

APPLICATION NO	PA/2009/0706
APPLICANT	Mr D Stewart
DEVELOPMENT	Planning permission to construct a wildlife pond
LOCATION	Land rear of Holly Tree Farm, West End Road, Epworth
PARISH	EPWORTH
WARD	Axholme Central
SUMMARY RECOMMENDATION	Grant permission subject to conditions
REASONS FOR REFERENCE TO COMMITTEE	Good Practice Guide (application by a member of the council – Councillor D Stewart)
POLICIES	<p>Regional Spatial Strategy for Yorkshire and the Humber: No specific policies apply.</p> <p>North Lincolnshire Local Plan: Policy ST3 – the site is located outside the development boundary of Epworth, within the open countryside.</p> <p>Policy RD2 lists acceptable development within the open countryside.</p> <p>Policy LC6 – provision will be made for the creation of nature reserves and new wildlife habitats both in rural and urban areas.</p> <p>Policy LC14 – the site lies within an Area of High Landscape Value.</p> <p>Policy DS1 provides general design guidance in relation to new development.</p>
CONSULTATIONS	<p>Highways: No objections.</p> <p>Environment Agency: No response at time of writing.</p> <p>Robin Hood Airport: No response at time of writing.</p>
TOWN COUNCIL	No objections.
PUBLICITY	Advertised by means of a site notice – no representations have been received.

ASSESSMENT

This proposal is to create a wildlife pond on grazing land. The pond will be 4500 square metres in area and will be excavated to a depth of no more than 1 metre. A shallow island in the middle of the pond will be provided to make the pond more attractive to wildlife.

The main issues associated with this case are whether, in planning policy terms, a pond is acceptable in this location and if so, whether the design and impact on the area is acceptable.

The site is located within the open countryside. Under policy RD2(iv) of the North Lincolnshire Local Plan the proposal is regarded as essential for the provision of countryside recreation. The development cannot be accommodated within the Epworth development boundary and therefore the proposal accords with policy RD2.

The proposed pond, over time, will attract wildlife. This can only be beneficial to the area and to the food chain. The proposal will create wildlife habitats and therefore accords with policy LC6 of the North Lincolnshire Local Plan.

The site is located within an area of historic landscape. This area of the Isle of Axholme comprises flat, open, arable fields. The creation of a wildlife pond will not compromise the historic landscape and should enhance it once the pond is established.

In terms of policy DS1, the proposed design of the pond is considered to be acceptable and the pond is partially screened by hedging along West End Road. It is not considered, therefore, that the pond will have a detrimental impact on the area in terms of visual appearance.

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.

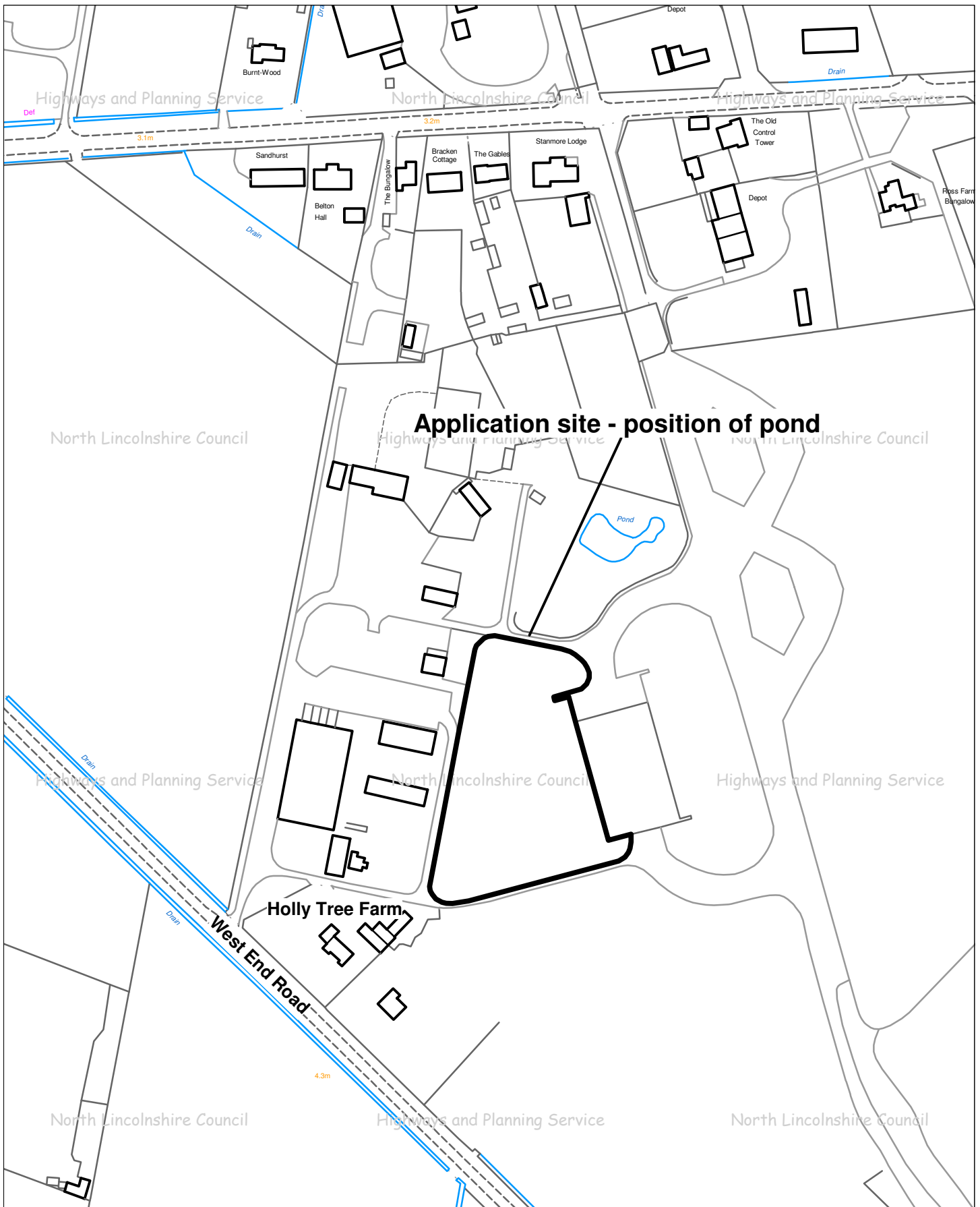
2.

The wildlife pond hereby permitted shall be for the applicant's private use only and no business shall be

operated from the site without the prior permission in writing of the local planning authority.

Reason


In order to regulate and control the development, as the site is located within the open countryside, in accordance with policies RD2 and DS1 of the North Lincolnshire Local Plan.




Application site - position of pond

Drawing Title: 2009/0706

OS Grid Ref: SE74940774	Drawn by: KC	Scale: 1:2500	Date: 31/07/2009
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Highways and Planning Service
 Service Director,
 G Pople

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