

APPLICATION NO	PA/2010/0640
APPLICANT	Mr R Dawson
DEVELOPMENT	Planning permission for the erection of a field shelter
LOCATION	Butterswood Farm, Soff Lane, Goxhill
PARISH	GOXHILL
WARD	Ferry
SUMMARY RECOMMENDATION	Grant permission subject to conditions
REASONS FOR REFERENCE TO COMMITTEE	Good Practice Guide (application by a member of Highways and Planning – Bob Dawson)

POLICIES

North Lincolnshire Local Plan: Policy RD2 (Development in the Open Countryside) applies as the site of the proposed field shelter is outside the development boundary for Goxhill. Policy RD2 allows proposals for development in the open countryside which are essential to the efficient operation of agriculture or forestry; employment-related development related to the open countryside; affordable housing; outdoor sport or countryside recreation provision; re-use and adaptation of existing rural buildings; farm diversification; replacement, alteration or extension of existing dwellings; or essential for the provision of roadside or utility services; provided that the open countryside is the only appropriate location and development cannot be accommodated within defined development boundaries; the proposal accords with other specific requirements of this chapter of the local plan; it would not be detrimental to the character or appearance of the open countryside or nearby settlement in terms of siting, scale, massing, design or materials; it would not adversely affect residential amenity or highway safety; the proposal must be capable of being served by public transport; and make the best use of existing and new landscaping.

Policy RD14 (Agricultural and Forestry Buildings) states that agricultural and forestry buildings which require planning permission or prior notification should be sited close to existing buildings and designed to utilise existing landforms and vegetation to minimise visual impact.

Policy DS1 (General Requirements) also applies as quality of design and amenity are key considerations.

CONSULTATIONS

Highways: No objection or comments.

PARISH COUNCIL

No objections or comments.

PUBLICITY

As there are no residential properties adjacent to the site, a site notice has been posted. No letters of comment or objection have been received as a result of the site notice.

ASSESSMENT

The application site is a piece of agricultural land located outside Goxhill accessed from Soff Lane. The site comprises a large open field which is bounded by a railway line to the north-east and screened from the roads to the south-east and south-west by existing mature woods. This area is predominantly agricultural and the application site is surrounded by agricultural fields. Planning permission is sought for the erection of a small wooden field shelter (3.6 metres long by 3.6 metres wide and 2.44 metres high). It will be used to provide shelter for horses and sheep, and the occasional storage of hay.

The main issue to consider in the determination of this application is whether the proposed field shelter would have a detrimental impact on the character and appearance of the open countryside in this area.

The proposed field shelter is of a size and design that is not uncommon within agricultural areas. Additionally the application site is very well screened from public highways by the existing mature woodland to the south and to the north-east by the railway line. Due to the relatively small size of the proposed structure and the existing screening around the site the field shelter will have very little impact upon the area. It is appropriate within the open countryside and will not have a detrimental impact upon the appearance or character of the area.

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

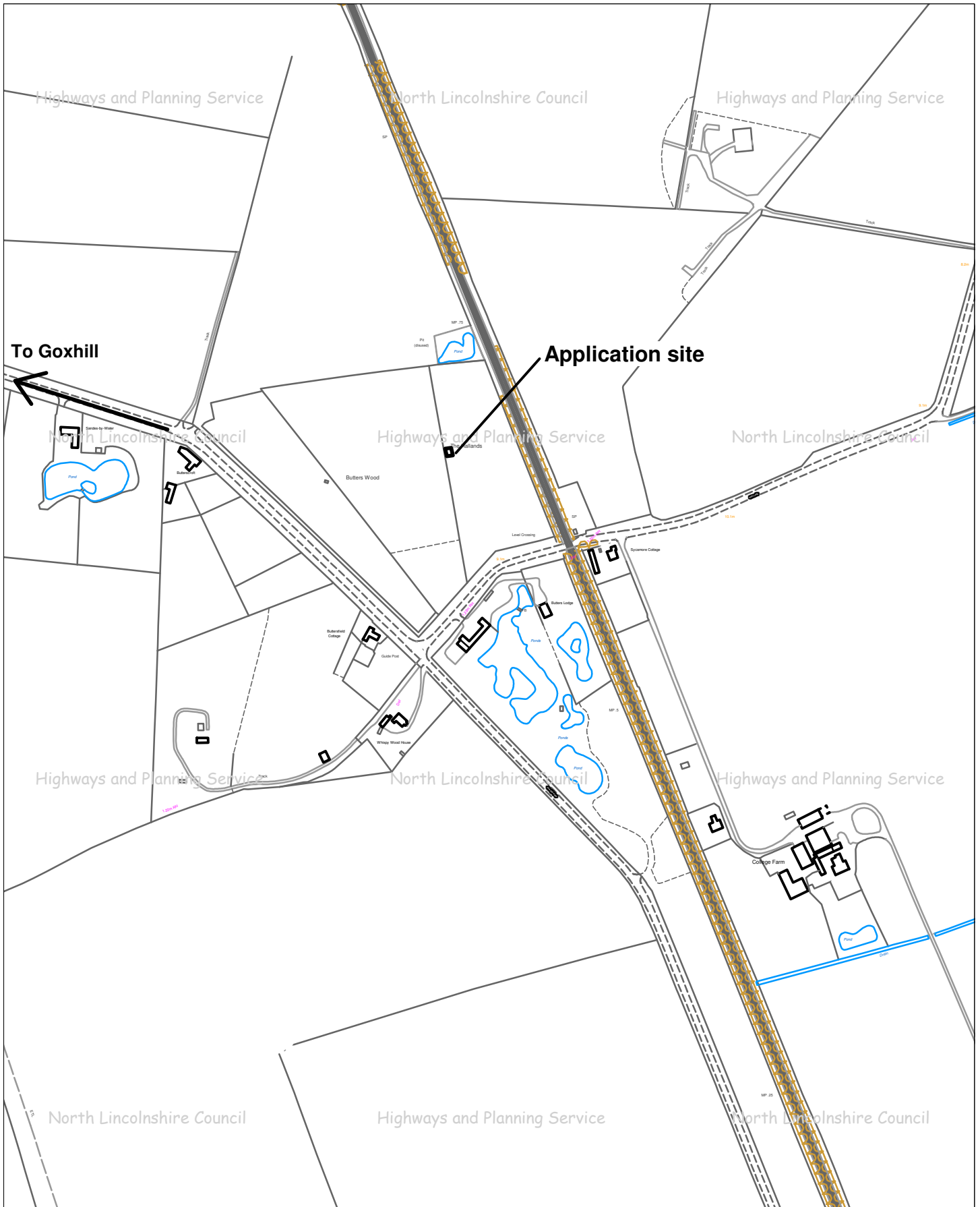
To comply with section 91 of the Town and Country Planning Act 1990.

2.

The development hereby permitted shall be carried out in accordance with the following approved plans: PA/2010/0640/01.

Reason

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



Drawing Title: 2010/0640

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Highways and Planning Service

Service Director,
G Pople

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