

APPLICATION NO	PA/2016/1295
APPLICANT	Mr Allan McLaggan & Miss Kelly Grange-Smith
DEVELOPMENT	Planning application to retain two sheds and a greenhouse for agricultural use and associated micro wind turbine
LOCATION	Allotment Plot 20, OS Field 0046, Leys Lane, Winterton
PARISH	Winterton
WARD	Burton upon Stather and Winterton
CASE OFFICER	Scott Jackson
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.

TOWN COUNCIL

No comments received.

PUBLICITY

No comments have been received.

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 three existing buildings and a small-scale wind turbine on the site. The application is retrospective as the buildings are already in situ. The structures are located towards the north and north-eastern corner of the site, with a further greenhouse located along the eastern boundary and a small-scale wind turbine along the western boundary adjacent to existing hedging and fencing. The approximate dimensions of the buildings are:

Timber building: 10.5 metres by 3.96 metres with a ridge height of 3.81 metres

Timber shed: 1.52 metres by 3.04 metres with a ridge height of 2.13 metres

Greenhouse: 2.74 metres by 2 metres with a ridge height of 2.44 metres

Wind turbine: 0.6 metres by 0.6 metres with an overall height of 5.13 metres.

The site is primarily used for the growing of foodstuffs (fruit, vegetables, etc). The applicant has planted a number of fruit trees and has attempted to incorporate measures into the site to encourage biodiversity. The submitted information states that the largest wooden structure is used to store power tools, a ride-on lawn mower, machinery, potting equipment and timber. Similarly the shed is used for the storage of gardening tools/paraphernalia and the greenhouse for the growing of fruit and vegetables. The applicant has removed all the play equipment from the site, which was considered to be of a domestic nature.

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. The small-scale wind turbine (which contains a solar panel collector) stands at a height of 5 metres, which is approximately 2 metres above the existing boundary hedge. Whilst it is accepted that the top section of the wind turbine is visible in the rural landscape, the views of this structure are localised in their scope of impact. There are other man-made structures in the locality (telegraph poles) which are of a vertical emphasis, including the telegraph poles that run parallel to Leys Lane to the north of the site. The retention of the wind turbine is therefore not considered to represent an alien or discordant feature in the countryside.

Substantial boundary hedging screens much of the buildings from view and as there are various other buildings on plots adjacent to this site it is 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.

RECOMMENDATION Grant permission subject to the following conditions:

1.

The buildings and structures 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

To regulate and control development on the site, which 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.

2.

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

Reason

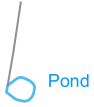
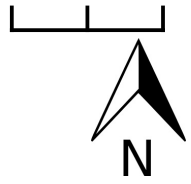
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Informative 1

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

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.



Pond

Drain

LEYS LANE

Wind Turbine

Poultry Houses

Track

 Application Site

PA/2016/1295 Site layout plan (not to scale)

