

**APPLICATION NO** PA/2015/1457

**APPLICANT** Mr J Addison

**DEVELOPMENT** Planning permission for alterations, extensions and change of use of agricultural store to dwelling

**LOCATION** Agricultural store adjacent to Northolme, Saxby Road, Bonby, DN20 0PY

**PARISH** Bonby

**WARD** Brigg and Wolds

**CASE OFFICER** Ann Scott

**SUMMARY RECOMMENDATION** Refuse permission

**REASONS FOR REFERENCE TO COMMITTEE** Agent request to address the committee

#### **POLICY**

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

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

**North Lincolnshire Local Plan:** RD2, RD5, DS1, DS3, DS16, T1.

#### **CONSULTATIONS**

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

**Environmental Health:** Comment that no supporting information has been submitted with the application in relation to contamination and recommend a condition relating to contamination due to the previous use of the building as a filling station and agricultural engineering workshop. They also recommend that the proposal be conditioned so that any future occupants are either an employee of the business or a relative of an owner. This is in order to ensure future residents are not disturbed by noise from the existing business.

#### **PARISH COUNCIL**

No comments received.

#### **PUBLICITY**

Neighbouring properties have been notified. No comments have been received.

## **ASSESSMENT**

### **Planning policy**

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

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 RD2 (Development in the Open Countryside), RD5 (Alternative uses of industrial and commercial sites in the open countryside), DS1 (Development Standards), DS3 (Planning Out Crime), T1 (Location of Development) and T2 (Access to Development). The proposal fails to accord with the criteria set out in the policies above.

### **Assessment**

The existing building was a former agricultural store and office building with ancillary staff tea room and reception area, and the relevant planning policies do not allow for new dwellings in the open countryside unless they are essential for agriculture or forestry use. The building was used in connection with an existing agricultural machinery supplies and maintenance business which supplies local farmers, the UK, European market and international market with machinery parts. There are two other stores on the site which are presently used in connection with the existing business. The applicant acknowledges that the proposed change of use is contrary to existing planning policies but states that the introduction of an additional residential unit on the application site would provide additional security and supervision of the existing business enabling them to respond to urgent enquiries for supplies out of normal hours. In relation to policy RD5, which examines alternative uses of industrial and commercial sites in the open countryside, no evidence has been submitted with the proposal to demonstrate that the site has been marketed first for employment uses for 12 months prior to the application being made to retain the site for employment use, or its continued employment use would harm the character and appearance of the open countryside.

It is considered that the proposed business has been operated by the owners for a considerable period of time without the need for an additional dwelling on the site and the business could be reasonably operated from anywhere. The applicant currently lives close by in the settlement of Bonby and the proposed dwelling is for a senior member of the family to live in. In addition, the building is substantially brick-built and the applicant states that they will improve the visual appearance of the building and the surrounding street scene following its conversion, as it has not been particularly well maintained in recent years. However, the building is purpose-built for its use and has no particular architectural merit in terms of its character and appearance which would normally be required for the conversion of a redundant building in a rural area. The walls are brick and the roof is presently covered with corrugated cement fibre sheets.

## **Residential/visual amenity**

The proposed building will measure approximately 14 metres long by 11 metres wide, and 6.4 metres high to the ridge. The proposed materials are buff facing bricks and white UPVC window and door frames. There is an adjoining residential property known as North Holme which is not owned by the applicant but is understood to be occupied by a family member. It is considered that the proposed property will not result in any loss of amenity or overlooking to the detriment of the existing amenities of the adjoining property.

The Environmental Health Officer recommends a condition be imposed on any permission granted to ensure that details of any contamination and methods to deal with its mitigation are submitted and approved in writing with the local planning authority. The Environmental Health Officer also advises a condition to ensure that the dwelling is occupied by either an employee or relative of the owner of the business to ensure that any occupants are not disturbed by noise from the adjacent business.

## **Highways**

The highway control officer has no objections to the proposal and does not wish to restrict the grant of planning permission. The site is served by an existing means of access and has adequate off-road parking available.

## **Ecology**

An ecological report has been submitted with the application relating to the survey of the existing building for bats, barn owls and breeding birds. The conclusion of the report states that there is no evidence of any protected species. The council's Ecology Officer has been consulted on the proposal and any views received will be reported verbally at the meeting.

## **Flood risk**

The application is not accompanied by a flood risk assessment. The majority of the site is situated in flood zone 1 and is sited on the Wolds, and as the building is existing it is unlikely to significantly increase the risk of flooding to the locality.

## **Conclusions**

The application is considered to be contrary to relevant national planning guidance and the planning policies set out above and is therefore recommended for refusal.

## **RECOMMENDATION      Refuse permission for the following reasons:**

The proposed development is located outside the defined settlement limit for Bonby in open countryside where new development is restricted to uses related to agriculture, forestry or uses appropriate to a rural area. The proposed development is contrary to National Planning Policy Framework paragraphs 11 and 12 in relation to achieving sustainable development, policies CS2, CS3, CS7 and CS8 of the Core Strategy and policies RD2 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.

0m

100m

North Lincolnshire Council

North Lincolnshire Council

----- N.L.L.P DEVELOPMENT BOUNDARY

North Lincolnshire Council

### APPLICATION SITE

North Lincolnshire Council

North Lincolnshire Council

North-Holme

29.6m

Orchard house

20.0m

Gateway House

19.0m

Bonby House

19.6m

The Lodge

17.5m

CARR LANE

15.2m

MANOR DRIVE

North Lincolnshire Council

North Lincolnshire Council

11.2m

Manor Farm Cott

Shelter

St And

Copper

GG

Title: PA/2015/1457

Drawn by: Sue Barden

Date: 21/01/2016

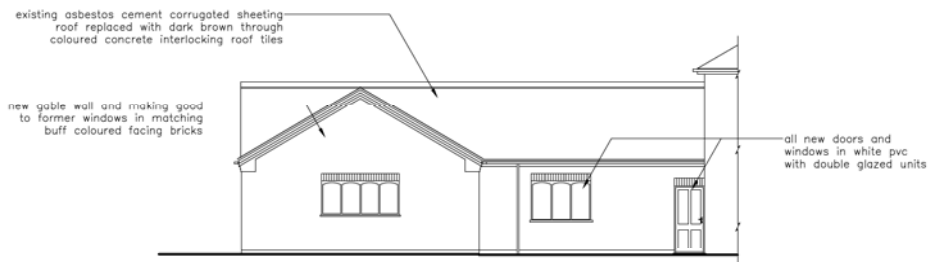
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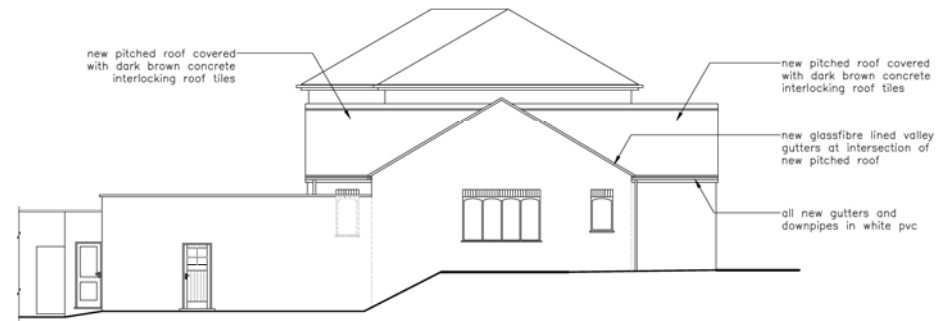
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Director of Places  
Peter Williams  
BSc,DMS,CEng,MEI,MCMI,AMIMechE



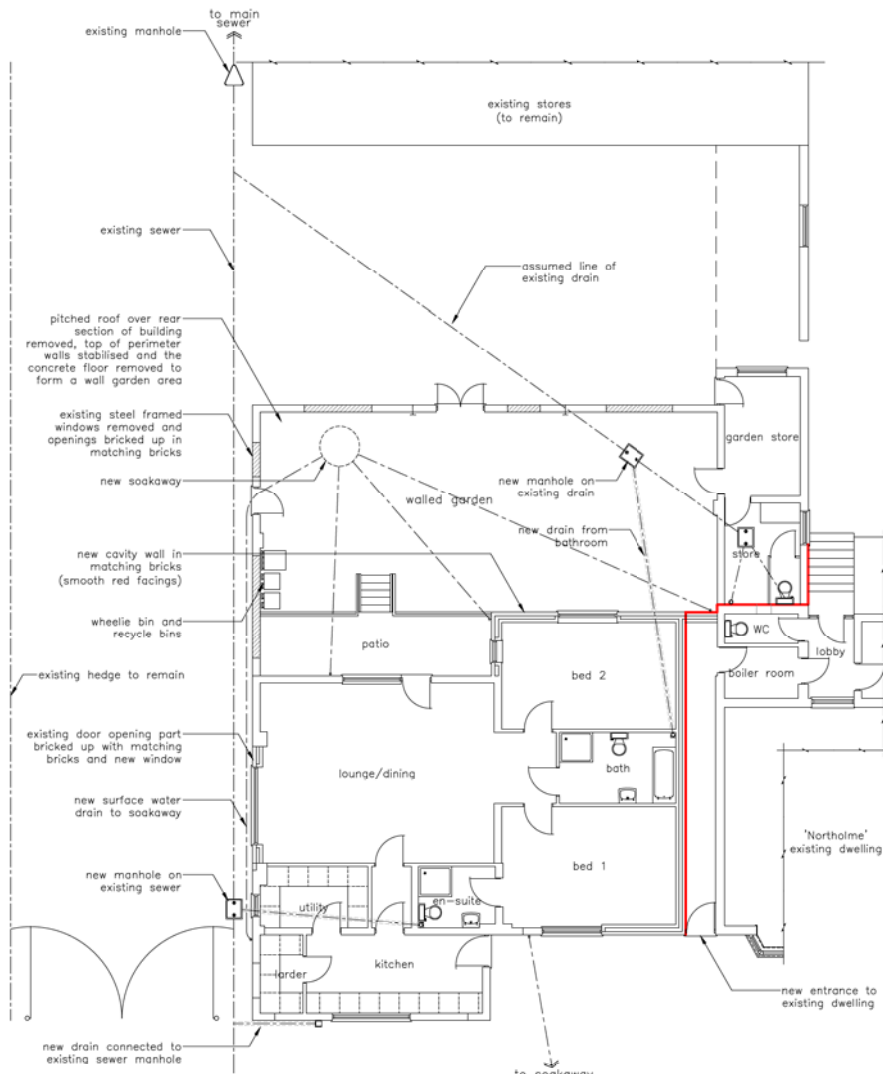
**proposed front elevation**



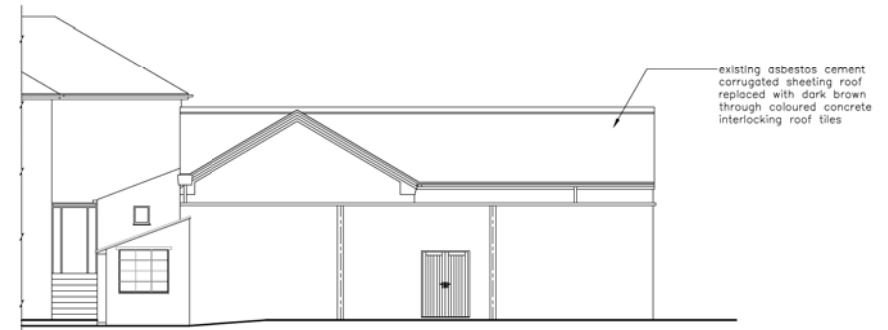
**proposed side elevation**

## PA/2015/1457 Proposed Floor plans and Elevations

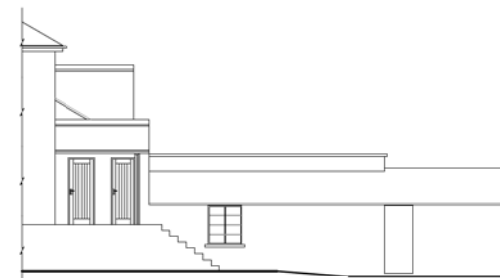
Not to scale



**proposed layout plan**



**proposed rear elevation**



**proposed side elevation/section**

