

APPLICATION NO	PA/2008/0345
APPLICANT	Mr S Clark
DEVELOPMENT	Planning permission to erect a new grain store, garaging, workshop and store (including demolition of existing derelict sheds)
LOCATION	High Burnham Farm, High Burnham, Haxey
PARISH	HAXEY
WARD	Axholme South
SUMMARY RECOMMENDATION	Refuse permission
REASONS FOR REFERENCE TO COMMITTEE	Member 'call in' (Councillor Stewart)
POLICIES	<p>Planning Policy Statement 1: Delivering sustainable development.</p> <p>Planning Policy Statement 7: Sustainable development in rural areas.</p> <p>Regional Spatial Strategy for Yorkshire and the Humber: No specific policies apply.</p> <p>North Lincolnshire Local Plan: Policy ST3 (Development Limits) states that development outside development boundaries will be considered as being in the open countryside and will only be permitted if it is essential for the purposes of agriculture, forestry or to meet a special need associated with the countryside.</p> <p>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, or other special countryside associated need, 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 settlements in terms of siting, scale, massing, design or materials.</p>

Policy LC14 identifies the Isle of Axholme as an area of Special Historic Landscape Interest and states that within this area, development will not be permitted which would destroy, damage or adversely affect the character, appearance or setting of the historic landscape, or any of its features. It goes on to say that a high standard of design and siting in new development will be required 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 applies and sets out general primary requirements for all new developments in North Lincolnshire.

Supplementary Planning Guidance - North Lincolnshire Landscape Assessment and Guidelines: Identifies the site as being 'Open Island Farmland'.

Supplementary Planning Guidance - North Lincolnshire Countryside Design Summary: sets out requirements for development in the countryside.

CONSULTATIONS

Severn Trent Water: Advise conditions.

Yorkshire Water: No comments.

Humberside Fire Brigade: Advice.

Highways: No objections.

PARISH COUNCIL

No objections.

PUBLICITY

Neighbouring properties have been notified, and site and press notices posted. No objections have been received. A letter of support has been received from the agents who sold the farm to the applicant; this contends that it is not unreasonable to allow a store, and states that the communal store at Epworth is no longer available as it is being re-developed for residential use.

A letter of support has also been received from the agents who acted on behalf of the applicants: it is imperative for modern vermin-proof storage for the farm; unsustainable to move large tonnages; fertilisers need to be stored responsibly; the site is within an existing farmstead and is replacing an existing building; will remain an isolated farmstead.

ASSESSMENT

Planning permission is sought to erect a large modern barn for the storage of grain, machinery and fertiliser,

which the applicant has a responsibility to store securely. The barn would be 26.89m x 36.57m and 10.38m to the ridge. The application additionally seeks permission for a smaller projection to provide a garage, store and workshop, 17.5m x 5.6m and 4.9m to the top of the lean-to roof. The proposals also include landscaping on an adjacent field, which is within the applicant's ownership.

The key issue to be considered in the determination of this planning application is whether the impact of the development upon the historic landscape would be acceptable.

The site is outside the development boundary for Belton and is within the open countryside.

The countryside around Belton is designated as part of the Isle of Axholme Historic Landscape Area (LC14) which merits special protection. The policy specifically requires a high standard of design and the use of materials sympathetic to the locality.

The landscape within which the site lies is categorised as 'Open Island Farmland' and can be considered as amongst the most important and environmentally valuable parts of the Isle of Axholme. The Landscape Assessment and Guidelines SPG states that:

'The medieval strip system farming areas common to the settlements on the elevated land of the Isle of Axholme are of cultural and heritage importance.

Their presence should be conserved and enhanced so as to retain open character by avoiding development and enclosure.'

The North Lincolnshire Countryside Design Summary stresses the national importance of these areas of open fields and the need to protect them. The SPG gives design guidelines, which emphasises the retention of areas of open fields and avoiding blocking views across the open areas within the landscape.

The building would not be in an open, undeveloped field, but would replace older brick and tile barns, which have now been demolished. However, the site is on one of the highest points in the surrounding landscape and the erection of such a large building built with unsympathetic materials would have a significant and adverse impact upon the area; it would be visible for a considerable

distance and from public vantage points, including the public road which runs past the farm to Owston Ferry.

From an archaeological perspective, the application site lies within the Isle of Axholme Area of Special Historic Landscape Interest (Policy LC14). The essential nature of this landscape is open agricultural land, cultivated in long narrow unenclosed strips. The land has been farmed on this system since medieval times, and the Isle is acknowledged as the best example of very few surviving landscapes of this type in the country.

The Sites and Monuments Officer has recommended refusal of the application on two grounds: firstly, the impact upon the landscape of the building; and secondly, the site is in the vicinity of High Burnham deserted medieval village. Fieldwalking and metal detected finds across this area have produced material ranging in date from prehistoric to Romano-British, Saxon and Medieval. The applicants have not submitted any archaeological survey information to allow the Council to assess this issue.

The Environment Team advise that there are issues of ecological concern and surveys should be submitted.

The Environmental Protection team advise that grain stores can give rise to unreasonable levels of noise.

The proposed development is not related to the historic landscape and would inevitably introduce features that would be detrimental to the landscape character.

The national and local significance of the landscape is of overriding importance and the proposals are therefore unacceptable and should be refused planning permission.

RECOMMENDATION

Refuse permission for the following reasons:

1.
If allowed, the proposed development would cause unacceptable harm to the historic landscape of the Isle of Axholme, which is of national and local importance. Due to its scale and height and inappropriate and unsympathetic materials the proposed development is not related to the historic landscape and would be detrimental to the landscape's character. The proposals are therefore contrary to policies DS1, RD2 and LC14 of the North Lincolnshire Local Plan and to Supplementary Planning Guidance Notes 'Landscape Assessment and Guidelines' and 'Countryside Design Summary'.

2.

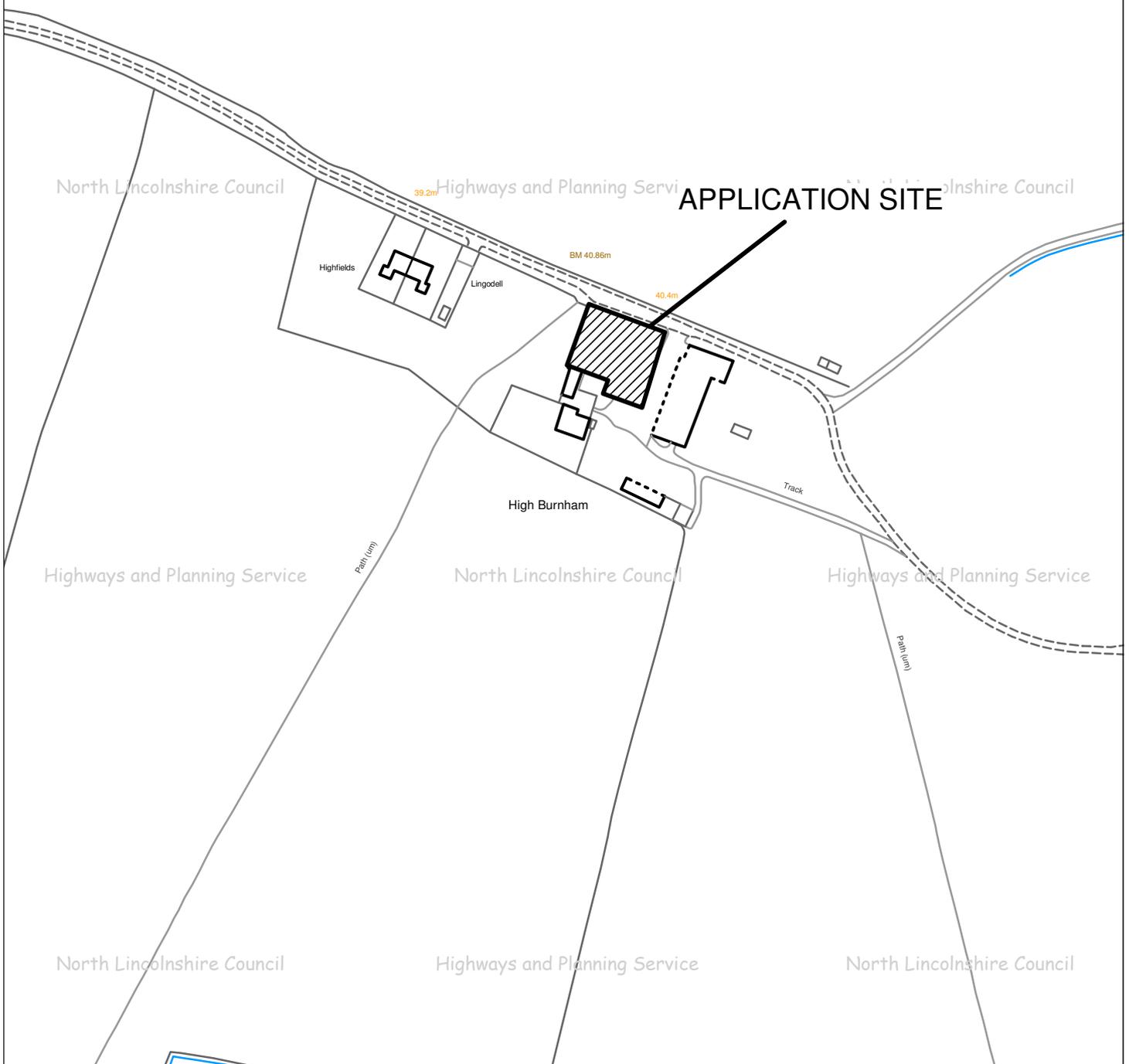
Furthermore, the application is contrary to Policy HE9 of the North Lincolnshire Local Plan as the impact of the proposed development on potentially important archaeological remains and historic buildings has not been assessed and no measures to mitigate damage and destruction of any such remains have been submitted for consideration by the Local Planning Authority.

3.

Additionally, the applicants have not submitted any protected species survey and the Local Planning Authority therefore cannot fully assess the proposals against policy LC5 of the North Lincolnshire Local Plan.

4.

The applicants have not submitted a noise impact assessment and the application cannot therefore be fully assessed against policy DS11 of the North Lincolnshire Local Plan.



Drawing Title: 2008/0345

OS Grid Ref: SE78340119	Drawn by: MS	Scale: 1:2,500	Date: 27/03/2008
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 Service Director,
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Drawing Title: 2008/0345 - Location of proposed site

OS Grid Ref: SE78370130

Drawn by: KC

Scale: 1:20000

Date: 08/04/2008



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