

<b>APPLICATION NO</b>	<b>PA/2008/1718</b>
<b>APPLICANT</b>	Mrs M Fish
<b>DEVELOPMENT</b>	Planning permission to erect 24 sheds to serve proposed allotments
<b>LOCATION</b>	Long Mare and Foal Allotment Association, Burnham Road, Epworth
<b>PARISH</b>	<b>EPWORTH</b>
<b>WARD</b>	Axholme South
<b>SUMMARY RECOMMENDATION</b>	<b>Grant permission subject to conditions</b>
<b>REASONS FOR REFERENCE TO COMMITTEE</b>	Officer discretion
<b>POLICIES</b>	<b>Regional Spatial Strategy for Yorkshire and the Humber:</b> No specific policies apply.

**North Lincolnshire Local Plan:** The site is located within the open countryside. Policy RD2 (Development in the Open Countryside) restricts the granting of planning permission to proposals which are essential to the efficient operation of agriculture or forestry, appropriate employment and related development, affordable housing to meet a proven local need, essential for the provision of outdoor sport and recreation or the re-use of existing buildings.

The site is also located within an area designated as an Area of Special Historic Landscape Interest. Policy LC14 deals with development in these sensitive areas and only allows for small-scale development required to meet the social and economic needs of rural communities and small-scale tourist, outdoor sport and recreational development, providing that the development is related to the historic landscape and its features. High standards of design and siting of new development will be required to reflect the traditional character of buildings in the area and the character of the historic landscape and materials sympathetic to the locality should be used. Within this area development will not be permitted which would destroy, damage or adversely affect the character, appearance or setting of the historic landscape or any of its features.

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

**CONSULTATIONS**

**Highways:** No objections or comments.

**TOWN COUNCIL**

No objection or comments.

**PUBLICITY**

A site notice has been posted near the application site. No letters of comment or objection have been received.

**ASSESSMENT**

The application site is agricultural land located in the open countryside close to Epworth. The site is accessed via Cemetery Lane, just to the south of the cemetery off Burnham Road. The surrounding land is agricultural land at present and is fairly open in nature. The land around Epworth is designated as being of special historic landscape interest. This application is seeking planning permission for the erection of 24 sheds to serve allotments that are planned on the site. No planning permission is required for the use of land as allotments.

**The main issue in the determination of this application is whether the proposed sheds will have a detrimental impact on the character and appearance of the historic landscape surrounding Epworth.**

Objections have been received from the council's Archaeology and Environment teams on the grounds that the proposed sheds will have an adverse impact on the character and appearance of the area. They have raised concerns that the land is an example of open strip farming and that splitting the land up into allotments and screening the site with hedging would damage the character of the area. Objections have also been raised that the sheds themselves would have a detrimental visual impact on the area.

It should be noted that this application relates to the erection of 24 sheds on the piece of land in question only. The use of the field as allotments is permitted development as it is still regarded as agricultural usage and as such does not require planning permission, neither does the planting of a hedge. The sheds that are proposed on the site will be a maximum of 2.44 metres by 3 metres, with a height of 2.3 metres. A condition has been recommended to limit the number of sheds that can be erected on any one allotment plot and also limit the size of the sheds on the site. This allows the council to control what is erected on site to ensure that its impact on the character of the area is minimised.

It is the opinion of the local planning authority that the erection of sheds of a standard design and size, similar to what would be found in a regular garden would have a minimal impact on the character and appearance of the area. The proposed hedging around the boundary of the site will screen the development to a large degree. The application site is located close to the settlement of Epworth and so its overall impact on the Isle of Axholme historic landscape will be limited. Allotments and their associated structures are appropriate in this rural area that promotes countryside recreation.

In conclusion, it is considered that, although the application site containing the sheds does fall within the Isle of Axholme area of special historic landscape interest, their impact on the character and appearance of this area will be very limited due to the proximity of the site to the existing settlement of Epworth and the very small scale of the proposed development.

## **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.

At no time shall there be more than one shed per allotment plot and the sheds on the site shall not exceed 2.5 metres by 3 metres and 2.3 metres in height.

#### **Reason**

In the interests of protecting the visual amenity of the area.

