

APPLICATION NO	PA/2008/1100
APPLICANT	North Lincs Property Holdings Ltd
DEVELOPMENT	Planning permission to retain a change of use from retail sales of HGVs and trailers to retail sales of HGVs and trailers plus use as a haulage yard/operating centre
LOCATION	Unit 11, Sandtoft Road, Sandtoft Industrial Estate, Belton
PARISH	BELTON
WARD	Axholme Central
SUMMARY RECOMMENDATION	Grant permission subject to conditions
REASONS FOR REFERENCE TO COMMITTEE	Objection by Belton Parish Council
POLICIES	<p>Regional Spatial Strategy for Yorkshire and the Humber: Policy E2 provides general design guidance in relation to rural employment opportunities. Employment and developments should be encouraged in rural areas to promote a healthy and diverse rural economy and maintain the vitality of rural communities whilst protecting and enhancing the quality of the environment.</p> <p>North Lincolnshire Local Plan: Policy IN1 defines the location and uses permitted on various sites throughout the borough. Policy IN1-13 permits B1, B2 and B8 uses on the site.</p> <p>Policy ST3 states that development outside development boundaries will be considered as development 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 policy provides general guidance on acceptable uses within the open countryside. Employment-related development appropriate in the open countryside will be permitted.</p> <p>Policy T2 requires all new development to be provided with a satisfactory access.</p> <p>Policy DS1 provides general design guidance in relation to new development.</p>

Planning Policy Guidance 4: Industrial, Commercial Development and Small Firms: This PPG provides general guidance in relation to developments comprising industrial and commercial development.

CONSULTATIONS

Highways: No objections.

PARISH COUNCIL

Objection. Part of the reason for refusing 2007/2017 regarding transport infrastructure. The amount of HGV lorries and car transporters creates great damage to the minor roads being used by these vehicles and the revenues received in rates does not compensate for the cost of these repairs. Very few jobs are created by these activities. These large vehicles pose a danger to other road users and pedestrians especially in the residential areas of Sandtoft, Dirliness and Belton. Parts of Westgate Rd are so narrow that HGVs cannot pass one another without mounting pavements. A link from the M180 should be constructed to take this traffic.

PUBLICITY

A site notice has been posted and adjoining properties notified. Eleven letters of objection have been received raising the following material planning issues:

- increase in traffic
- loss of countryside
- few jobs created
- alternative route should be introduced

ASSESSMENT

This application seeks to retain the change of use of the whole site to retail sales of HGVs and trailers and use also as a haulage yard/operating centre.

The application has been submitted to regularise the two uses on the whole site. In 1999 planning permission was granted for a haulage depot and storage (1999/0666). In 2005 planning permission was granted for retail sales of HGVs and trailers on the site (2005/1218). The 2005 permission supersedes the 1999 planning permission. It appears the owner of the site was unaware of this and has been carrying out the two uses simultaneously on the site.

The main issues associated with this case are whether the proposed uses are acceptable on the site in planning policy terms and if so, whether the impact on the amenity of the locality, on neighbours and on the highway network is also acceptable.

The site is located outside the defined industrial area in the North Lincolnshire Local Plan (IN1-13) and is located within the open countryside. The site is hard surfaced and it is an authorised industrial site, for the retail sale of HGVs and trailers. The site is a brownfield site and not a greenfield site. Offices have been constructed on the site which are ancillary to the uses carried out on the site. It is reasonable for this proposal to be treated as an exception to the countryside policy as it an established commercial use.

The uses (albeit unauthorised) have been carried out for some time. Concerns about the impact the additional vehicles create on the highway network are noted. However, Highways have raised no objection to the proposal. It is considered that the existing highway network can sustain this use. There can be no justification for an alternative route for the HGVs in this case. The proposal accords with policy T2 of the North Lincolnshire Local Plan.

The site employs up to six people. The uses do create some employment for local people and therefore the proposal does accord with policy E2 of the Regional Spatial Strategy. The uses are carried out on an existing industrial site and do not harm the visual amenity of the countryside.

RECOMMENDATION

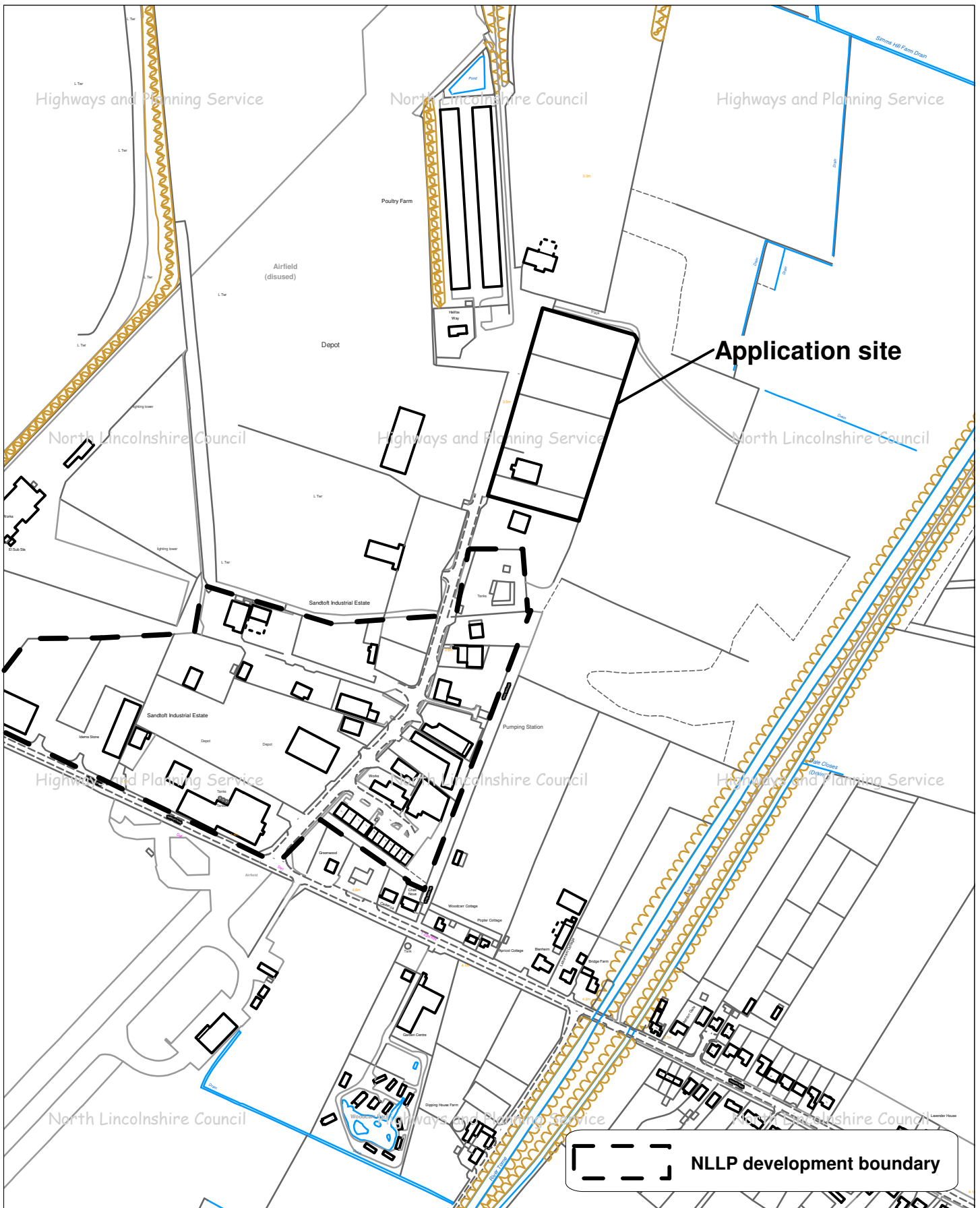
Grant permission subject to the following conditions:

1.

The uses hereby permitted on the site are for the retail sale of HGVs and trailers and the use as a haulage yard/operating centre and for no other uses without the prior permission in writing of the local planning authority.

Reason

The site lies within the open countryside and planning permission has only been granted based on the existing uses that have been authorised on the site.



Drawing Title: 2008/1100

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Highways and Planning Service

Service Director,
G Pople

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