

APPLICATION NO PA/2017/409

APPLICANT Mrs J Burns Firth, JJ Equestrian Services

DEVELOPMENT Planning permission to construct an access

LOCATION Gatehouse Road, Goxhill

PARISH Goxhill

WARD Ferry

CASE OFFICER Leanne Pogson-Wray

SUMMARY RECOMMENDATION **Grant permission subject to conditions**

REASONS FOR REFERENCE TO COMMITTEE Objection by Goxhill Parish Council

POLICIES

National Planning Policy Framework: Paragraph 14 states that 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 states that 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.

North Lincolnshire Local Plan: Policies DS1 and T2 apply.

North Lincolnshire Core Strategy: No specific policies apply.

CONSULTATIONS

Highways: Advise a condition regarding method of construction.

Drainage Team: Advise an informative regarding watercourse consent.

PARISH COUNCIL

Object to the proposal on the grounds that there are enough existing accesses to the site and the proposal would pose a danger to residents of Gatehouse Road.

PUBLICITY

Neighbouring properties have been notified by letter. Two anonymous letters have been received objecting for the following reason:

- It is a ploy to get another dwelling as there is already an entrance to the stables.

ASSESSMENT

This application seeks permission to create a vehicular access from Gatehouse Road to an adjacent field. Part of this field is used by horse riders; however, the applicant states that the access from the stables comes out onto Thornton Road, which is a busy main road. It is therefore proposed to create an access at the corner of a field, between the trees on the highway verge. The access would be across a small ditch, which will be culverted.

The main issue in determining this application is whether the proposed access would have an adverse impact on highway safety.

The proposed access would primarily be used for horses but would also provide access for agricultural vehicles. It would run parallel to an existing vehicular access to an adjacent field, within a different ownership. The access would be to the rear corner of the parcel of land with an established equestrian business, stables and livery located to the west of the site fronting Thornton Road. Planning permission for vehicular access off Thornton Road, in connection with the equestrian business, was approved under PA/2014/0381.

The objection by the parish council raises concerns over the number of accesses to the site. There are no limits on number of accesses permitted unless there is an adverse impact on highway safety. The existing accesses to the site are from Thornton Road and are primarily used by vehicular traffic. The submitted supported statement for this application states that horse riders from the business use Gatehouse Road for riding and it would be safer and more convenient for these riders to exit the field direct onto Gatehouse Road rather than the busier Thornton Road.

The proposed access would be between existing trees, opposite residential dwellings. It is not considered that the proposal would have an adverse impact on the character or visual appearance of the area or on the amenity of neighbouring properties. Highways have been notified of the proposal and raise no objections subject to conditions.

The two anonymous objection letters are not material planning considerations relating to the merits of this application. Therefore they cannot be taken into consideration.

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: Location Plan, Block Plan, Site Plan.

Reason

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

3.

No development shall take place until details showing the method of constructing the proposed access (including the culverting of the existing ditch) have been submitted to and approved in writing by the local planning authority. The proposed new vehicular access shall not be brought into use until it has been completed in accordance with the approved details.

Reason

In the interests of highway safety and to comply with policies T2 and T19 of the North Lincolnshire Local Plan.

Informative 1

Our records indicate that the proposed development site is bounded by an ordinary/riparian watercourse along the northern boundary. The proposals show a new access to be provided over the watercourse. This must be consented by North Lincolnshire Council's LLFA Drainage Team, in their capacity as Lead Local Flood Authority, and/or the local Internal Drainage Board through an Ordinary Watercourse Consent. Please contact the LLFA Drainage team on 01724 297522 or via email to:

LLFAdrainageteam@northlincs.gov.uk

for further details. Compliance with this guidance is to ensure the free flow of surface water is maintained throughout the development.

Informative 2

The development hereby granted planning permission requires works to be carried out within the limits of the adopted (public) highway. Therefore:

- before ANY construction works take place within the limits of the highway you MUST contact the highway authority on telephone number 01724 297000 to arrange for the relevant permissions/licenses to be issued;
- before ANY service (utility) connections take place within the limits of the highway you MUST contact the highway authority on telephone number 01724 297319 to arrange for the relevant permissions/licenses to be issued.

Informative 3

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.

PA/2017/409 – Site Location

