

APPLICATION NO	PA/2018/1841
APPLICANT	Mr Hubbard, Overhall
DEVELOPMENT	Planning permission to change the use of land for car parking and associated works in connection with an existing business
LOCATION	16 Carr Lane, Thealby (Burton-upon-Stather parish)
PARISH	Burton upon Stather
WARD	Burton upon Stather and Winterton
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, T2, T19, RD2

North Lincolnshire Core Strategy: CS1, CS3, CS5, CS11

CONSULTATIONS

Highways: No objections or comments.

PARISH COUNCIL

No objections.

PUBLICITY

The application has been advertised by site and press notices in accordance with Article 15 of the Development Management Procedure Order 2015 (as amended).

ASSESSMENT

Relevant planning history

PA/2018/210: Planning permission to remove condition 4 of planning permission PA/2009/0681 relating to the restriction of parking. Approved 08/06/2018.

PA/2017/1677: Planning permission to erect shed to rear/side of existing building to include balcony to northern elevation and removal of entrance porch previously approved under planning application PA/2016/1975. Approved 08/12/2017.

PA/2009/0681: Planning permission for change of use of agricultural land to form new vehicular access to serve commercial premises. Approved 16/09/2009.

Site characteristics

The site is located to the south of Thealby in the open countryside. The business functions as a builder's yard, offices, storage and workshops. The site is located close to residential properties and has two access points: one from Carr Lane for cars and a private track accessed from Normanby Road for larger vehicles. The applicant seeks a change of use of some of the land to the rear to form parking on the southern boundary. This would include the loss of some countryside land. The countryside in this location is already used by the business and is laid flat. An existing hedgerow would mark the rear southern boundary.

The following issues are considered relevant to the proposal:

- **impact upon the open countryside**
- **amenity**
- **highways.**

Impact upon the open countryside

Policy RD2 of the North Lincolnshire Local Plan restricts development within the open countryside to that which is essential. The proposal seeks a change of use of land to provide parking for vehicles in connection with permissions previously granted on the site for the extension of the business.

Whilst the proposal is contrary in principle to policy RD2, the level of harm caused by allowing the change of use of a small strip of land to the south of the site is not unacceptable. The land at present does not contribute to the area's visual amenity and is already used, driven on by plant and other vehicles. It is therefore considered that, whilst there is a departure from the principles of the aforementioned policy, the level of harm introduced by the proposal would not warrant refusal, especially given the scale of the business already operating.

Amenity

Part of policy DS1 of the local plan is concerned with impacts upon residential amenity whilst policy DS11 is concerned with pollution; both are relevant.

It is considered, given that the applicant can already park at this end of the site, the change of use of additional land for parking would not give rise to any unacceptable amenity impacts due to the separation distance between the proposal and the nearest properties. The wider site is subject to a condition that restricts vehicular movements in and out of the site and this requirement would be unaffected if this application, which seeks solely the change of use of land for parking, is granted.

It is therefore considered that the proposal is in accordance with policies DS1 and DS11 of the North Lincolnshire Local Plan.

Highways

Policy T2 of the North Lincolnshire Local Plan is concerned with access to development and states that all developments should be served by adequate access. Policy T19 is concerned with parking provision and Appendix 2 of the local plan sets out parking standards.

The applicant does not seek to make any changes to the existing access arrangements but does seek to provide additional parking. The council's Highways team has been consulted and has no objections to the proposal. It is therefore considered that the proposal is in accordance with policies T2 and T19 of the North Lincolnshire Local Plan.

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: 16 39 122K; Location and Block Plan.

Reason

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

Informative

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.



Development Boundary

Thealby Hall

Thealby

Green Hill Farm

B1430

28m

29m

PW

Play Area

Drain

Thealby Grange

CARR LA

Track

22m

Drain

Drains

NORMANBY ROAD



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