

**APPLICATION NO** PA/2015/0488

**APPLICANT** Mr D Hansard

**DEVELOPMENT** Planning permission to retain a horticultural workshop

**LOCATION** Land to the rear of Gaunt, Front Street, Alkborough

**PARISH** ALKBOROUGH

**WARD** Burton Stather and Winterton

**CASE OFFICER** Ann Scott

**SUMMARY RECOMMENDATION** Grant permission subject to conditions

**REASONS FOR REFERENCE TO COMMITTEE** Member call in

## **POLICIES**

**National Planning Policy Framework:** Paragraph 56 requiring good design.

**North Lincolnshire Core Strategy:** Policies CS1, CS2, CS3 and CS5 apply.

**North Lincolnshire Local Plan:** Policies ST2, ST3, DS1, DS3 and DS4 apply.

## **CONSULTATIONS**

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

**Environmental Health:** Recommends conditions. The proposed development is close to residential properties. This department is concerned that odour from organic materials used and wastes resultant from the process may cause an odour nuisance. Conditions relating to details of the proposed plant to be installed and for the disposal of waste in relation to the prevention of odour are recommended.

## **PARISH COUNCIL**

The site affects a public right of way. It is not known if this will be run as a business. There is concern that this could manifest into a business and the applicant has not followed the proper planning process.

**Public Rights of Way:** No objections and comment as follows:

The Environment Team is not objecting to planning application PA/2015/0488, therefore, for two principal reasons. These are that the granting of planning permission would not: (1) impede the continued use of the de facto alignment; and (2) prevent action from being taken to remove the workshop should evidence ever come to light demonstrating

sufficiently in the eyes of the law that the central alignment through what was Plot 154 was indeed the correct one after all.

**Archaeology:** The application site lies within an area where archaeological remains are anticipated. The HER has no objection subject to conditions securing a programme of archaeological monitoring and recording prior to and during construction work.

## **PUBLICITY**

Neighbouring properties have been notified and a site notice posted. No comments have been received.

## **ASSESSMENT**

**The main issues in the determination of this application are planning policy and residential amenity.**

### **Planning policies**

The relevant planning policies for consideration as part of this application are: National Planning Policy Framework, paragraph 56 relating to good design which is an integral part of sustainable development.

The North Lincolnshire Local Development Framework Core Strategy policies in relation to the Location of Development, CS1 Spatial Strategy, CS2 Delivering more sustainable development, CS3, Development Limits and CS5 Delivering Quality Design are relevant to this proposal.

The North Lincolnshire Local Plan policies most related to this proposal are ST2, HE2, DS1, DS3 and DS4. The proposed retention of the horticultural workshop is not considered to adversely affect the character or appearance of the area or adversely affect the existing amenities of neighbouring properties and accords with the policies set out above. RD2 Development in the Open Countryside.

### **Proposal/site description**

The application proposes the retention of a single-storey horticultural workshop. The site is outside the development limits for the settlement of Alkborough as defined on the North Lincolnshire Local Plan proposals map. In addition the site is just outside the Alkborough conservation area.

The proposed materials are timber and metal roller shutter doors and a timber personal door, with a grassed roof which insulates the building. The applicant has submitted the application retrospectively and in the submitted statement of supporting information received with the application it is indicated that the applicant has not sought planning permission prior to the construction of the building which is for horticultural use in connection with the growing of mushrooms for a business purpose, because he believed that the land was designated for agriculture and he was under the impression that the building would be exempt from planning controls. Following a visit from the enforcement section the application was advised that the building did in fact require the benefit of planning permission and the current application seeks to retain the building for a small business use for horticultural purposes. The business use proposed is intended to be sustainable by supplying mushrooms to outlets in the local area and the size and scale of

the building is relatively modest. The applicant considers the proposal to be sustainable as he lives close by.

### **Development limit**

The site is situated outside the development limits for Alkborough and is therefore situated in open countryside. The use of the building for horticulture is a use appropriate to a rural area and the proposal is in accordance with policy RD2 of the North Lincolnshire Local Plan which relates to development in the open countryside.

### **Residential/visual amenity/impact on conservation area**

There are no objections in principle to the horticultural workshop and it is not considered to adversely affect the existing amenities of adjoining occupiers from any overlooking or overbearing impact and has a minimal impact on the character and appearance of the street scene due to its siting, materials and design. The site is well related to the applicant's property and is sited on land at the rear of residential dwellings. The site is adjacent to the Alkborough conservation area but does not detract from the character and appearance of the conservation area. The building is a steel-framed one and is clad in timber so from a visual point of view there are no objections in principle to its retention.

Conditions are required by the Environmental Health Officer in relation to the submission of details in respect of the type of plant to be installed and also the method of waste storage and disposal.

### **Public rights of way**

Comments have been received from the parish council in respect of the workshop potentially affecting a public right of way. Advice has been sought from the Public Rights of Way team which has no objections and does not consider that the proposal adversely affects a public right of way. There was some question as to whether or not the right of way had been restricted. Whilst the Public Rights of Way team has no objections to the proposal, in this instance the grant of planning permission does not affect the ability of the council to instigate further action in the future should it be found that a right of way has been impeded.

### **Archaeology**

The council's archaeological officer requires a condition in relation to the provision of a scheme for the recording and monitoring of any archaeological deposits during the construction. However, as the building has already been carried out, in this instance it is considered that it would be unreasonable to impose such a condition. Whilst this is not normal practice as planning permission is usually applied for in advance of the building being constructed, in this instance the council has to determine whether or not it considers the building to be retained is satisfactory and in this instance the potential for a scheme of archaeological recording has been lost because the building is already there.

### **Conclusions**

The proposal is, however, considered to be acceptable in principle and does not have an adverse impact on the locality or the character and appearance of the area and accords with the relevant planning policies set out above. The application is recommended for approval.

**RECOMMENDATION      Grant permission subject to conditions:**

1.

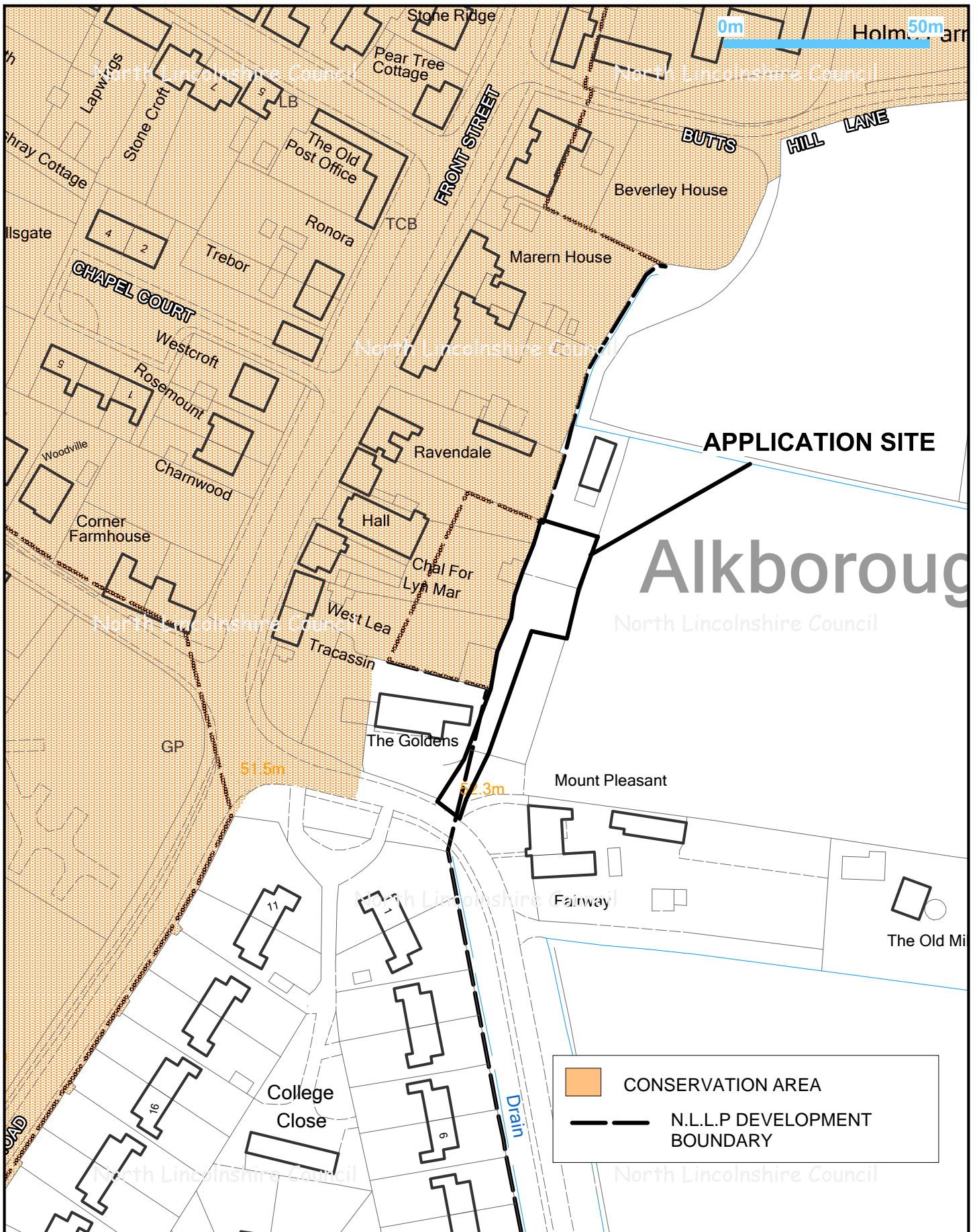
No plant or machinery shall be installed in the building hereby approved unless it is approved in writing with the local planning authority and shall thereafter be retained in accordance with the agreed details.

**Reason**

This condition is imposed in the interests of the residential amenities of the locality and in accordance with policies DS1 and DS4 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/2015/0488

Drawn by: Sue Barden

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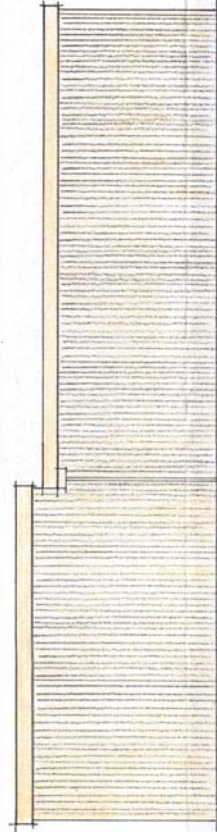
PA/2015/0488 Proposed Elevations - Not to scale



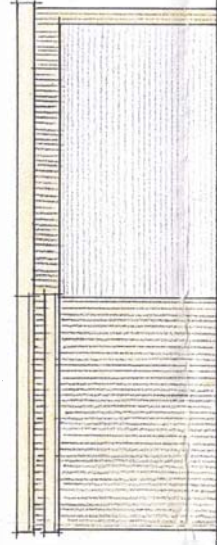
ELEVATION TO WEST



ELEVATION TO SOUTH



ELEVATION TO EAST



ELEVATION TO NORTH

