

APPLICATION NO	PA/2008/1115
APPLICANT	T A White & Sons
DEVELOPMENT	Planning permission to retain the change of use of a former airfield to open storage for timber and railway sleepers
LOCATION	Area A, Sandtoft Industrial Park, access roads in disused airfield, Sandtoft
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 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 within 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 provides guidance on acceptable uses within the open countryside. Employment-related development appropriate to 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.

Environment Agency: No objections.

PARISH COUNCIL

Objection. The reason for this application no longer exists as the tenant has gone at the request of the owner. It is apparent that the storage of cars is required instead. The site is outside the development limits on grade 2 agricultural land. The illegal use has been known to North Lincolnshire Council for over a year. The road infrastructure is inadequate especially for HGVs and we refer to 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 revenue received in rates does not compensate for the cost of repairs. Very few jobs are created by these activities. These large vehicles pose a danger to other road users of the roads and pedestrians especially in the residential areas of Sandtoft, Dintness and Belton. As this council repeatedly points out, parts of Westgate Road are so narrow that HGVs cannot pass one another without mounting the pavements. A link from the M180 should be constructed to take this traffic. There is floodlighting which does not have planning consent and is a nuisance to neighbours.

PUBLICITY

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

- increase in traffic beyond the capacity of the road system
- countryside location
- close to residential properties
- poor sight lines
- few jobs created

ASSESSMENT

This proposal is for the retention of open storage on the site for timber and railway sleepers. The site is part of a larger site that has a number of different uses within the B1, B2 and B8 Classes operating from it.

This application forms 1 of 3 applications to retain existing commercial uses on parts of Sandtoft Industrial area/airfield by the same applicant.

The main issues associated with this application are whether the use on the site in this location is acceptable in planning policy terms and if so, whether the impact of the use on residents, the locality and the highway network are acceptable.

Part of the site lies within the defined Sandtoft industrial area. On this area B1, B2 and B8 uses are permitted. The remainder of this industrial, brownfield site lies within the open countryside.

The location of the storage of timber and railway sleepers lies just outside the defined industrial area within the open countryside. However, in this case the remaining part of the applicants' site is industrial with a number of commercial uses already being carried out from it. The site is surfaced and can no longer be regarded as agricultural land. Its character is industrial and not a greenfield site. It is a brownfield site. It is therefore considered reasonable for this proposal to be treated as an exception to countryside planning policy in this case.

The site comprising the storage of timber and railway sleepers is a very small area in relation to the whole site. It is not visible from any public vantage points as it is a considerable distance from Belton Road and is screened by bunding that has been installed on the site. The storage use will not result in any harm being caused to neighbours in terms of noise and disturbance. The nearest neighbour is over 300 metres from the site.

It is considered that the use does not create a significant increase in traffic to and from the site. Highways have raised no objections to the proposal. It is therefore considered that the existing highway network can accommodate the use and that the existing sight lines at the site entrance are adequate. The proposal is therefore acceptable in highway terms.

In order not to prejudice the long-term future of the site in terms of the Local Development Framework (LDF), a three-year temporary permission is proposed. This has two advantages. The first will ensure that if the uses becomes problematic in terms of impact on neighbours or on the locality, this use on the site will have to cease in 2011. Secondly, the LDF will by this time have formulated the long-term development proposals (if any) for this site.

Once the LDF process is completed, the issues and concerns Members and the public have in relation to the whole of Sandtoft airfield may well be addressed by virtue of the development proposals for the former airfield site.

RECOMMENDATION

Grant permission subject to the following conditions:

1.

The use hereby permitted shall be for the open storage of timber and railway sleepers only and for no other use within Class B8 or B1 of the Use Classes Order (as amended 2005) without the prior permission in writing of the local planning authority.

Reason

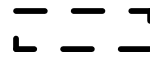
The site lies partially within the open countryside where development is strictly controlled. Alternative uses on the site may conflict with the countryside policies set out in the North Lincolnshire Local Plan and could result in harm being caused to the amenity of neighbours and the amenity of the locality.

2.

The use of the former airfield for open storage of timber and railway sleepers shall be discontinued on or before 31 October 2011 and the land shall be restored to its former condition in accordance with details to be agreed in writing by the Local Planning Authority before restoration is commenced.

Reason

The application site lies within the open countryside beyond the defined development boundary and is therefore contrary to the provisions of policy ST3 of the North Lincolnshire Local Plan 2003. It is essential therefore to ensure that any approved development does not prejudice the possible long-term development of this site which may or may not emerge through the Local Development Framework.



NLLP development boundary

Highways and Planning Service

North Lincolnshire Council

Highways and Planning Service

Application site

Airfield (disused)

North Lincolnshire Council

Highways and Planning Service

North Lincolnshire Council

Highways and Planning Service

North Lincolnshire Council

Highways and Planning Service

Sandtoft Transport Centre

Depot

Works

Access

Bracken Cottage

The Gables

Stanmore Lodge

The Old Control Tower

Serchurst

The Bungalow

Belton Hall

Depot

Ross Farm Bungalow

Drawing Title: 2008/1115

OS Grid Ref: SE74930831

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Highways and Planning Service

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