

APPLICATION NO PA/2010/0464

APPLICANT Mr A Graves

DEVELOPMENT Planning permission to erect pig sties (resubmission of PA/2009/1496)

LOCATION Holland Place, Marsh Lane, New Holland

PARISH **NEW HOLLAND**

WARD Ferry

SUMMARY RECOMMENDATION **Grant permission subject to conditions**

REASONS FOR REFERENCE TO COMMITTEE Officer discretion

POLICIES

North Lincolnshire Local Plan: Policy DS1 (General Requirements) requires a high standard of design in all developments and poorly designed developments will be refused. The following criteria will be used to assess each proposal:

- (i) the design and external appearance should reflect or enhance the character, appearance, and setting of the immediate area;
- (ii) the design and layout should respect and, where possible, retain or enhance the existing landform;
- (iii) no unacceptable loss of amenity to neighbouring land uses should result in terms of noise, smell, fumes, dust or other nuisance, including overlooking or overshadowing;
- (iv) amenity open space should be retained where possible;
- (v) no pollution of water, air or land should result.

CONSULTATIONS

Highways: No objections.

PARISH COUNCIL

No objection to the proposal although suggest that a condition be imposed to ensure that any and all animal feed is stored correctly.

PUBLICITY

Neighbouring properties have been notified and five letters have been received objecting on the following grounds:

- prevalence of rats in the area since the introduction of animals and feed in the area
- odour, the smell from the animals and the waste that they generate prevent residents from enjoying their private gardens
- noise – the sound of the animals being fed, including pigs, means that residents are unable to enjoy their private gardens
- possible future development of a dwelling on the plot

ASSESSMENT

Planning permission is sought for the erection of two pig sties at Holland Place, Marsh Lane, New Holland. The pig sties measure some 6 metres by 10 metres and are 2 metres high. The site itself is an existing agricultural holding which is used partly for the rearing of animals; part of the site is currently used for the storage of plant and machinery, which is currently the subject of enforcement action.

To the east and north of the site are a number of existing dwellings. To the west and south are open fields. A previous application (PA/2009/1001), for the retention of an agricultural barn, was approved in September last year; an application for a dwelling on the site was refused, and subsequently dismissed at appeal.

The main issue to consider in the determination of this application is whether or not the proposed pig sties would be harmful to the amenity of surrounding residential properties.

It is important to note that the land in question is classed as an agricultural smallholding and not a paddock – the use of land as a paddock requires permission. The site is currently used for keeping livestock which does not require permission; the buildings erected on site, however, do. This report is therefore based purely on the impact that the proposed pig sties will have on surrounding residential properties.

The proposed sties are modest in size, taking up the footprint of an average detached dwelling but being only 2 metres high. The pig sties will be sited next to the previously approved barn (PA/2009/1001) and as such are located the furthest possible distance away from dwellings.

Objections raised relate primarily to the use of the land for keeping animals. However, as stated previously, this is not part of the application as permission is not required for this. It should also be noted that were the land to be used as a paddock (as the objectors claim) that, in itself, requires a change of use, as use of land as a paddock is no longer agricultural.

Any use of land and buildings for the keeping of animals could have some impact in terms of noise and odour. Environmental Health have been consulted on the application and have determined that provided suitable arrangements are in place to deal with the waste produced, they have no concerns with the proposal. To this end, the applicant has submitted details of a waste tank to be sited underground next to the pig sties and agreed that the waste will be cleared once a week. Conditions will be applied to enforce these agreements.

In relation to the pig sties, however, it is considered that the use of pig sties could in essence 'tidy up' the site insomuch as the animals will no longer be left outside and can be kept in a controlled environment.

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 development hereby permitted shall be carried out in accordance with the following approved plans: PA/2010/0464/01 and PA/2010/0464/02A.

Reason

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

3.
Prior to the pig sties being brought into use, the applicant shall ensure that the sties are connected to a waste storage tank in accordance with the submitted plans.

Reason

To protect the amenity of the surrounding residential properties in accordance with policy DS1 of the North Lincolnshire Local Plan.

4.
The solid waste storage tank shall be emptied every week by an approved operator and details of the removal shall be kept in a log book that shall be available for inspection at any reasonable time.

Reason

To protect the amenity of the surrounding residential properties in accordance with policy DS1 of the North Lincolnshire Local Plan.

5.
Within six months of the date of this permission the site shall be cleared of all buildings and structures other than those expressly permitted by this and other previous planning permissions.

Reason

To protect the amenity of surrounding residential properties in accordance with policy DS1 of the North Lincolnshire Local Plan.



Drawing Title: 2010/0464

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Highways and Planning Service

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