

APPLICATION NO	PA/2009/0679
APPLICANT	Mr M White
DEVELOPMENT	Planning permission to retain an agricultural building
LOCATION	Rose Cottage, Turbary Road, Haxey
PARISH	HAXEY
WARD	Axholme South
SUMMARY RECOMMENDATION	Grant permission subject to conditions
REASONS FOR REFERENCE TO COMMITTEE	Objection by Haxey Parish Council
POLICIES	<p>Regional Spatial Strategy for Yorkshire and the Humber: No specific policies apply.</p> <p>North Lincolnshire Local Plan: Policy ST3 states that development within the open countryside will only be permitted if it is essential for the purposes of agriculture, forestry or to meet a special need associated with the countryside.</p> <p>Policy RD2 lists the type of development that is acceptable within the open countryside.</p> <p>Policy RD14 provides guidance in relation to agricultural and forestry buildings.</p> <p>Policy LC14 – the site lies within an Area of Special Historic Landscape Interest. All new development must respect the character, appearance and setting of the historic landscape.</p> <p>Policy DS1 provides general design guidance in relation to all new development.</p>
CONSULTATIONS	<p>Highways: No objection.</p> <p>Environment Agency: Views awaited.</p>
PARISH COUNCIL	Object. The proposed application is not the same footprint or in the same location as the barn it is replacing.

PUBLICITY

Neighbouring properties have been notified and a site notice posted. No representations have been received.

ASSESSMENT

Planning permission is sought for general agricultural use. The building will be of brick and tile construction with some wood panelling. The building will be 18.5 metres long, 16 metres wide and 5.05 metres high. Works have commenced on site.

The main issues associated with this proposal are whether, in policy terms, an agricultural building is acceptable in this location, and if so whether the impact on the area and on neighbours is considered to be acceptable.

A prior notification application (2008/0961) for a larger steel agricultural barn was approved on 24 July 2008. However, the applicant has reduced the size of the barn and constructed it from different materials (brick and tile). As a result, the farm building now requires planning permission.

The site is located within the open countryside. The applicant has an agricultural holding and the building is required for wood storage, farm machines, a workshop and storage. The local planning authority considers that there is a need for this type of building on this site. The proposal therefore accords with policy RD2 of the North Lincolnshire Local Plan.

The building is located within the open countryside and is to be constructed from brick and tiles. It is well screened from the highway and residential properties by trees and by the landscape form. Its impact on the landscape and countryside is minimal. The building is not visible from residential properties in the vicinity. The proposal therefore accords with policies R14 , LC14 and DS1 of the North Lincolnshire Local Plan.

The parish council's comments are noted. There is a derelict barn adjacent to the application site, but that site could not be used to accommodate the new building as a retaining wall would need to be constructed due to the landform in that area. That site has poor access for farm machinery and the applicant found a more acceptable site for the building – the subject of this application. This is the same site as for the prior notification application. (2008/0961).

RECOMMENDATION

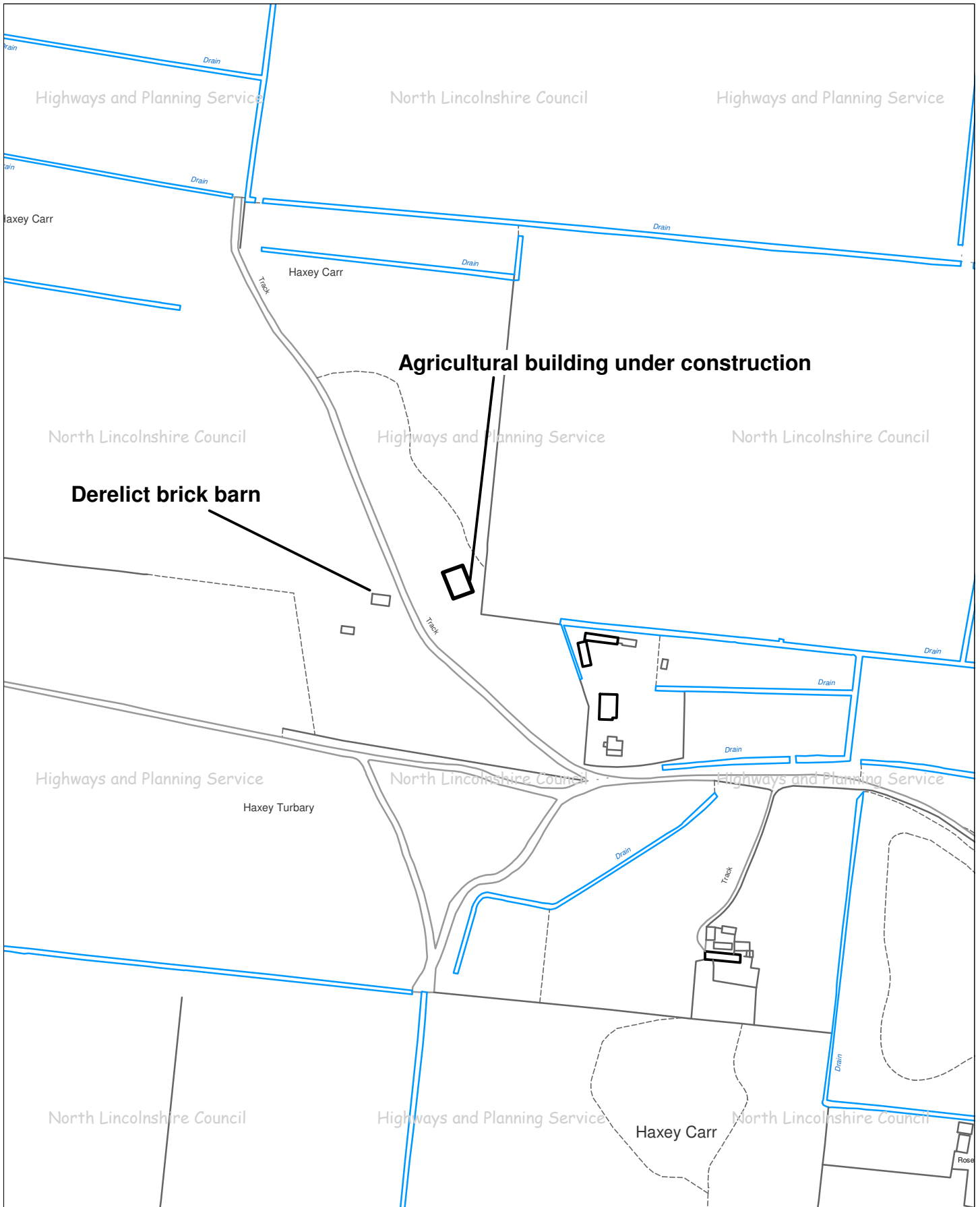
Grant permission subject to the following condition:

1.

The building shall only be used for agricultural and/or forestry purposes and for no other use(s) without the prior permission in writing of the local planning authority.

Reason

The site lies within the open countryside where, under policy ST3 of the North Lincolnshire Local Plan, development is strictly controlled. Planning permission has only been granted for this development because the applicant has demonstrated a need for an agricultural building in this location.



Drawing Title: 2009/0679

OS Grid Ref: SE75160186

Drawn by: KC

Scale: 1:2500

Date: 07/07/2009



Based upon the Ordnance Survey mapping with the permission of Ordnance Survey on behalf of the Controller of Her Majesty's Stationery Office. © Crown Copyright.

Unauthorised reproduction infringes Crown Copyright and may lead to prosecution or civil proceedings.

NORTH LINCOLNSHIRE COUNCIL 0100023560 2009



Highways and Planning Service

**Service Director,
G Pople**

The Ordnance Survey map data included within this publication is provided by North Lincolnshire Council under license from Ordnance Survey in order to fulfil its public function to act as a highways and planning authority. Persons viewing this mapping should contact Ordnance Survey copyright for advice where they wish to license Ordnance Survey map data for their own use.