

APPLICATION NO	PA/2010/0762
APPLICANT	Delta Salvage
DEVELOPMENT	Planning permission for change of use of land for vehicle storage and provision of hardstanding (re-submission of PA/2010/0327)
LOCATION	Delta Salvage, Sandtoft Road, Westgate, Belton
PARISH	BELTON
WARD	Axholme Central
SUMMARY RECOMMENDATION	Grant permission subject to conditions
REASONS FOR REFERENCE TO COMMITTEE	Contrary to policy

POLICIES

North Lincolnshire Local Plan: Policy RD2 (Development in the Open Countryside) only 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 settlements 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 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: Advise a condition (3).

Yorkshire Water: No objections.

Environment Agency: No objection subject to conditions.

PARISH COUNCIL

No objection or comments.

PUBLICITY

Neighbouring properties have been notified and no letters of comment or objection have been received.

ASSESSMENT

The application site is a piece of land located directly adjacent to Sandtoft Airfield Industrial Estate between the settlements of Belton and Sandtoft. The site is directly to the rear of Delta Salvage's existing yard to the south and to the west of the site is an existing Sandtoft Tileries building. The site is approximately six acres in size and comprises an area of open grassland and part of the former Sandtoft Airfield runway. The site is outside the development boundary for Sandtoft Airfield and as such is classed as being in the open countryside; however it is almost completely surrounded by land used for car storage. This application seeks planning permission for the use of the site for the storage of vehicles in association with the existing Delta Salvage yard to the south.

The main issue to consider in the determination of this application is whether the proposed use of the site for car storage is acceptable given the fact that it is not one of the acceptable uses for sites in the open countryside as set out in policy RD2 of the North Lincolnshire Local Plan and is, therefore, contrary to this policy.

Although the application site is located in the open countryside, due to it being outside any defined development boundary, it is located directly adjacent to the development boundary for Sandtoft Airfield to the east. The application site is directly to the rear of Delta Salvage's existing yard and is basically an extension to this site. The land in question is almost completely surrounded by existing car storage sites and is also close to a Sandtoft Tileries building to the west. The application site has no special status or protection and is located outside the Isle of Axholme Area of Special Historic Landscape Interest. Part of the site is currently hard standing as it formed a section of the runway for the former Sandtoft Airfield; the rest of the site is grassed. As such, although the site is classed as being in the open countryside, the character and appearance of the immediate area is more akin to an industrial area. It is considered that the use of the land for the storage of vehicles would be acceptable and would have no adverse impact on the character or appearance of the area. The applicants have offered to use a combination of green fencing and tree planting to make the site secure and to screen it from view. A condition has been recommended that requires the details of boundary treatments to be agreed with the local planning authority; this will ensure that the site will be adequately screened and any visual impact would be further reduced.

This is a resubmission of application PA/2010/0327 which was withdrawn due to the need to prepare and conclude a flood risk assessment for the site. This has now been provided.

The applicants have provided a statement to justify the need for the proposed development and why it is appropriate in this location. The application site is directly adjacent to the existing salvage yard, which is located within the Sandtoft Airfield industrial estate, and is, therefore, the logical location for any extension to take place. The existing salvage yard is currently at maximum capacity and additional land is required in order for the business to expand. The applicants have confirmed that there is no available land within the industrial estate that could accommodate the extension to the premises. The expansion of the site will lead to 24 new full-time jobs being created and it has been stated that these will be filled mainly by local people. The applicants have intimated in their supporting statement that should they not be able to expand the current site then they may ultimately be forced to seek a larger site further afield.

Policy RD2 of the North Lincolnshire Local Plan states that development in the open countryside will be strictly controlled and goes on to list the types of development that are acceptable within the open countryside. The proposed use is not one of the acceptable uses as it is for open vehicle storage which would normally be found in industrial areas. The rationale behind policy RD2 is to protect and enhance the character and appearance of the open countryside. It aims to balance the needs and benefits of economic activity with maintaining and/or enhancing the quality of the countryside. As described above, the proposed development will bring economic stimulation and benefits to the area via direct job creation and its knock-on effects. Additionally, due to the nature of the area and its surroundings and the proposed screening of the site, it will not have an adverse impact on the character or appearance of the area. Therefore, although the proposal is contrary to policy RD2, it is considered to accord with the aims of the policy and is deemed to be an acceptable use in this location.

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: 1986-01A

Reason

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

3.
No new vehicular access shall be formed to Belton Road without the written consent of the local planning authority.

Reason

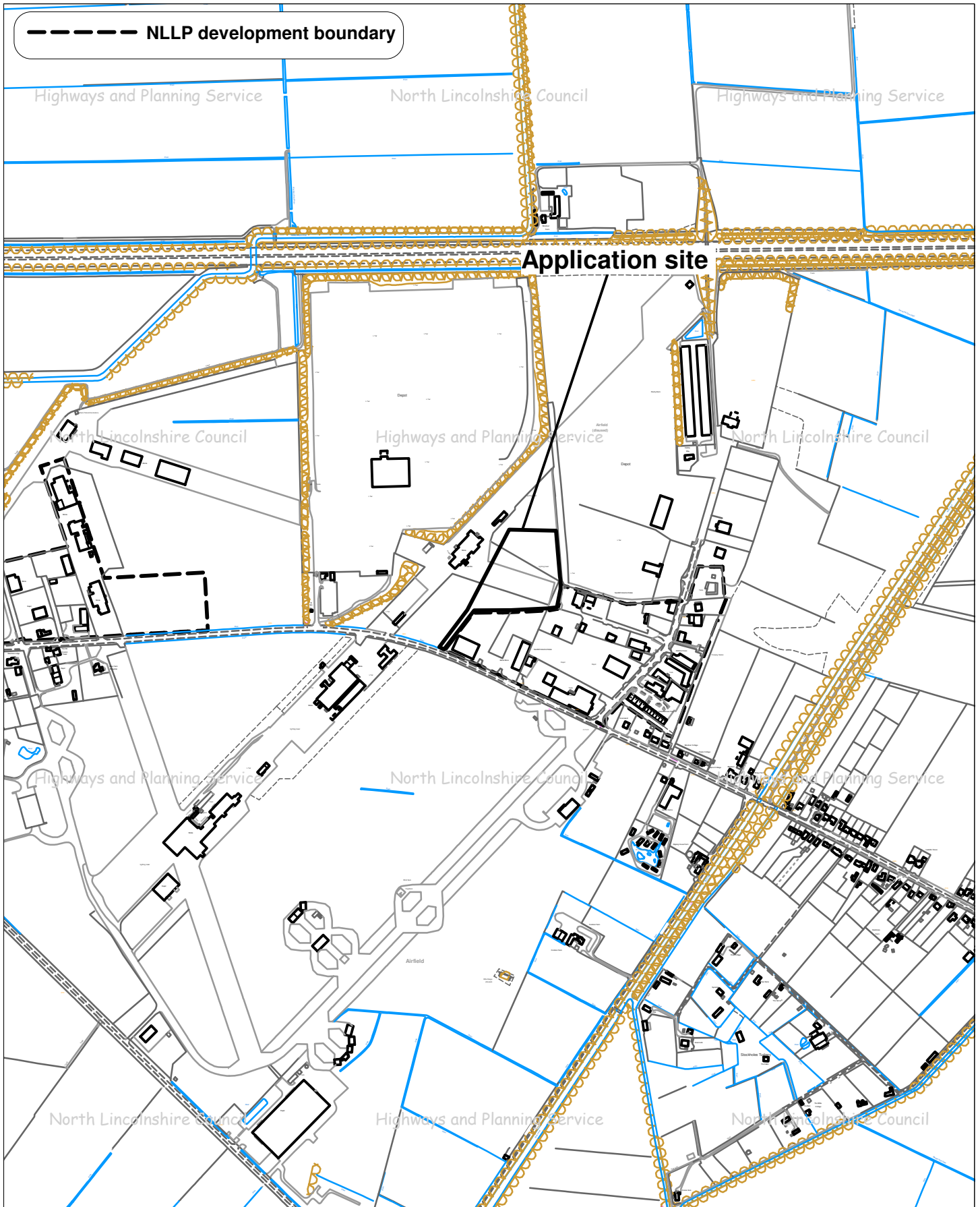
In the interests of highway safety and to comply with policy T19 of the North Lincolnshire Local Plan.

4.

No development shall take place until details of the positions, design, materials and type of boundary treatment to be built/planted have been agreed in writing by the local planning authority. The agreed boundary treatment shall be built/planted before the change of use takes place in accordance with a programme to be agreed in writing by the local planning authority before development is commenced, and once built/planted it shall be retained.

Reason

To provide an appropriate level of screening in accordance with policies H8 and DS1 of the North Lincolnshire Local Plan.



Drawing Title: 2010/0762

OS Grid Ref: SE75810816

Drawn by: KC

Scale: 1:10000

Date: 02/09/2010



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Highways and Planning Service

Service Director,
G Popple