

APPLICATION NO	PA/2017/2025
APPLICANT	Mr Ben Jackson, Freedom Livestock
DEVELOPMENT	Planning permission to erect an agricultural barn for the housing of cattle
LOCATION	Northfield House, Belton Fields Lane, Westgate, Belton, DN9 1PQ
PARISH	Belton
WARD	Axholme Central
CASE OFFICER	Mark Niland
SUMMARY RECOMMENDATION	Grant permission subject to conditions
REASONS FOR REFERENCE TO COMMITTEE	Statutory consultee objection (Historic Environment Record – the proposal would erode an Area of Special Historic Landscape Interest)

POLICIES

National Planning Policy Framework: Paragraphs 28, 131, 132 and 137.

North Lincolnshire Local Plan: Policies DS1, DS11, RD2, RD7, T2, T19 and LC14.

North Lincolnshire Core Strategy: Policies CS1, CS2, CS5, CS6 and CS11.

CONSULTATIONS

Highways: No objections.

Archaeology: Recommends refusal on the grounds that the proposal would have an adverse impact upon the LC14 Area of Special Historic Landscape Interest.

Environmental Health: No objections subject to conditions.

PARISH COUNCIL

The parish council has no objections to this application and actually supports it.

PUBLICITY

The application has been publicised by means of a site notice. No comments have been received.

ASSESSMENT

Site characteristics

Northfield House is located along Belton Fields Lane and within the Area of Special Historic Landscape Interest of the Isle of Axholme. The Belton Open Field is one of the most intact areas of the ancient open strip field landscape. The proposal relates to a fully functioning farm that has permission for a multi-purpose agricultural building within its grounds (PA/2013/1565), which, at the time of the planning officer's site visit, was used for housing cattle. The building is on the western edge of the existing farmyard, close to the sizeable dwelling with residential curtilage. Both buildings are extremely prominent across the landscape due to their scale and the topography of the land.

Planning permission is sought to erect an agricultural building for housing cattle along with a handling yard to the north of and just outside the farmyard.

The main issues to consider are:

- **The principle of development;**
- **Archaeology;**
- **supporting rural enterprise;**
- **highways;**
- **environmental health.**

Principle of development

Policy CS1 of the Core Strategy states that 'In the countryside, support will be given to development that promotes rural economic diversification and small-scale employment opportunities, particularly on previously used land or in existing rural buildings...'

Policy CS2 states that 'Any development that takes place outside the defined development limits of settlements or in rural settlements in the countryside will be restricted. Only development which is essential to the functioning of the countryside will be allowed to take place. This might include uses such as those related to agriculture, forestry or other uses which require a countryside location...'

Policy RD2 is concerned with development in the open countryside and states that development will only be permitted if it is '...essential to the efficient operation of agriculture or forestry.'

Policy CS6 is concerned with the historic environment. It states that the council will promote the effective management of North Lincolnshire's historic assets through:

'Safeguarding the nationally significant medieval landscapes of the Isle of Axholme (notably the open strip fields and turbaries) and supporting initiatives which seek to realise the potential of these areas as a tourist, educational and environmental resource.'

This proposal to erect an agricultural building within the open countryside is therefore in line with the overarching spatial strategy for North Lincolnshire. Furthermore, the proposal

would also align with the aims of policy CS2 of the Core Strategy and policy RD2 of the North Lincolnshire Local Plan (NLLP). The proposal is therefore acceptable in principle subject to the effective management of the Area of Special Historic Landscape Interest as identified by policy CS6 of the Core Strategy.

Archaeology

The site is located within the Area of Special Historic Landscape Interest of the Isle of Axholme. The site is subject to policy LC14 of the NLLP. The policy states that:

‘...Within this area, development will not be permitted which would destroy, damage or adversely affect the character, appearance or setting of the historic landscape, or any of its features’.

Furthermore paragraph 132 of the NPPF states that “When considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset’s conservation. The more important the asset, the greater the weight should be.’

The council’s archaeologist has been consulted and expresses concerns in relation to the ‘cumulative’ impact of built form that would be created if permission is granted. The applicant already has one building in situ and this proposal seeks to erect another, larger building at 90 degrees to the existing building just outside the existing farmyard. Belton Open Fields are generally intact within the area of special historic importance and are of nationally important significance. The archaeologist has recommended refusal on the following grounds:

‘The application as it currently stands should be REFUSED as the historic landscape of the Isle of Axholme is a heritage asset of national significance and the proposed layout and design of the application would adversely affect the character and the setting of the core historic landscape character of the Ancient Open Strip Field, contrary to local plan policies LC14 and LC7, and Core Strategy policy CS6. The proposal would not be in accordance with NPPF 131 or 137 as the proposed development would not make a positive contribution to local character and distinctiveness, and would detract from the significance of the historic landscape at this location. The application fails the key principle of NPPF to conserve the historic environment for this and future generations.’

The archaeologist suggested an alternative location within the farmyard; however, the applicant has put forward reasons as to why this cannot be achieved, which are considered below.

It is therefore considered that the proposal would be contrary to the aforementioned policies and irreparably erode this part of the Ancient Open Strip Field. The proposal would fail to safeguard the nationally significant medieval landscapes of the Isle of Axholme.

Supporting rural enterprise

Paragraph 28 of the NPPF is concerned with supporting a prosperous rural economy. Part of the policy states that ‘[plans should]...support the sustainable growth and expansion of all types of business and enterprise in rural areas, both through conversion of existing buildings and well-designed new buildings.’ The policy also states that ‘[plans should]...promote the development and diversification of agricultural and other land-based rural businesses.’

Policy CS11 states in regard to the rural economy:

'To deliver a thriving rural economy by supporting development or activities that assist in rural regeneration and that strengthen or diversify rural businesses.'

Furthermore, policy RD7, which relates to agriculture, forestry and farm diversification, states that all proposals for agriculture are acceptable in the open countryside subject to a list of provisions. One such provision states that '[where a]...new building is necessary, [it] should be sited in, or adjacent to, an existing group of buildings and be of a design, scale and construction appropriate to its surroundings.' The applicant has submitted a planning statement which justifies the siting and the scale of the proposed building and why these dimensions (and siting) are required in order for farm operations to function efficiently. Furthermore, the appearance of the building would take on a look that is typical of an agricultural building and therefore appropriate within a countryside vernacular.

It is considered, therefore, that this proposal to erect an agricultural building, along with a handling yard, for cattle, as the farm business is growing, is in accordance with policies CS11 of the Core Strategy, RD2 and RD7 of the local plan, and paragraph 28 of the NPPF and is considered acceptable.

Highways

Policy T2 is concerned with access to development and states that all development should be served by a satisfactory access. Policy T19 is concerned with parking standards and directs developers to Appendix 2 of the local plan where parking requirements are set out in relation to their use class.

The council's Highways department have been consulted and have stated that they have no comments or objections to make. It is therefore considered that the proposal would align with the aforementioned policies and is considered acceptable.

Environmental Health

Policy DS11 is concerned with polluting activities and is considered relevant. It states that planning permission for development, including extensions to existing premises and changes of use, will only be permitted where it can be demonstrated that the levels of potentially polluting emissions, including effluent, leachates, smoke, fumes, gases, dust, steam, smell or noise do not pose a danger by way of toxic release; result in land contamination; pose a threat to current and future surface or underground water resources; or create adverse environmental conditions likely to affect nearby developments and adjacent areas.

The council's environmental health team have been consulted and state that they have no objections subject to planning conditions. The conditions relate to mitigating noise disturbance upon the nearest residential dwellings and would prevent any livestock other than cattle and sheep and a pre commencement condition restricting plant for refrigeration, ventilation, air conditioning unless submitted to and approved in writing by the local planning authority. It is considered that these conditions should be attached to any permission granted.

The proposal is therefore considered to be in accordance with policy DS11 of the North Lincolnshire Local Plan.

Conclusion

This proposal raises two competing issues which are given equal weight, namely impact upon the area of special historic interest and supporting the rural economy. It is recommended that permission be granted, based solely upon presumption in favour. Should permission be granted, there would be irreparable erosion of the LC14 Area of Special Historic Landscape Interest, which is magnified by the fact that the area around Belton Fields is still relatively intact.

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: proposed block plan received 12 December 2017 and proposed building drawing G [1].

Reason

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

3.

No livestock other than cattle and/or sheep shall be housed in the barn.

Reason

To protect residential amenity in accordance with policies DS1 and DS11 of the North Lincolnshire Local Plan.

4.

No plant for refrigeration, ventilation, air conditioning, grain drying or other agricultural processing shall be installed until the details have been submitted to and approved in writing by the local planning authority. This shall include fixed or mobile plant. The details shall include an assessment of likely impact of the plant on residential amenity, specifying noise output and any mitigation measures necessary. All plant shall be installed and maintained in accordance with the details approved by the local planning authority.

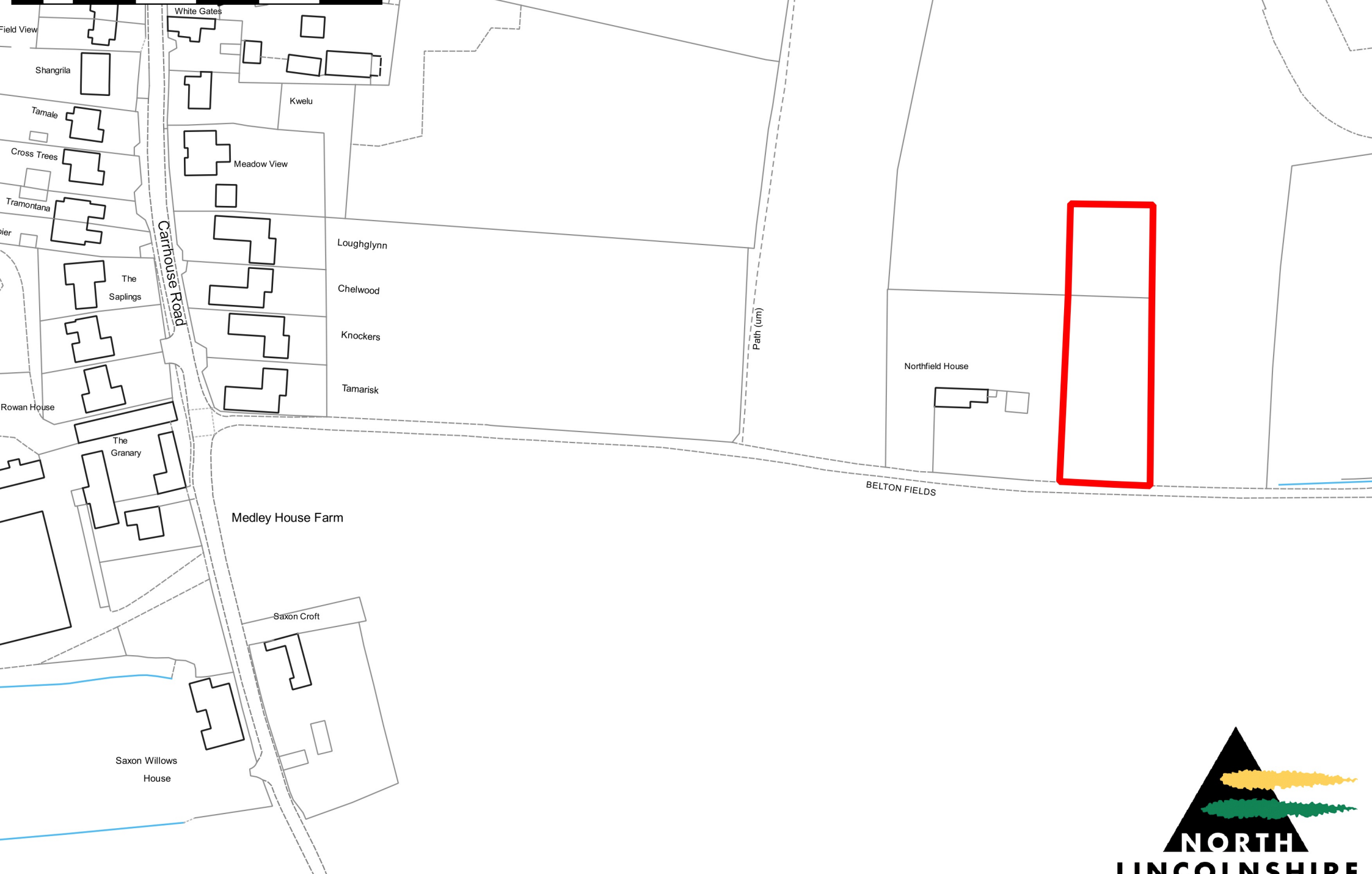
Reason

To protect residential amenity in accordance with policies DS1 and DS11 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.

Tall Trees 0 20 40 60 80 100 m



PA/2017/2025

© Crown copyright and database rights 2018. Ordnance Survey 0100023560



PA/2017/2025 Block plan (not to scale)

- ~~~~~ HEDGING
- FENCING
- - - GATEWAY

GRASS FIELD

PA/2017/2025/02

PROPOSED HANDLING YARD

PROPOSED CATTLE SHED

EXISTING CATTLE SHED

GATED ACCESS TO FIELD

GRASS FIELD.

EXISTING GARDEN TO HOUSE

EXISTING FARM YARD

DEVELOPMENT CONTROL SECTION
12 JAN 2018
DATE RECEIVED
Referred To

DEVELOPMENT CONTROL SECTION
12 DEC 2017
DATE RECEIVED
Referred To

NORTHFIELD HOUSE

FRONT GARDEN

EXISTING ENTRANCE

BELTON FIELDS LANE

SCALE 1:500

