

APPLICATION NO	PA/2018/1571
APPLICANT	Mr M Wilson, A E Wilson Commercials Ltd
DEVELOPMENT	Planning permission to erect workshop and extend yard for the maintenance, repair and MOT testing of HGV and commercial vehicles
LOCATION	Land adjacent and rear of Ross Farm, Belton Road, Sandtoft, DN8 5SX (Epworth parish)
PARISH	Epworth
WARD	Axholme Central
CASE OFFICER	Mark Niland
SUMMARY RECOMMENDATION	Grant permission subject to conditions
REASONS FOR REFERENCE TO COMMITTEE	Departure from local plan

POLICIES

National Planning Policy Framework: Paragraph 38 – Local planning authorities should approach decisions on proposed development in a positive and creative way. They should use the full range of planning tools available, including brownfield registers and permission in principle, and work proactively with applicants to secure developments that will improve the economic, social and environmental conditions of the area. Decision-makers at every level should seek to approve applications for sustainable development where possible.

Paragraph 80 – Planning policies and decisions should help create the conditions in which businesses can invest, expand and adapt. Significant weight should be placed on the need to support economic growth and productivity, taking into account both local business needs and wider opportunities for development. The approach taken should allow each area to build on its strengths, counter any weaknesses and address the challenges of the future. This is particularly important where Britain can be a global leader in driving innovation, and in areas with high levels of productivity, which should be able to capitalise on their performance and potential.

Paragraph 84 – Planning policies and decisions should recognise that sites to meet local business and community needs in rural areas may have to be found adjacent to or beyond existing settlements, and in locations that are not well served by public transport. In these circumstances it will be important to ensure that development is sensitive to its surroundings, does not have an unacceptable impact on local roads and exploits any opportunities to make a location more sustainable (for example by improving the scope for access on foot, by cycling or by public transport). The use of previously developed land, and sites that are physically well-related to existing settlements, should be encouraged where suitable opportunities exist.

North Lincolnshire Local Plan: DS1, DS11, RD2

North Lincolnshire Core Strategy: CS1, CS2, CS5, CS19

CONSULTATIONS

Highways: No objections or comments.

Environmental Health: No objections.

Drainage: No objections subject to the imposition of conditions.

Environment Agency: No objections.

Doncaster East IDB: The board has made general comments and states that there are no board-maintained watercourses in the vicinity.

PARISH COUNCIL

No objections.

PUBLICITY

The application has been advertised by site and press notice. No comments have been received.

ASSESSMENT

Site characteristics

This application relates to a commercial site on Belton Road, Sandtoft. Part of the site would also involve the change of use of an existing residential curtilage. Both the commercial and residential elements are outlined in blue on the submitted location plan and are therefore considered to be in the same ownership.

The site itself is on the south side of Belton Road and the area is characterised by a mix of industrial and residential uses. The site itself is typical of the area.

The assessment will therefore focus on the following issues:

- **principle of development**
- **impact upon the countryside**
- **amenity**
- **drainage.**

Principle of development

Policy CS1 of the Core Strategy is concerned with the overarching spatial strategy for North Lincolnshire. It 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 is concerned with delivering more suitable development whilst CS3 is concerned with development limits. Both policies state that development outside defined boundaries will be restricted to that which is essential to the functioning of the countryside. This will include uses such as those related to agriculture, forestry or other uses which require a countryside location or which will contribute to the sustainable development of the tourist industry.

Policy RD2 of the North Lincolnshire Local Plan is concerned with development within the open countryside and states that development will be strictly controlled. Paragraph VI states that planning permission will only be granted for 'diversification of an established agricultural business'.

The proposal would involve the erection of a workshop for maintenance and repair of HGV and commercial vehicles. Most of the land has an industrial use right and is used by A E Wilson Commercials (which was evident from site visit), whilst some of the garden amenity from an associated dwelling will involve a change of use to create a yard. The proposal, though not a typical countryside use, would involve the maintenance and repair of heavier vehicles that serve the abundance of industrial uses in the area; furthermore, it is close to the proposed employment site to the north (SANE-1). The proposal promotes rural economic diversification and small-scale employment opportunities, particularly on previously used land, is considered to align with policy CS1 of the Core Strategy and is considered acceptable.

Impact upon the open countryside

Policy RD2 is concerned with development in the open countryside. Paragraph 'C' states that certain development is acceptable provided that '...the development would not be detrimental to the character or appearance of the open countryside or a nearby settlement in terms of siting, scale, massing, design and use of materials'.

The locality is characterised by industrial development that ribbons from Westgate Road towards Sandtoft. It is considered that the erection of a workshop in this location would not overly impact upon the countryside character given the existing built form that is inherent in the area.

It is therefore considered that, in respect of appearance, there would not be a sufficient level of harm to warrant refusal. The proposal would therefore align with the above paragraph of RD2.

Amenity

Policy DS1 of the local plan is partly concerned with impacts upon residential amenity. It states that '...No unacceptable loss of amenity to neighbouring land uses should result in terms of noise, smell, fumes, dust or other nuisance, or through the effects of overlooking or overshadowing'.

The workshop would be located close to a residential property, however this is within the same ownership. This property is already impacted upon by A E Wilson Commercials. The council's environmental health department has been consulted and has no objections to the proposal. However, it is considered that, should the dwelling and the business become severed at any time, the impact upon residential amenity would be unacceptable. Therefore a condition linking the two planning units will be attached to any permission.

It is therefore considered, given the existing relationship the dwelling has with nearby industry, that the proposal would be in accordance with policy DS1 of the North Lincolnshire Local Plan.

Drainage

Policy CS19 of the Core Strategy is concerned with flood risk, whilst policy DS14 of the local plan is concerned with foul sewage and surface water drainage.

The site is located within flood zone 2/3a in accordance with the North and North East Lincolnshire SFRA 2011. The applicant has submitted a flood risk assessment and both the Environment Agency and the council's drainage team have been consulted, neither of which have any objections to the proposal. The drainage team has requested the imposition of a condition relating to the management of surface water drainage given the amount of additional surface water likely to be created by the development. This will duly be attached.

It is therefore considered, subject to the aforementioned condition, that the proposal is in accordance with policy CS19.

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 Site Plan 3 of 4 and Proposed building 1 of 4.

Reason

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

3.

No development shall take place until a detailed flood risk statement and drainage strategy has been submitted to and approved in writing by the local planning authority. This should outline all sources of flood risk (including surface water, ground water and ordinary watercourse) and proposals to mitigate this, and include preliminary drainage layout plans and ground investigation details to support the feasibility of infiltration for the site. Infiltration tests should comprise full-scale tests to demonstrate long-term effectiveness and suitability; SuDS should be considered. Reference should be made to North Lincolnshire Council's SuDS and Flood Risk Guidance Document.

Reason

To prevent the increased risk of flooding to themselves and others, in accordance with policy DS16 of the North Lincolnshire Local Plan, and policies CS18 and CS19 of the North Lincolnshire Core Strategy.

4.

The drainage scheme shall be implemented in accordance with the approved submitted details required by condition 3 above, shall be completed prior to the occupation of any dwelling or building within each phase or sub phase of the development on site, and thereafter retained and maintained in accordance with the scheme for the life of the development unless otherwise agreed in writing with the local planning authority.

Reason

To prevent the increased risk of flooding to themselves and others, in accordance with policy DS16 of the North Lincolnshire Local Plan, and policies CS18 and CS19 of the North Lincolnshire Core Strategy.

5.

The workshop hereby permitted shall be used solely by the occupants of the dwelling known as Ross Farm Bungalow, Belton Road and at no time shall ownership be severed from it.

Reason

In the interest of amenity and in accordance with policy DS1 of the North Lincolnshire Local Plan.

Informative 1

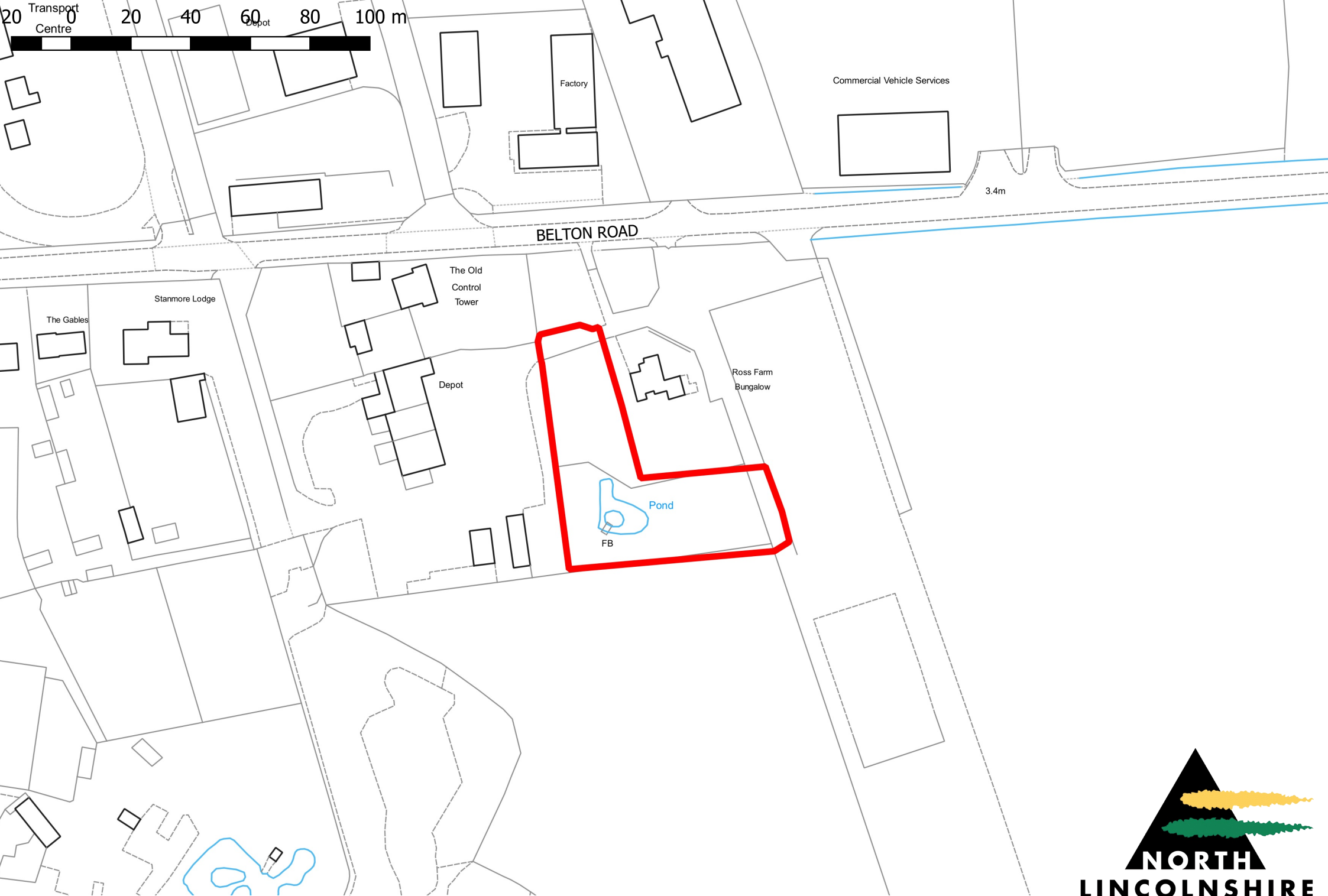
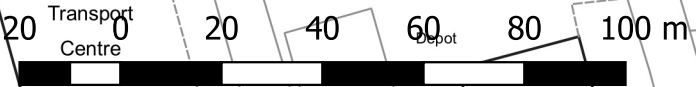
(1) Our records indicate that the proposed development site is bounded by, or has running through it, a watercourse (surface water pipe/culvert or ditch). Following inspection, the watercourse may need to be cleared, replaced, protected or diverted by the landowner at their expense in accordance with their riparian responsibilities. An easement adjacent to the watercourse may need to be provided for future maintenance. Any other drainage feature found during excavations must be immediately reported to the LLFA Drainage Team on 01724 297522, prior to any further construction works being carried out.

Please refer to the Environment Agency's 'Living on the edge - Riverside ownership rights and responsibilities' document which can be found online for further information. Compliance with this guidance is to ensure the free flow of surface water is maintained throughout the development.

(2) Our records indicate that the proposed development site is bounded by an ordinary/riparian watercourse along the southern boundary. The proposals show a new connection into 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 by 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

In determining this application, the council, as local planning authority, has taken account of the guidance in paragraph 38 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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