

APPLICATION NO	PA/2008/1116
APPLICANT	T A White & Sons
DEVELOPMENT	Planning permission to retain the change of use of a former airfield to open storage of paving stones
LOCATION	Sandtoft Industrial Estate, land off 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 Exception to policy
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 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 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 ie storage of paving stones may not continue as the tenant has been asked to leave, at the request of the owner. It is apparent that the storage of cars is required instead which is more profitable. The site lies outside the development limit on Grade 2 agricultural land. The illegal use of land has been known to North Lincs Council for over a year. The road infrastructure is inadequate especially for HGVs and we refer to reasons for refusing 2007/2017 regarding transport infrastructure. The amount of HGV lorries and car transporters creates great damage to minor roads being used by these vehicles and the revenues 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 and pedestrians especially in the residential areas of Sandtoft, Dirtness and Belton. As this Council has repeatedly pointed out, parts of Westgate Road are so narrow that HGVs cannot pass one another without mounting the pavement. There is flood lighting which does not have planning consent and is a nuisance to residents.

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
- an alternative route should be created to avoid residential areas

ASSESSMENT

This proposal is for the retention of the open storage of paving stones on the site. It is part of a larger site that

has a number of different uses within classes B1, B2 and B8 operating from it.

The main issues associated with this case 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 paving stones lies within the open countryside. However, a large area of the site currently used for industrial purposes lies within the open countryside. The site is surfaced and cannot be regarded as agricultural land. It is an industrial, brownfield site and not a greenfield site. It is therefore considered reasonable for this proposal to be treated as an exception to countryside planning policy in this case.

The use provides employment for 12 people. Although this is not a large number, the number of people employed overall on the site is quite significant and does provide employment opportunities for people in the rural area.

The site comprising the storage of paving stones is a relatively small area of the site. It is partially screened by existing buildings on the site and from wider views by the existing bunding on the site. This storage use will not result in noise and disturbance being caused to neighbours. The nearest dwelling is located over 400 metres away.

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. In view of the comments made by Highways, the council cannot insist on vehicles using an alternative route to access the site. It is considered that the existing highway network can accommodate the use and that the existing sight lines at the site entrance are adequate.

RECOMMENDATION

Grant permission subject to the following conditions:

1.

The use hereby permitted shall be for the open storage of paving stones only and for no other use within Class B8

of the Use Classes Order (as amended 2005) without the prior permission in writing of the local planning authority.

Reason

The site lies 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 also result in harm being caused to the amenity of neighbours and the amenity of the locality.

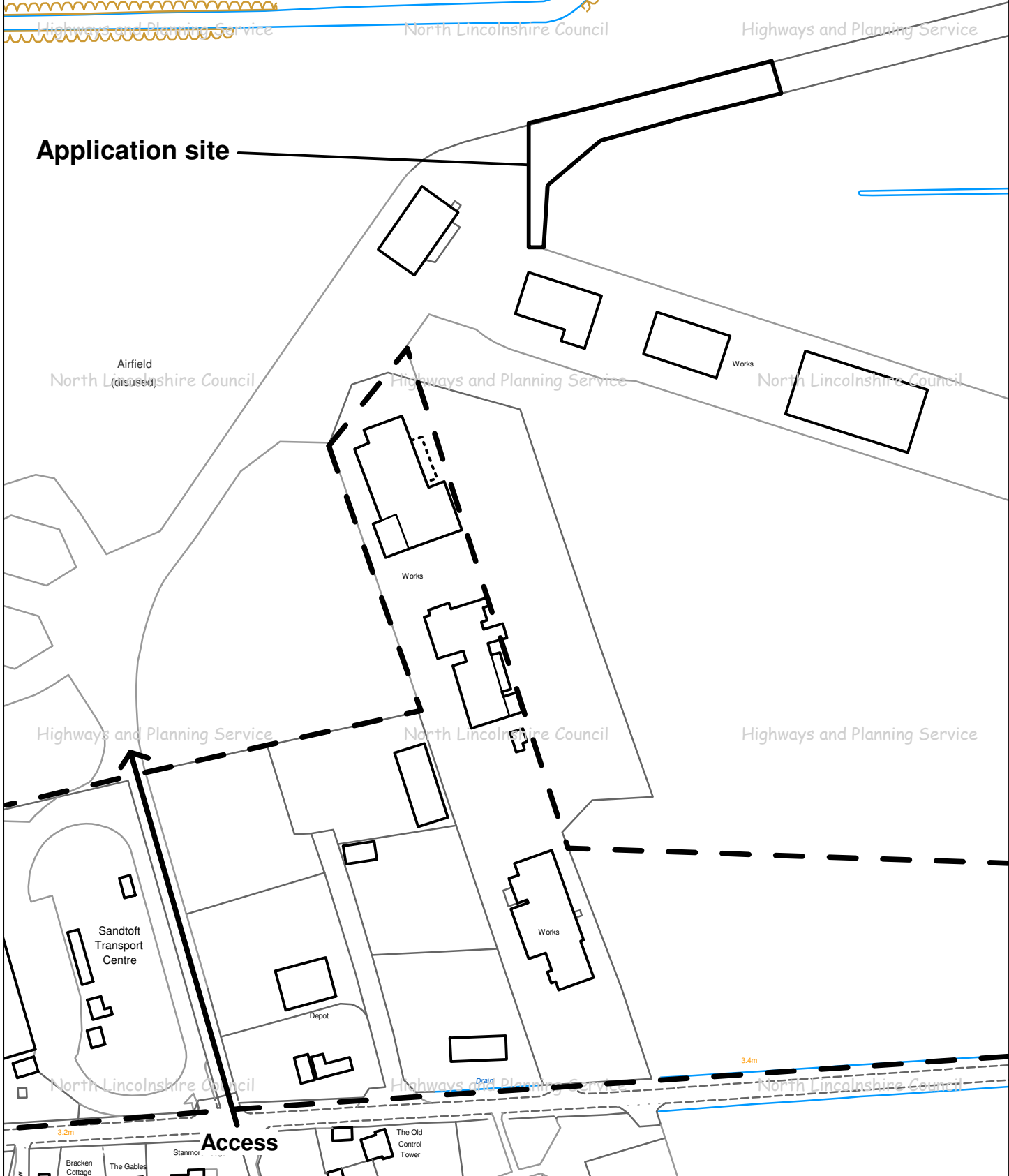
2.

The use of the former airfield for the open storage of paving stones 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**



Drawing Title: 2008/1116

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