

APPLICATION NO	PA/2008/1437
APPLICANT	Mr A Drury
DEVELOPMENT	Planning permission for change of use from agriculture to a mixed use of agriculture with a haulage yard
LOCATION	Rushcarr Farm, Clouds Lane, Beltoft
PARISH	BELTON
WARD	Axholme Central
SUMMARY RECOMMENDATION	Refuse permission
REASONS FOR REFERENCE TO COMMITTEE	Agent request to address the committee Member 'call in' (Councillor Stewart)
POLICIES	Regional Spatial Strategy for Yorkshire and the Humber: No specific policies apply. North Lincolnshire Local Plan: Policy LC14 (Area of Special Historic Landscape Interest) states that the Isle of Axholme is designated as an Area of Special Historic Landscape Interest. 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 RD2 (Development in the Open Countryside) only allows proposals for development in the open countryside which are essential to the efficient operation of agriculture or forestry; employment-related development related to the open countryside; affordable housing; outdoor sport or countryside recreation provision; re-use and adaptation of existing rural buildings; farm diversification; provided that the open countryside is the only appropriate location and development cannot be accommodated within defined development boundaries; it would not be detrimental to the character or appearance of the open countryside or nearby settlement in terms of siting, scale, massing, design or materials and it would not adversely affect residential amenity or highway safety.
CONSULTATIONS	Highways: Initially raised some concerns regarding the proposal and requested a detailed Transport Statement be submitted. Further information was submitted by the applicant and Highways raise no objections subject to conditions.

PARISH COUNCIL

Objects to the proposal on the grounds that it would cause problems on the highway network and create highway safety issues. Concerns were also raised regarding the products stored on the site and the impact on the amenity of neighbouring properties.

PUBLICITY

Neighbouring properties have been notified and a site notice posted. One letter of support and a number of objection letters have been received raising the following material issues:

- increased traffic leading to highway safety issues
- this form of development is better suited to alternative locations such as Sandtoft Industrial Estate
- adverse impact on the visual amenity of the area
- noise and disturbance to neighbouring properties

ASSESSMENT

The application site comprises an agricultural building on a large agricultural site off Clouds Lane in Beltoft. Planning permission is being sought to change the use of part of the site to a mixed use of agricultural and haulage yard. The applicant currently operates 3 HGVs from the site in connection with the agricultural business. This application seeks to increase this number to operate up to 8 HGVs and 16 trailers from the site. It is proposed to use the site for operating vehicles only and not as a general storage and distribution facility.

The main issues in determining this application are whether the proposed use is acceptable in this open countryside location and whether the use would have an adverse impact on the highway network, highway safety or the living conditions of neighbouring properties.

The application site is located within the open countryside and within the Isle of Axholme Area of Special Historic Landscape Interest, which is protected by policy LC14. It is considered that the use of an HGV operating centre is an unacceptable use in the open countryside and is more appropriate to an industrial estate. It is also considered that the storage of HGVs and trailers on the site would have an adverse visual impact on the area, particularly in this sensitive location.

No evidence has been submitted to justify the need to operate up to 8 HGVs from the site or to justify the need

to operate from this site as opposed to a more suitable location.

In terms of impact on the highway network and highway safety, Highways raise no objections to the proposal subject to conditions. However, the principle of the development is considered to be unacceptable in this location.

RECOMMENDATION

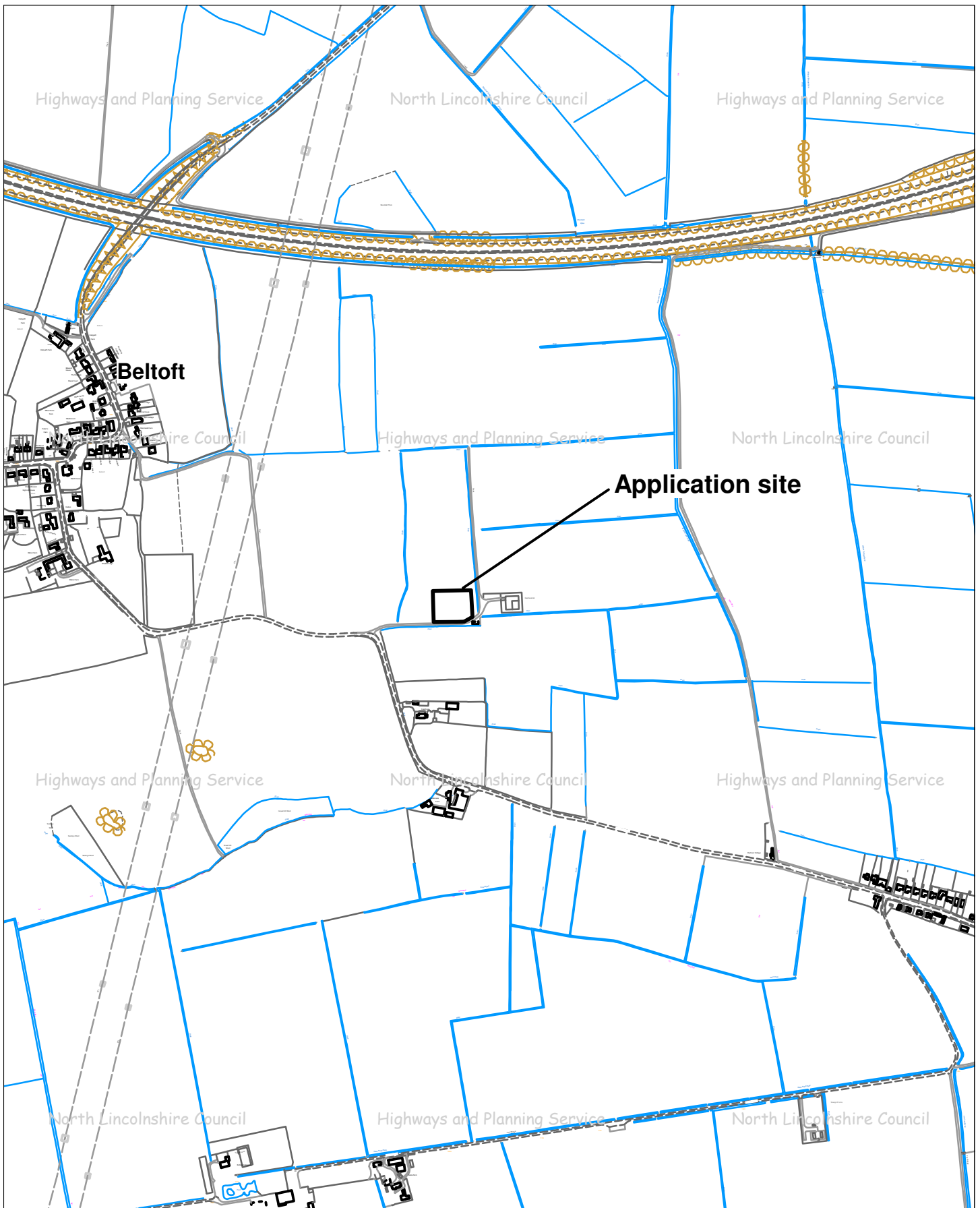
Refuse permission for the following reasons:

1.

In the opinion of the local planning authority, the proposal would constitute an unacceptable use in the open countryside, which would be harmful to the character and amenity of the open countryside and Area of Special Historic Landscape Interest. The proposal is therefore contrary to policies RD2, LC14 and DS1 of the North Lincolnshire Local Plan.

2.

No evidence has been submitted to justify the need for the number of HGVs proposed or details regarding the goods they will be transporting. Furthermore the applicant has provided no justification for the establishment of a haulage facility in the open countryside, which would be more appropriately located on a designated industrial estate. The proposal is therefore considered to be contrary to policies RD2 and DS1 of the North Lincolnshire Local Plan.



Drawing Title: 2008/1437

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Highways and Planning Service

Service Director,
G Pople

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