

APPLICATION NO PA/2015/0402

APPLICANT Mr P & Mrs S Moynan

DEVELOPMENT Planning permission to remove condition 1 on application PA/2011/1454 dated 12/01/2012

LOCATION Hope Farm, Winteringham Lane, West Halton

PARISH WEST HALTON

WARD Burton Stather and Winterton

CASE OFFICER Emma Stanley

SUMMARY RECOMMENDATION Grant permission subject to conditions

REASONS FOR REFERENCE TO COMMITTEE Objection by West Halton and Coleby Parish Council

POLICIES

National Planning Policy Framework: Paragraphs 12 and 55

North Lincolnshire Local Plan: Policy DS1 (General Requirements)

Policy RD2 (Development in the Open Countryside)

North Lincolnshire Core Strategy: Policy CS1 (Spatial strategy for North Lincolnshire)

Policy CS2 (Delivering more Sustainable Development)

Policy CS3 (Development Limits)

CONSULTATIONS

Highways: Does not wish to restrict the grant of permission.

Environment Agency: No objection subject to a condition requiring the finished floor level of the dwelling to remain at or above 4.77 metres AOD.

PARISH COUNCIL

Objects on the grounds that the proposal would mean the applicants will have permanent use of the mobile home which in turn could lead to a permanent structure. Concerns raised about the site being outside the development boundary and the amount of traffic using the lane.

PUBLICITY

Letters have been sent to neighbouring properties. No comments have been received.

ASSESSMENT

Planning permission is sought to retain a timber dwelling in connection with agriculture. The structure was granted temporary planning permission to allow the applicants to establish their calf-rearing business (PA/2008/1554). This permission was extended for a further three years (PA/2011/1454) which has now lapsed, and the applicants wish to continue living in the property, but permanently.

The main issues in the determination of this application are whether the applicants have demonstrated that there is an essential need in relation to agriculture to have a permanent dwelling on the site, and whether the scale and design of the property is appropriate to the scale of the operation and the character and appearance of the open countryside.

The application site is within the open countryside, wherein both national and local planning policies seek to resist new development, including new dwellings, unless it can be demonstrated that there is a proven essential need in relation to agriculture, forestry or some other use appropriate in the open countryside. The applicants' current business has been in operation for approximately seven years. The holding consists of 8 acres, a purpose-built calf-rearing agricultural building, yard area and timber-constructed single-storey dwelling. At any one time there are between 240-280 calves on the site, but the overall capacity is 300. Due to the nature of the agricultural unit and the information submitted in support of the proposal, it is considered that the applicants can still demonstrate that there is an essential need for an agricultural worker to be on site to manage the day-to-day running of the site. The financial information submitted with the application also demonstrates that the use is financially viable, and therefore a sustainable use appropriate to the countryside.

The scale and design of the property is modest, at approximately 12 metres wide by 7 metres deep, and single-storey in height, and is not considered to be out of keeping with the character and appearance of the area. It is considered that the size of accommodation is appropriate for the scale of the business.

It is considered, therefore, that the applicants have demonstrated that there is a functional need for an agricultural worker to live on this site, and that the current business is viable and sustainable. The impact of the dwelling on the character and appearance of the open countryside is minimal and causes no demonstrable harm to any surrounding property or land use. The parish council has objected on the grounds that, if permitted, the proposal could lead to the erection of a permanent structure. However, this is exactly what the applicants have requested and, if approved, the existing structure will be the permanent dwelling on the site. The proposal is considered to comply with the policies contained in the North Lincolnshire Local Plan, the Core Strategy and guidance in the National Planning Policy Framework, and is recommended for approval.

The finished floor level of the dwelling is at 4.77 metres AOD which is satisfactory with regard to managing flood risk.

RECOMMENDATION Grant permission subject to the following conditions:

1.

The occupation of the dwelling shall be limited to a person solely or mainly working or last working in the locality in agriculture or in forestry, or a widow or widower of such a person, and to any resident dependants.

Reason

To comply with policy RD2 of the North Lincolnshire Local Plan and paragraph 55 of the National Planning Policy Framework as the site is in an area where permission for development unrelated to the essential needs of agriculture is not normally granted.

2.

The development hereby permitted shall be carried out in accordance with the following approved plans: 745M-03.

Reason

For the avoidance of doubt and in the interests of proper planning.

3.

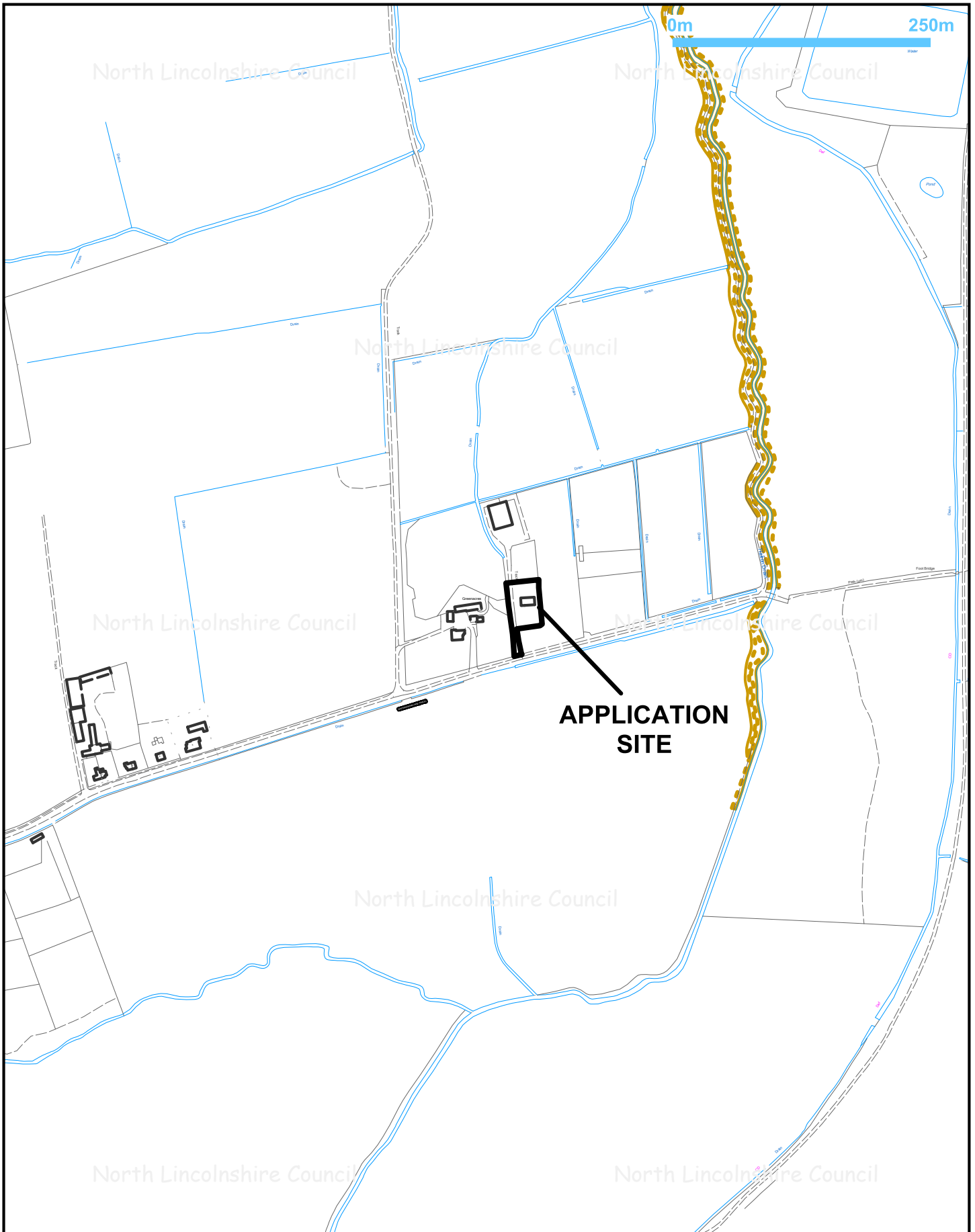
Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015, no extensions or buildings shall be erected on the site other than those expressly authorised by this permission.

Reason

To maintain the character of the development in accordance with policy DS1 of the North Lincolnshire Local Plan.

Informative

In determining this application, the council, as local planning authority, has taken account of the guidance in paragraphs 186 and 187 of the National Planning Policy Framework in order to seek to secure sustainable development that improves the economic, social and environmental conditions of the area.



Title: PA/2015/0402			
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Director of Places
Peter Williams
BSc,DMS,CEng,MEI,MCMI,AMIMechE

PA/2015/0402 Block Plan - Not to scale

