

APPLICATION NO	PA/2016/795
APPLICANT	D & H Stewart
DEVELOPMENT	Planning permission to retain change of use of land to a vehicle storage yard
LOCATION	Unit 9, Holly Tree Farm, Sandtoft Road, Epworth, DN9 1LA
PARISH	Epworth
WARD	Axholme Central
CASE OFFICER	Andrew Willerton

SUMMARY RECOMMENDATION **Grant permission subject to conditions**

REASONS FOR REFERENCE TO COMMITTEE Departure from policy
Agent request to address the committee

POLICIES

National Planning Policy Framework: Section 3 states that planning policies should support economic growth in rural areas in order to create jobs and prosperity by taking a positive approach to sustainable development.

Section 7 states that permission should be refused for development of poor design that fails to take opportunities for improving the character and quality of an area.

North Lincolnshire Local Plan:

- DS1 (General Requirements)
- DS16 (Flood Risk)
- RD2 (Development in the Open Countryside)
- T1 (Location of Development)
- 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)

CS11 (Provision and Distribution of Employment Land)

CS16 (North Lincolnshire's Landscape, Greenspace and Waterscape)

CS17 (Biodiversity)

CS19 (Flood Risk)

Housing and Employment Land Allocations Development Plan Document: Employment land allocation Sandtoft Business Park, a 55.3 hectare site identified under policy SANE-1 for B1 and B8 uses as a logistics park.

CONSULTATIONS

Highways Team: Does not wish to restrict the grant of permission to either the original or amended scheme.

Drainage Team: No comments received.

Environmental Health: Recommended refusal until a noise impact assessment had been carried out to the original application. Following receipt of the amended scheme for vehicle storage only and clarification that no commercial or industrial processes are to be carried out at the site, the team advise conditions to control vehicle movement hours and to limit use of the site to vehicle storage only.

Environment Agency: Advises that an environmental permit or exemption may be required and advises the applicant contact the agency. Following receipt of the amended proposal the agency states that it has no additional comments to make.

TOWN COUNCIL

Epworth Town Council has been consulted and to the original application wishes to reiterate the comments made by the Environment Agency in respect of the possible requirement for environmental permits. Following receipt of the amended proposal the town council states that it is not in a position to consider the application until the current and proposed uses of the site are clarified.

PUBLICITY

Neighbouring properties have been notified by letter and a site noticed posted. No comments have been received.

ASSESSMENT

The application site is Unit 9, Holly Tree Farm, Sandtoft Road, Epworth and is outside of any development limit as defined by the Housing and Employment Land Allocations Development Plan Document. For the purposes of planning the site is considered to be in the open countryside. Planning permission is sought to retain a change of use of land to a vehicle storage yard.

Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires planning applications to be determined in accordance with the development plan unless material considerations indicate otherwise. In this instance the development plan consists of the

North Lincolnshire Local Plan (NLLP) which was adopted in May 2003, the North Lincolnshire Core Strategy (NLCS) which was adopted in June 2011 and the Housing and Employment Land Allocations Development Plan Document (HELA DPD) adopted in March 2016. Material considerations exist in the form of national planning policy and guidance contained within the National Planning Policy Framework (NPPF) and the suite of documents comprising Planning Practice Guidance (PPG).

The main issues for consideration with regard to the determination of this application are whether the change of use of land is acceptable in relation to site context and whether the change of use of land and the associated activities will result in adverse effect upon residential amenity.

The application as originally submitted was to retain a change of use of land from B2 to a salvage and reclamation yard. Upon investigation it was not considered that the site benefited from a B2 use and the permitted use of the site remains unknown. The only application found in records for the site was 2/1986/0805 which was granted and allowed the change of use of disused RAF buildings to light industrial and the installation of septic tanks cesspools. The applicant was advised to change the description to better describe the proposal. The applicant indicated that the description of the site as a salvage and reclamation yard was not appropriate as the use of the site was as vehicle storage rather than salvage and reclamation. The description was duly amended to 'planning permission to retain a change of use to a vehicle storage yard' with all parties being consulted on the change.

The application site is outside of any development limit and does not form part of the Sandtoft Airfield Employment Site as identified by the HELA DPD. For the purposes of planning the site is deemed to be in the open countryside and NLLP policy RD2 is relevant as are NLCS policies CS2 and CS3. These policies aim to restrict development in the open countryside to that which is for the operation of agriculture, forestry, tourism, a use which requires a countryside location or is employment-related development appropriate to the open countryside.

It is not considered that the use of land as a vehicle storage yard is a use that specifically requires an open countryside location and is a use that could take place within an existing industrial estate. Notwithstanding the above, it is noted that the site formerly comprised part of RAF Sandtoft and would result in the development of previously used land. It is further noted that numerous other permissions have been granted close to the site at Holly Tree Farm including:

PA/2005/1476 which was granted to retain the mixed use of the site for the maintenance, preparation and building of racing cars for non-commercial use within the industrial unit, storage for 15 motor vehicles and storage of building materials, vans and trailers in connection with existing building business;

2/1994/0156 which was granted to change the use of land and building as a waste transfer station;

2/1995/0754 which was granted to permit the continued use of land for the parking of three commercial vehicles and trailers;

PA/2006/1360 which was granted to continue to use land for the parking of two articulated tractor units and trailers; and

PA/2002/1603 which was granted to retain a replacement agricultural building which was subsequently varied under PA/2005/0402 to use part of an agricultural building for the sorting, grading and packing of potatoes.

Given that the site once formed part of RAF Sandtoft and that numerous permissions have been granted close to the site, including those of vehicle storage, it is considered that the use of land for vehicle storage is acceptable in this location.

The application site itself comprises 800 square metres of land which is predominantly hard standing although some areas are laid to grass. The site is bounded by a 2 metre high corrugated metal fence. Access is gained via an existing farm track running adjacent to agricultural units associated with Holly Tree Farm. The application site itself is well screened from the open countryside by mature trees and hedgerows along the boundary of Holly Tree Farm.

It is considered that the development would not harm the character or appearance of the countryside due to the existing mature vegetation along the boundary of the site. It is recommended that conditions be imposed to prohibit stacking of vehicles at the site to ensure that there is no adverse visual effect.

The Environmental Health team has been consulted and had advised a requirement for a noise impact assessment in relation to the original application. Upon receipt of confirmation that the site was intended for vehicle storage only it has been recommended that conditions be imposed to restrict the site to such a use and the hours of traffic movements to and from the site to protect residential amenity.

The Environment Agency has been consulted and has advised that an environmental permit or exemption may be required. It is recommended that an informative be included upon any decision to advise the applicant of this requirement.

The Highways team has been consulted and on both occasions has stated that it does not wish to restrict the grant of permission. It is therefore considered that the proposal would not have an adverse impact upon highway safety.

In conclusion, whilst the site is within the open countryside, its context demonstrates that a use of land for vehicle storage is acceptable. It is considered that the proposal would not result in adverse impact upon the surrounding landscape, visual amenity or highway safety. It is therefore recommended that planning permission be granted subject to conditions.

RECOMMENDATION Grant permission subject to the following conditions:

1.
The development hereby permitted shall be carried out in accordance with the following approved plans: 'Location Plan' drawing no. 792-16 and 'Block Plan' drawing no. 792-16.

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

2.
There shall be no stacking of vehicles at any time within the compound hereby approved.

Reason
In the interests of visual amenity.

3.

The site hereby permitted shall be used for the storage of vehicles only.

Reason

To define the terms of the permission and protect residential amenity.

4.

There shall be no movements of vehicles to or from the site hereby permitted outside the following hours:

- 7am to 7pm Monday to Friday
- 7am to 1pm on Saturdays.

No vehicle movements shall take place to or from the site hereby permitted on Sundays or public/bank holidays.

Reason

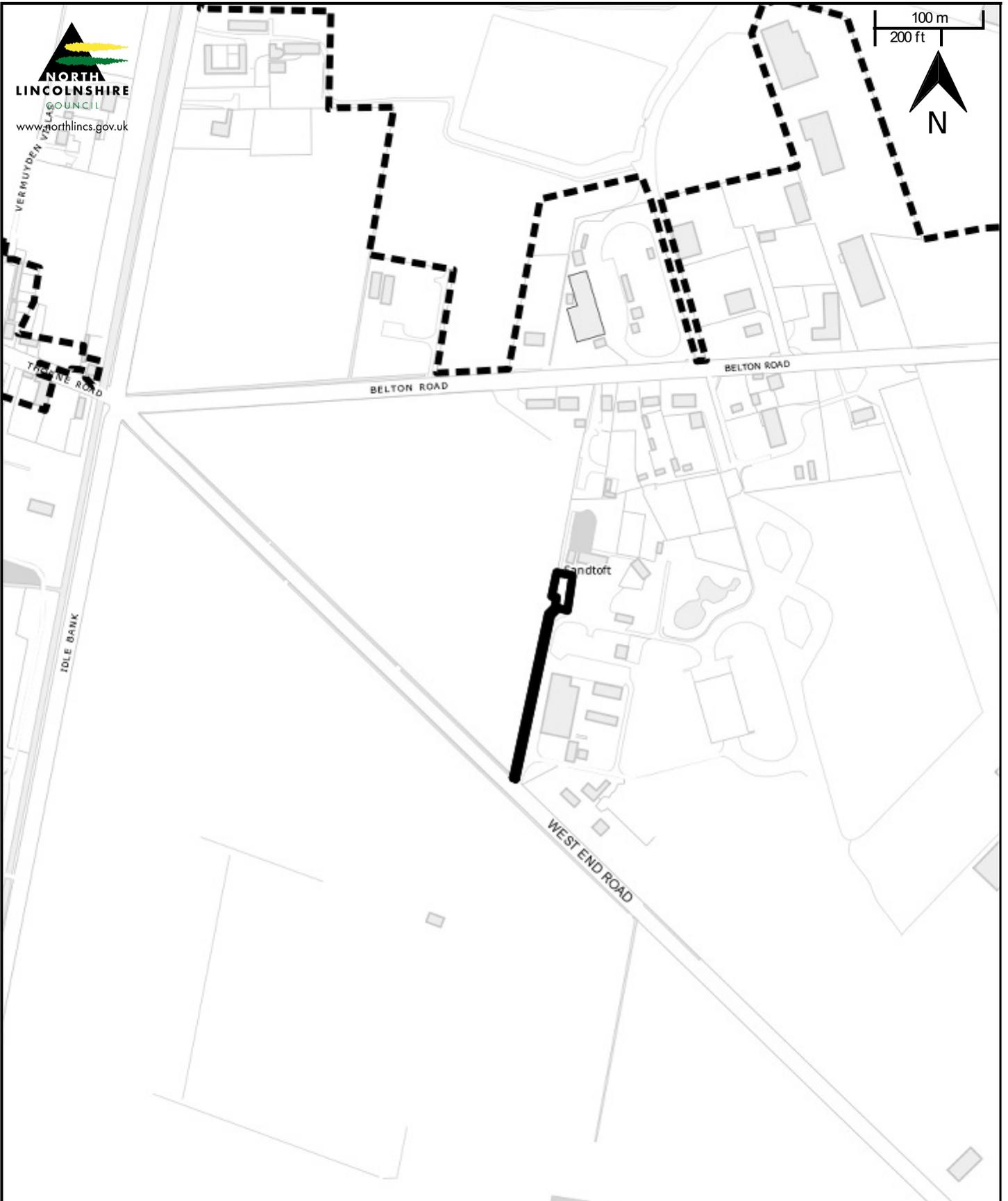
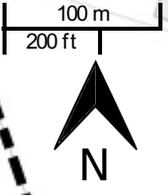
To protect residential amenity.

Informative 1

The applicant is advised to contact the Environment Agency at DNLMonitoringReturns@environment-agency.gov.uk to obtain an Environmental Permit or Exemption for the activities taking place at the site if required by the Environment Agency.

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.



HELADPD Development Boundary

Application Site


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Drawn by: S Barden

Scale @A4 1:5000

Printed on: 29/11/2016 at 15:43 PM

PA/2016/795 Site layout - Not to scale

