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| <b>APPLICATION NO</b>                     | <b>PA/2010/0598</b>  |
| <b>APPLICANT</b>                          | Mr J & Mrs C Gibbons   |
| <b>DEVELOPMENT</b>                        | Planning permission to erect a dwelling in connection with an equestrian centre and livery |
| <b>LOCATION</b>                           | Farscawcett Farm, Scawcett Lane, Epworth   |
| <b>PARISH</b>                             | <b>EPWORTH</b>   |
| <b>WARD</b>                               | Axholme Central  |
| <b>SUMMARY RECOMMENDATION</b>             | <b>Grant permission subject to conditions</b>  |
| <b>REASONS FOR REFERENCE TO COMMITTEE</b> | Objection by Epworth Town Council  |

## **POLICIES**

**North Lincolnshire Local Plan:** The site is situated outside the development boundary for Epworth (policy ST3) in the open countryside.

Policy RD2 (Development in the Open Countryside) sets out the criteria whereby development in the countryside may be allowed.

Policy H1 (Housing Development Hierarchy) permits new development in the open countryside where it can be shown to be essential to enable agricultural and forestry workers to live at or near their place of work or in other circumstances where there is special justification.

Policy DS1 (General Requirements) sets out the standards of design required for all new developments.

Policy LC14 (Areas of Special Historic Landscape Interest) – the Isle of Axholme is designated as an area of special historic landscape interest. This policy sets out the criteria whereby development in this area may be permitted.

Policy RD11 (New Agricultural or Forestry Dwellings) sets out the criteria whereby such development may be permitted.

PPS7 (Sustainable Development in Rural Areas) – Annex A sets out the criteria for new permanent agricultural dwellings. It states that new permanent dwellings should only be allowed to support existing agricultural activities on well-established agricultural units providing:

- there is a clearly established existing functional need;
- the need relates to a full-time worker or one who is primarily employed in agriculture and does not relate to a part-time requirement;

- the unit and the agricultural activity concerned have been established for at least three years, have been profitable for a least one of them, are currently financially sound and have a clear prospect of remaining so;
- the functional need could not be fulfilled by another existing dwelling on the unit or any other existing accommodation in the area which is suitable and available for occupation by the workers concerned; and
- other planning requirements, eg in relation to access, or impact on the countryside, are satisfied.

## **CONSULTATIONS**

**Highways:** No objections subject to conditions (numbers 5 to 7).

**Severn Trent Water Ltd:** No objections subject to a condition relating to the disposal of surface water and foul drainage.

## **TOWN COUNCIL**

Object to the application on the following grounds:

- open farmland location contrary to policy LC7 (Landscape Protection)
- contrary to policy DS1 because of the impact on adjoining agricultural land and from a design aspect because it does not enhance the character, appearance and setting of the immediate area
- new development should be confined to a location north of Scawcett Lane adjacent to the existing yard and buildings
- any new development should only be permitted with an agricultural tie

## **PUBLICITY**

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

## **ASSESSMENT**

This application relates to a site on the south side of Scawcett Lane approximately 2.5km from its junction with Station Road. It is proposed to erect a four-bedroom detached dwelling to support an equestrian centre situated on the opposite side of Scawcett Lane. Planning permission was granted in 2006 to convert an existing utility block to form a dwelling for a period of three years and renewed for a further period of two years in 2009 and required during the expansion of the equestrian business. The proposed dwelling has been designed to meet the functional needs of the business and family who will occupy it. The size of the dwelling is not excessive and is aimed to reflect the scale of the adjacent equestrian buildings.

**The main issues which need to be addressed in determining this application are whether the proposal is in keeping with its open countryside setting and whether it**

**satisfies the functional need and financial test required by policy RD11 and the national policy guidance for new agricultural dwellings as set out in PPS7.**

The town council considers the proposal contrary to policy LC7 (Landscape Protection) and policy DS1 (General Requirements). Policy LC7 sets out to protect the character of the local landscape within the open countryside. The proposed building has been specifically sited adjacent to the existing equestrian buildings so it is linked and complements this complex rather than being seen as a separate unit. It has been designed as a dormer-style dwelling to reduce its impact on its surrounds and to present a building of similar scale and volume to the surrounding barns and stables. The construction materials have been selected to match locally clad agricultural buildings. Its elevations will be constructed in a local style red facing brick and the roof is antique slate. The windows will be constructed in wood.

It has been suggested that the dwelling should be located to the north of Scawcett Lane adjacent to the existing yard and buildings. However, the applicant has explained that the land to the north side of this lane is utilised in its entirety by the equestrian centre, for stabling, horse training facilities and show jumping arenas and erecting a dwelling in this area would impinge on the highly valuable and profitable business land required for future safeguarding and expansion of the business.

Turning to compliance with policy RD11 and PPS7 in terms of the functional need and financial test, a number of significant facts have emerged. The business plan submitted appears to be sound and well founded. The equestrian centre has been established in excess of three years and has been profitable in the last financial year and is projected to continue to improve. The management and supervision of horses, foals and breeding mares provides a clear functional requirement for at least one employee to be present at all times. The existing building converted for temporary accommodation is not sufficient to meet the identified functional need. There are no suitable dwellings available locally to meet the identified functional need.

In view of the above, it is considered that the relevant criteria set out in policy RD11 and PPS7 have been satisfied. The applicant has submitted a satisfactory business plan showing how the enterprise is currently profitable and how it would continue to be viable and thriving in the next few years and in view of this the application can be supported.

**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: 060.01, 060.02, 060.03, 060.04 and 060.05.

**Reason**

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

3.

No development shall take place until a scheme for the disposal of foul and surface water has been agreed in writing by the local planning authority and none of the dwellings shall be occupied until it is connected to the approved drainage system.

Reason

To ensure satisfactory drainage is provided in accordance with policy DS14 of the North Lincolnshire Local Plan.

4.

The occupation of the dwelling shall be limited to a person solely or mainly employed or last employed in Epworth Equestrian Ltd or a widow or widower of that person and any resident dependants.

Reason

In order to protect the living conditions presently enjoyed by the occupants of adjoining properties in accordance with policy DS5 of the North Lincolnshire Local Plan.

5.

No loose material shall be placed on any driveway or parking area within 10 metres of the adopted highway unless measures are taken in accordance with details to be submitted to and approved in writing by the local planning authority to prevent the material from spilling onto the highway. Once agreed and implemented these measures shall be retained.

Reason

In the interests of highway safety and to comply with policy T19 of the North Lincolnshire Local Plan.

6.

The dwelling shall not be occupied until the vehicular access to it and the vehicle parking and turning space(s) serving it have been completed and, once provided, the vehicle parking and turning space(s) shall be retained.

Reason

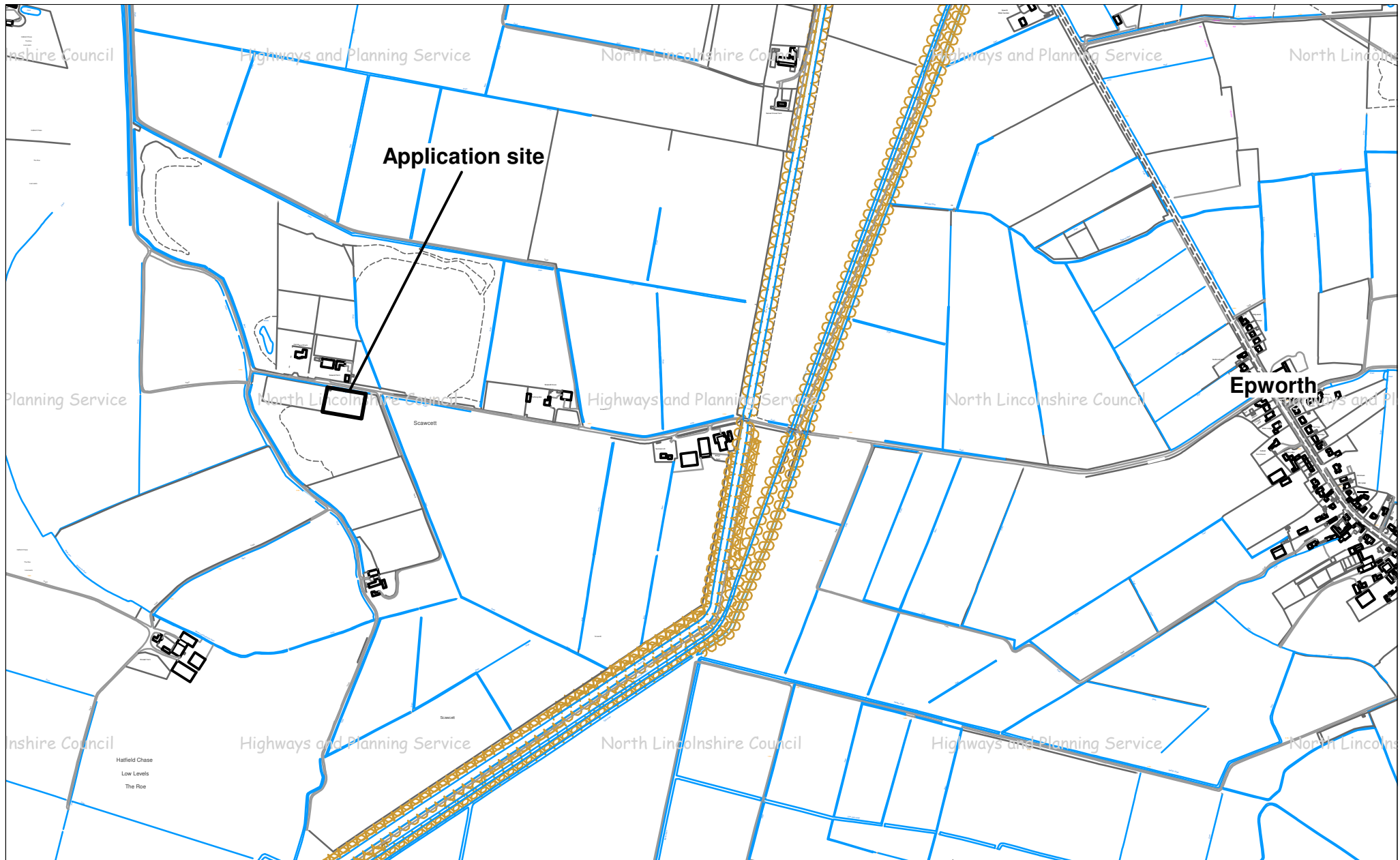
In the interests of highway safety and to comply with policies T2 and T19 of the North Lincolnshire Local Plan.


7.

No development shall take place until details of the method of constructing the vehicular access to the site, including the culverting of any dyke, have been submitted to and approved in writing by the local planning authority.


Reason

In the interests of highway safety and to comply with policy T19 of the North Lincolnshire Local Plan.




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**Highways and Planning Service**

Service Director,  
G Pople

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