

APPLICATION NO PA/2014/0188

APPLICANT Mr B Smith

DEVELOPMENT Planning permission to erect a stable block (resubmission of PA/2013/1362)

LOCATION OS Field 8023, Carr Lane, Haxey

PARISH HAXEY

WARD Axholme South

CASE OFFICER Andrew Willerton

SUMMARY RECOMMENDATION **Grant permission subject to conditions**

REASONS FOR REFERENCE TO COMMITTEE Objection by Haxey Parish Council

POLICIES

National Planning Policy Framework: Section 7 (Requiring Good Design)

Section 11 (Conserving and Enhancing the Natural Environment)

North Lincolnshire Local Plan: RD2 - Development in the Open Countryside

DS1 – General Requirements

LC14 – Area of Special Historic Landscape Interest

SPG3 – Design in the Countryside

North Lincolnshire Core Strategy: CS2 – Delivering More Sustainable Development

CS3 – Development Limits

CS5 – Delivering Quality Design in North Lincolnshire

CS6 – Historic Environment

CONSULTATIONS

Highways: No objections subject to conditions relating to the proposed means of access and parking.

Environmental Health: No objection subject to a condition relating to management of manure and foul bedding.

Isle of Axholme Water Management Board: No objections subject to the applicant obtaining the Board's written byelaw consent for the proposed development.

Historic Environment – Landscape: No objections.

PARISH COUNCIL

Haxey Parish Council objects to the proposal for the following reasons:

- no apparent business
- no information on the application regarding its need
- concrete block structure purely for the shelter of horses
- the applicant does not live locally and therefore the sustainability of the proposal is questioned
- it will not provide employment or tourism value.

Additionally the parish council has the following comments:

- the previous grant of planning permission has lapsed
- should the application be approved, measures should be taken to prevent the establishment of a dwelling on the site.

PUBLICITY

A site notice has been posted. No comments have been received.

ASSESSMENT

The application site is OS Field 8023, Carr Lane, East Lound, Haxey. The site is not within any development limit and hence is considered to be within the open countryside. The site lies within land designated as LC14, an Area of Special Historic Landscape Interest. This application is a resubmission of PA/2013/1362. Planning permission is sought for the erection of a stable block.

The main issues to be considered in the determination of this planning application are whether the location of the application site is acceptable with regard to its proposed usage, and whether the proposed structure will have a detrimental impact upon the character of the area when taking into account that it is within the open countryside and an Area of Special Historic Landscape Interest.

Land adjacent to Carr Lane is rural in nature. Land within the vicinity is used for horse grazing and for agricultural purposes. There are also several stable blocks in fields visible from the application site. The application site lies to the north-east corner of OS Field 8023. The perimeter of the site is bounded by drains to both the northern and eastern edges with the field to the south and west. Directly across the drain to the north lies an electricity substation which is constructed of a red facing brick and is visible from Carr Lane as well as the application site. Presently OS Field 8023 is unused grassed land. Carr Lane itself is

partially tree lined with mature hedgerows present. Hedgerows are also present as boundary treatments between individual fields.

The application site had a previous grant of permission for a stable block under PA/2004/1951 which has since lapsed. The current application is a resubmission of PA/2013/1362 which was withdrawn following objections from the Isle of Axholme Water Management Board with regard to the siting of the stable block within the Board's maintenance strip.

As the proposed development is within the open countryside, policy RD2 of the local plan applies. This policy states that only development that is essential for the efficient operation of agriculture or forestry is, in principle, acceptable in this location. However, policy CS3 of the Core Strategy adds to this by stating that other uses that require a countryside location are also acceptable. In this instance there are already stable blocks within the vicinity and hence a precedent has been set in the area that this type of development is acceptable. Again this is evident given that the application site obtained planning permission for a stable block in 2004, by PA/2004/1951, which was not acted upon. Therefore it should be considered that to have a stable block in this location is indeed acceptable.

The proposed stable block is also positioned to the north-east of the applicant-owned site and thus the structure will be sited adjacent to the existing electricity substation. This is the preferred location of a building on the applicant-owned land because it lies adjacent to an existing structure and thus lessens the impact that a building would have on the open countryside.

The proposed structure is to be 10 metres by 7.5 metres, with 5.32 metres to the roof ridge. The structure will contain four stables, a store and central corridor. It will feature two timber-framed windows to the east and west elevations and a single window to the south elevation with timber stable door to the north elevation. The stable block is proposed to be constructed out of a grey block with red pantile roof. This is considered to be in keeping with the character of the area and concurs with SPG3 Design in the Countryside which describes that dark grey colours are acceptable for buildings other than dwellings in the open countryside. The use of red pantiles to the roof is considered to reflect the historic character of settlements within the Isle of Axholme and open countryside. The use of this traditional material is considered to be sympathetic to its location and is preferred against more modern materials.

The parish council has raised concerns regarding the possible conversion of the proposed stable block to a dwelling in the future. The proposed development is for a stable block and not for a dwellinghouse. If it was desired to convert the stable block into a dwelling this would require planning permission as it would be a material change of use. It is considered to be unreasonable to refuse an application on the basis that it may change use in the future. Each application should be judged on its own merits at the time of submission in accordance with relevant planning policy.

A statement of justification was requested from the applicant in order to clarify the purpose of the structure and assess the application correctly, and satisfy additional concerns raised by the parish council. A short statement was received detailing that the applicant intends to move into the area and the stable will not be used for commercial horse use. The parish council was informed of this new information and still wishes to object to the application on the aforementioned grounds.

Highways have no objection to the proposed stable block but recommend conditions. Before development takes place, it is recommended by Highways that the method of access construction be submitted in writing and once approved be implemented during the construction phase of the development. The second condition requires that no loose material is placed within 10 metres of the adopted highway unless a plan to stop spillage of the loose material onto the highway is submitted and approved by the local planning authority. The third condition requires the means of access to the highway to be constructed before the vehicle parking and turning space is used. All of these conditions are recommended on the grounds of highway safety.

Environmental Health also have no objections to the proposed stable block but recommend a condition requiring, prior to its use, a method to deal with manure and foul bedding generated by the site to be submitted in writing to the local planning authority and once approved be implemented thereafter.

The Isle of Axholme Water Management Board has no objections to the application given that the siting of the stable block retains the required wayleave with regard to the open drain that runs adjacent to the site. Some of the works do require the Board's bylaw consent however this is to be obtained irrespective of any decision made by the local planning authority. Hence these matters are to be judged independently of the local planning authority and should not be considered as part of this application. The agent acting on behalf of the applicant has been sent a copy of the consultation response and has evidenced contact with the Isle of Axholme Water Management Board.

The Historic Environment team dealing with landscape matters has no objections to the application providing conditions are imposed to secure the submitted details and appropriate buildings given the location on LC14 land. The response received states that the stable block is relatively small-scale in size and height and will be screened to some extent by existing trees when being approached from the south on Carr Lane. The existing electricity substation to the north will screen the stable block when travelling south along Carr Lane from East Lound. When viewed from across open fields to the south-west, should the stable block be picked out, it will be set against the settlement of East Lound and not cause any significant adverse effects on the historic landscape.

This report therefore recommends that permission be granted subject to conditions

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 development hereby permitted shall be carried out in accordance with the following approved plans: CEL2-002 Revision A, CEL2-001 Revision B and CEL2-003 Revision B.

Reason

For the avoidance of doubt and in the interests of proper planning.

3.

No loose material shall be placed on any driveway or parking area within 10 metres of the adopted highway unless measures are taken in accordance with details to be submitted to and approved in writing by the local planning authority to prevent the material from spilling onto the highway. Once agreed and implemented these measures shall be retained.

Reason

In the interests of highway safety and to comply with policy T19 of the North Lincolnshire Local Plan.

4.

The proposed new vehicle parking and turning facility shall not be brought into use until the vehicular access serving it has been completed within highway limits.

Reason

In the interests of highway safety and to comply with policy T19 of the North Lincolnshire Local Plan.

5.

No development shall take place until the method of constructing the proposed access to the site, including the culverting of the existing dyke, has been submitted to and approved in writing by the local planning authority. Once approved the access shall be constructed in accordance with these details.

Reason

In the interests of highway safety and to comply with policy T19 of the North Lincolnshire Local Plan.

6.

Prior to the commencement of the use hereby permitted, a scheme for the collection, storage and disposal of manure and foul bedding shall be submitted to and approved by in writing by the local planning authority. The approved scheme shall be implemented on commencement of the use and retained thereafter.

Reason

To ensure the satisfactory storage and disposal of manure in areas where the impact on the surroundings is minimal, in accordance with policy DS1(iii) of the North Lincolnshire Local Plan.

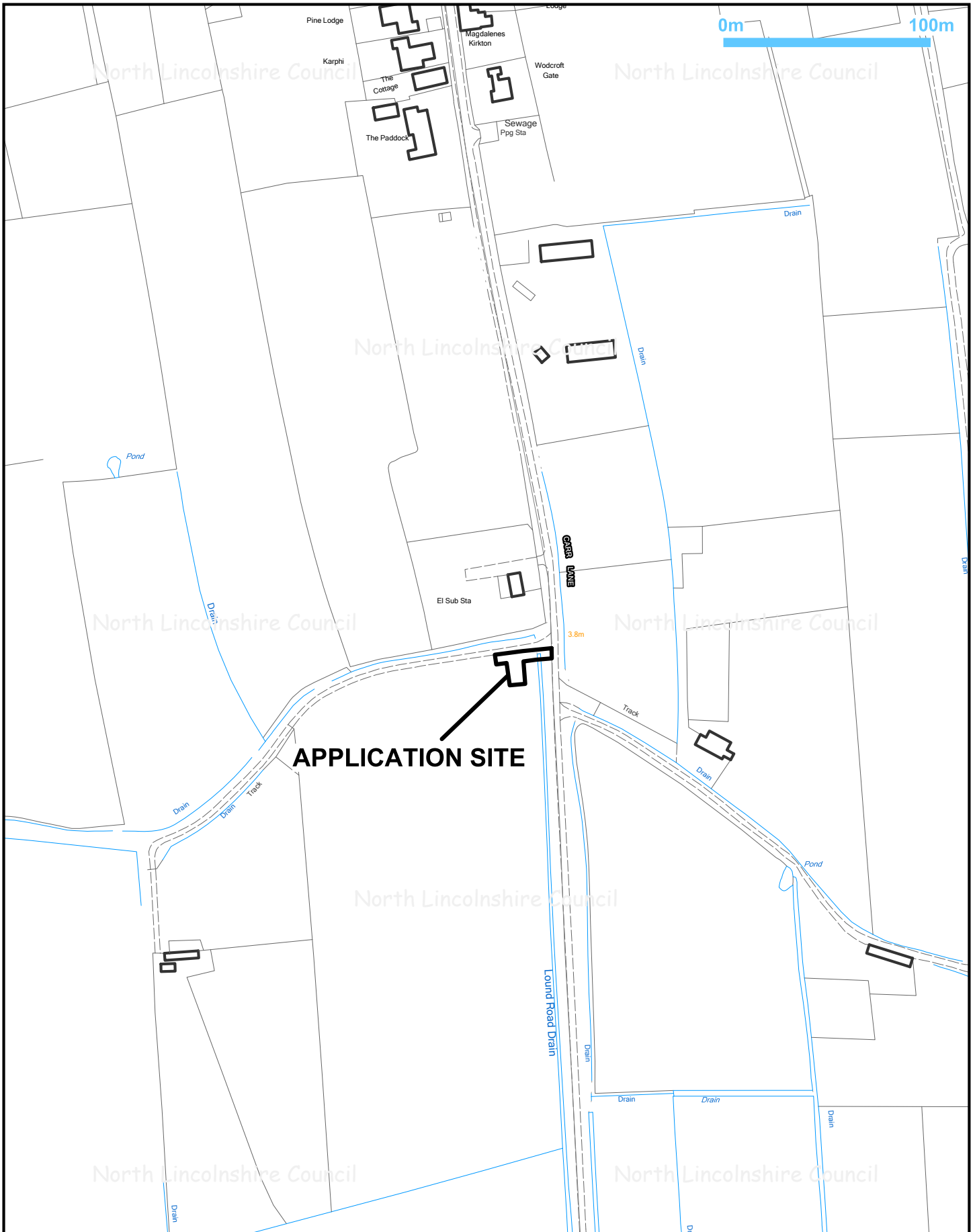
Informative 1

The development hereby granted planning permission requires works to be carried out within the limits of the adopted (public) highway. Therefore:

- before ANY construction works take place within the limits of the highway you **MUST** contact the highway authority on telephone number 01724 297000 to arrange for the relevant permissions/licenses to be issued;
- before ANY service (utility) connections take place within the limits of the highway you **MUST** contact the highway authority on telephone number 01724 297319 to arrange for the relevant permissions/licenses to be issued.

Informative 2

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.



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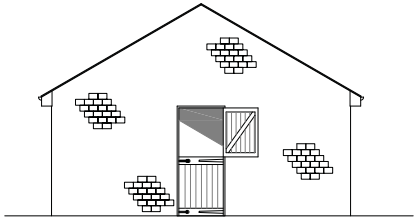


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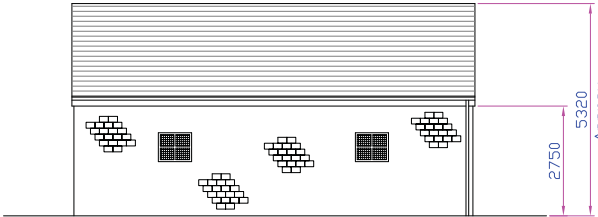


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Peter Williams
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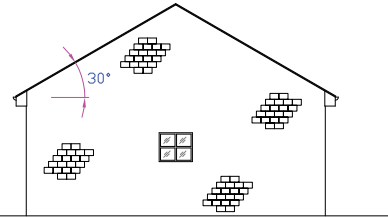
PA/2014/0188 Proposed Elevations and Floor Plans Not to scale



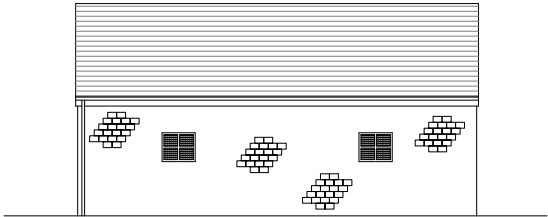
PROPOSED SIDE ELEVATION,
NORTH FACING.



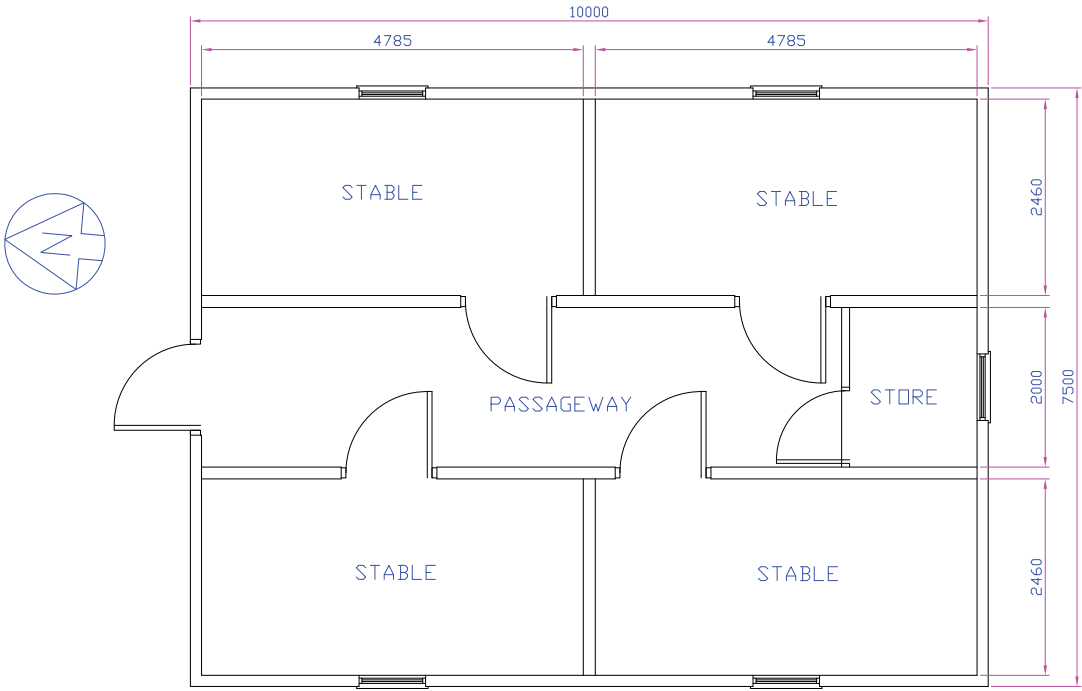
PROPOSED REAR ELEVATION,
WEST FACING.



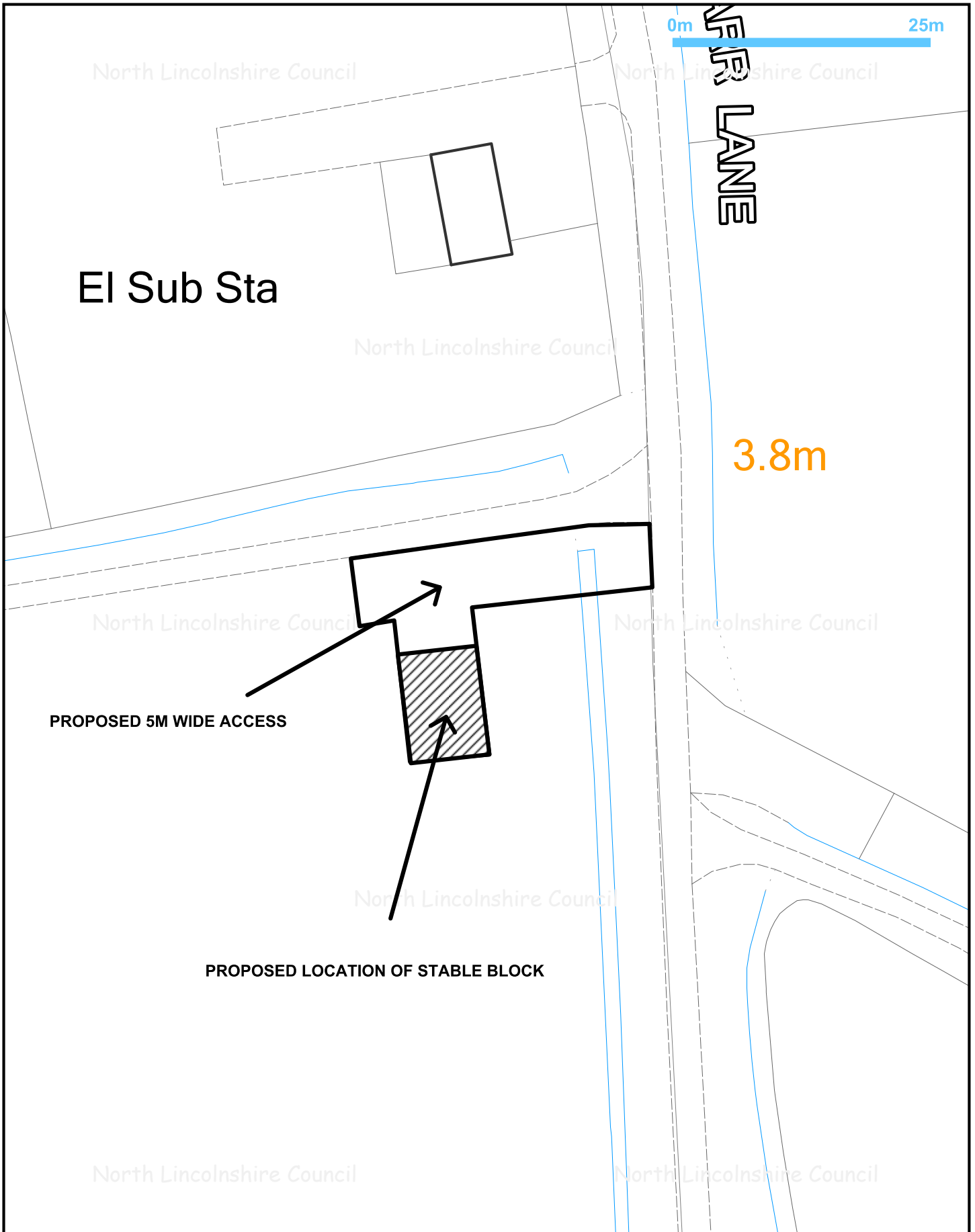
PROPOSED SIDE ELEVATION,
SOUTH FACING.



PROPOSED FRONT ELEVATION,
EAST FACING.



PROPOSED GROUND FLOOR PLAN.



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