

<b>APPLICATION NO</b>	<b>PA/2011/0980</b>
<b>APPLICANT</b>	Mr C Lumb
<b>DEVELOPMENT</b>	Planning permission to retain a polytunnel, fruit net, chicken runs and shed (resubmission of PA/2010/0836)
<b>LOCATION</b>	Land south of Studcross, Epworth
<b>PARISH</b>	<b>EPWORTH</b>
<b>WARD</b>	Axholme Central
<b>SUMMARY RECOMMENDATION</b>	<b>Refuse permission</b>
<b>REASONS FOR REFERENCE TO COMMITTEE</b>	Applicant request to address the committee

## **POLICIES**

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

**North Lincolnshire Local Plan:** Policy RD2 (Development in the Open Countryside) applies and restricts the granting of planning permission in the open countryside to proposals which are essential to the efficient operation of agriculture or forestry, or appropriate employment-related development.

Policy LC14 (Area of Special Historic Landscape Interest) – within an area designated as an area of special historic landscape interest retaining the medieval open strip fields surrounding the Isle of Axholme.

Policy DS1 (General Requirements) sets out the standards of design for all new developments.

**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 as outlined below:

- (a) delivering an urban renaissance in Scunthorpe and supporting its role as a major sub-regional town
- (b) supporting the market towns of Barton, Brigg, Crowle, Epworth, Kirton and Winterton as thriving places to live, work and visit, and as important service centres serving the needs of local communities across North Lincolnshire
- (c) 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
- (d) supporting development of key strategic employment sites at the South Humber Bank, Humberside Airport and Sandtoft Airfield

- (e) 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 CS2 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.

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 such related to agriculture, forestry or other uses which require a countryside location or which will contribute to the sustainable development of the tourist industry.

## **CONSULTATIONS**

**Highways:** No objections.

## **TOWN COUNCIL**

Object and reiterate comments submitted previously to the Planning Inspectorate in relation to the previous application for the same site. The development is outside the development boundary and will have the appearance and character of the land in an area of special historic interest contrary to policy LC14 of the local plan.

## **PUBLICITY**

Advertised by means of a site notice and neighbouring properties notified. Two letters have been received objecting to the application on the following grounds:

- odour from the site next to dwellings and noise from the hens and ducks, and impact on the living conditions of nearby residents

- more development has taken place on the application site
- impact on the open countryside

## **ASSESSMENT**

This application relates to the retention of a polytunnel, fruit net, chicken runs and shed on an open field to the south of Studcross. It is a resubmission of PA/2010/0836 which was refused planning permission in September 2010 because the site lies within the Isle of Axholme area of special historic landscape and it was considered that the development was incompatible with the essentially open character of the ancient strip fields. It was therefore considered contrary to policy LC14 of the North Lincolnshire Local Plan.

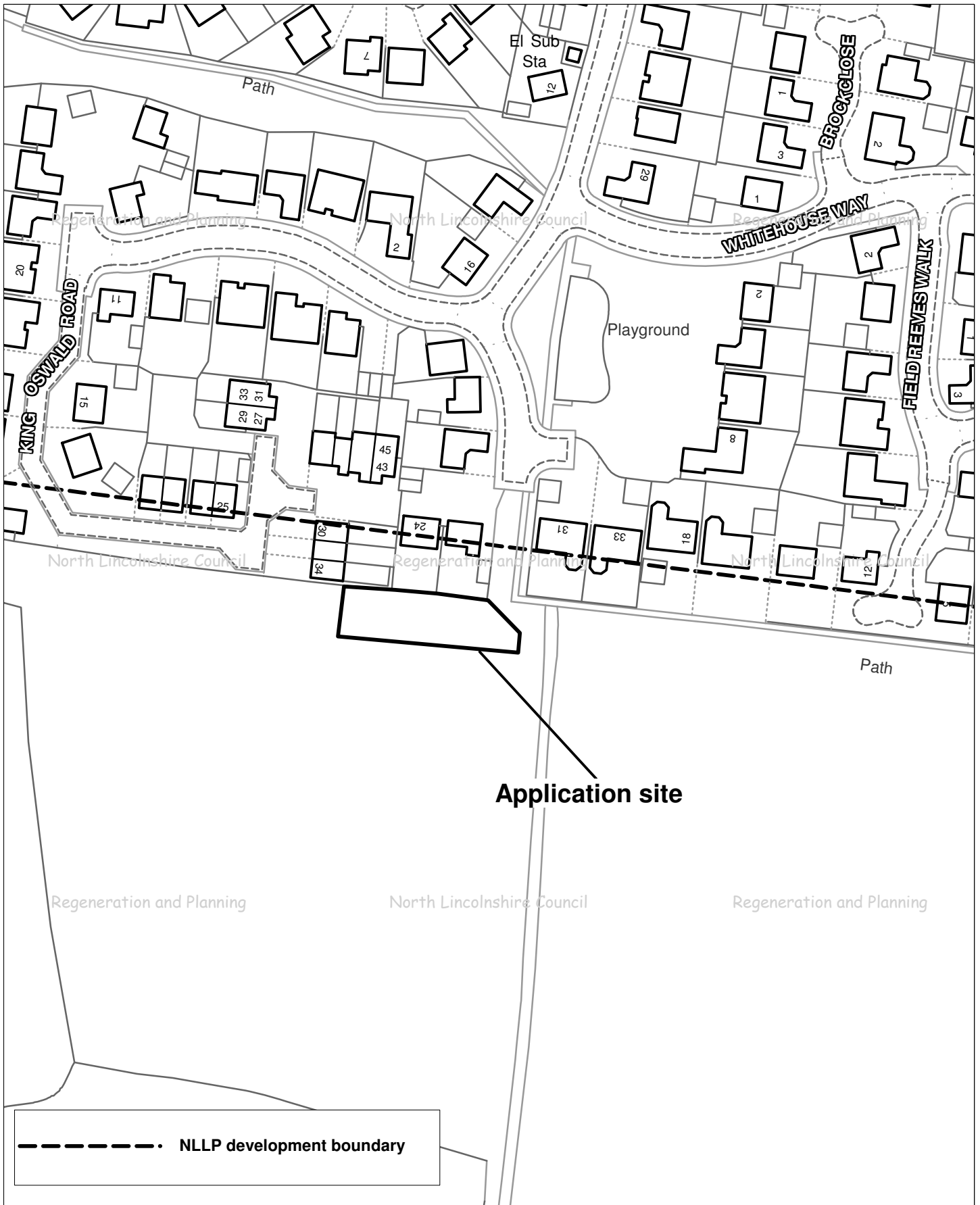
A subsequent appeal was dismissed by the Planning Inspectorate who agreed with the council that the main issue was the detrimental effect of the development on the character and appearance of the Isle of Axholme area of special historic landscape interest.

The determining issue in this case is whether there have been any changes in circumstances since the previous refusal of planning permission endorsed by the Planning Inspectorate which may allow this development in the area of special landscape interest.

The site is located in an area designated of special historic interest because of its unique historic landscape retaining the medieval open strip fields surrounding the villages of the Isle. This landscape is considered to be of national importance and the policy protects against development that would adversely affect the character, appearance or setting of the historic landscape. It is one of the few remaining examples nationally of the ancient strip field system of farming. The change of use and enclosure of this block of land is considered incompatible with the essential open character of these ancient unfenced strip fields. The applicant has made some minor changes to the site layout, including the relocation of the shed nearer to the boundary with the adjacent dwellings, but these are of little significance and do not affect the overall harmful impact of the development.

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

The proposal lies within the Isle of Axholme area of special historic landscape interest. The change of use and enclosure of the block of land, including the erection of the chicken runs, sheds and other structures, is incompatible within the essentially open character of the ancient unfenced strip fields. Hence, it is contrary to policy LC14 of the North Lincolnshire Local Plan.



**Application site**

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Drawing Title: 2011/0980

OS Grid Ref: SE77440366

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Scale: 1:1250

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**NORTH LINCOLNSHIRE COUNCIL** 0100023560 2011



**Regeneration and Planning**

Head,

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