties
- unsocial hours of operation
- commercial development in the open countryside

PUBLICITY

Neighbouring properties have been notified and a site notice posted. Letters have been received raising the following objections:

- the introduction of manufacturing and worm breeding businesses in a residential area is unacceptable due to the noise and smells that will be produced
- noise from machinery

- increased traffic on Bird Lane and Green Lane, and the junction of Green Lane and Westgate Road is an accident black spot
- the proposed worm farm will lead to vermin infestation in a residential area
- congestion on Westgate Road is already a problem and the proposed uses will make this worse
- why can't the businesses be relocated onto Sandtoft airfield nearby which has existing industrial and commercial uses?
- business uses in residential areas should not be encouraged
- there is the potential for the businesses to expand
- where will employees park, particularly if the business uses intensify?
- the buildings used for the business operations are not insulated against noise
- neighbours have been plagued by noise over the last two years while the businesses have been running
- lorries delivering to the site have been getting stuck as Green Lane and Bird Lane are not suitable for heavy traffic
- unsocial hours of operation and the playing of loud music

ASSESSMENT

The application site is land to the rear of 146 Westgate Road, Belton. The site is in a residential area, however it is located outside the development boundary for Belton. There are several outbuildings and a large agricultural field to the rear of 146 Westgate Road. This application seeks planning permission to retain the use of the outbuildings for commercial/manufacturing businesses, namely a worm farm and the manufacture of wooden poultry housing/sheds. Access to the site is proposed via the residential property to the front of the site (146 Westgate Road) which is owned by the applicants, however it is also possible for access to be gained to the site via Green Lane and Bird Lane which run from Westgate Road around the rear of the site.

The main issues in the determination of this application are whether the worm farm and manufacturing businesses on the site are suitable uses in a residential area and whether they would have a detrimental impact on the living conditions of neighbouring properties.

The application site is located within what is essentially a residential area; it is surrounded by residential properties and access to the businesses would be gained via the existing residential property to the front of the site. It is considered that a worm farm and manufacturing business are not compatible uses in a residential area as these sorts of uses have the potential to adversely impact upon residential properties via noise, disturbance, traffic generation, smells etc. Indeed, several letters of objection have been received from neighbouring properties complaining about noise and disturbance, especially from the manufacturing use and delivery vehicles.

The level of traffic generated by the commercial enterprises may not be excessive at present. However, should planning permission be granted, there would be the potential for an intensification and expansion of the businesses, which in turn would lead to additional deliveries and vehicular movements to and from the site. It is the opinion of the local planning authority that, due to the residential nature of the area and the intention of the applicants to gain access through 146 Westgate Road, any additional traffic generated by the businesses would have a detrimental impact on the living conditions of neighbouring properties due to noise and disturbance from vehicle movements.

The council's Highway Control team have raised concerns over the suitability of the access and parking arrangements for the business uses on the site. They have questioned whether the site will work and allow parking spaces for employees and turning for delivery vehicles. Despite these concerns, they have not formally objected to the planning application.

The council's Environmental Protection team have been consulted on the planning application and have raised concerns over the proximity of neighbouring residential properties to the buildings used for the manufacturing of poultry sheds. They have therefore recommended that the application be refused on the grounds that the commercial uses on the site result in unacceptable disturbance to neighbouring residents.

The application site is located outside the development boundary for Belton and as such is classed as being in the open countryside. No justification has been provided by the applicants that the worm farm and poultry shed manufacturing businesses have to be located on this site and cannot be accommodated within defined development boundaries; the siting of the businesses at this location seems to be based purely on convenience for the applicants. Uses of this type are not considered to be compatible within residential areas and policy RD2 states that they should only be sited in the open countryside if they cannot be accommodated within development boundaries. The application site is therefore considered to be an inappropriate location for the proposed uses.

RECOMMENDATION

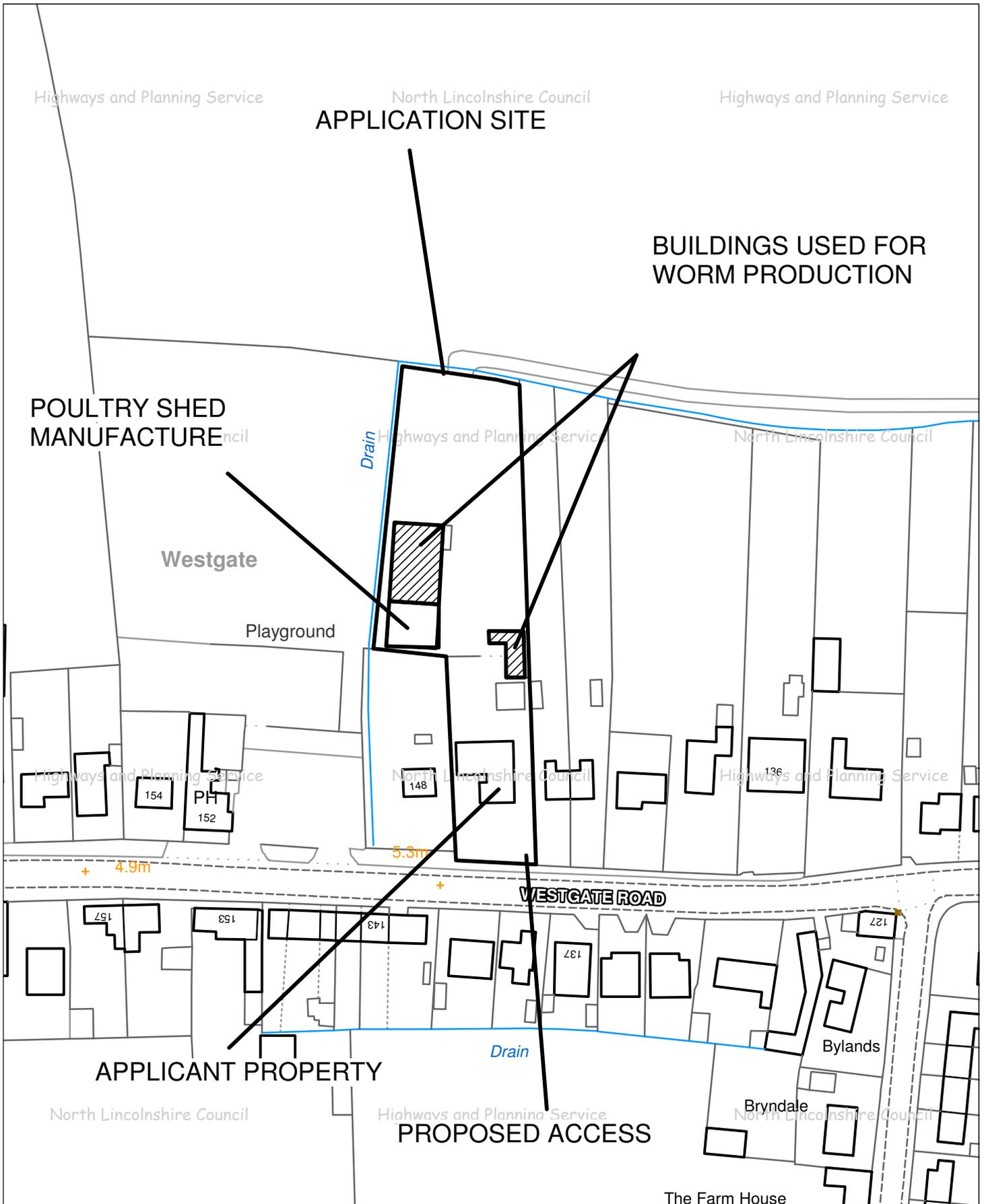
Refuse permission for the following reasons:

1.

The proposed commercial/manufacturing businesses represent incompatible and inappropriate uses within the predominantly residential area of Westgate Road, Belton. The businesses have a detrimental impact on the living conditions of neighbouring residents by virtue of noise and disturbance from the processes carried out and from vehicular movements to and from the site. The proposal is therefore contrary to policies DS1 and DS4 of the North Lincolnshire Local Plan.

2.

The applicants have provided no justification for the establishment of worm farming and poultry shed manufacturing businesses in the open countryside, which would be more appropriately located on a designated industrial estate. The proposal is therefore considered to be contrary to policy RD2 of the North Lincolnshire Local Plan.



Drawing Title: 2008/1512

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NORTH LINCOLNSHIRE COUNCIL 0100023560 2009



Highways and Planning Service

Service Director,
G Pople

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