

APPLICATION NO	PA/2011/0960
APPLICANT	Mr S Faulding
DEVELOPMENT	Planning permission to convert ex-RAF building to dwelling with workshop
LOCATION	Old RAF Building, Chapelfield Road, Goxhill
PARISH	GOXHILL
WARD	Ferry
SUMMARY RECOMMENDATION	Grant permission subject to conditions
REASONS FOR REFERENCE TO COMMITTEE	Objection by Goxhill Parish Council

POLICIES

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

North Lincolnshire Local Plan: Policy RD9 (Re-use and/or Adaptation of Rural Buildings for Residential Use in the Open Countryside) states that proposals for the conversion of rural buildings in the open countryside for residential use will only be permitted if:

- (i) the building is of architectural or historic importance to the rural scene and is of substantial and permanent construction capable of conversion without major alteration;
- (ii) it can be demonstrated that residential re-use or adaptation is the only way to retain a building in viable continued use and/or secure the retention/improvement of the building; and
- (iii) the development will not create a need for new buildings to house activities displaced by conversion;
- (iv) the general design of the conversion retains and respects the original character of the building and is in keeping with its surroundings. Any extension should respect the scale and appearance of the original building; and
- (v) the development will not lead to the loss of habitat for protected species.

The accompanying text makes it clear that such an application should include evidence of efforts to market the property for a commercial use, and that a protected species survey is required with proposals for mitigation where bats or owls are present.

Policy RD2 (Development in the Open Countryside) states that development in the open countryside will be strictly controlled. Planning permission will only be granted for development which is:

- (i) essential to the efficient operation of agriculture or forestry;
- (ii) employment-related development appropriate to the open countryside;
- (iii) affordable housing to meet a proven local need;
- (iv) essential for the provision of outdoor sport, countryside recreation or local community facilities;
- (v) for the re-use and adaptation of existing rural buildings;
- (vi) for diversification of an established agricultural business;
- (vii) for the replacement, alteration or extension of an existing dwelling;
- (viii) essential for the provision of an appropriate level of roadside services or the provision of utility services;

provided that:

- (a) the open countryside is the only appropriate location and the development cannot reasonably be accommodated within defined development boundaries;
- (b) the proposed development accords with the specific requirements set out in the relevant policies of this chapter and elsewhere in this local plan;
- (c) the development would not be detrimental to the character or appearance of the open countryside or a nearby settlement in terms of siting, scale, massing, design and the use of materials;
- (d) the development would not be detrimental to the residential amenity or highway safety;
- (e) account is taken of whether the site is capable of being served by public transport;
- (f) the development is sited to make the best use of existing and new landscaping.

Policy LC7 (Landscape Protection) states that where development is permitted within rural settlements or within the open countryside, special attention will be given to the protection of the scenic quality and distinctive local character of the landscape. Development which does not respect the character of the local landscape will not be permitted.

Policy DS1 (General Requirements) also applies and expects a high quality of design in all developments.

Policy DS16 (Flood Risk) states that development will not be permitted within floodplains where it would:

- (i) increase the number of people or buildings at risk; or
- (ii) impede the flow of flood water; or
- (iii) impede access for the future maintenance of watercourses; or

- (iv) reduce the storage capacity of the floodplain; or
- (v) increase the risk of flooding elsewhere; or
- (vi) undermine the integrity of existing flood defences;

unless adequate protection or mitigation measures are undertaken.

Policy LC5 (Species Protection) applies and requires development which may have an affect upon protected species to facilitate the survival of individual members of that species, reduce disturbance to a minimum and provide adequate alternative habitats.

North Lincolnshire Core Strategy: Policy CS1 (Spatial Strategy for North Lincolnshire) states that the spatial vision and future development requirements will be delivered through the spatial strategy for North Lincolnshire including:

- supporting thriving rural communities and a vibrant countryside through the protection and enhancement of local services, creating opportunities for rural economic diversification and the promotion of tourism;
- supporting the protection and enhancement of North Lincolnshire's world class natural and built environment to ensure the continued attractiveness of the area as a place to live, work and visit.

All future growth, regardless of location, should contribute to sustainable development, in particular in respect of those criteria set out in policy C2 as well as the other policies of the plan.

Policy CS2 (Delivering More Sustainable Development) states that in supporting the delivery of the spatial strategy set out in policy CS1, as well as determining how future development needs will be met in North Lincolnshire, a sequential approach will be adopted. Development should be focused on:

- (1) previously developed land and buildings within the Scunthorpe urban area, followed by other suitable infill opportunities within the town, then by appropriate greenfield urban extensions;
- (2) previously developed land and buildings within the defined development limits of North Lincolnshire's market towns, followed by other suitable infill opportunities then appropriate small scale greenfield extensions to meet identified local needs;
- (3) small-scale developments within the defined development limits of rural settlements to meet identified local needs.

Any development that takes place outside defined development limits will be restricted and only development essential to the functioning of the countryside will be allowed. A sequential approach will also be applied to ensure that development is, where possible, directed to areas that have the lowest possibility of flooding.

Proposals should comply with the overall spatial strategy, together with the following sustainable development principles:

- be located to minimise the need to travel and to encourage any journeys that remain necessary to be possible by walking, cycling and public transport
- be located where it can make the best use of existing transport infrastructure and capacity
- where large freight movements are involved, the use of rail and water transport should be maximised
- contribute towards to the creation of locally distinctive, sustainable, inclusive, healthy and vibrant communities
- contribute to achieving sustainable economic development to support a competitive business and industrial sector
- ensure that everyone has access to health, education, jobs, shops, leisure and other community and cultural facilities that they need for their daily lives
- ensure the appropriate provision of services, facilities and infrastructure to meet the needs of the development
- to be constructed and operated using a minimum amount of non-renewable resources, including increasing the use of renewable energy in construction and operation
- take account of local environmental capacity and to improve air, water and soil quality and minimise the risk and hazards associated with flooding.

Policy CS3 (Development Limits) states that development outside defined development boundaries will be restricted to that which is essential to the functioning of the countryside. This will include uses related to agriculture, forestry or other uses which require a countryside location or which will contribute to the sustainable development of the tourist industry.

Policy CS17 (Biodiversity) promotes the stewardship of North Lincolnshire's wildlife.

Policy CS19 (Flood Risk) states, in summary, the council will support development proposals which avoid areas of current or future flood risk and which do not increase the risk of flooding elsewhere. Development in high risk areas will need to meet certain criteria.

CONSULTATIONS

Highways: Advise a condition (9).

Environment Agency: Does not wish to make comments.

Anglian Water Developer Services: Outside of their jurisdiction and the Environment Agency should be consulted.

Health and Safety Executive (PADHI): Do not advise against granting permission.

PARISH COUNCIL

Object on the following grounds:

'This application lies outside the development boundary and the applicant has not demonstrated this is an existing viable business essential to agriculture or forestry, with a need to be on site for 24 hours. The concerns raised by the PROW on Public Footpath 64 also need to be addressed.'

PUBLICITY

A site notice has been posted and neighbouring properties notified. No representations have been received.

ASSESSMENT

This application seeks permission to convert a former USAAF building on Goxhill Airfield to a dwelling.

The main consideration in the determination of this application is whether it complies with policy.

Policy RD9, subject to other criteria, states that the conversion of rural buildings of historical and/or architectural merit will be permitted. The building in question is of immense historical importance in local, national and international contexts and clearly should be retained. Goxhill Airfield was the first English airfield taken over by the USAAF in WW2 and photographs submitted with the application show American crews using the squadron offices and crew briefing room/mess room facilities circa 1944. In WW2 Goxhill was used as a barrage balloon site to protect the port of Hull and the Humber, later being transferred to RAF Bomber Command and accommodation for 1700 personnel being provided. In August 1942 it was taken over by the USAAF, the first in England, in a ceremony overseen by Dwight Eisenhower. The site was sold by the MOD in 1962.

The building is still in a well preserved state and the applicants have stated they will treat the building as though it were listed. Conversion to a dwelling would preserve the building for future generations as a very important heritage asset. The applicant has submitted the relevant reports and information.

The proposals meet all relevant policies, including RD2 of the local plan (Development in the Open Countryside), which is the over-arching policy applicable to all development within the open countryside. This policy states that planning permission will only be granted for development which falls within a set list of categories, including the re-use and adaptation of existing rural buildings, and subject to certain criteria. These criteria include the requirement that the proposed development accords with the specific requirements set out in the relevant policies of that chapter and elsewhere in the local plan. Policy RD9 (Re-use and/or adaptation of Rural Buildings for Residential Use in the Open Countryside) sets out the criteria for assessing applications for the conversion of existing buildings for residential use. The policy's accompanying text makes it clear that PPG7 advice was that residential uses in the open countryside will only be allowed in exceptional circumstances and makes it clear that the commercial re-use of vacant rural buildings is the most preferable option, residential only being allowed if business use cannot be achieved. Regarding the re-use of buildings in the countryside, paragraph 17 of PPS7 relates specifically to this type of development and states that the Government's policy is to support the re-use of

appropriately located buildings where this would meet sustainable development objectives. It clearly says that re-use for economic development purposes will usually be preferable but residential conversions may be more appropriate in some locations. Criteria to be considered by local planning authorities in LDD policies should take account of, amongst other criteria, settlement patterns and accessibility to service centres, markets and housing. Regarding the impact upon the character and appearance of the area, PPS7 advises that all development in rural areas should be well-designed and inclusive, in keeping with its location, and sensitive to the character of the countryside and local distinctiveness.

The council's Historic Environment Officer considers that the conversion is acceptable and has no objection subject to conditions securing a programme of detailed historic building recording. The Built Environment Officer states that it is important that this building is retained and recommends conditions. Environmental Protection advise the full suite of contaminated land conditions are imposed, however the condition which requires notification if the developer encounters anything untoward is more suitable on this occasion. The Public Rights of Way Officer advises that footpath 64, which runs in a north-westerly direction, must not be encroached upon, damaged or interfered with and the applicant should ensure that they have a legal right of way. The applicant has confirmed that the public footpath runs to the south of their site.

An ecological survey has been submitted. This found no bats on site but two barn owls were found to be living in the building. The imposition of a condition will ensure that alternative roosts are provided and that work which could disturb nesting is prevented.

In conclusion, this application complies with all policies and would preserve a historically important building and should be supported.

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: 10 37 - 001, 10 37 - 100, 10 37 - 102 and 10 37 - 101.

Reason

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

3.

No development shall take place until a full schedule of all external facing materials has been submitted to and approved in writing by the local planning authority to include all bricks, joinery products, roof coverings, rainwater goods and external finishes, and only the approved materials shall be used.

Reason

To protect the integrity of this historically important building and to comply with policy RD9 of the North Lincolnshire Local Plan.

4.

If, during development, any odorous, discoloured or otherwise visually contaminated material is found to be present at the site then no further development shall be carried out until a written method statement detailing how this contamination shall be dealt with has been submitted to and approved in writing by the local planning authority.

Reason

To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other off-site receptors in accordance with policy DS7 of the North Lincolnshire Local Plan.

5.

No alteration or development shall take place until the applicant, or their agents or successor in title, has produced an historic record of the building in accordance with a written specification, including a timetable for the recording, which shall be submitted to and approved in writing by the local planning authority. The recording shall be carried out in accordance with the agreed details and timings unless otherwise agreed in writing by the local planning authority and shall be deposited with the local planning authority within six months of the date of commencement of development or such other period as may be agreed in writing by the local planning authority.

Reason

To comply with policy HE9 of the North Lincolnshire Local Plan as the building is of historical importance.

6.

The design of the development shall incorporate all the mitigation measures identified in the agreed flood risk assessment dated October 2011.

Reason

To reduce the potential impact of flooding in accordance with policy DS16 of the North Lincolnshire Local Plan.

7.

Footpath 64 shall not be encroached upon, damaged, blocked or interfered with in any during building works.

Reason

To ensure the footpath is unimpeded at all times.

8.

No development shall take place until a biodiversity management plan has been submitted to and approved in writing by the local planning authority. The management plan shall be carried out in accordance with the approved details and timings, and the approved features shall be retained thereafter, unless otherwise approved in writing by the local planning authority. The applicant or their successor in title shall submit photographs of the installed bat roost and bird nesting features, within two weeks of installation, as evidence of compliance with this condition.

Reason

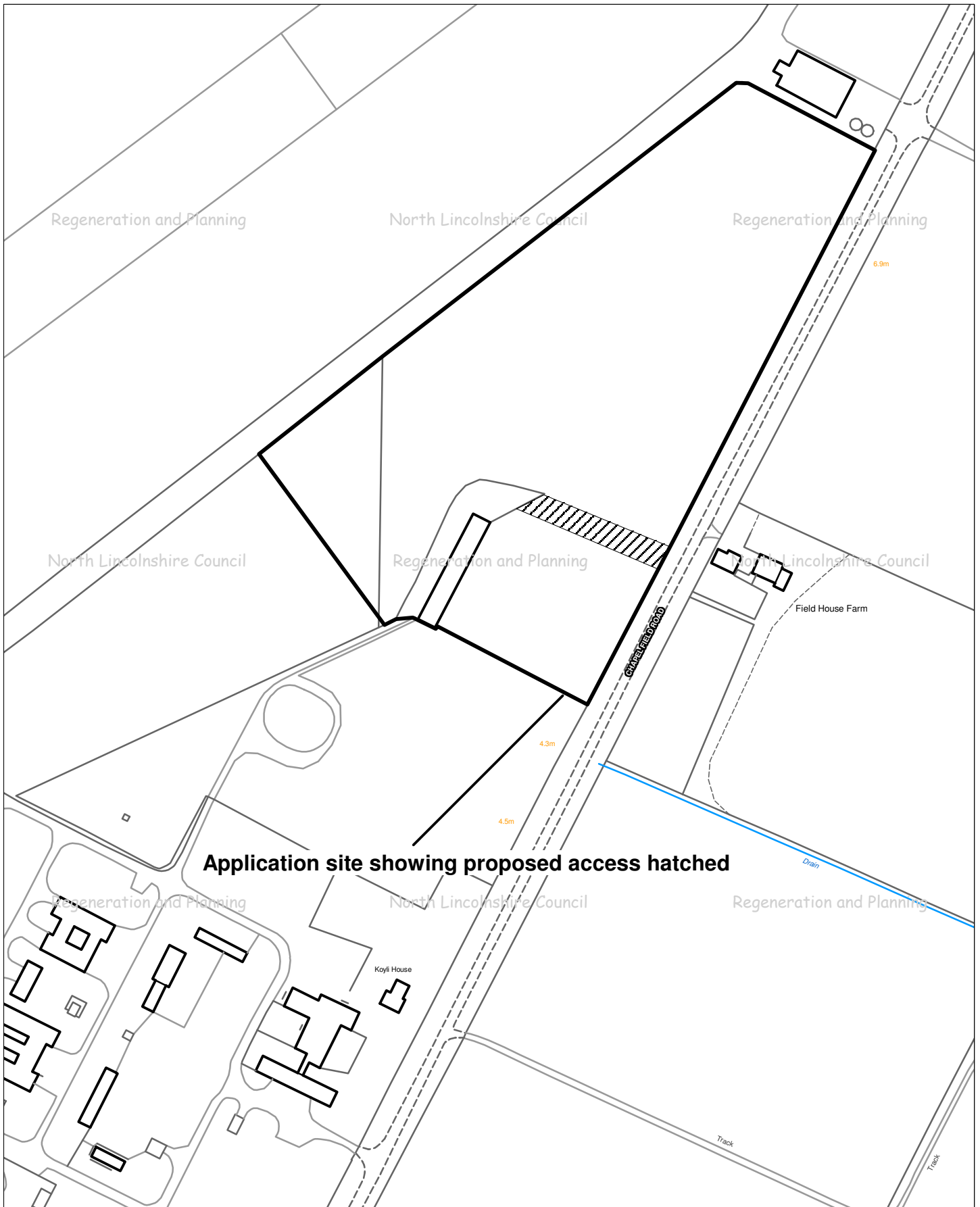
To protect features of recognised nature conservation in accordance with policies CS5 and CS17 of the North Lincolnshire Core Strategy.

9.

Adequate vehicle access, parking and turning facilities serving the existing dwelling shall be retained in accordance with details to be submitted to and approved in writing by the local planning authority.

Reason

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



Application site showing proposed access hatched

Drawing Title: 2011/0960

OS Grid Ref: TA11752135

Drawn by: KC

Scale: 1:2500

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NORTH LINCOLNSHIRE COUNCIL 0100023560 2011



Regeneration and Planning

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