

<b>APPLICATION NO</b>	<b>PA/2008/1555</b>
<b>APPLICANT</b>	Mr P & Mrs S Moynan
<b>DEVELOPMENT</b>	Planning permission to erect an agricultural building in connection with calf rearing
<b>LOCATION</b>	Land north of Winteringham Lane, West Halton
<b>PARISH</b>	<b>WEST HALTON</b>
<b>WARD</b>	Burton Stather and Winterton
<b>SUMMARY RECOMMENDATION</b>	<b>Grant permission subject to conditions</b>
<b>REASONS FOR REFERENCE TO COMMITTEE</b>	Objection by West Halton Parish Council
<b>POLICIES</b>	<p><b>Regional Spatial Strategy for Yorkshire and the Humber:</b> No specific policies apply.</p> <p><b>North Lincolnshire Local Plan:</b> The site is outside the development limit (policy ST3) and is therefore in the open countryside.</p> <p>Policy RD2 (Development in the Open countryside) sets out the criteria whereby development in the open countryside may be permitted.</p> <p>Policy RD14 (Agricultural and Forestry Buildings) states that agricultural and forestry buildings which require planning permission should be sited close to existing buildings and designed to utilise existing land forms and vegetation to minimise visual impact.</p> <p>Policy DS1 (General Requirements) states that a high standard of design is required for all developments.</p>
<b>CONSULTATIONS</b>	<p><b>Highways:</b> No objection subject to conditions.</p> <p><b>Environment Agency:</b> No objection.</p>
<b>PARISH COUNCIL</b>	<p>Object to the application on the following grounds:</p> <ul style="list-style-type: none"> <li>located in a very wet area where flooding is a high probability and as such question the suitability of the site for an agricultural building</li> <li>viability of a cesspit and the 'Klarester' in this wet area</li> </ul>

- outside the building line
- proximity of agricultural building to an existing dwelling less than 300 metres away
- site is off an unadopted lane
- responsibility of damage to Winteringham Lane by large vehicles
- suitability of route to application site by heavy lorries
- if calf-rearing became successful it would result in an increase in the number of sheds and make the traffic situation worse

## **PUBLICITY**

Neighbouring properties have been – no representations have been received.

## **ASSESSMENT**

This application is ancillary to and within the same site as PA/2008/1554. It is proposed to erect an agricultural building for calf-rearing which forms part of the new agricultural enterprise. The building, which measures 24 metres by 18 metres, with a ridge roof height of 7.5 metres, would be located near the north and west site boundaries. It would be constructed in Yorkshire boarding and blockwork to the elevations with grey fibre cement profiled roofing sheets. There are existing hedgerows and trees along most of its boundaries which will be retained and reinforced with additional landscaping which should help to soften the visual impact of the building.

**The main issue which needs to be addressed is whether the proposal complies with policy RD14 of the North Lincolnshire Local Plan.**

The proposed site is flat and low-lying and easily visible from Winteringham Lane but the selected location to the rear and the use of traditional materials, together with the additional landscaping treatment along the boundaries, should help to give minimal visual intrusion to the rural landscape.

Many of the concerns raised by the parish council in relation to the temporary dwelling have been repeated for the agricultural building. They have mentioned the viability of erecting the building in a very wet area where flooding is a high probability but the Environment Agency have not identified flood risk as an issue. The principle of erecting agricultural buildings outside development boundaries is acceptable, it is their siting, scale and use

of materials that is more critical. The distance of the new building within 300 metres of an existing dwelling has been mentioned as a constraint but this only applies to intensive livestock units. The suitability of Winteringham Lane as an access road to the proposed development has been assessed by Highways and, subject to some minor improvements which need to be agreed with the applicant, they have no objections. The suggestion that the use could be intensified in the future is just speculation.

## **RECOMMENDATION**

### **Grant permission subject to the following conditions:**

1.

The development must be begun before the expiration of three years from the date of this permission.

#### **Reason**

To comply with section 91 of the Town and Country Planning Act 1990.

2.

The proposed new unit shall not be brought into use until the vehicle access to it and the vehicle parking, turning and servicing areas serving it have been completed in accordance with the approved details. Once complete the vehicle parking, turning and servicing areas shall be retained.

#### **Reason**

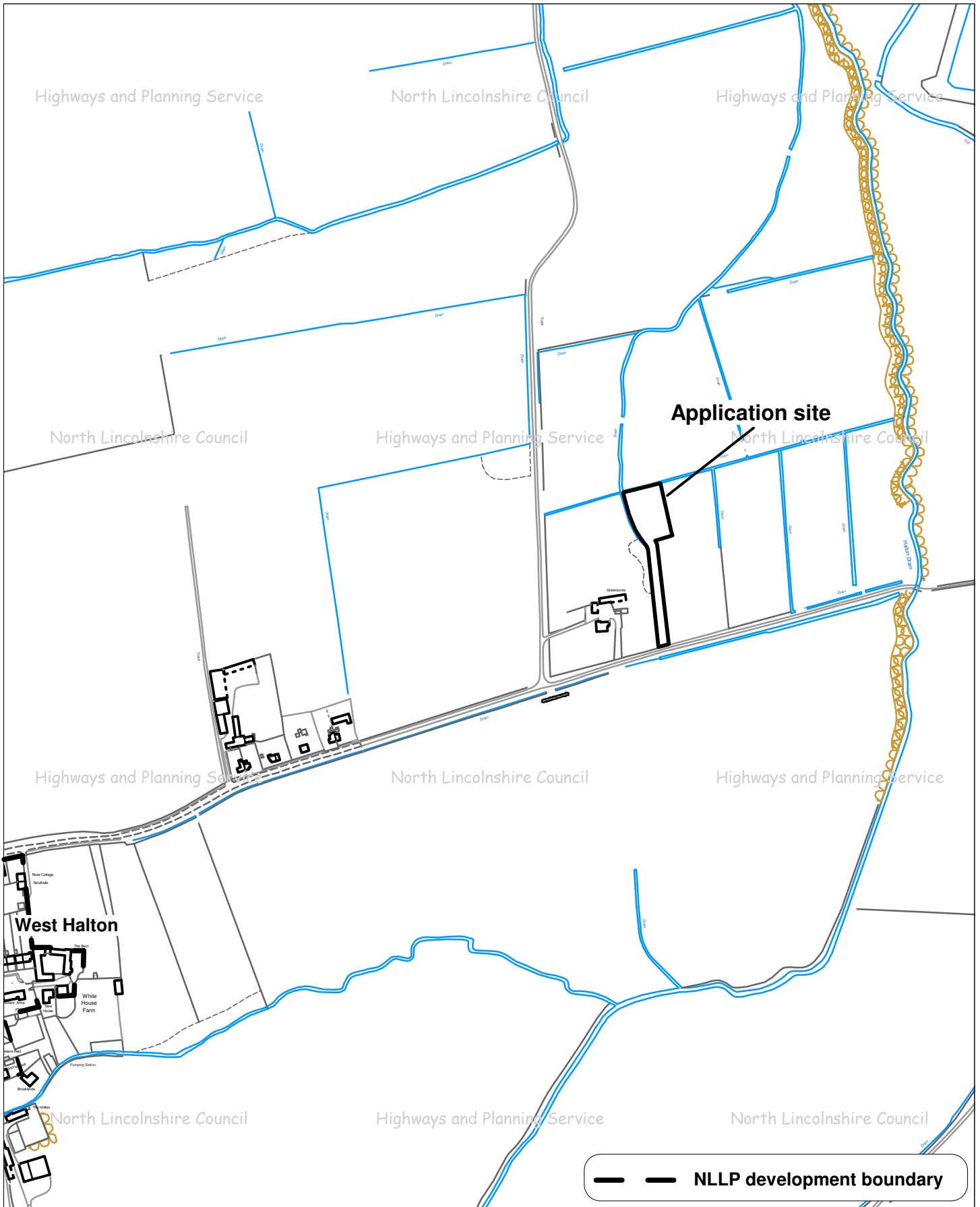
In the interests of highway safety and to comply with policies T2 and T19 of the North Lincolnshire Local Plan.

3.

The proposed agricultural building shall not be brought into use until details of improvements to be made to the unmade section of Winteringham Lane have been submitted to and approved in writing by the local planning authority.

#### **Reason**

In the interests of highway safety and to comply with policy T19 of the North Lincolnshire Local Plan.



Drawing Title: 2008/1555

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**Highways and Planning Service**

Service Director,  
G Popple

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