

APPLICATION NO	PA/2016/1290
APPLICANT	Mrs Lois Rutter
DEVELOPMENT	Planning permission to retain a timber cabin, two sheds and a container
LOCATION	Plot 31-33, Leys Lane, Winterton
PARISH	Winterton
WARD	Burton upon Stather and Winterton
CASE OFFICER	James Roberts
SUMMARY RECOMMENDATION	Grant permission subject to conditions
REASONS FOR REFERENCE TO COMMITTEE	Member 'call in' (Cllr Elaine Marper – significant public interest)

POLICIES

National Planning Policy Framework: Paragraphs 11 states that planning law requires applications for planning permission to be determined in accordance with the development plan unless material considerations indicate otherwise.

Paragraph 14 states that at the heart of the National Planning Policy Framework 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 37 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 56 states that good design is a key aspect of sustainable development, is indivisible from good planning, and should contribute positively to making places better for people.

Paragraphs 60 and 61 relating to quality of design also apply.

Paragraph 69 states that the planning system can play an important role in facilitating social interaction and creating healthy, inclusive communities. Local planning authorities should create a shared vision with communities of the residential environment and facilities they wish to see.

North Lincolnshire Local Plan:

DS1 (General Requirements)

RD2 (Development in the Open Countryside)

RD14 (Agriculture and Forestry Buildings)

T2 (Access to Development)

North Lincolnshire Core Strategy:

CS1 (Spatial Strategy for North Lincolnshire)

CS2 (Delivering More Sustainable Development)

CS3 (Development Limits)

CS5 (Delivering Quality Design in North Lincolnshire)

CONSULTATIONS

Highways: No objections.

Environmental Health: No objections.

TOWN COUNCIL

Object to the proposal.

PUBLICITY

Advertised by site notice and adjoining properties notified. Two letters of support have been received stating that the proposals are not visually harmful and are an improvement on the previous structures at the site.

ASSESSMENT

This application was deferred at the last meeting of the Planning Committee to enable members to visit the site prior to making a decision.

Permission is sought to retain existing buildings on the site. The application is retrospective as the buildings are already in situ. The structures are located towards the south-eastern corner of the site, adjacent to existing hedging. The approximate dimensions of the buildings are:

Timber cabin: 7.32 metres wide by 3.66 metres deep by 2.44 metres high

Two sheds: 2.4 metres wide by 1.83 metres deep by 2.4 metres high (approximately)
(each)

Container: 1.78 metres wide by 1.93 metres deep by 2.13 metres high

The site is primarily used for the growing of foodstuffs (fruit, vegetables, hops, etc). The applicant has attempted to incorporate measures into the site which encourage biodiversity. The submitted documentation makes reference to occasional camping taking place at the site. The submitted information suggests that the applicant wishes this to continue for approximately five or six weekends per year. Provided this does not take place for a period in excess of 28 days in any calendar year such a use would not require planning permission and has not therefore been assessed in this report.

The proposed buildings are used by the applicant for the storage of equipment and as a welfare facility. One of the sheds doubles up as a potting shed.

The site is located outside the development boundary of Winterton within the open countryside. The wider site comprises a number of plots which were subdivided from the existing agricultural fields around 2006 and were subsequently sold off as individual plots to private individuals. The site is accessed from Leys Lane through a locked gate where vehicles can access the plots. Leys Lane is a narrow lane with restricted width and therefore on-street parking along Leys Lane is limited.

The main issues associated with this proposal are whether the building is acceptable in principle, and if so, whether the impact of the building and its use on the amenity of the locality and neighbours is acceptable, and whether the proposal is acceptable in highway terms.

The site is located within the open countryside and is being used in a similar fashion to that of an allotment which is an agricultural use that is acceptable in the open countryside. The buildings on the site are considered proportionate to the scale of the development required in connection with an appropriate open countryside activity and are required to provide a place to store equipment, tend to the growing of foodstuffs on the site and to provide a place of shelter. The proposal therefore accords with policies CS1, CS2 and CS3 of the Core Strategy and policy RD2 of the North Lincolnshire Local Plan.

In terms of the visual appearance of the buildings, the application site is located some distance from Leys Lane and is bounded by other similar plots. Substantial boundary hedging screens much of the buildings from view. There are various other buildings on other plots adjacent to this site, and it is therefore not considered that the buildings are out of character with the area. The proposal will therefore not result in any demonstrable harm to the visual amenity of the locality. The buildings are located over 100 metres away from the nearest residential property; as a result no loss of residential amenity will be caused by the retention of these buildings. The proposal therefore accords with policy CS5 of the Core Strategy and policies RD2, RD14 and DS1 of the North Lincolnshire Local Plan.

In terms of access, Highways have raised no objections to the proposal. The site can be accessed by vehicles and parking is available within the site and on the access route that serves the individual plots. The number of vehicles visiting the application site is unlikely to result in parking along Leys Lane as on-street parking along Leys Lane is limited due to its narrow width. The proposal therefore accords with policy T2 of the North Lincolnshire Local Plan.

As previously discussed, the use of the site for occasional camping does not require permission. An informative on the permission will inform the applicant that any additional buildings on the site will require planning permission.

RECOMMENDATION Grant permission subject to the following conditions:

1.

The development hereby permitted shall be carried out in accordance with the following approved plans: application form dated 5th August 2016, location plan (PA/2016/1290/01), site plan (PA/2016/1290/02), "dimensions", "timber cabin", "metal container".

Reason

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

2.

The buildings hereby permitted shall be used ancillary to the agricultural use of the site and for no other purpose(s) without the prior approval in writing of the local planning authority.

Reason

In order to regulate and control development on the site as the site is located within the open countryside where development is strictly controlled under policies CS3 of the Core Strategy and RD2 of the North Lincolnshire Local Plan.

3.

No overnight accommodation shall be provided within the buildings without the prior approval in writing of the local planning authority.

Reason

In order to regulate and control development on the site as the site is located within the open countryside where development is strictly controlled under policies CS3 of the Core Strategy and RD2 of the North Lincolnshire Local Plan.

Informative 1

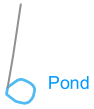
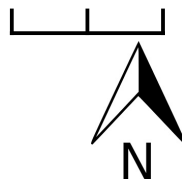
The applicant is advised that any additional buildings on the site will require planning permission.

Informative 2

The use of the site for camping purposes shall not take place for a period in excess of 28 days in any one calendar year.

Informative 3

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.



Pond

Drain

LEYS LANE

Wind Turbine

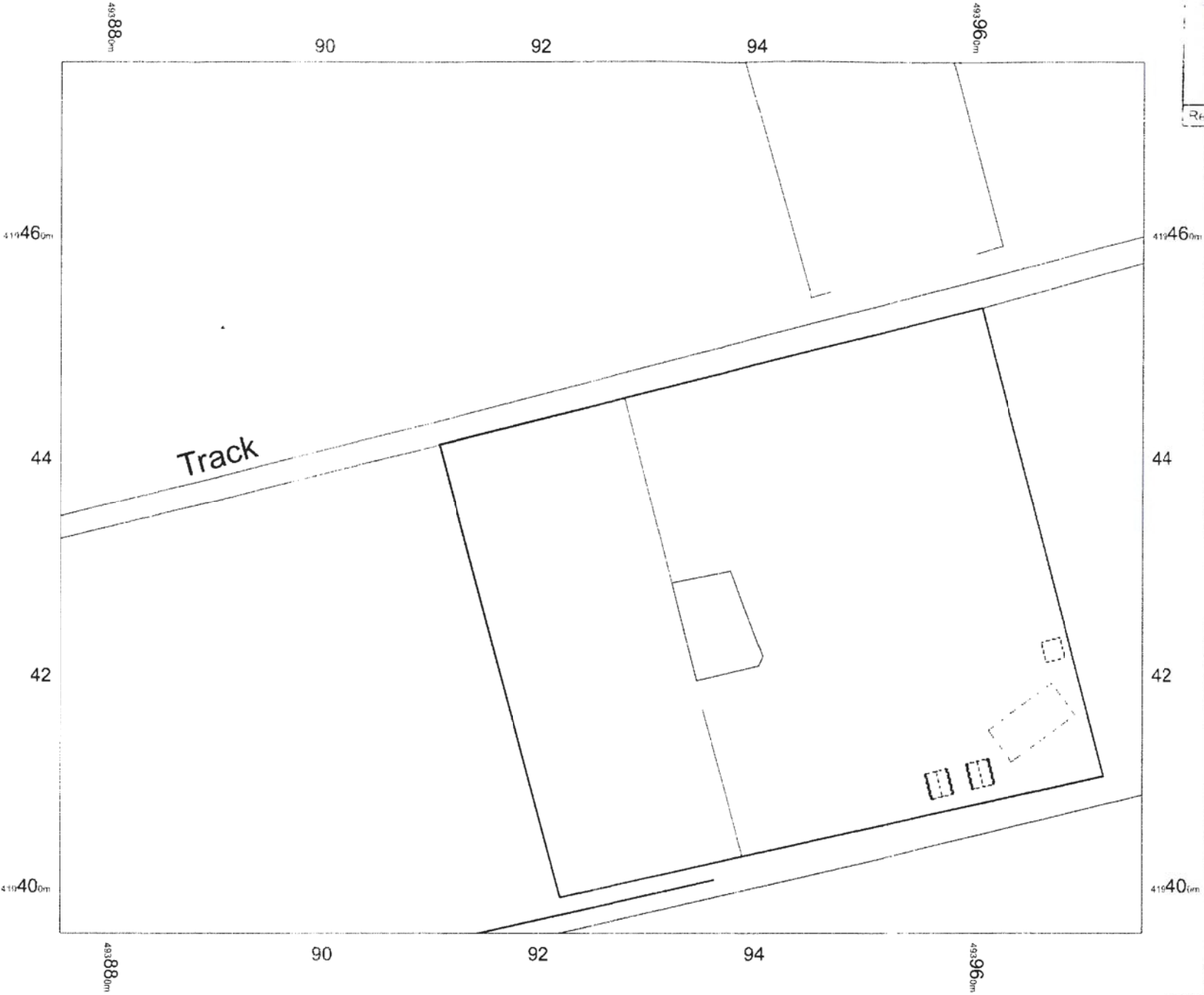
Poultry Houses

Track

Drain



Application Site



DEVELOPMENT CONTROL

30 AUG 2016

DATE RECEIVED

Referred To



OS MasterMap 1250/2500/10000
scale
24 August 2016, ID:
JEW-00556034
maps.johnewright.com

1:500 scale print at A4, Centre:
493926 E, 419436 N

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