

<b>APPLICATION NO</b>	<b>PA/2011/0542</b>
<b>APPLICANT</b>	Mr J & Mrs S Potter, J Potter & Son
<b>DEVELOPMENT</b>	Planning permission to convert a redundant agricultural building to form a self-contained dwelling with associated alterations (resubmission of PA/2010/0604)
<b>LOCATION</b>	Unit 1, White House Farm, 2 Derrythorpe Road, Althorpe, Keadby
<b>PARISH</b>	<b>KEADBY/ALTHORPE</b>
<b>WARD</b>	Axholme North
<b>SUMMARY RECOMMENDATION</b>	<b>Refuse permission</b>
<b>REASONS FOR REFERENCE TO COMMITTEE</b>	Applicant request to address the committee Member 'call in' (Councillor J Briggs – use of agricultural building in rural area)

## **POLICIES**

**Regional Spatial Strategy for Yorkshire and the Humber:** No specific policies apply.

**North Lincolnshire Local Plan:** Policy ST3 – the site is located outside the development boundary of Althorpe within the open countryside.

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

Policy RD9 provides detailed guidance in relation to the re-use of buildings for residential use in the open countryside.

Policy LC5 – planning permission will not be granted for development which would have an adverse impact on protected species.

Policy LC14 – the site is located within an Area of Special Historic Landscape.

Policy T2 – all development must be provided with a satisfactory access.

Policy DS16 – development will not be permitted within floodplains if an increase in flooding on the site or elsewhere would be caused or would increase the number of people or buildings at risk of flooding.

Policy H1 – housing development will only be permitted in the open countryside if it is essential for agriculture or forestry workers, or to meet a special need associated with the open countryside.

**Other relevant guidance:** PPS25 Development and Flood Risk.

## **CONSULTATIONS**

**Highways:** Views awaited.

**Severn Trent Water Ltd:** No objections subject to a condition.

**Yorkshire Water:** No objections.

**Environment Agency:** Object. The application fails to meet the requirements of part (C) of the Flood Risk Exceptions Test.

## **PARISH COUNCIL**

Views awaited.

## **PUBLICITY**

Advertised by site notices and neighbours have been notified. No responses have been received.

## **ASSESSMENT**

This proposal is for the conversion of a redundant barn to a dwelling. The barn is of historic importance to the rural scene. The site is located within the open countryside and is located within a complex of other farm buildings. The site is adjacent to the River Trent and lies in Flood Zone 3a (high risk of flooding).

**The main issue associated with this case is whether the proposal is acceptable in planning policy terms.**

In terms of policies H1, LC14, DS1, RD2 and RD9 the site is located within the open countryside. The barn is of historic importance to the local scene and should be retained. The building is structurally sound and was marketed in 2009 and 2010 for commercial use with no offers. The design of the conversion is acceptable and retains the character and appearance of this rural building. The building therefore accords with policies H1, RD2, RD9 and LC14 of the North Lincolnshire Local Plan.

In terms of policy LC5, a bat survey was carried out in 2009. Natural England consider that a further bat survey is required as the data in the 2009 survey was only valid for one year. The building, due to its age and location, has potential to contain bats or bat roosts. As a result, without an additional survey with potential mitigation measures, the development may harm a protected species and therefore the proposal is contrary to policy LC5 of the North Lincolnshire Local Plan.

The site is located within Flood Zone 3a and is therefore at a high risk of flooding. The Environment Agency has objected to the proposal because the submitted Flood Risk Assessment has not adequately considered the residual risk of a 1 in 200 year breach event on the adjacent major flood defences and demonstrated that the proposed development and its occupants will be safe during such an event. Due to the site being located close to flood defences and the low-lying nature of the land, the velocity may not reduce to a safe level by the time it reaches the development. This makes the development unsafe for residential occupation. The proposal is therefore contrary to policy DS16 of the North Lincolnshire Local Plan and advice given in PPS25: Development and Flood Risk.

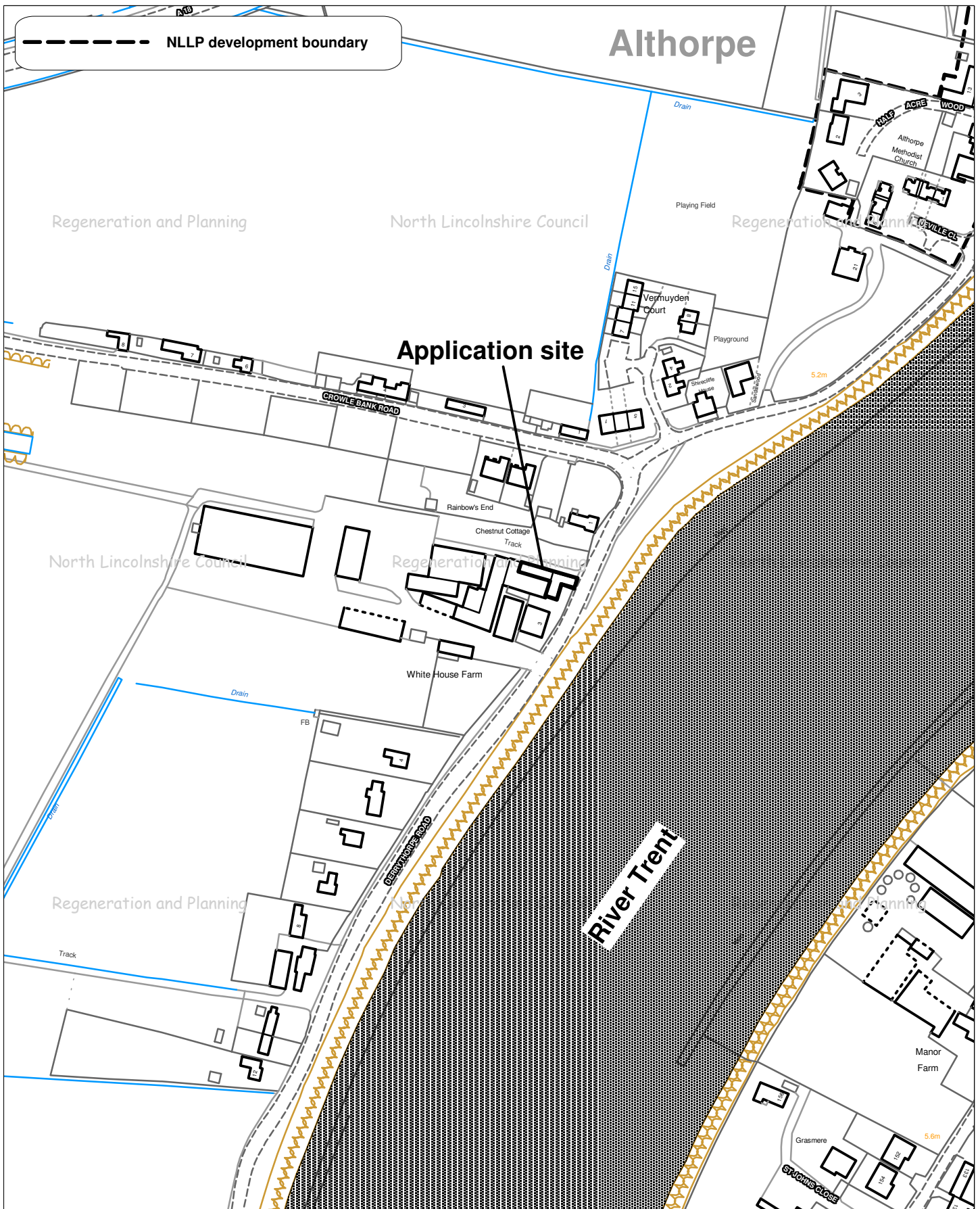
**RECOMMENDATION      Refuse permission for the following reasons:**

1.

The site is located within Flood Zone 3a and therefore has a high probability of flooding. The exceptions test set out in Planning Policy Statement 25: Development and Flood Risk cannot be passed in this case as it has not been demonstrated to the local planning authority, through the submitted Flood Risk Assessment, that the development will be safe, without increasing flood risk elsewhere, and, where possible, will reduce flood risk overall. The proposal is therefore contrary to Planning Policy Statement 25: Development and Flood Risk and policy DS16 of the North Lincolnshire Local Plan.

2.

The site has the potential to provide a habitat for bats. The submitted survey is out of date as it was carried out in July 2009. In the absence of an up to date bat survey, the proposal has the potential to have an adverse impact on any bats or bat roosts that may exist in the building. The proposal is therefore contrary to policy LC5 of the North Lincolnshire Local Plan.



Drawing Title: 2011/0542

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**Regeneration and Planning**

Head,

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