

APPLICATION NO PA/2011/0821

APPLICANT Mrs S Smith

DEVELOPMENT Planning permission to retain walls and gate posts

LOCATION Land north of Cherry Orchard Farm, Turbary Road, Haxey

PARISH HAXEY

WARD Axholme South

SUMMARY RECOMMENDATION Grant permission

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 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 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.

The application site is located within the Isle of Axholme Area of Special Historic Landscape Interest. Policy LC14 (Area of Special Historic Landscape Interest) states that within this area, development will not be permitted which would destroy, damage or adversely affect the character, appearance or quality of the historic landscape, or any of its features. It goes on to require a high standard of design and siting in new development reflecting the traditional character of buildings in the area and the character of the historic landscape, and using materials sympathetic to the locality.

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.

North Lincolnshire Core Strategy: Policy CS3 (Development Limits) sets out that development limits will be applied to the Scunthorpe urban area, the market towns and rural settlements. Development outside defined development boundaries will be restricted to that which is essential to the functioning of the countryside.

CONSULTATIONS

Highways: No comments or objection.

PARISH COUNCIL

Object on the grounds that the site is in the open countryside where a post and rail fence would be more appropriate and because the wall was built without planning permission.

PUBLICITY

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

ASSESSMENT

The application site is located outside the defined development boundary for Haxey and as such is located within the open countryside. The site is a field located adjacent to Turbary Road, where two narrow tracks meet the road at a crossroads, the application site is on the north-east corner of the crossroads. The surrounding land is predominantly flat, open farmland, however there are some dwellings and farm buildings on the opposite (west) side of Turbary Road.

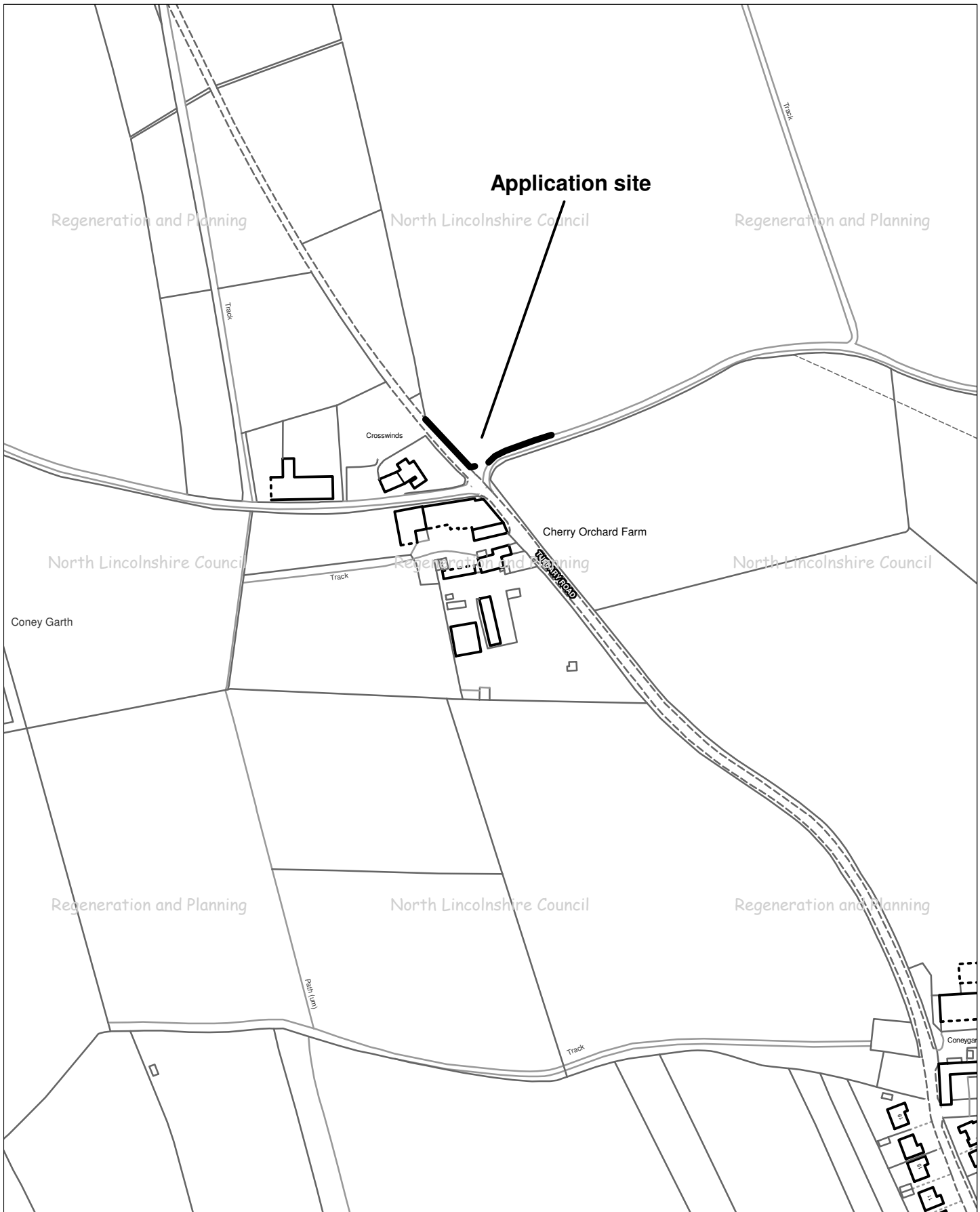
The application site is used for the keeping of horses. This use of the land and the timber stable block on the site have planning permission which was granted earlier this year (PA/2011/0461). This application seeks planning permission to retain a wall that has been erected along the south-western and south-eastern boundaries of the site adjacent to Turbary Road and the narrow track that runs off to the east. The wall along the south-western side of the field is approximately 34m long and the wall along the south-eastern boundary is approximately 24m long. The wall ranges from just below a metre (0.9m) in height to just over a metre in height (1.07m), with taller gate posts (1.65m). Planning permission is required because elements of the wall are above a metre in height, within three metres of a highway used by vehicular traffic.

The main issues in the determination of this application are whether the wall has a detrimental impact on the character and appearance of the Isle of Axholme Area of Special Historic Landscape Interest and whether it would be harmful to highway safety in the area.

The application site is located within the Isle of Axholme Area of Special Historic Landscape Interest. The essential character of this historic landscape is open agricultural land, cultivated in long narrow unenclosed strips. An objection to the application has been received from the council's Historic Environment Record on the grounds that the proposed walls and gateposts are considered to be incompatible with the unenclosed character of the strip fields and would have a detrimental impact on the character of the historic landscape. Although the character of the surrounding land is predominantly unenclosed strip fields this is not the case in the immediate vicinity of the application site. There are several dwellings and agricultural buildings just across Turbary Road from the site. Indeed the agricultural buildings to the south-west of the application site directly abut Turbary Road. There are also a number of tall, dense hedgerows directly adjacent the application site, both around the residential property to the west and around the boundary of the agricultural field to the south-east. It should also be noted that the walls are only built along the eastern and western boundaries of the field, directly adjacent to existing roads; they are not used to separate the field from adjoining agricultural fields. The walls in question are relatively low, being just over a metre high, and would have been permitted development if they were slightly lower (7cm) and are constructed of unimposing grey brickwork. Due to existing boundary treatments and buildings in the immediate vicinity of the site, and because of the relatively low height of the walls directly adjacent to existing highways, their impact on the surrounding area is minimal. Therefore it is considered that the walls and gateposts do not have an unacceptably detrimental impact on the character and appearance of the Isle of Axholme Area of Special Historic Landscape Interest in this area.

The council's Highways department have been consulted on the planning application and have raised no objections or concerns on highway safety grounds. Therefore the walls do not result in unacceptable harm to highway safety in the area.

RECOMMENDATION Grant permission.



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NORTH LINCOLNSHIRE COUNCIL 0100023560 2011



Regeneration and Planning

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