

APPLICATION NO PA/2012/1055

APPLICANT Mr G Simon

DEVELOPMENT Outline planning permission to erect two detached houses, domestic garages and means of access with all matters reserved and demolition of an existing garage

LOCATION The Garage, adjoining 16 Main Street, Horkstow

PARISH HORKSTOW

WARD Brigg and Wolds

CASE OFFICER Tanya Eggett

SUMMARY RECOMMENDATION Refuse permission

REASONS FOR REFERENCE TO COMMITTEE Support by Horkstow Parish Meeting

POLICIES

National Planning Policy Framework: Paragraph 49 – housing applications should be considered in the context of the presumption in favour of sustainable development.

Paragraph 54 – local planning authorities should be responsive to local circumstances and plan housing development to reflect local needs, particularly affordable housing.

Paragraph 55 – to promote sustainable development in rural areas, housing should be located where it will enhance or maintain the vitality of rural communities. Local planning authorities should avoid new isolated homes in the open countryside unless there are special circumstances.

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

North Lincolnshire Core Strategy: Policy CS1 – in the countryside support will be given to development that promotes rural economic diversification and small-scale employment opportunities, particularly on previously used land or in existing rural buildings. Tourism development will also be supported, in particular the development of green tourism making the area's important natural and built environments.

Policy CS2 – 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.

Policy CS3 – development outside defined boundaries will be restricted to that which is essential to the functioning of the open countryside. This will include uses such as those related to agriculture, forestry or other uses which require a countryside location or that will contribute to the sustainable development of the tourist industry.

Policy CS7 – housing development will be required to make efficient use of land but the density of development should be in keeping with the character of the area and should support the development of sustainable, balanced communities.

North Lincolnshire Local Plan: Policy RD2 lists the type of development acceptable in the open countryside. Residential development is only acceptable if it is essential for agriculture or forestry purposes or to meet a special need associated with the open countryside, for affordable housing or a replacement dwelling.

Policy T2 – all new development should have a satisfactory access.

Policy DS1 provides general design guidance for all new residential development.

CONSULTATIONS

Highways: Views awaited.

Environmental Protection: There is potential for harmful contaminants such as hydrocarbons and asbestos therefore it is recommended that conditions requiring investigation and remediation are proposed.

Historic Environment Record: No objection subject to a condition requiring recording of the former chapel.

PARISH MEETING

Support the proposal.

PUBLICITY

Neighbouring properties have been notified, and site and press notices posted. No comments have been received.

ASSESSMENT

Outline planning permission is sought for two dwellings and domestic garages, including a means of access and the demolition of the existing garage on the site with all matters reserved. There is an extant outline permission on the site (PA/2010/0282) which expires in May 2013 to demolish the existing commercial garage on the site and replace it with two dwellings. This application was approved at Planning Committee against officer recommendation.

The main issues associated with this proposal are whether it is acceptable in planning policy terms and, if so, whether its impact on neighbours, the amenity of the locality and the highway network is also acceptable. If the proposal is not acceptable in planning policy terms, the issue then is whether the case of very special circumstances put forward by the applicant and the extant permission for two dwellings on the site, justifies departing from prevailing planning policy and granting the proposal.

The site lies within Horkstow which is identified as a rural settlement in the Core Strategy. Horkstow has no development boundary. There is a proposal in the Local Development Framework to place a development boundary around Horkstow, but this is only a proposal

at the present time and therefore little weight can be given to it at this stage. New dwellings would not normally be permitted in this location unless they were affordable housing (and there was a proven need for affordable housing in this location), a replacement dwelling or for an agricultural or forestry worker to live near his place of work. This application is for two new private dwellings and therefore none of the above criteria apply in this case. The proposal is therefore contrary to policies CS3 of the Core Strategy and RD2 of the North Lincolnshire Local Plan.

The proposed dwellings would replace the existing commercial garage on the site. This commercial garage is not operating on the site. The applicant has submitted details of the dilapidated state of the building, and the works required to make the building safe and watertight and to convert it to residential use. The applicant considers the works would be extensive and not commercially viable for either conversion to residential use or other business uses. In addition, the applicant considers that any alternative uses would be unsuitable in terms of access onto Main Street, the turning area within the site would need to be extended and alternative uses would be detrimental to the amenity of neighbours. No extensive details of potential costs of a conversion have been submitted. The building is of some character, particularly on the site frontage and does respect the rural character of Horkstow.

The applicant considers the proposal would make a positive contribution to the environment and would be betterment in planning terms than the existing situation on site. The building has not been marketed as the applicant considers that extensive works are required to bring the building to a saleable condition. However, Horkstow has very limited services and no shops. The garage has potential to provide a valuable service to the residents of Horkstow. The construction of two dwellings on the site would be unsustainable as occupiers would have to travel for shopping purposes, services and employment. The proposal is contrary to sustainability policies and principles contained within paragraph 55 of the National Planning Policy Framework and policies CS1 and CS2 of the Core Strategy.

It is accepted that there is an extant permission on the site for two dwellings which was approved at Planning Committee against officer recommendation (PA/2010/0282) and which expires in May 2013. This permission could still be implemented on the site and therefore there is a 'fallback position' in relation to this application. Therefore this is a material consideration in relation to this application. However, since the granting of PA/2010/0282 the Core Strategy has been adopted by the council. The Core Strategy, through its policies CS1 and CS2, reinforces the issue of sustainable development and policy CS3 restricts development in the open countryside to those developments which require a countryside location. The proposal is an unsustainable form of development in the open countryside which will increase the need to travel and result in the loss of a rural service to residents of Horkstow. The two dwellings proposed are for private dwellings that do not require a countryside location. As a result, on balance, it is not considered that the extant planning permission on the site should override the fundamental planning policy objections to the proposal.

RECOMMENDATION Refuse permission for the following reasons:

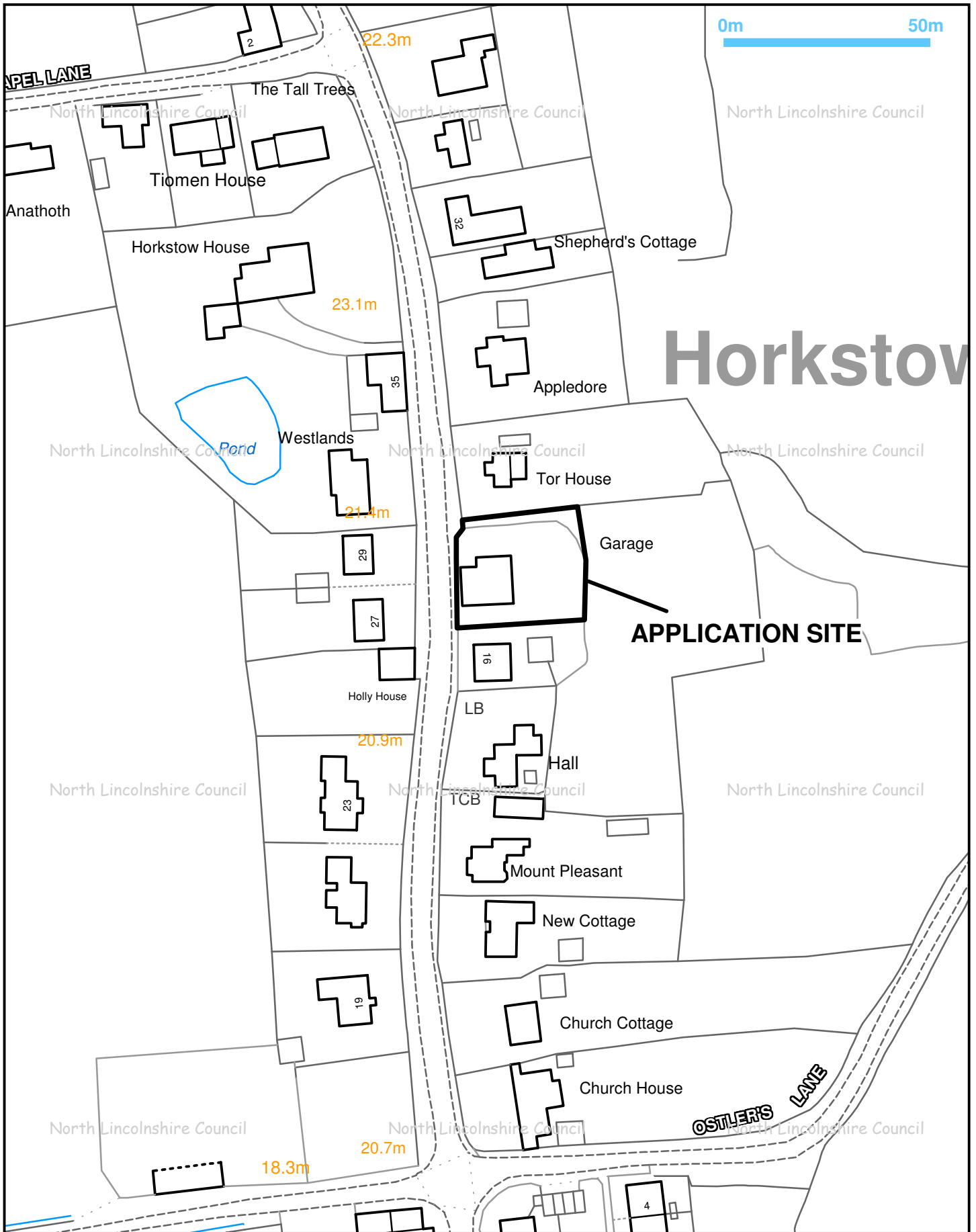
1.

The site is located in the rural settlement of Horkstow which has no development boundary. It is therefore located within the open countryside. The proposal is not regarded as being essential to the functioning of the countryside and is not related to agriculture, forestry or other uses which require a countryside location or which will contribute to the sustainable

development of the tourist industry. In addition, the dwellings are not for affordable housing, do not re-use an existing rural building and are not replacement dwellings. The proposal is therefore contrary to policies CS3 of the North Lincolnshire Core Strategy and RD2 of the North Lincolnshire Local Plan.

2.

The proposal is considered to be an unsustainable location for residential development as it will increase the need to travel for necessary services. The justification put forward by the applicant for two dwellings on the site is not considered to be sufficient enough to override fundamental planning policy objections to the proposal. The proposal is therefore contrary to paragraphs 49, 54 and 55 of the National Planning Policy Framework and policies CS1 and CS2 of the North Lincolnshire Core Strategy.



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