

APPLICATION NO	PA/2014/1317
APPLICANT	Mr A Thomson
DEVELOPMENT	Planning permission to erect an agricultural specification forestry building to provide welfare facilities for the forestry workers, office and secure storage for logging machinery
LOCATION	Land adjacent to 48 Appleby Lane, Broughton
PARISH	BROUGHTON
WARD	Broughton and Appleby
CASE OFFICER	Dave Lofts
SUMMARY RECOMMENDATION	Grant permission subject to conditions
REASONS FOR REFERENCE TO COMMITTEE	Objection by Broughton Town Council

POLICIES

National Planning Policy Framework: Paragraph 118 of the NPPF states that local planning authorities should aim to conserve and enhance biodiversity when determining planning applications. Paragraph 141 requires developers to record the significance of any heritage assets to be lost in a manner proportionate to their importance and the impact and to make this evidence publicly accessible.

North Lincolnshire Local Plan: North Lincolnshire Local Plan policy LC4 seeks to control development in sites of nature conservation and geological interest.

Policy IG-9 states that the area to the east of Yarborough Gullet will be safeguarded from development which would result in the sterilisation of the ironstone reserves.

Policy RD2 seeks to strictly control development in the open countryside, whilst policy RD14 states that new forestry buildings should be designed to utilise existing land forms and vegetation to minimise visual impact.

Policy DS1 states that a high standard of design is expected in all developments whilst SPG3 (Design in the Countryside) requires new buildings to be designed and sited in harmony with the landscape.

Policy HE9 seeks to protect sites of known archaeological importance.

North Lincolnshire Core Strategy: Core Strategy policy CS5 states that all new development should be well designed and appropriate for its context, whilst policy CS17 seeks to promote effective stewardship of North Lincolnshire's wildlife.

CONSULTATIONS

Highways: Does not wish to restrict the grant of permission.

Environment Team (Ecology): Welcomes the proposals to restore the Plantation on an Ancient Woodland Site to native broadleaved woodland as set out in the submitted English Woodland Grant Scheme contract. However, planning permission should only be granted if there is a demonstrable need to construct the forestry building in this location in order to be able to carry out the restoration works.

Initial advice was that the application should not be determined, except for a refusal, until all available desktop data and survey information has been assessed, along with an assessment of alternative proposals and any evidence of need for the building within ancient woodland. Following receipt of the West Wood and Manby Wood Management Plan from the agent, as requested, an amended recommendation was received stating that the requirement for a building in the woodland for the period of woodland works is justified.

Archaeology Team: The application affects a non-designated heritage asset, namely the remains of a WWII RAF camp. No objection to the proposals subject to conditions securing a systematic record of the structures prior to the main development commencing.

Lincolnshire Wildlife Trust (LWT): Objects to the proposal as it represents a large and permanent building that will result in the loss of or damage to an area of ancient woodland. Ancient woodland is an important wildlife habitat including more rare and threatened species than any other UK habitat and is a finite resource. The LWT is not satisfied that the applicant has demonstrated an overriding need for the development in the proposed location or that development in this location will not result in damage to the locally and nationally protected habitats. Strongly recommends that surveys are carried out to assess the potential for protected species such as bats, badgers and breeding birds to be present and to provide recommendations for mitigation, where appropriate. An alternative site should be located outside the ancient woodland habitat.

TOWN COUNCIL

Object to the proposal due to it being outside the development line; an eyesore to people on Appleby Lane; and too close to the road.

PUBLICITY

Neighbouring properties have been notified. One letter of objection has been received on the grounds that the woods are Broughton's 'lungs' and are precious, and that development should not take place.

ASSESSMENT

West Wood and Manby Wood form the body of a complex of woodland that surrounds the western edge of Broughton. As such they are a significant landscape feature and define the character of the properties nearby. The mature woodland forms a barrier between Broughton and the industrial works and Scunthorpe to the west and a poultry farm to the north.

The majority of the woodland is classified as Plantation on an Ancient Woodland Site and as such has been harvested and restocked in the past but occupies land which has been

continuously wooded since 1600AD. The restocking has been carried out fairly routinely with areas planted from the 1910s to the 1990s. There is little evidence of management of the site over the last 20 years prior to the activity being carried out in the last 24 months.

Approval for the felling of trees in this location was granted in October 2013. A new building is proposed that will enable effective restoration works to be undertaken to restore the Plantation on an Ancient Woodland Site to native broadleaved woodland. The building will provide welfare facilities for the workers along with safe secure storage for their machinery and timber storage. It will be constructed using vertical cladding of reconstituted stone block and shiplap timber both in shades of brown to blend with the natural colours of the forest. All windows and doors are orientated on the western elevation away from Appleby Lane and residential buildings. Management of the woodland ensures that it is healthy and valuable for both wildlife and timber harvesting. Harvesting timber enables beneficial management whilst not relying on grant funding and subsidies and, therefore, allows woodland to be sustainably managed long into the future.

The existing access is off the B1207 (Appleby Lane) and has vision splays and a 10 metre wide entry/exit. It is anticipated that there will be no more than four lorry loads per month, with approximately four light traffic movements per working day. It is not expected that there will be additional HGV movements when timber is felled. Three full-time employees will work from the site.

The proposed development is sited directly on the remains of a WWII RAF camp which was associated with an RAF equipment park that opened in 1943 and supplied equipment to local air bases: the forestry building will be located directly over two barrack block foundations. Whilst these foundations are buried within the undergrowth they are still extant, and there may be other associated features. Although these remains are not significant enough for designation or even preservation in situ, they are of local significance and it is considered that they should be recorded in advance of disturbance or destruction.

The application site is within ancient woodland which is also a Local Wildlife Site, and works could affect woodland ground flora, nesting birds and bat foraging habitat. Care should be taken to minimise the impacts on ancient woodland, and alternatives that have been considered include:

constructing a building outside the ancient woodland;

constructing the building in ancient woodland, if essential, but in an area where there will be least disturbance to ancient trees, soils and ground flora;

constructing a temporary building with a time-limited permission;

constructing a smaller building; and

minimising light pollution from the building.

Given that the application site was a former WWII RAF camp and comprises part hardstanding, it is already a relatively disturbed area. Furthermore, the proposed location is close to an existing access, reducing the impact of access into the site. Therefore, the proposed location will have less impact than other locations within the ancient woodland and is less sensitive as it comprises part ground with relatively poor ground flora. In terms of protected and priority species, the application site shows relatively low potential to support roosting bats so a full bat survey is not requested, and works appear unlikely to

affect badgers. The application site could support nesting birds so any vegetation clearance should be undertaken outside the nesting season. In terms of existing biodiversity value the application site is within Ancient Woodland which is a Local Wildlife Site protected by North Lincolnshire Local Plan policy LC4.

Paragraph 118 of the National Planning Policy Framework states that planning permission should be refused for development resulting in the loss or deterioration of irreplaceable habitats including ancient woodland and the loss of aged or veteran trees found outside ancient woodland unless the need for, and benefits of, the development in that location clearly outweigh the loss. It also states that local planning authorities should aim to conserve and enhance biodiversity when determining planning applications and that development proposals where the primary objective is to conserve or enhance biodiversity should be permitted.

Similarly, local plan policy LC4 states that any development or land use change which is likely to have an adverse impact on a Local Nature Reserve, a Site of Importance for Nature Conservation or a Regionally Important Geological Site will not be approved unless it can be clearly demonstrated that there are reasons for the proposal which outweigh the need to safeguard the intrinsic nature conservation value of the site or feature. In all cases where development is permitted which may damage the nature conservation value of the site, such damage shall be kept to a minimum.

A pre-application wildlife survey of Broughton West Wood was undertaken on behalf of the applicant with extremely low numbers of wildlife being sighted, with badgers only being observed to the south of the A18. The application site measures 1,500 square metres and includes existing hardstanding and car parking measuring approximately 750 square metres, so the area to be disturbed amounts to approximately 0.09% of total woodland.

Whilst the proposal would be outside the Broughton development limit as shown in the North Lincolnshire Local Plan the building is for forestry purposes which, in principle, is an appropriate use in this location. The building has been designed to blend with the forest given that the timber cladding will weather, and the structure is to be sited approximately 70 metres from the main road which is considered to be a reasonable distance given that it will also be partly hidden by trees. The location is considered to be appropriate as it is adjacent to an existing large entrance from the highway which is a used access into the woodland and has also historically been used for logging.

There is an extensive network of rides within the woodland which are currently unmanaged and many would be impassable if it were not for the unauthorised public access which has created paths through the vegetation. A Biodiversity Woodland Improvement Grant provides support to manage the rides in West Wood from 2013/14 to 2017/18, and a similar application has been made for the rides within Manby Wood.

The long-term vision for the area is a productive woodland environment which is rich in biodiversity whilst maintaining the aesthetic values associated with high forest. The woodland will exhibit a variety of age classes with a steady programme of thinning and selective felling releasing value whilst minimising the need for restocking. A well-managed series of rides accompanied by good hard access and stacking areas will facilitate low impact felling operations and improve the capital value of the woodland.

Following initial concerns relating to the lack of evidence to support the application the West Wood and Manby Wood Management Plan was submitted. The Management Plan is a

combination of the West Wood Management Plan and additional information gathered to include the adjacent Manby Wood into the same plan. It is considered that there is a clear case for management of the woodland, and the Management Plan reveals that welfare facilities are required in this location as works are to be carried out over a long period of time with three full-time employees and machinery that requires storage. This justifies the requirement for a building in this location for the period of woodland works as agreed in the Management Plan which is a ten-year agreement.

The functional building is considered to be appropriate for its forest location and will not have a detrimental impact on the residential amenity of neighbouring residents or on the character of Broughton.

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: 910-14-FCW and 910-10-FCW.

Reason

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

3.
No alteration or development shall take place until the applicant, or their agents or successors in title, has produced an historic building record in accordance with a written specification, including a timetable for the recording, which has been submitted by the applicant and approved in writing by the local planning authority.

Reason

To record the significance of any heritage assets to be lost (wholly or in part) in a manner proportionate to their importance in accordance with National Planning Policy Framework paragraph 141.

4.
The historic building recording shall be carried out in accordance with the approved details and timings, subject to any variations agreed in writing by the local planning authority.

Reason

To record the significance of any heritage assets to be lost (wholly or in part) in a manner proportionate to their importance in accordance with National Planning Policy Framework paragraph 141.

5.
The historic building archive shall be deposited at the North Lincolnshire Historic Environment Record within six months of the date of commencement of the development

hereby approved by this permission or such other period as may be agreed in writing by the local planning authority.

Reason

To record the significance of any heritage assets to be lost (wholly or in part) in a manner proportionate to their importance in accordance with National Planning Policy Framework paragraph 141.

6.

No development shall take place until a biodiversity management plan has been submitted to and approved in writing by the local planning authority. The plan shall include:

- (i) details of measures to be taken during the site clearance and construction phase of the proposal to avoid harm to bats, nesting birds, ancient woodland ground flora and other protected species or priority species. The details shall include work timings;
- (ii) details of at least six bat boxes and four bird nestboxes to be installed in nearby trees;
- (iii) restrictions on lighting to avoid impacts on bat roosts, bat foraging areas, bird nesting sites and sensitive habitats; and
- (iv) proposed timings for the above works in relation to the completion of the building.

Reason

To protect features of recognised nature conservation importance in accordance with Core Strategy policies CS5 and CS17.

7.

The biodiversity management plan shall be carried out in accordance with the approved details and timings and the approved features shall be retained thereafter, unless otherwise approved in writing by the local planning authority. The applicant or their successor in title shall submit photographs of the installed bat roosting and bird nesting features, within two weeks of installation, as evidence of compliance with this condition.

Reason

To protect features of recognised nature conservation importance in accordance with Core Strategy policies CS5 and CS17.

8.

Management of the site shall be carried out in accordance with the West Wood and Manby Wood Management Plan, received by the council on 13 January 2015.

Reason

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

Informative 1

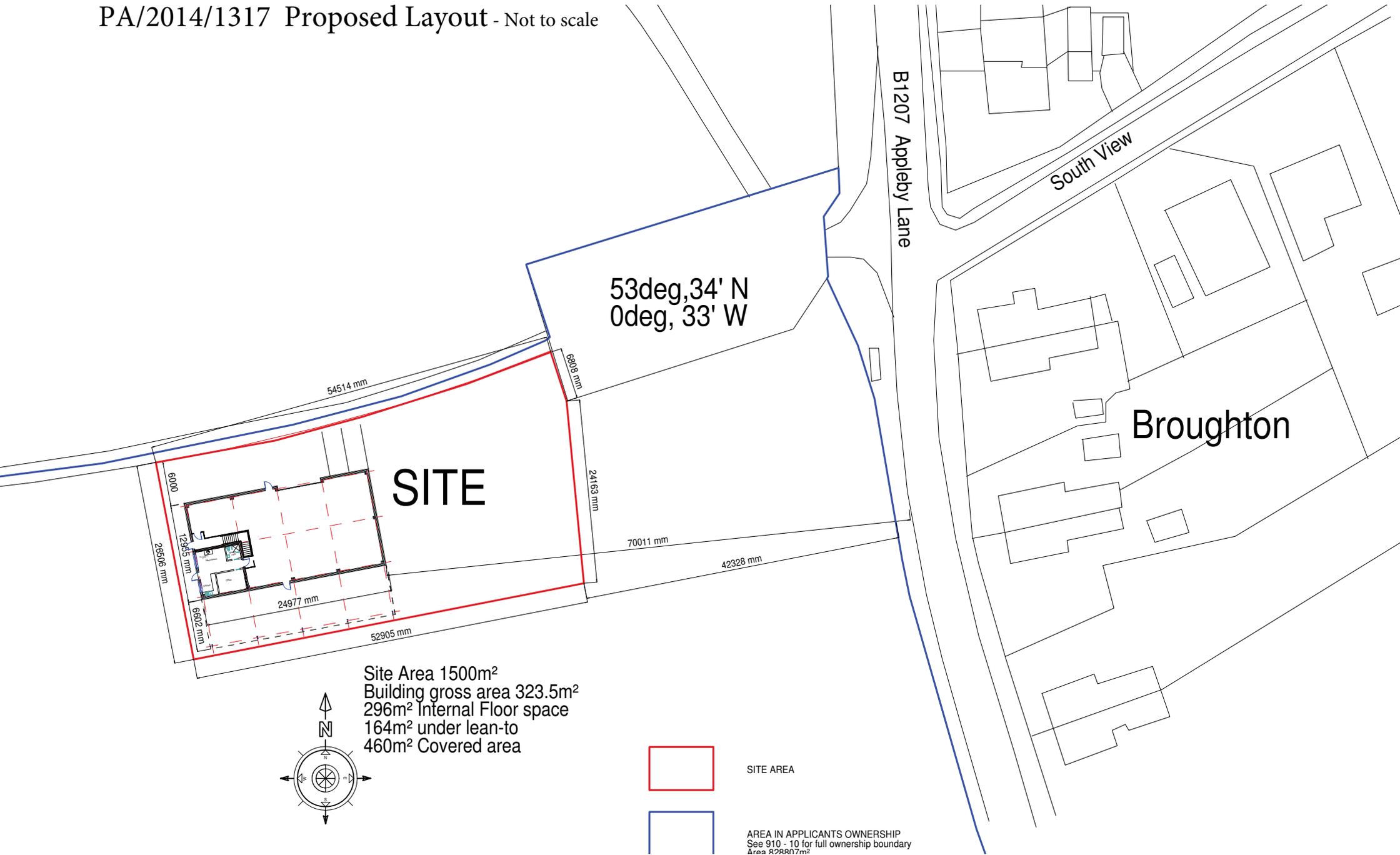
The applicant is advised to contact the North Lincolnshire Historic Environment Record for an explanation about the requirements of the historic building record and written

specification relating to the former WWII RAF camp at least 20 working days prior to the proposed commencement of development (email mike.hemblade@northlincs.gov.uk; telephone 01724 297506).

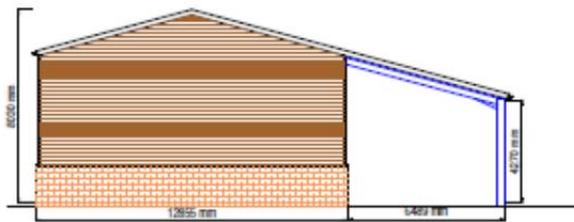
Informative 2

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.

PA/2014/1317 Proposed Layout - Not to scale



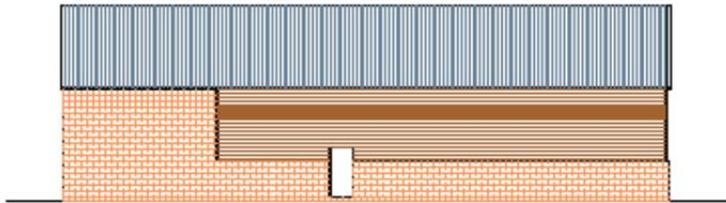
PA/2014/1317 Proposed Elevations - Not to scale



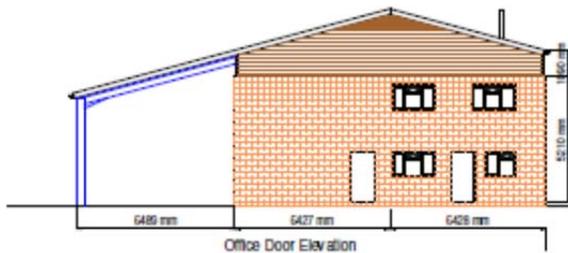
Rear End Elevation



Main Door Elevation: Elevation materials are, stone ragoon blocks to the outer leaf, concrete blocks to the inner leaf with 125mm insulation between to the heated area.
 Stone ragoon blocks and concrete blocks with an uninsulated cavity to the remainder of the area.
 Horizontal softwood timber cladding on timber battens on timber sheathing rails will give approx 10% ventilation and should be waterproof unless subjected to rain and high wind conditions.
 (Not included at this stage but the ventilation could be closed to areas by cladding to rear of boards or have an insect screen inserted if required.)
 Composite roof cladding with 10% rooflights and stressed to carry solar voltaic panels by others.
 Windows and doors to be Slate gray 18 B 23 and remainder goods to be black.



Southern Elevation



Office Door Elevation