

APPLICATION NO	PA/2008/1004
APPLICANT	Mr L Elliott
DEVELOPMENT	Planning permission to erect two short-wave amateur radio masts and aerials
LOCATION	Elm Lodge, 2 Hood Croft, Haxey
PARISH	HAXEY
WARD	Axholme South
SUMMARY RECOMMENDATION	Refuse permission
REASONS FOR REFERENCE TO COMMITTEE	Applicant request to address the committee
POLICIES	Regional Spatial Strategy for Yorkshire and the Humber: No specific policies apply.

North Lincolnshire Local Plan: The site is located within the open countryside. Policy RD2 (Development in the Open Countryside) restricts the granting of planning permission to proposals, which are essential to the efficient operation of agriculture or forestry, appropriate employment and related development, affordable housing to meet a proven local need, essential for the provision of outdoor sport and recreation or the re-use of existing buildings.

The site is also located within an area designated as an Area of Special Historic Landscape Interest. Policy DS14 deals with development in these sensitive areas and only allows for small-scale development required to meet the social and economic needs of rural communities and small-scale tourist, outdoor sport and recreational development, providing that the development is related to the historic landscape and its features. High standards of design and siting of new development will be required to reflect the traditional character of buildings in the area and the character of the historic landscape and materials sympathetic to the locality should be used. 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.

Policy DS20 (Telecommunications Apparatus on Domestic Dwellings) controls apparatus on dwellings such as satellite dishes and antennas. This policy does not refer specifically to free-standing masts for amateur radio use. However the emphasis of the policy is that new domestic telecommunications equipment should not have a detrimental impact on the character or amenity of the area, this consideration is appropriate to the current proposal.

In addition, policy DS1 (General Requirements) calls for a high standard of design in built-up areas and in the countryside, it also refers to a requirement to reflect or enhance the character, appearance and setting of the immediate area.

CONSULTATIONS

Highways: No objections.

PARISH COUNCIL

Object on the grounds that the proposal would be contrary to policies LC14 and RD2 in that it would adversely affect the character, appearance and setting of the area and would have a detrimental impact on the historic landscape.

PUBLICITY

Neighbouring properties have been notified and several letters of objection have been received citing the following concerns:

- The proposal is for two new masts and not for the retention of existing masts as the description reads.
- The proposal will form an ugly and intrusive feature in unspoilt countryside.
- The proposal will adversely affect the character of the area of special historic landscape interest.
- The proposed radio masts will be clearly visible from a number of properties in the area.
- The proposal is unnecessary to satisfy one person's hobby.

ASSESSMENT

Planning permission is sought to erect two short-wave amateur radio masts on a triangular piece of land to the South of 2 Hood Croft, Haxey. There have been previous applications for amateur radio masts on this piece of land (PA/2002/1910 and PA/2003/0333). These applications were refused planning permission because of their impact on the open countryside and on the area of Special Historic Landscape Interest. The current application is

similar to the previous applications and is subject to the same local plan policies.

The key issues in the determination of this application are whether the proposal is an appropriate development for the open countryside and whether the proposed structures would adversely affect the character of the vicinity and the Area of Special Historic Landscape Interest.

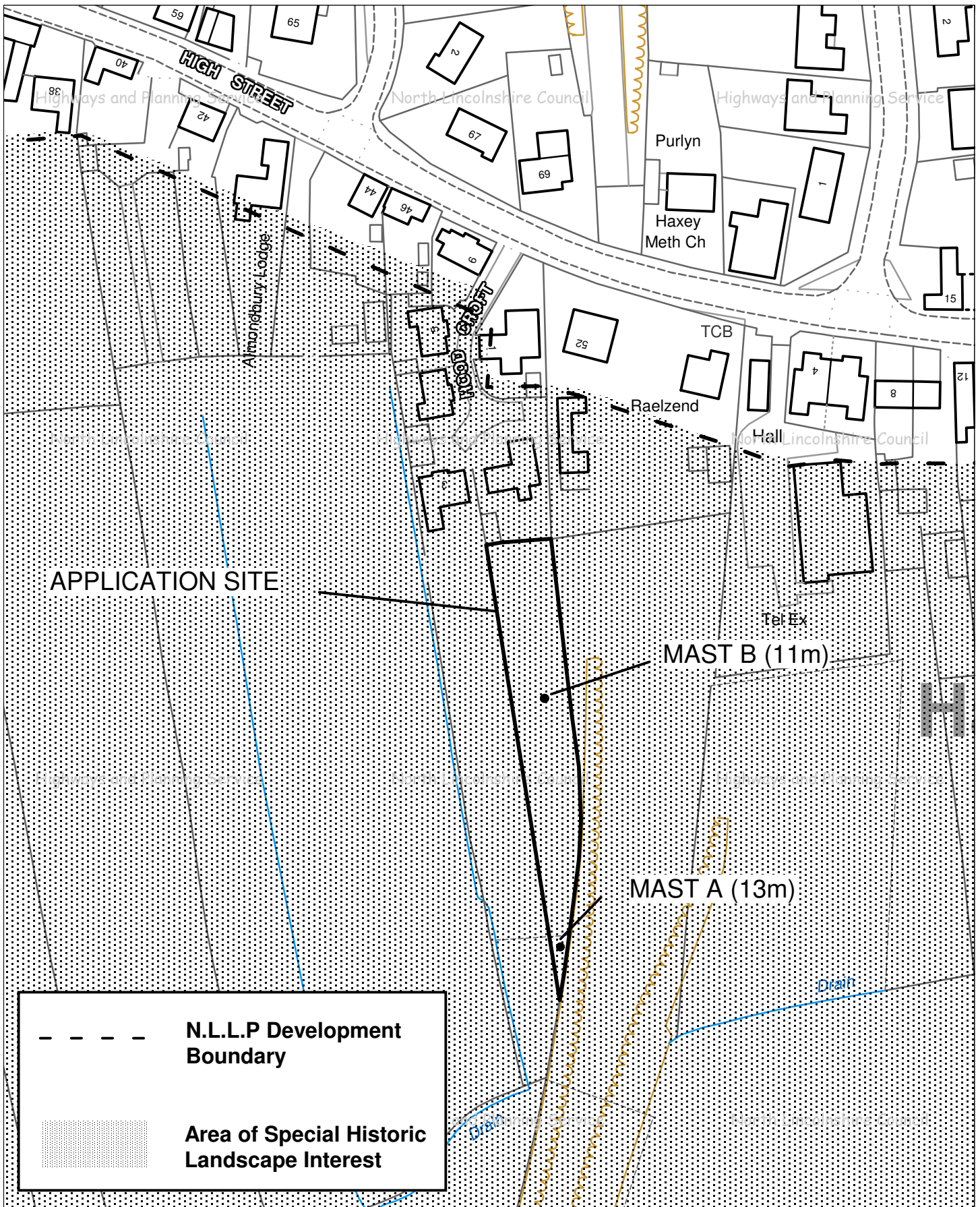
The area surrounding the development boundary of Haxey and other settlements within the Isle of Axholme is identified as being of Special Historic Landscape Interest following a study by the Countryside Commission, which identified significant areas of medieval open strip fields and turbaries which are of considerable national importance. These attributes, together with enclosed land and the overall settlement pattern of the area, make it unique in the country. It is essential that future development is not allowed to adversely impact on this valuable historic resource.

The erection of two tall masts measuring roughly 11 metres and 13 metres in height with associated wires and supporting ropes would be highly visible from the nearest residential properties to the north and from those further to the east and would have an adverse impact on the appearance of the local landscape. The proposal fails to meet the criteria in policy RD2 and is also contrary to policy LC14 of the North Lincolnshire Local Plan because it is not related to the historic landscape and would adversely affect the appearance and setting of the countryside immediately adjoining the village.

RECOMMENDATION

Refuse permission for the following reasons:

1.
The development is contrary to policy RD2 of the North Lincolnshire Local Plan as it will have an adverse impact on the appearance of the countryside immediately adjoining this part of Haxey.
2.
The development is contrary to policy LC14 of the North Lincolnshire Local Plan as it will adversely affect the appearance and setting of the area of Special Historic Landscape Interest in which Haxey stands.



Drawing Title: 2008/1004

OS Grid Ref: SK77219966

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Highways and Planning Service

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