

APPLICATION NO PA/2010/0370

APPLICANT Mr N Dent

DEVELOPMENT Planning permission to retain a storage building (re-submission of PA/2010/0065 dated 09/03/2010)

LOCATION Dent's Builders Yard, rear of 41 The Nooking, Haxey

PARISH HAXEY

WARD Axholme South

SUMMARY RECOMMENDATION Grant permission subject to conditions

REASONS FOR REFERENCE TO COMMITTEE Objection by Haxey Parish Council

POLICIES

Regional Spatial Strategy for Yorkshire and the Humber: No specific policies apply.

North Lincolnshire Local Plan: Policy ST3 – the site lies outside the development boundary of Haxey, within the open countryside.

Policy RD2 lists the type of development considered to be acceptable within the open countryside.

Policy DS1 provides general design guidance for all new development.

Policy LC14 – the site is located with an Area of Special Historic Landscape Interest.

CONSULTATIONS

Highways: No objections.

PARISH COUNCIL

Object. The building is too high contravening the original planning condition (2/111/80) which stated that the height of materials stored should be no higher than 2 metres; the building erected is 2.8 metres high.

PUBLICITY

Advertised by site notice and adjoining neighbours have been notified. Two emails of support have been received from the same address.

ASSESSMENT

The proposal is a retrospective application to retain a storage building at the rear of the site. This is a resubmission as a previous application (2010/0065) was refused under delegated

powers due to the impact on the countryside and the Area of Special Historic Landscape Interest.

The main issues associated with this case are whether, in planning policy terms, retention of the container is acceptable, and if so, whether the impact on the amenity of neighbours, the countryside and the Area of Special Historic Landscape Interest is also acceptable in planning terms.

The site has an authorised use as storage yard for building materials which was granted in 1980. This permission was subject to various conditions including that the height of the materials stored on the site do not exceed 2 metres and no building machinery to be operated on the site. The applicant requires the storage building to accommodate a mini digger and store other building materials as the site has been subject to a number of thefts in recent years.

The site is located within the open countryside where a development of this nature would not normally be permitted. However, the site has an authorised use for the storage of building materials. It is therefore a rural business in a rural area. The local planning authority considers that there is a justification for a storage container on the site to store building materials and equipment. In terms of the visual impact within the site and the open countryside, it is better to store materials inside a building rather than outside on the site.

The storage container is 9.5 metres deep, 3.6 metres wide and 2.8 metres high. It is located to the rear of the site and is partially screened by a 2 metre fence. The building is aluminium and its shiny silver colour is visible on the landscape. The applicant is intending to coat the building in a matt brown colour to reduce its impact on the countryside and Area of Special Historic Landscape Interest. The building is visible from the rear gardens of adjoining properties but no demonstrable loss of residential amenity will be caused as the building is screened by 2 metre high fencing.

It is therefore considered that there is a special justification for the retention of the container on the site required in connection with an existing rural business. Planning conditions can be used to ensure that the building is coated with a suitable colour to reduce its visual impact on the countryside and on the Area of Special Historic Landscape Interest. Planning conditions can also be used to ensure that no building machinery is operated on the site to protect residential amenity. The proposal therefore accords with policies ST3, RD2, LC14 and DS1 of the North Lincolnshire Local Plan.

RECOMMENDATION Grant permission subject to the following conditions:

1.
The development hereby permitted shall be carried out in accordance with the following approved plans: 001, 002 and 003.

Reason

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

2.
Within one month of the date of this permission details of the colour of the external coating to the approved storage building shall be submitted to and approved in writing by the local planning authority. The approved colour coating shall be installed on the building within

three months from the date of this permission to the satisfaction of the local planning authority, and thereafter retained as such at all times.

Reason

In order to reduce the visual impact of the building on the countryside and Area of Special Landscape Interest in accordance with policies RD2 and LC14 of the North Lincolnshire Local Plan.

3.

No building machinery shall be operated within the site without the prior permission in writing of the local planning authority.

Reason

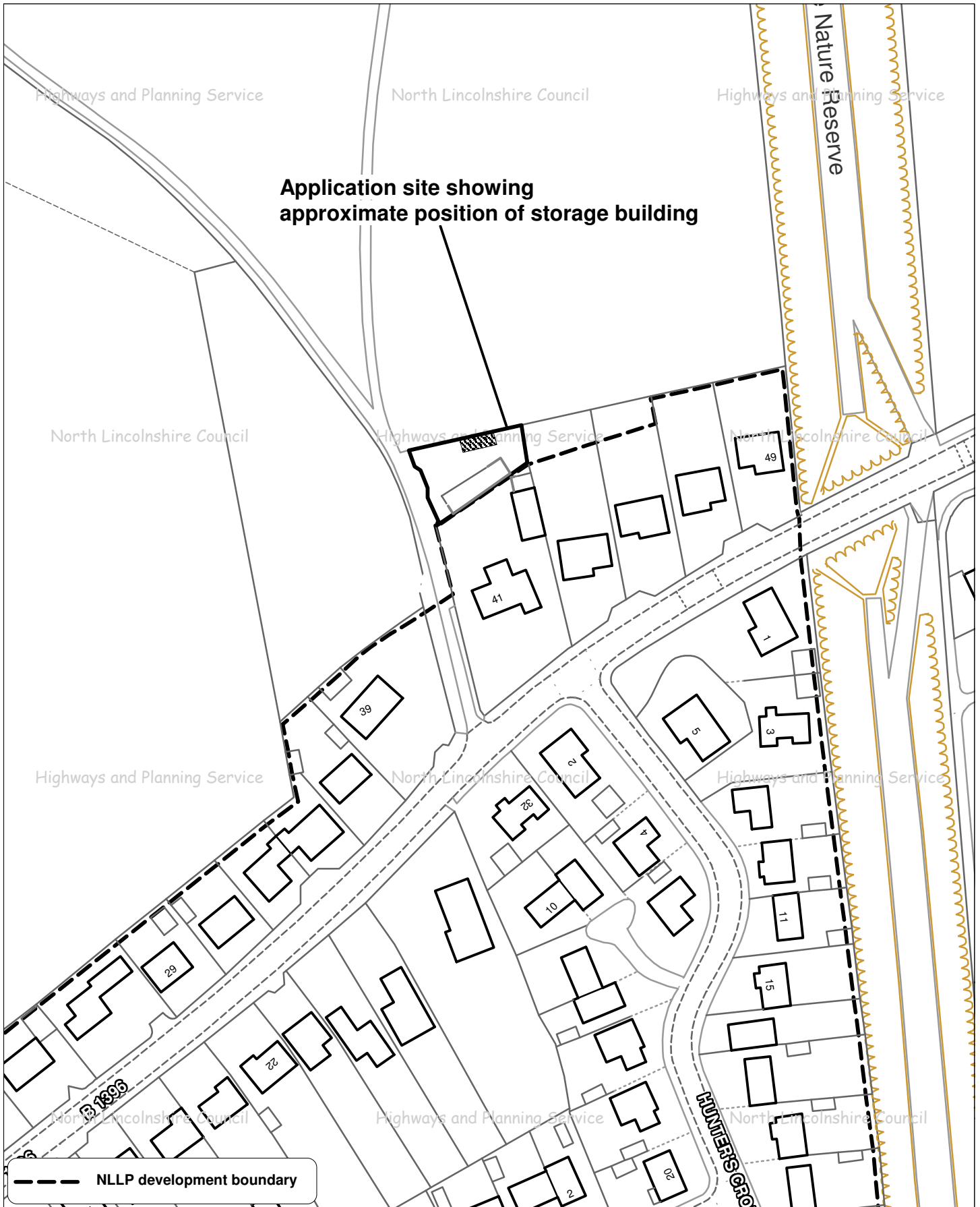
To protect the living conditions of nearby dwellings in accordance with policy DS4 of the North Lincolnshire Local Plan.

4.

The existing fencing surrounding the site shall be retained as such at all times and shall not be removed or altered without the prior permission in writing of the local planning authority.

Reason

In order to protect the amenity of the countryside and adjoining neighbours in accordance with policy DS1 of the North Lincolnshire Local Plan.



Drawing Title: 2010/0370

OS Grid Ref: SE77100027

Drawn by: KC

Scale: 1:1250

Date: 19/05/2010



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Highways and Planning Service

Service Director,
G Pople