

APPLICATION NO	PA/2014/1189
APPLICANT	Mr & Mrs A Robinson
DEVELOPMENT	Planning permission to erect a new detached dwelling including attached garage
LOCATION	Adjacent to Fair View, Marsh Lane, Barnetby le Wold
PARISH	BARNETBY
WARD	Brigg and Wolds
CASE OFFICER	Leanne Pogson
SUMMARY RECOMMENDATION	Refuse permission
REASONS FOR REFERENCE TO COMMITTEE	Barnetby Parish Council supports the application Member 'call in' (Councillors Carl Sherwood and Rob Waltham – significant public interest) Agent request to address the committee

POLICIES

National Planning Policy Framework: Paragraph 14 states that at the heart of the NPPF is a presumption in favour of sustainable development, which should be seen as a golden thread running through both plan-making and decision-taking.

Paragraph 35 of Core Planning Principle 4 states that plans should protect and exploit opportunities for the use of sustainable transport modes for the movement of goods or people. Therefore developments should be located and designed, where practical, to give priority to pedestrian and cycle movements, and have access to high quality public transport facilities.

At paragraph 37 it states that planning policies should aim for a balance of land uses within their area so that people can be encouraged to minimise journey lengths for employment, shopping, leisure, education and other activities.

Paragraph 49 of Core Planning Principle 6 states that housing applications should be considered in the context of the presumption in favour of sustainable development.

Relevant policies for the supply of housing should not be considered up-to-date if the local planning authority cannot demonstrate a five-year supply of deliverable housing sites.

Paragraph 64 of Core Planning Principle 7 states that permission should be refused for development of poor design that fails to take the opportunities available for improving the character and quality of an area and the way it functions.

Paragraphs 15, 47, 50, 55, 56, 60, 61 and 99 to 103 also apply.

North Lincolnshire Local Plan: Policies RD2 (Development in the Open Countryside) and DS1 (General Requirements) apply.

North Lincolnshire Core Strategy: Policies CS2 (Delivering more Sustainable Development) and CS3 (Development Limits) apply.

CONSULTATIONS

Highways: Advise conditions.

Environmental Health: Advise conditions regarding hours of construction.

PARISH COUNCIL

Supports the application (no reasons given).

PUBLICITY

Neighbouring properties have been notified by letter. No comments have been received.

ASSESSMENT

The application site is a detached house located outside the village of Barnetby-le-Wold. The site is outside the development boundary and is, in planning terms, in the open countryside.

The main issue in determining this application is whether a dwelling in this location would be a sustainable form of development.

Policy RD2 of the North Lincolnshire Local Plan sets out the type of development which would be considered appropriate in the open countryside and the criteria which all applications outside development boundaries will be assessed. This policy only supports residential development in such locations where it is to meet an essential proven need and the open countryside is the only appropriate location for the development. An example of such a need would be for a farm worker's dwelling on an established agricultural business. Policy CS3 of the Core Strategy also restricts development in the countryside to that which is essential for the functioning of the countryside.

The application site is adjacent to two residential dwellings, however this is clearly separated from the main body of the village with the development limit being in a clear, defined location where there is natural break in development. The proposal is not considered to be infill development which would usually be considered favourably if it was inside a development limit. The site is not considered to be in a sustainable location due to it being at the edge of the settlement, and not close to the main body of the settlement where the school, shops and railway station are located. Whilst the site is close to the development boundary, allowing this development would encourage similar applications for edge-of-settlement dwellings, which would be contrary to planning policy. The proposal is therefore considered to be contrary to policies CS3 of the Core Strategy and RD2 of the local plan.

The application site is also outside the proposed development boundary under the draft development boundary changes as part of the Core Strategy and therefore there are no

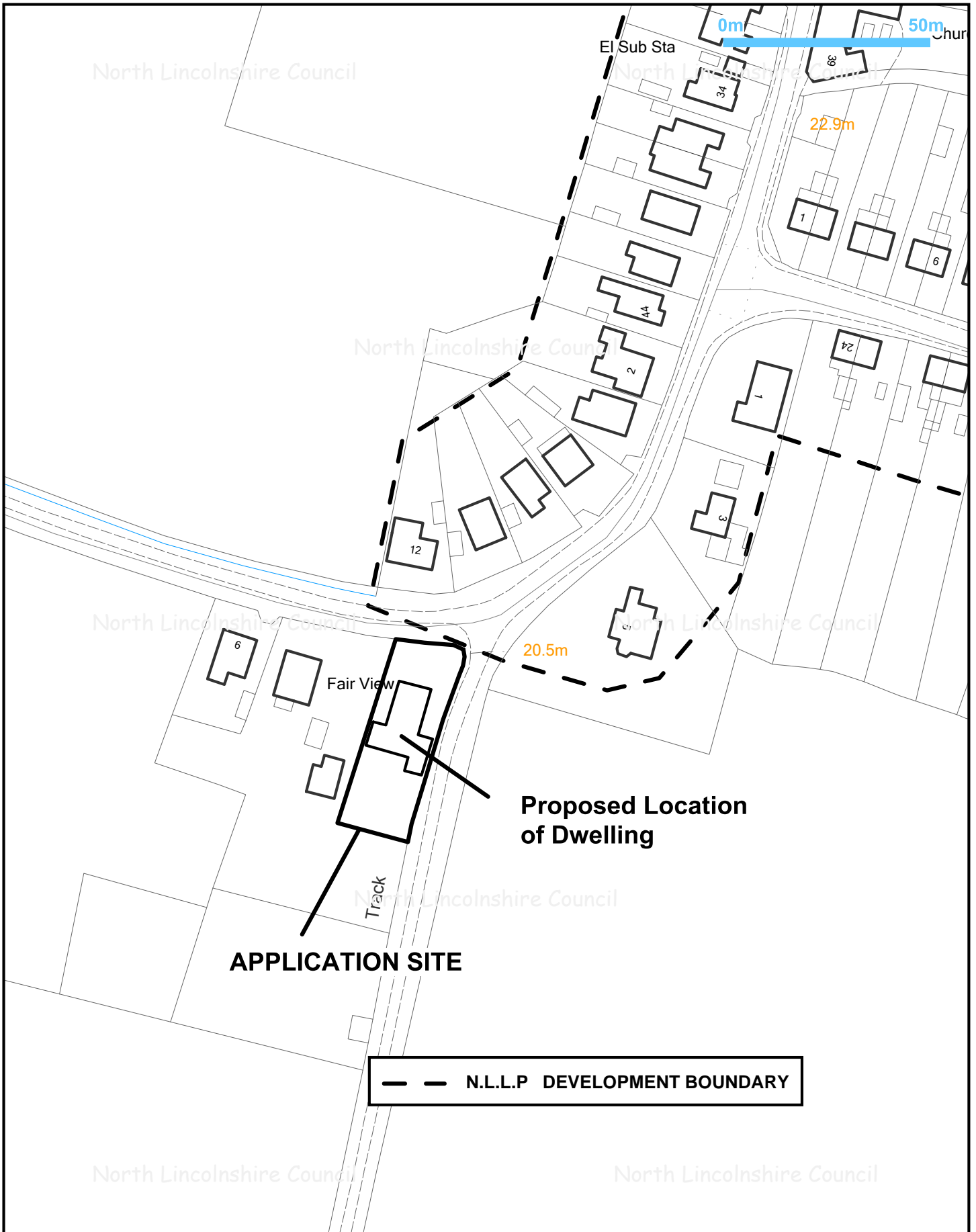
material planning policy considerations which support allowing this development. No evidence has been submitted with the application that could justify approval. As such an application for residential development in this location is considered to be unsustainable and does not meet the criteria for it to be considered as an exception to local or national planning policy.

RECOMMENDATION Refuse permission for the following reasons:

The site is located outside of a defined development boundary and as such is within the open countryside where residential development is strictly controlled. As the proposed development is not for accommodation for an essential agricultural or forestry worker, and no other justification has been submitted to justify residential development in this unsustainable location, the proposal is contrary to policy RD2 of the North Lincolnshire Local Plan, policies CS1, CS2 and CS3 of the North Lincolnshire Core Strategy and paragraph 49 of the National Planning Policy Framework.

Informative

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.



Title: PA/2014/1189			
Drawn by: Sue Barden	Date: 18/12/2014	Scale 1:1250	

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