

APPLICATION NO	PA/2011/0390
APPLICANT	Mr K Philips, Shepherds Place Farm
DEVELOPMENT	Approval of reserved matters following outline planning permission PA/2008/0717 granted 23/07/2008 to erect a detached house and garage for a farm (rare breeds manager incorporating farm office, WC and shower)
LOCATION	Shepherds Place, Akeferry Road, Westwoodside, Haxey
PARISH	HAXEY
WARD	Axholme South
SUMMARY RECOMMENDATION	Grant approval 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 within the open countryside where residential development will only be permitted if it is essential for agriculture or forestry purposes, or to meet a special need associated with the open countryside.

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

Policy H5 provides detailed design guidance for all new residential development.

Policy H8 provides general design guidance in relation to new residential development.

Policy LC14 – the site is located within an Area of Special Historic Landscape Interest. This policy gives design guidance and the types of development considered to be acceptable within an LC14 area.

Policy T2 requires all new development to have a satisfactory access.

Policy DS1 provides general design guidance in relation to all new development.

CONSULTATIONS

Highways: No objections subject to a condition (no. 3).

Severn Trent Water Ltd: No objection.

Yorkshire Water: No comments.

Environment Agency: No comments.

PARISH COUNCIL

Object. The occupation of the dwelling should be limited to a person solely or mainly working or last working in the locality in agriculture or in forestry, or a widow or widower of such a person and to any resident dependants, to comply with policy RD2 and PPS7 of the North Lincolnshire Local Plan because the site lies in an area where permission for development unrelated to the essential needs of agriculture is not normally granted. There is currently no business being run from this property – there is no rare breeds centre. Therefore no manager is required and application 2008/0717 should be withdrawn. The applicant is not the same as the previous applicant and should therefore be retested under policy RD11 iii) and v). The tie RD11 vi) should stay in force. PPS7 Annex A scrutinised thoroughly with the aim of detecting attempts to abuse (through speculative proposals) the concession that the planning system makes for such dwellings. The original permission for accommodation was a mobile home for the then current manager (the daughter of the owner); the subsequent permission was for the replacement of the mobile home with a building (including a WC and washroom), again solely for the manager of the rare breeds centre due to the site being occupied by animals. This new permission, which quotes the original requirement for a WC and washroom, is for a large executive four-bedroom house as there is no resident manager. (The mobile home has been removed and the stable does not have permission for habitation.) Where is the justification for this change to the planning permission which should be based on the agriculture/business tie currently on the site?

PUBLICITY

Advertised by site notice and adjoining properties notified. No responses have been received.

ASSESSMENT

This is a reserved matters application for a dwelling. A previous outline application for a dwelling was approved on 23 July 2008 (PA/2008/0717). A previous reserved matters pursuant to this outline permission was approved on 12 January 2009 (PA/2008/1628). The outline permission has several conditions attached to it which include limiting the occupation of the dwelling to a person solely or mainly working or last working in the locality in agriculture or forestry, or a widow or widower of such a person and to any resident dependants. The dwelling is a detached four-bedroom dwelling which is gable-fronted. A garage is proposed to the rear of the dwelling. The dwelling is a simple design which is reflected in other areas of the Isle of Axholme.

The only issue associated with this case is whether the proposed dwelling is acceptable in terms of access, appearance, landscaping, layout and scale as the principle of the development has already been established by virtue of the outline permission.

The site already has the benefit of an existing reserved matters approval for a dwelling (PA/2008/1628). In terms of this application the dwelling is better designed. It is a much simpler design that is replicated elsewhere in the Isle of Axholme. The dwelling is set back from the road and is partially screened by the existing railway embankment running adjacent to the site. The dwelling has no adverse impact on adjoining neighbours and has minimal impact on the amenity of the locality and the Area of Special Historic Landscape

Interest. The proposal is therefore considered to be acceptable and accords with policies ST3, RD2, H5, H8, LC14, T2 and DS1.

Concern from the parish council is noted. However, the agricultural occupancy condition runs with the land and not with the owner of the site. The owner has to ensure that he can comply with the condition at all times otherwise enforcement action would be taken. The caravan on the site is currently unauthorised. However, whilst the dwelling is being constructed on site, a caravan can be sited on the site under permitted development rights. The situation will be monitored by planning enforcement and if no works commence on site for the dwelling, then action will be taken to remove the unauthorised caravan.

RECOMMENDATION Grant approval subject to the following conditions:

1.

The development hereby permitted shall be carried out in accordance with the following approved plans: 6356-01 Rev A, 6356-026356-04, 6356-03 Rev A and 6356-04.

Reason

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

2.

No development shall take place until samples of the external facing materials to be used have been submitted to and approved in writing by the local planning authority and only the approved materials shall be used.

Reason

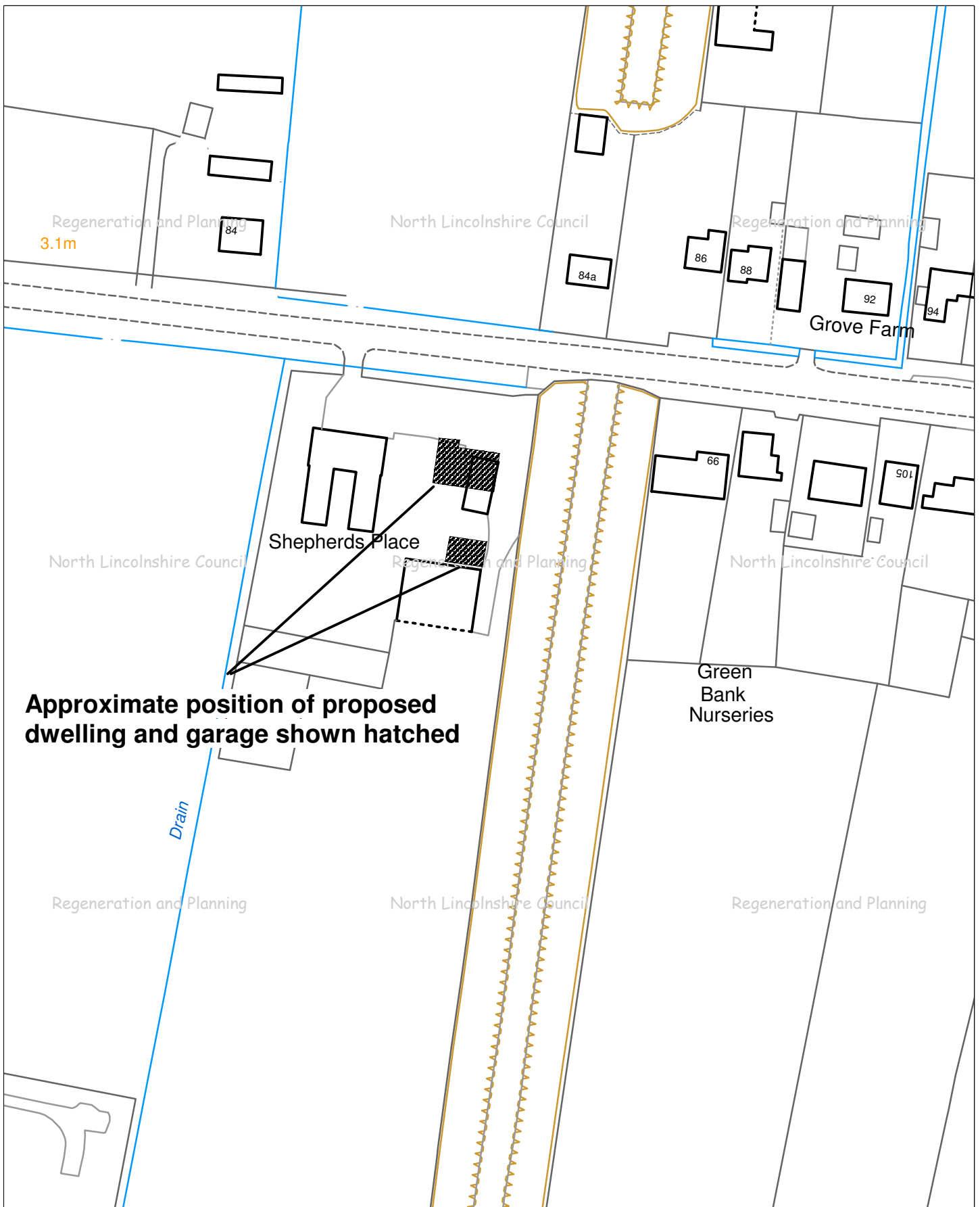
To ensure that the building is in keeping with its surroundings in the interests of visual amenity, in accordance with policy DS1 of the North Lincolnshire Local Plan.

3.

No dwelling on the site shall be occupied until the vehicular access to it and the vehicle parking spaces serving it have been completed and, once provided, the vehicle parking spaces shall be retained.

Reason

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



Approximate position of proposed dwelling and garage shown hatched

Drawing Title: 2011/0390

OS Grid Ref: SK76889869

Drawn by: CA

Scale: 1:1250

Date: 11/05/2011



Based upon the Ordnance Survey mapping with the permission of Ordnance Survey on behalf of the Controller of Her Majesty's Stationery Office. © Crown Copyright.

Unauthorised reproduction infringes Crown Copyright and may lead to prosecution or civil proceedings.

NORTH LINCOLNSHIRE COUNCIL 0100023560 2011



Regeneration and Planning

Head,

Marcus Walker BA (Hons), Dip URP, MA, MRTPI

The Ordnance Survey map data included within this publication is provided by North Lincolnshire Council under license from Ordnance Survey in order to fulfil its public function to act as a planning authority. Persons viewing this mapping should contact Ordnance Survey copyright for advice where they wish to license Ordnance Survey map data for their own use.