

APPLICATION NO PA/2015/1585

APPLICANT Mrs N Evans

DEVELOPMENT Planning permission for change of use of field from agriculture to keeping of horses, erection of stable and hay shed, and siting of caravan

LOCATION Field south of land at junction of Common Middle Road with South Moor Road, Crowle

PARISH Crowle

WARD Axholme North

CASE OFFICER Emma Stanley

SUMMARY RECOMMENDATION **Grant permission subject to conditions**

REASONS FOR REFERENCE TO COMMITTEE Objection by Crowle Town Council

POLICIES

National Planning Policy Framework: Paragraph 17 states that planning should take account of different areas, promoting the vitality of our main urban areas, protecting the green belts around them, recognising the intrinsic character and beauty of the countryside and supporting thriving rural communities within it.

North Lincolnshire Local Plan: Policies DS1 (General Requirements) and RD2 (Development in the Open Countryside)

North Lincolnshire Core Strategy: Policy CS3 (Development Limits)

CONSULTATIONS

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

Environmental Protection: No objections subject to a condition relating to a scheme for the disposal of foul bedding.

Environment Agency: No objections on the basis that the caravan will not be used for sleeping/residential use.

TOWN COUNCIL

Object on grounds of loss of valuable agricultural land.

PUBLICITY

A site notice has been posted. No comments have been received.

ASSESSMENT

Planning permission is sought to erect a single stable and hay store, and site a small touring caravan, in connection with a proposed change of use of agricultural land for the keeping of horses. The stable and hay store building is approximately 6.4 metres wide, 5 metres deep and 2.4 metres at its highest sloping down to 1.9 metres high. The applicant wishes to keep one horse on the land.

The main issues in the determination of this application are whether the development will result in the irreversible loss of valuable agricultural land and and/or have an adverse impact on the character and appearance of the open countryside.

The application site is a small parcel of agricultural land to the west of the main built-up area of Crowle and is therefore in the open countryside. The use proposed by the applicant is one which is compatible with a countryside location, and is more acceptable in such an area as opposed to being in a built-up area, close to residential properties, where there would be the potential to cause harm to residential amenities in terms of noise and odour. This site has no near neighbours and therefore has no detrimental impact on residential amenity.

The proposed stable and hay store is a small, single-storey structure, which has minimal impact on the character and appearance of this area of open countryside. The small touring caravan will be located adjacent to the stable building and will be used as an ancillary structure for tea-making and shelter whilst tending the horse. As it will be viewed against the proposed building, it is not considered that the caravan will have an adverse impact on the character of the area.

The town council has commented that the use will result in the loss of valuable agricultural land. The land classification in this area is grade 2 which, as the town council states, is valuable agricultural land. However, the use as proposed, together with the associated small stable, hay store and caravan, will not result in the irreversible loss of agricultural land. The grazing/keeping of horses, although not agricultural, does not affect the capability of the land to be used in the future for agricultural purposes. The proposed buildings are relatively small and take up very little of the site area. Their construction is not considered to be likely to result in the permanent loss of a significant area of agricultural land and, if removed in the future, the land could still be used for agricultural purposes.

The applicant proposed to store manure in a compound adjacent to the stable, however, in the interests of the amenity of the area, the Environmental Protection team has asked for a more formal scheme to be submitted and agreed to ensure that the disposal of foul bedding is managed in an appropriate way. No objections have been received from surrounding residents and it is considered that the scheme, as submitted, is of a nature and scale which is appropriate in a rural area. The proposal therefore accords with policies in both the local plan and core strategy and is recommended for approval.

RECOMMENDATION Grant permission subject to the following conditions:

1.

The development must be begun before the expiration of three years from the date of this permission.

Reason

To comply with section 91 of the Town and Country Planning Act 1990.

2.

The development hereby permitted shall be carried out in accordance with the following approved plans: PA/2015/1585/01, PA/2015/1585/02, PA/2015/1585/03, PA/2015/1585/04, PA/2015/1585/05 and PA/2015/1585/06.

Reason

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

3.

Prior to the commencement of the use hereby permitted, a scheme for the collection, storage and disposal of manure and foul bedding shall be submitted to and approved in writing by the local planning authority. The approved scheme shall be implemented on commencement of the use and retained thereafter.

Reason

In the interests of the amenity of the area in accordance with policies DS1 and RD2 of the North Lincolnshire Local Plan.

4.

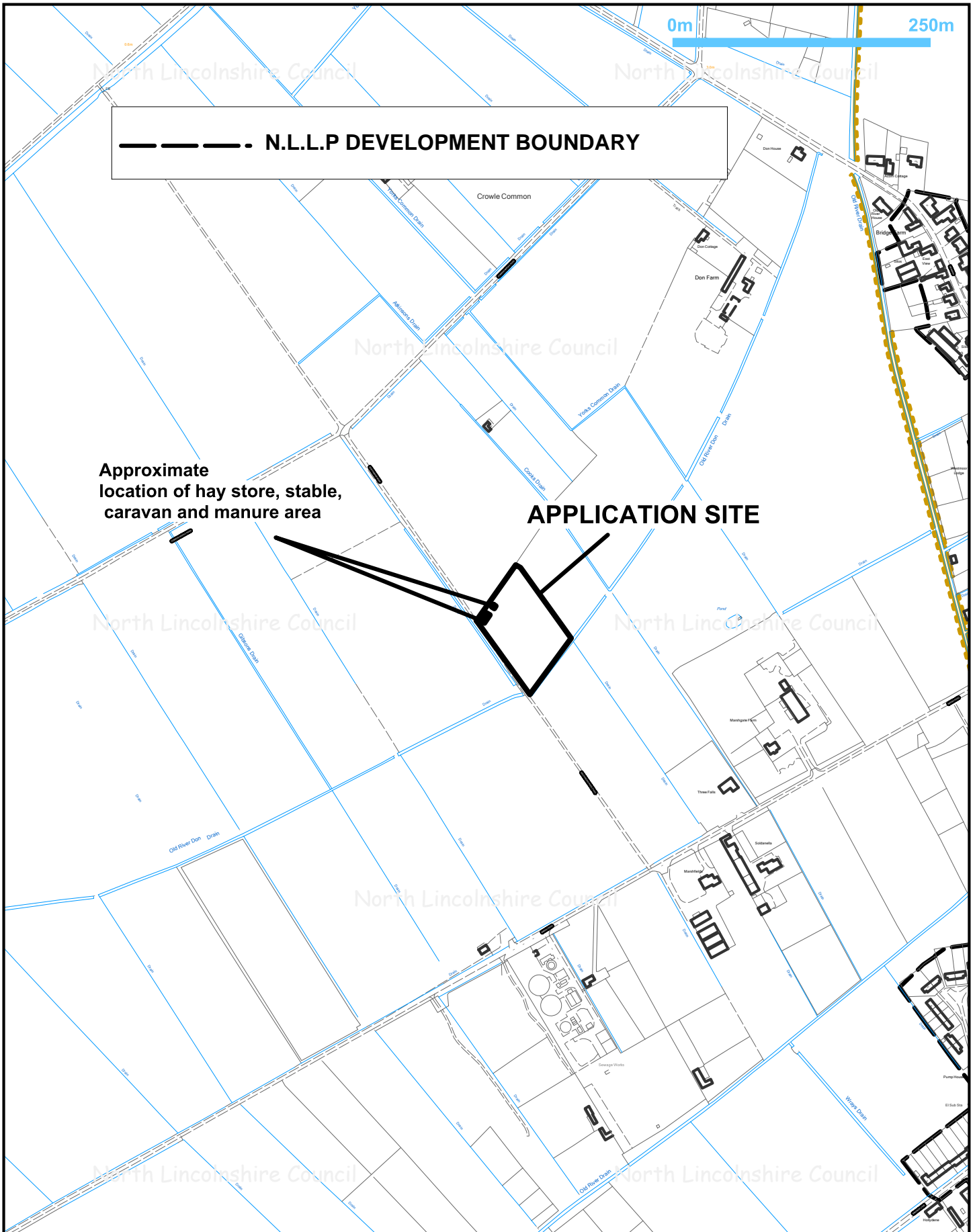
The caravan shall at no time be occupied as residential accommodation.

Reason

For the avoidance of doubt and in the interests of the character of the area, which is open countryside, in accordance with policies DS1 and 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.



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