

<b>APPLICATION NO</b>	<b>PA/2015/1460</b>
<b>APPLICANT</b>	R Denton & Sons
<b>DEVELOPMENT</b>	Outline planning permission to erect a new dwelling with all matters reserved
<b>LOCATION</b>	Land west of Glovers Paddock, Ings Lane, Hibaldstow, DN20 9PJ
<b>PARISH</b>	Hibaldstow
<b>WARD</b>	Ridge
<b>CASE OFFICER</b>	Andrew Law
<b>SUMMARY RECOMMENDATION</b>	<b>Refuse permission</b>
<b>REASONS FOR REFERENCE TO COMMITTEE</b>	Agent request to address the committee

## **POLICIES**

**National Planning Policy Framework:** Paragraph 14 – at the heart of the NPPF is a presumption in favour of sustainable development, which should be seen as a golden thread running through both plan-making and decision-taking.

Paragraph 35 – plans should protect and exploit opportunities for the use of sustainable transport modes for the movement of goods or people. Therefore developments should be located and designed, where practical, to give priority to pedestrian and cycle movements, and have access to high quality public transport facilities.

At paragraph 37 – planning policies should aim for a balance of land uses within their area so that people can be encouraged to minimise journey lengths for employment, shopping, leisure, education and other activities.

Paragraph 49 – housing applications should be considered in the context of the presumption in favour of sustainable development. Relevant policies for the supply of housing should not be considered up-to-date if the local planning authority cannot demonstrate a five-year supply of deliverable housing sites.

Paragraph 55 – local planning authorities should avoid isolated homes in the countryside unless there are special circumstances.

Paragraph 56 – good design is a key aspect of sustainable development, is indivisible from good planning, and should contribute positively to making places better for people.

Paragraph 64 – permission should be refused for development of poor design that fails to take opportunities available for improving the character and quality of an area and the way it functions.

**North Lincolnshire Local Plan:** Policy H5 – New Housing Development

Policy H8 – Housing Design and Housing Mix

Policy RD2 – Development in the Open Countryside

Policy T2 – Access to Development

Policy T19 – Car Parking Provision and Standards

Policy DS1 – General Requirements

**North Lincolnshire Core Strategy:** Policy CS1 – Spatial Strategy for North Lincolnshire

Policy CS2 – Delivering More Sustainable Development

Policy CS3 – Development Limits

Policy CS5 – Delivering Quality Design in North Lincolnshire

Policy CS7 – Overall Housing Provision

Policy CS8 – Spatial Distribution of Housing Sites

## **CONSULTATIONS**

**Highways:** No objection subject to conditions.

**Environmental Health:** No objection subject to conditions.

## **PARISH COUNCIL**

No response received.

## **PUBLICITY**

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

## **ASSESSMENT**

The application site is a piece of agricultural land located off Ings Lane, Hibaldstow. The site is outside the defined development boundary of Hibaldstow and as such is considered to be located in the open countryside for the purposes of planning. The development boundary for Hibaldstow will change when the Housing and Employment Land Allocations Development Plan Document is adopted; however, the application site will remain outside the development boundary. The site lies between residential properties, Glovers Paddock to the east and Mayscroft to the west. Access to the site is via Ings Lane to the north.

This application seeks outline planning permission for the erection of a new dwelling with all matters reserved for subsequent approval.

There is a piece of agricultural land immediately to the west, between the site and Mayscroft, which has recently been granted permission by the planning committee for the

erection of a detached bungalow (PA/2015/0327). This consented dwelling is intended to be used initially for accommodating the applicant's elderly mother, but in the long term will be a 'market dwelling'.

**The main consideration in the determination of this application is whether the principle of a dwelling in this location is acceptable.**

Policy RD2 of the North Lincolnshire Local Plan sets out the type of development which would be considered appropriate in the open countryside and the criteria which all applications outside development boundaries will be assessed. This policy only supports residential development in such locations where it is to meet an essential proven need and the open countryside is the only appropriate location for the development. An example of such a need would be for a farm worker's dwelling on an established agricultural business.

Policy CS3 of the Core Strategy also restricts development in the countryside to that which is essential for the functioning of the countryside.

The proposal is for a general 'market dwelling' which is not an affordable dwelling or otherwise essential to meet the needs of an agricultural or forestry worker or essential to the functioning of the countryside. No evidence has been provided of any special need or circumstance to justify a new dwelling in this location as an exception to established planning policy.

The proposed dwelling is located within a row of existing residential development; however this is well separated from the main body of the village. Although development of the site may be regarded as infill development between existing buildings, it lies outside the development limit for Hibaldstow as defined in the North Lincolnshire Core Strategy 2011. Policies CS2 and CS3 of the Core Strategy seek to prevent development beyond defined development boundaries other than in specific circumstances which the proposed development does not meet. The application site is not considered to be a sustainable location due to it being outside the village centre and due to its clear visual and physical separation from the village. It is likely that occupiers of a dwelling in this location would rely on transport by private car rather than sustainable travel methods due to the distance to local services. The proposal is therefore considered to be contrary to policies CS2 and CS3 of the Core Strategy and RD2 of the local plan.

The applicant makes reference to the recently granted planning permission for a detached dwelling on the adjacent site. However this dwelling was proposed to initially be required for the care of an elderly relative and was granted contrary to officer recommendation. This previous decision does not set a precedent for future proposals outside of development limits as each application must be determined on its individual merits.

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

The site is located outside a defined development boundary where residential development is strictly controlled. As the proposed development is not for accommodation for an essential agricultural or forestry worker and no other justification has been submitted to justify residential development in this unsustainable location, the proposal is contrary to policy RD2 of the North Lincolnshire Local Plan, policies CS1, CS2 and CS3 of the North Lincolnshire Core Strategy and paragraph 49 of the National Planning Policy Framework.

**Informative 1**

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

250m

North Lincolnshire Council

North Lincolnshire Council

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

Dwelling previously approved  
PA/2015/0327

North Lincolnshire Council

Pumping Station

INGS LANE

Ings House

Mayscroft

The Cottage

Coppicecot

The Lodge

Fortina

The Conifers

Glovers Farm

The Limit

North Lincolnshire Council

North Lincolnshire Council

APPLICATION SITE

North Lincolnshire Council

Pond

Pond

Drain

North Lincolnshire Council

North Lincolnshire Council

Title: PA/2015/1460

Drawn by: Sue Barden

Date: 23/02/2016

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