

APPLICATION NO	PA/2011/0995
APPLICANT	Ms J Chappell
DEVELOPMENT	Planning permission to retain a dwelling house
LOCATION	The Hatcheries, Marsh Lane, Barnetby-le-Wold
PARISH	BARNETBY-LE-WOLD
WARD	Brigg and Wolds
SUMMARY RECOMMENDATION	Refuse permission
REASONS FOR REFERENCE TO COMMITTEE	Member 'call in' (Councillor C Sherwood – significant public interest) Support by Barnetby-le-Wold Parish Council

POLICIES

Regional Spatial Strategy for Yorkshire and the Humber: Policy H1 (Provision and Distribution of Housing) states that the region's housing stock should be improved and increased to provide appropriate accommodation for all households wanting homes.

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; reuse 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.

Policy DS1 (General Requirements) requires all new development to be of a high standard of design.

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 the 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 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
- be designed to a high standard, consistent with policy CS5, and use sustainable construction and design techniques.

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 that which will contribute to the sustainable development of the tourist industry.

Policy CS8 (Spatial Distribution of Housing sites) states that the principal focus for housing is previously developed land and buildings within the development limits of Scunthorpe followed by a greenfield urban extension to the west of the town. The market towns of Barton, Brigg, Crowle, Epworth, Kirton and Winterton are also expected to accommodate 18% of new housing development. In rural settlements in the countryside and in the open countryside outside development limits, housing development will be strictly limited to development which relates to agriculture, forestry or to meet a special need associated with the countryside. The first priority is to re-use previously developed land and buildings within North Lincolnshire's built-up areas. Second priority will be given to other suitable infill opportunities in North Lincolnshire's built-up areas. Development on greenfield sites will only be allowed where it can be demonstrated that this will bring additional community benefits, contribute to building sustainable communities and is acceptable in terms of its impact on the quality of the urban space and adjoining countryside. Flood risk will also be taken into account, as this will be a determining factor in the distribution and location of housing.

CONSULTATIONS

Highways: No objections.

PARISH COUNCIL

Fully support the proposal.

PUBLICITY

Neighbouring properties have been notified and a site notice posted. Fourteen letters of support have been received, some of which comment that the proposal fits in with the character of the area.

ASSESSMENT

This proposal involves the retention of a small, single-storey prefabricated dwelling outside the settlement boundary for Barnetby. The building measures approximately 9.5 metres wide, 5.8 metres deep and 4.5 metres high. Planning permission already exists for an agricultural worker's dwelling on another part of the site, the building of which has already commenced with the foundations being put in (7/400/87 outline permission and 7/720/87 approval of reserved matters).

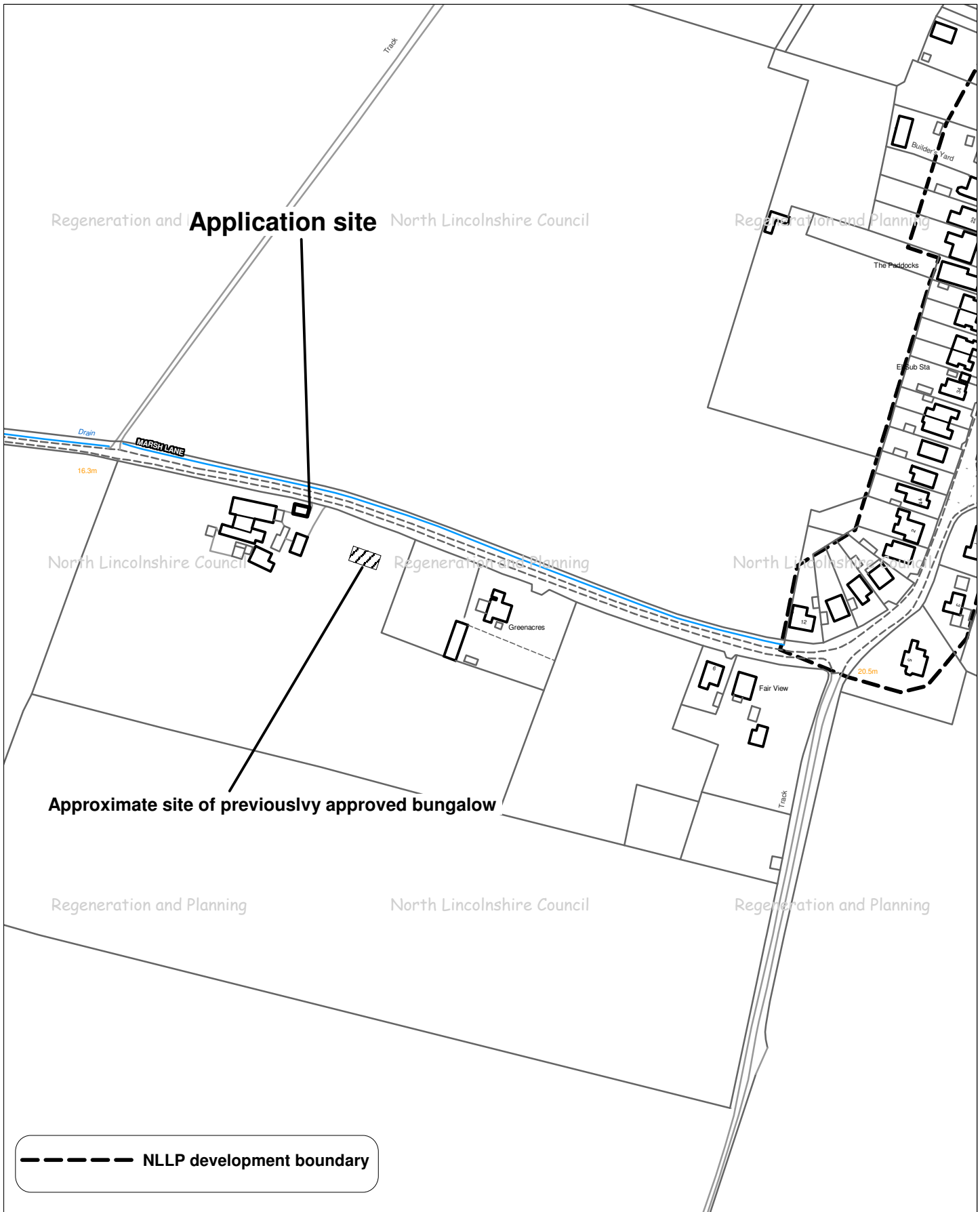
The main issue to consider in the determination of this proposal is whether the provision of two dwellings on this site is essential to meet the needs of agriculture, forestry or some other countryside activity.

Permission for an agricultural worker's dwelling already exists on this parcel of land which, as the footings are already in place, could be built at any time in the future. This means that if the current proposal is approved, there would be two dwellings on this relatively small parcel of land. Due to the size of the holding, and the information submitted with the application, it is not considered that there is a need, in planning policy terms, to build two dwellings on the site, which is located in the open countryside.

The applicant has stated that personal circumstances have, over the years, prevented the completion of this dwelling, and since this time the applicant has been living in a caravan. When the condition of the caravan deteriorated, the applicant replaced it with the dwelling that is the subject of this application. Planning permission was sought to retain this structure (PA/2009/1064) but was refused as it was not considered that there was sufficient justification, and the structure remains unauthorised. Significant efforts have been made to assist the applicant in resolving the situation, and it has been suggested that the best solution would be to finish building the dwelling that has been approved. However, the applicant does not consider this to be a viable option. It has also been suggested that the new dwelling be located on the site of the approved dwelling, or that the previous permission be revoked, before planning permission is given for the current proposal. However, the current application does not include any of these alternatives, and asks for the proposal to be determined on the basis of the dwelling being located in its current position. No information has been provided with the application to demonstrate that there is a need for two dwellings on the site for agricultural purposes, and without such justification, the application is contrary to current local plan and core strategy policies, as the applicant's personal circumstances cannot be used to determine the planning merits of the case. The application is recommended for refusal.

RECOMMENDATION Refuse permission for the following reasons:

The site is located outside the development boundary of Barnetby, within the open countryside. The proposal is tantamount to a new dwelling located within the open countryside and is not required to enable an agricultural or forestry worker to live at or near their place of work or to meet a special need associated with the countryside. Furthermore, the justification put forward by the applicant is not considered to be sufficient enough to override fundamental planning policy objections to the proposal. The proposal is therefore contrary to policy RD2 of the North Lincolnshire Local Plan and policies CS2 and CS3 of the North Lincolnshire Core Strategy.



----- NLLP development boundary

Drawing Title: 2011/0995

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NORTH LINCOLNSHIRE COUNCIL 0100023560 2011



Regeneration and Planning
Head,

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

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