

APPLICATION NO	PA/2008/1582
APPLICANT	North Lincs Property Holdings Ltd
DEVELOPMENT	Planning permission for the change of use from retail sales of HGVs and trailers and use as a haulage yard/operating centre to retail sales of HGVs, spares, trailers and use as a haulage, salvage yard and operating centre
LOCATION	European Vehicle Sales Ltd, Road 1, Sandtoft Industrial Estate, Belton
PARISH	BELTON
WARD	Axholme Central
SUMMARY RECOMMENDATION	Grant permission subject to conditions
REASONS FOR REFERENCE TO COMMITTEE	Objection by Belton Parish Council
POLICIES	<p>Regional Spatial Strategy for Yorkshire and the Humber: No specific policies apply.</p> <p>North Lincolnshire Local Plan: Policy RD2 (Development in the Open Countryside) only allows proposals for development in the open countryside which are essential to the efficient operation of agriculture or forestry; employment-related development related to the open countryside, or other special countryside associated need, provided that the countryside is the only appropriate location and development cannot be accommodated within defined development boundaries; the proposal accords with other specific requirements of this chapter of the local plan; it would not be detrimental to the character or appearance of the open countryside or nearby settlements in terms of siting, scale, massing, design or materials.</p> <p>Policy T2 (Access to Development) states that all development must be provided with a satisfactory access.</p> <p>Policy DS1 (General Requirements) applies and sets out the general primary requirements for all new developments in North Lincolnshire.</p>
CONSULTATIONS	Highways: No objections or comments.

PARISH COUNCIL

Object on the grounds that the existing infrastructure in the area is inadequate to cater for the additional traffic that will be produced by the proposed development.

PUBLICITY

Neighbouring properties have been notified and a site notice posted. No letters of objection or comment have been received.

ASSESSMENT

The application site is located on Sandtoft airfield between Belton and Sandtoft. Although the vast majority of Sandtoft airfield is located outside any development boundaries, there are a number of industrial and storage uses on it at present. The site currently has planning permission for the sale of HGVs and trailers and use as a haulage yard and operating centre. This application is to allow the sale of spare parts and use as a salvage yard together with the previously approved uses.

The main issue in determining this application is whether the infrastructure at Sandtoft airfield is able to cope with the potential increase in traffic resulting from the proposal.

The proposed development constitutes an intensification of existing uses on the application site. The applicant has submitted a transport statement as part of the planning application. This transport statement concludes that there would be very little increase in traffic to and from the site as a result of the proposal (approximately four non-HGV vehicles per day). The local highway authority have been consulted on the application and its transport statement and raise no concerns or objections to the proposal. Due to the very small increase in traffic that is projected it is considered that the existing infrastructure is adequate to cater for the proposed development. As this application relates to an intensification of existing uses on the site, the impact on neighbouring properties and the area as a whole will be very minimal.

RECOMMENDATION

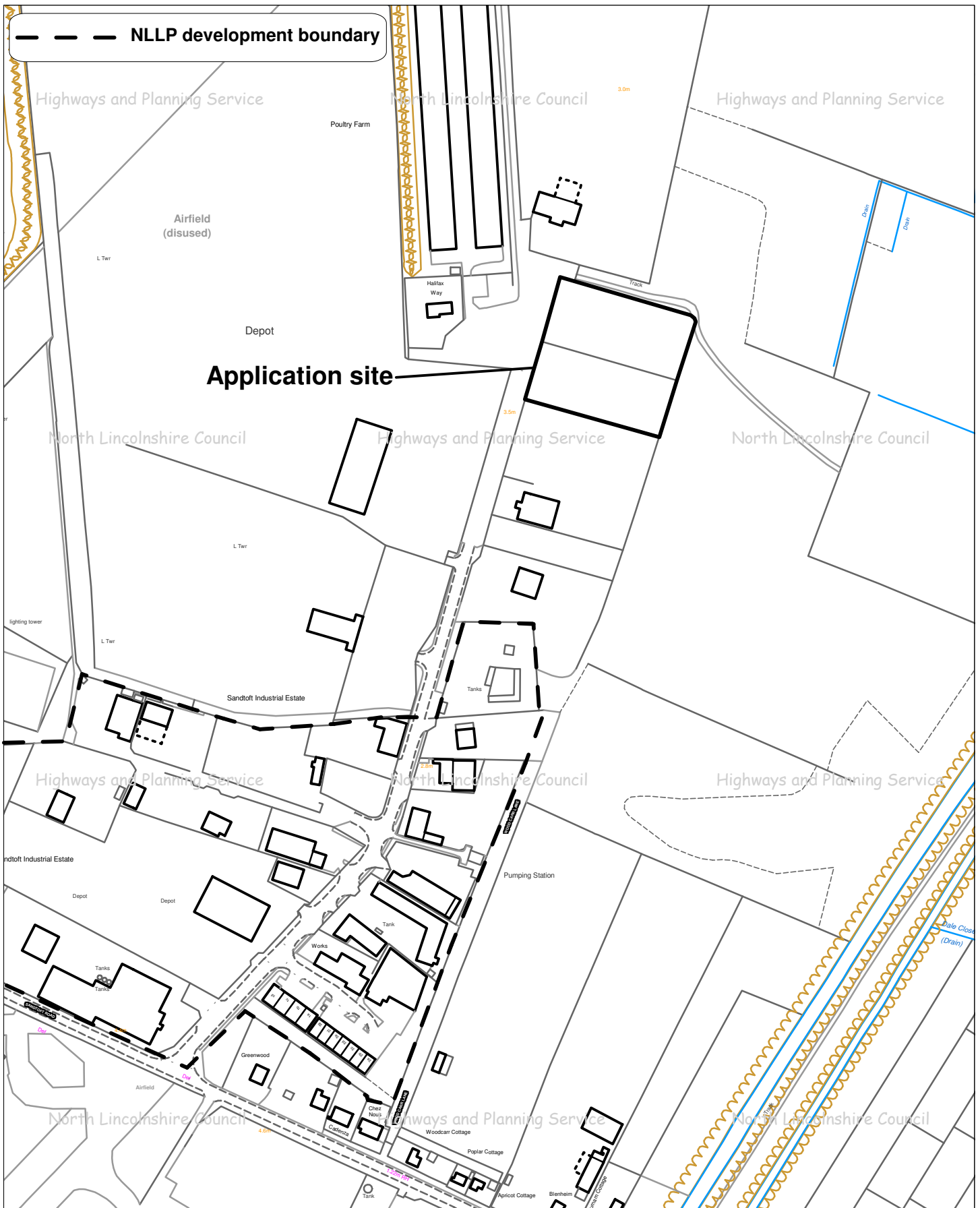
Grant permission subject to the following conditions:

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.



Drawing Title: 2008/1582

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NORTH LINCOLNSHIRE COUNCIL 0100023560 2009



Highways and Planning Service

Service Director,
G Pople

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