

APPLICATION NO	PA/2008/1118
APPLICANT	T A White & Sons
DEVELOPMENT	Planning permission to retain the change of use of a former warehouse for B8 caravan storage
LOCATION	Area A, Sandtoft Industrial Estate, Sandtoft, 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 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 in the open countryside will be permitted. Re-use of rural buildings is acceptable.</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> <p>Planning Policy Guidance 4: Industrial, Commercial Development and Small Firms: This PPG provides</p>

general guidance in relation to developments comprising industrial and commercial development.

CONSULTATIONS

Highways: No objections.

Environment Agency: No objections.

PARISH COUNCIL

Objection. The building on this site was built for agricultural use and has no consent for warehousing although caravans have been stored. The owners of the caravans have 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 is outside the development limit on grade 2 agricultural land. The illegal use of the land has been known by North Lincolnshire 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 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 users of the roads 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 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 residents.

PUBLICITY

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

- outside the development boundary
- no consent for a warehouse
- road infrastructure inadequate for any increase in volume of traffic
- sight lines are poor
- few jobs created
- alternative route should be created to avoid residential areas

ASSESSMENT

This proposal is to retain the change of use of a warehouse for caravan storage. The caravans are stored inside this prefabricated steel building. The building was a former agricultural building.

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

The site comprises a former warehouse building that is currently used to store caravans. The building is a large steel prefabricated building. The site is located within the open countryside but the majority of the industrial site is also located within the open countryside. The storage of caravans is an acceptable use within the open countryside. The caravans are stored inside the building and cannot be seen on the landscape. The use does re-use what was originally an agricultural building. The proposal therefore accords with policy RD2 of the North Lincolnshire Local Plan. Caravan winter storage is an activity/use that has been accepted on several sites throughout North Lincolnshire over the years, even on open but well screened sites. This use is of an existing enclosed building and has no visual impact on the landscape.

It is accepted that caravan storage provides limited employment opportunities for local residents. However, the proposal is acceptable under the terms of policy RD2.

It is considered that the use does not create a significant increase in traffic to and from the site. Movement of caravans to and from the site will be staggered throughout the day. Highways have raised no objections to the proposals. In view of the comments made by Highways, there are no grounds for the council insisting that vehicles accessing the caravan storage use an alternative route. The sight lines at the entrance to the site are adequate to serve this use. It is considered that the existing highway network can accommodate the additional vehicular movements associated with this use. The proposal therefore accords with policies T2 and DS1 of the North Lincolnshire Local Plan.

RECOMMENDATION

Grant permission subject to the following conditions:

1. The use hereby permitted shall be for the storage of caravans 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 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.

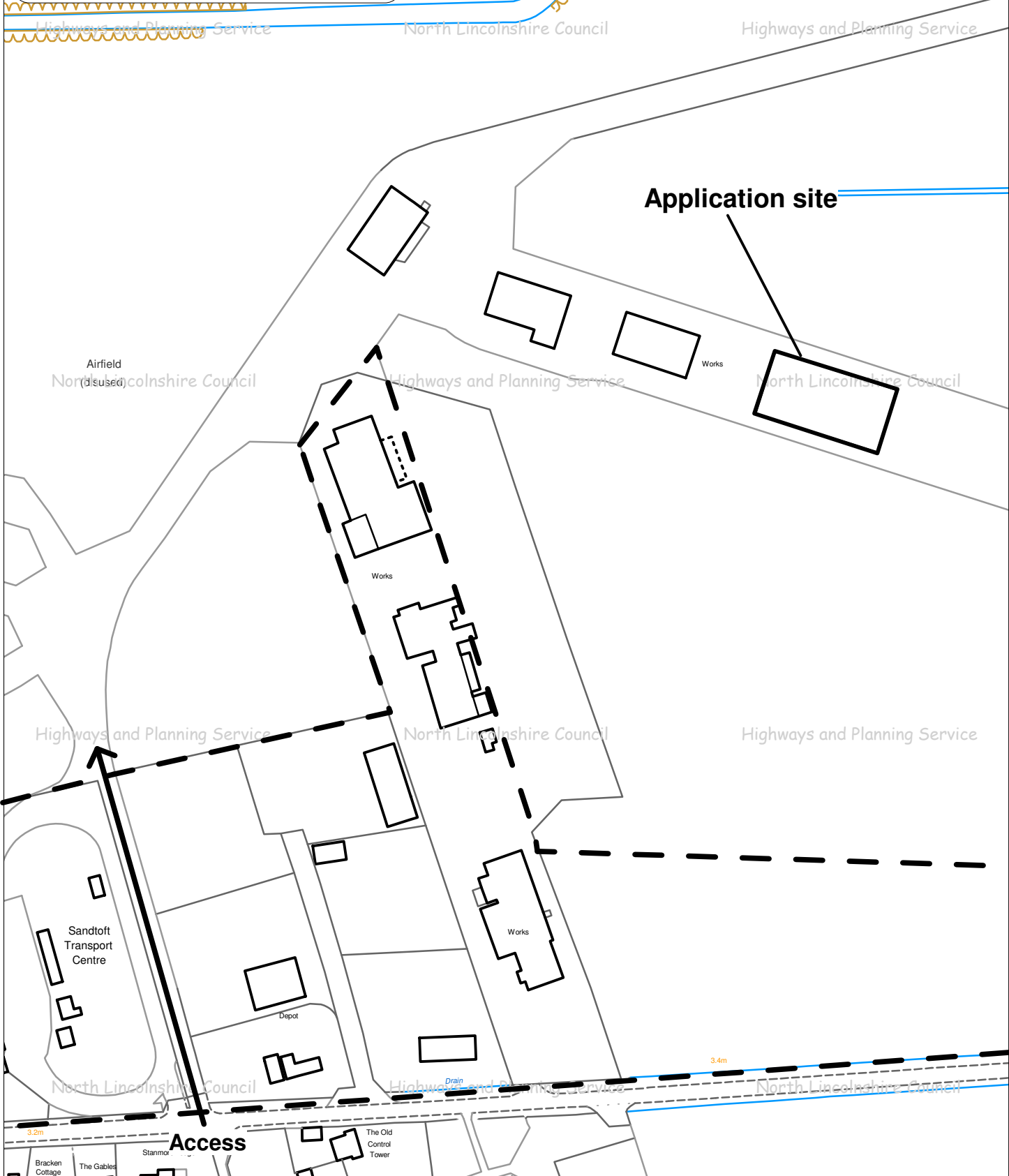
2.

The caravans shall be stored inside the former warehouse building at all times.

Reason

In order to reduce the impact the caravan storage will have on the landscape and countryside in accordance with policies DS1 and RD2 of the North Lincolnshire Local Plan.

 NLLP development boundary



Drawing Title: 2008/1118

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