

APPLICATION NO	PA/2012/0055
APPLICANT	Mr & Mrs A Logan
DEVELOPMENT	Planning permission to site a mobile home in connection with agriculture and construct a barn for the breeding and storage of alpacas
LOCATION	Willow View, Ruard Road, Goxhill
PARISH	GOXHILL
WARD	Ferry
CASE OFFICER	Ron White
SUMMARY RECOMMENDATION	Refuse permission
REASONS FOR REFERENCE TO COMMITTEE	Applicant request to address the committee

POLICIES

Regional Spatial Strategy for Yorkshire and the Humber: No specific policies apply.

North Lincolnshire Local Plan: Policy DS1 (General Requirements) provides general design guidance for all new development.

Policy RD2 (Development in the Open Countryside) states that development in the open countryside will be strictly controlled. Planning permission will only be granted for proposals which are essential to the efficient operation of agriculture or forestry, employment and related development, affordable housing to meet a proven local need, essential for the provision of outdoor sport and recreation or the re-use of existing buildings.

North Lincolnshire Core Strategy: Policy CS1 (Spatial Strategy for North Lincolnshire) states that the spatial vision and future development requirements will be delivered through the spatial strategy for North Lincolnshire including:

- supporting thriving rural communities and a vibrant countryside through the protection and enhancement of local services, creating opportunities for rural economic diversification and the promotion of tourism
- supporting the protection and enhancement of North Lincolnshire's world class natural and built environment to ensure the continued attractiveness of the area as a place to live, work and visit.

All future growth, regardless of location, should contribute to sustainable development, in particular in respect of those criteria set out in policy CS2 (Delivering More Sustainable Development), which states that in supporting the delivery of the spatial strategy set out in

policy CS1, as well as determining how future development needs to be met in North Lincolnshire, a sequential approach will be adopted.

Any development that takes place outside defined development limits will be restricted and only development essential to the functioning of the countryside will be allowed. A sequential approach will also be applied to ensure that development is, where possible, directed to areas that have the lowest possibility of flooding.

Policy CS3 ((Development Limits) states that development outside defined development boundaries will be restricted to that which is essential to the functioning of the countryside. This will include uses related to agriculture, forestry or other uses which require a countryside location or which will contribute to the sustainable development of the tourist industry.

Policy CS5 (Delivering Quality Design in North Lincolnshire) – this policy provides general design guidance for all new development.

Other relevant guidance: PPS7 (Sustainable Development in Rural Areas), Annex A (Agricultural and other occupational dwellings) sets out the criteria and functional tests which need to be satisfied to allow such developments.

CONSULTATIONS

Highways: No objections.

Environment Agency: No objections.

PARISH COUNCIL

Object to the proposal for the following reasons:

- The site lies a substantial way out of the village development boundary and is therefore subject to planning restrictions on rural development. The former airfield does not have a brownfield classification and the site in question reverted to agricultural use over 60 years ago.
- Temporary dwellings are not a satisfactory form of residential accommodation and planning policies state that the planning authority should not grant permission for temporary dwellings where an application for a permanent dwelling would be refused. The site is not suitable for a permanent dwelling as it lies within or close to the flood zone and is presently not served by public transport.
- The application does not meet the criteria set out in policy RD13 and the construction of temporary dwellings would set a precedent for unsightly ribbon development of agricultural land.

PUBLICITY

Neighbouring properties have been notified and a site notice posted. Two letters have been received in which the following issues have been raised, together with some non-material planning considerations:

- outside the development boundary and contrary to policy RD2

- contrary to PPS7 for temporary agricultural accommodation where a permanent dwelling should not be allowed
- the applicants state in the application that temporary accommodation is required because there is no existing dwelling suitable in the area but they already live nearby in Goxhill
- the breeding of alpacas does not need constant on-site care or the size of barn proposed

ASSESSMENT

Planning permission is sought to site a mobile home and erect a barn for the keeping and breeding of alpacas on land to the north of Ruard Road. The site is outside the development boundary of Goxhill and was formally part of the old airfield. The mobile home includes three bedrooms and measures 10 metres by 6 metres and the barn, which would be constructed in aluminium cladding with a steel framework, measures 13 metres by 8.5 metres. The livestock on site at present are 3 horses, 10 alpacas and chickens. A business plan has been submitted for the development of an alpaca farming business. Planning permission for a similar proposal on this site was refused in March 2007 (PA/2007/0251) because it was contrary to policies in the North Lincolnshire Local Plan operative at that time. The applicants refer to a planning permission for a temporary dwelling in New Holland. This development was granted permission by the Planning Committee in 2011 against officer recommendation.

The main issues which need to be addressed in determining this application are whether there has been any material change in circumstances since the previous refusal in 2007 and whether it complies with current planning policy.

The only significant difference in this application from the previous proposal is that it now includes the erection of a barn for the alpacas. The justification in the functional test has been modified but the business plan is basically the same.

In objecting to the proposal, the parish council has referred to policy RD13 of the North Lincolnshire Local Plan but this is not a saved policy.

Although the other policies mentioned in this report are relevant, the main policies which the application needs to be judged against are policies RD2 and PPS7.

Policy RD2 stipulates that development in the open countryside will be strictly controlled and that planning permission will only be granted for development which is essential to the efficient operation of agriculture. The existing holding accommodates a limited number of horses, alpacas and hens which it is suggested are adequately cared for by the applicant from the nearby residence in Goxhill. There is an existing stable block on the site for which there is no record of planning permission but it is a lawful use by virtue of the fact that it has been in place for more than four years.

PPS7, Annex A relates specifically to agricultural, forestry and other occupational dwellings. It states that houses in the countryside require special justification for planning permission to be granted. It may be justified when accommodation is needed to enable agriculture, forestry and certain other full-time workers to live at, or in the immediate vicinity of their place of work. However, it will often be convenient and more sustainable for such workers

to live in nearby towns or villages in suitable existing dwellings so avoiding new and potentially intrusive development in the countryside. In this case the applicant lives nearby at North End, Goxhill which satisfies the functional need to care for existing animals including horses, alpacas and hens. With regard to the breeding of alpacas, there is no evidence to support the view that they need care 24 hours a day, 7 days a week. The alpaca society refer to them as hardy animals used to the outdoor life even for breeding so the need for a barn would seem debatable. It is considered that the functional need can be fulfilled from the applicants' nearby dwelling so it does not satisfy the criteria for a temporary agricultural dwelling. The applicant states that the site needs to be overlooked for security to horses, alpacas and chickens. However, protection of livestock from theft or injury by intruders may contribute on animal welfare grounds to the need for a new agricultural dwelling although it will not by itself be sufficient to justify one. They also state that the functional need could not be fulfilled by another existing dwelling because of the high cost of buying or renting a property nearby. However, this is not a valid planning consideration.

The financial viability of the project put forward in the business plan is questionable. It seems to concentrate on income rather than costs.

RECOMMENDATION Refuse permission for the following reasons:

1.

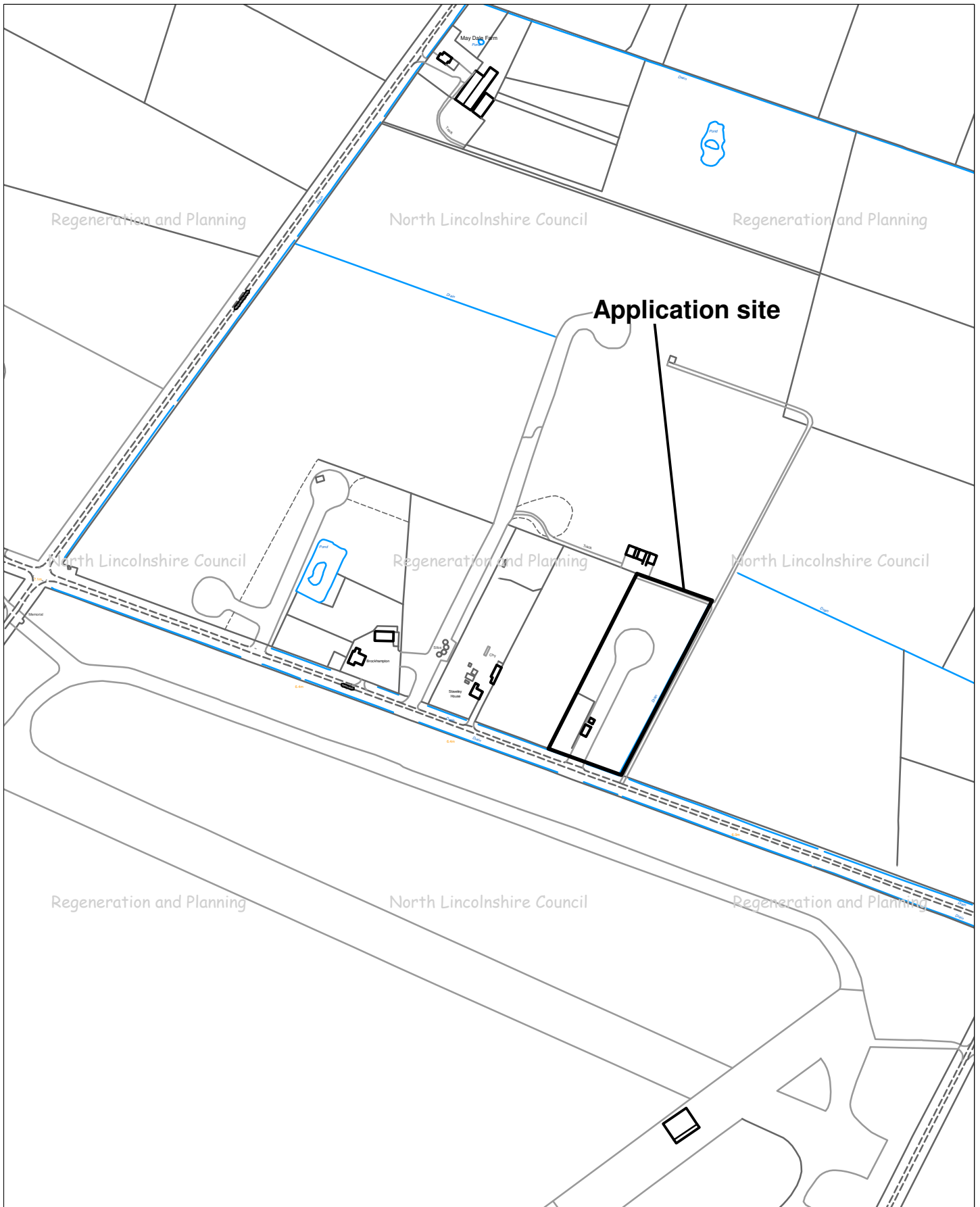
The proposal is in an unsustainable location outside the development boundary of Goxhill and is not considered essential for the purposes of agriculture or forestry or any other use related to the functioning of the countryside. The proposal is therefore contrary to North Lincolnshire Core Strategies CS1, CS2 and CS3.

2.

The proposal is contrary to policy RD2 of the North Lincolnshire Local Plan and Planning Policy Statement 7, Annex A because it neither relates to an existing agricultural holding nor a newly created unit where it has been conclusively proven that the enterprise has been planned on a sound basis. In addition, it has not been demonstrated that there is a justified need for a full-time worker and that the need for temporary accommodation cannot be met by existing housing in the nearby settlement of Goxhill.

3.

The proposed mobile home, by virtue of its siting, appearance and construction, would be a dominant and visually intrusive feature that would have an adverse impact on this open countryside location. The proposal is therefore considered to be contrary to policies DS1 and RD2 of the North Lincolnshire Local Plan and North Lincolnshire Core Strategy CS5.



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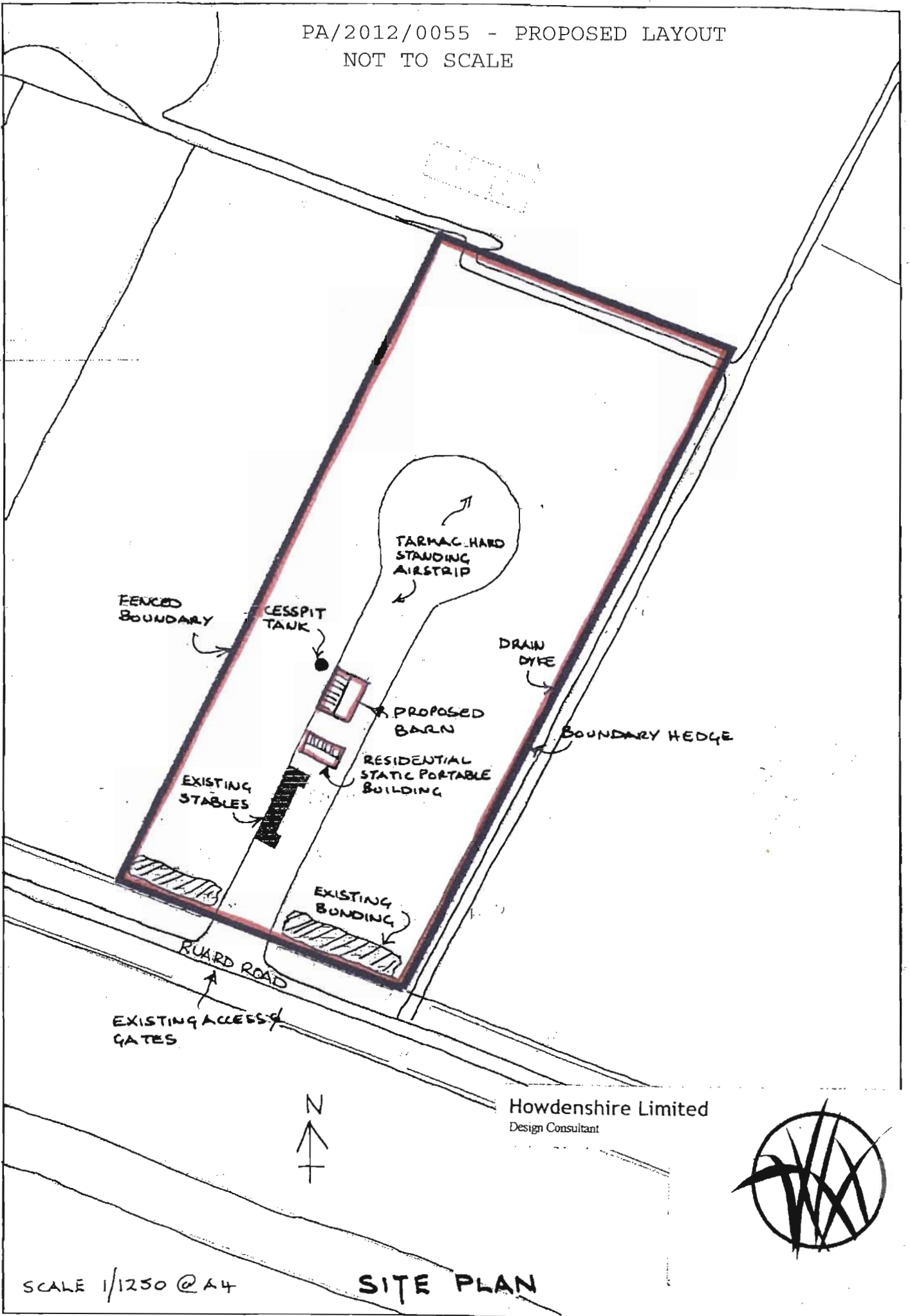
Regeneration and Planning

Head,

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PA/2012/0055 - PROPOSED LAYOUT
NOT TO SCALE



SCALE 1/1250 @ A4

SITE PLAN