

APPLICATION NO	PA/2019/697
APPLICANT	Mr Marsh
DEVELOPMENT	Planning permission to install biomass boiler, convert stable to office, extend roof to form covered store and associated alterations
LOCATION	Holme Tree Farm, access road to Holme Tree Farm, Haxey, DN9 2NP
PARISH	Haxey
WARD	Axholme South
CASE OFFICER	Leanne Pogson-Wray
SUMMARY RECOMMENDATION	Grant permission subject to conditions
REASONS FOR REFERENCE TO COMMITTEE	Objection by Haxey Parish Council

POLICIES

National Planning Policy Framework: Paragraph 11 states that at the heart of the National Planning Policy Framework there 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 80 states that significant weight should be placed on the need to support economic growth and productivity and take into account local business needs and wider opportunities for development.

Paragraph 83 supports a prosperous rural economy and planning should enable the sustainable growth and expansion of all types of businesses in rural areas, both through the conversion of existing buildings and well-designed new buildings.

Paragraph 84 states that planning decisions should recognise that sites to meet local business and community needs in rural areas may be adjacent or beyond existing settlements, in which case it is important to ensure that development is sensitive to its surroundings, does not have an unacceptable impact on local roads and exploits any opportunity to make a location more sustainable (for example by improving scope of access by sustainable means).

Paragraph 124 states that good design is a key aspect of sustainable development, is indivisible from good planning, and should contribute positively to making places better for people.

North Lincolnshire Local Plan:

RD2 (Development in Open Countryside)

RD6 (Re-use and/or Adaptation of Rural Buildings for Industrial and Commercial uses in the Open Countryside)

RD7 (Agricultural, Forestry and Farm Diversification)

T2 (Access to Development)

DS1 (General Requirements)

LC14 (Area of Special Historic Landscape Interest)

DS11 (Polluting Activities)

DS21 (Renewable Energy).

North Lincolnshire Core Strategy:

CS3 (Development Limits)

CS5 (Delivering Quality Design in North Lincolnshire)

CONSULTATIONS

Highways: No comments or objections.

Environmental Health: Following the submission of additional information, advise conditions relating to the height of flues, type of boiler to be used, and fuels to be burned and operated.

PARISH COUNCIL

Object to the proposal with the following comments:

- located in open countryside close to Tindal Bank in the Isle of Axholme Historic Landscape
- the boiler should not impact on surroundings
- buildings are close to other farm buildings but it is not clear what these buildings relate to
- due to lack of information, cannot determine whether it is appropriate in the open countryside
- feel comments should be sought from HER and environment teams
- concerns regarding the type of fuel it will burn, production of smoke, source of fuel and whether this impacts on traffic.

PUBLICITY

A site notice has been posted close to the site. No comments have been received.

ASSESSMENT

The application site comprises a dwelling known as Holme Tree Farm, which has a number of outbuildings on the site, including a stable block and agricultural barn which are set out in an L-shape to the north of the existing dwelling. The barn is currently used as a workshop for maintenance and storage of tools and the stables are not currently in use. An existing arboricultural business is run from the site, with an office in the main dwelling. In order to reduce the carbon footprint of the dwelling and business, it is proposed to install a biomass boiler in the outbuildings. It is also proposed to convert the unused stable block into an office, retain the use of the agricultural building for storage (a vehicle store for existing vehicles) and erect an open-fronted wood store. The wood to be stored, which will be used in the boiler, is a by-product of the arboricultural business.

The main issues in determining this application are whether the use of the building for an office and store is considered acceptable in principle, whether the proposed biomass boiler would have any adverse impact on the amenity of neighbouring properties or on air quality and whether the proposed development would have any adverse impact on the character of the open countryside.

The site lies outside the villages of Westwoodside and Graizelound and is in the open countryside. An existing business operates from the site, which is considered to be related to agriculture and appropriate to this open countryside location. The conversion of a stable block to an office in connection with this business, which is considered to be a forestry business, is considered to comply with policy RD7 of the North Lincolnshire Local Plan, which relates to diversification of such operations.

The business operation produces a large number of logs and the aim of this proposal is to erect an open store to enable adequate storage of this by-product and install a biomass boiler which can use these logs as fuel. This would not result in any significant increase in traffic movements as these vehicles are already operating to and from the site as part of the business operations.

The proposed works include the erection of a roof extension to the stable block to link to the agricultural building. This will create an open-fronted store. New openings are proposed to the stable building to facilitate its conversion to an office. An open-fronted store is proposed which will link with the existing buildings in a U shape. The proposed buildings will be of timber, brick and green profile sheet construction, which is considered appropriate for this rural location.

Technical details and a justification were submitted after initial consultation responses had been received. This information gives details of the proposed boiler and operation of the business, which has been outlined above. Environmental Health have been consulted and raise no objections to the proposal subject to conditions. There is a converted barn, which is in residential use, to the south of the existing dwelling on the site. With the proposed conditions it is not considered that this property will be adversely affected by the proposal.

The parish council makes reference to the historic landscape. The site is not situated within this designated area and the minor nature of the proposal is not considered to have any adverse impact on its character or setting. It was not considered necessary to consult the HER officer as it is not within the historic landscape.

The proposal is considered to be acceptable in principle and would not have any adverse impact on the character of the open countryside or on the amenity of any neighbouring properties. It is considered to comply with the policies outlined above and is therefore considered acceptable.

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 and documents: 01 rev 00, 02 rev 00, PA/2019/697 Home Tree Farm - Biomass Boiler.

Reason

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

3.

Flues from the biomass boiler shall terminate at a minimum height of 9 metres above ground level. Details of any changes proposed to the flues shall be submitted to and approved in writing by the local planning authority prior to implementation.

Reason

To protect residential amenity.

4.

The development shall be served by one Glen Farrow UK Ltd boiler, model GF210, 210 kW (0.21 MW) thermal capacity.

Reason

To protect residential amenity.

5.

The biomass boiler shall only burn fuels in accordance with the manufacturer's specifications.

Reason

To protect residential amenity.

6.

The biomass boiler shall be operated, serviced and maintained in accordance with the manufacturer's instructions.

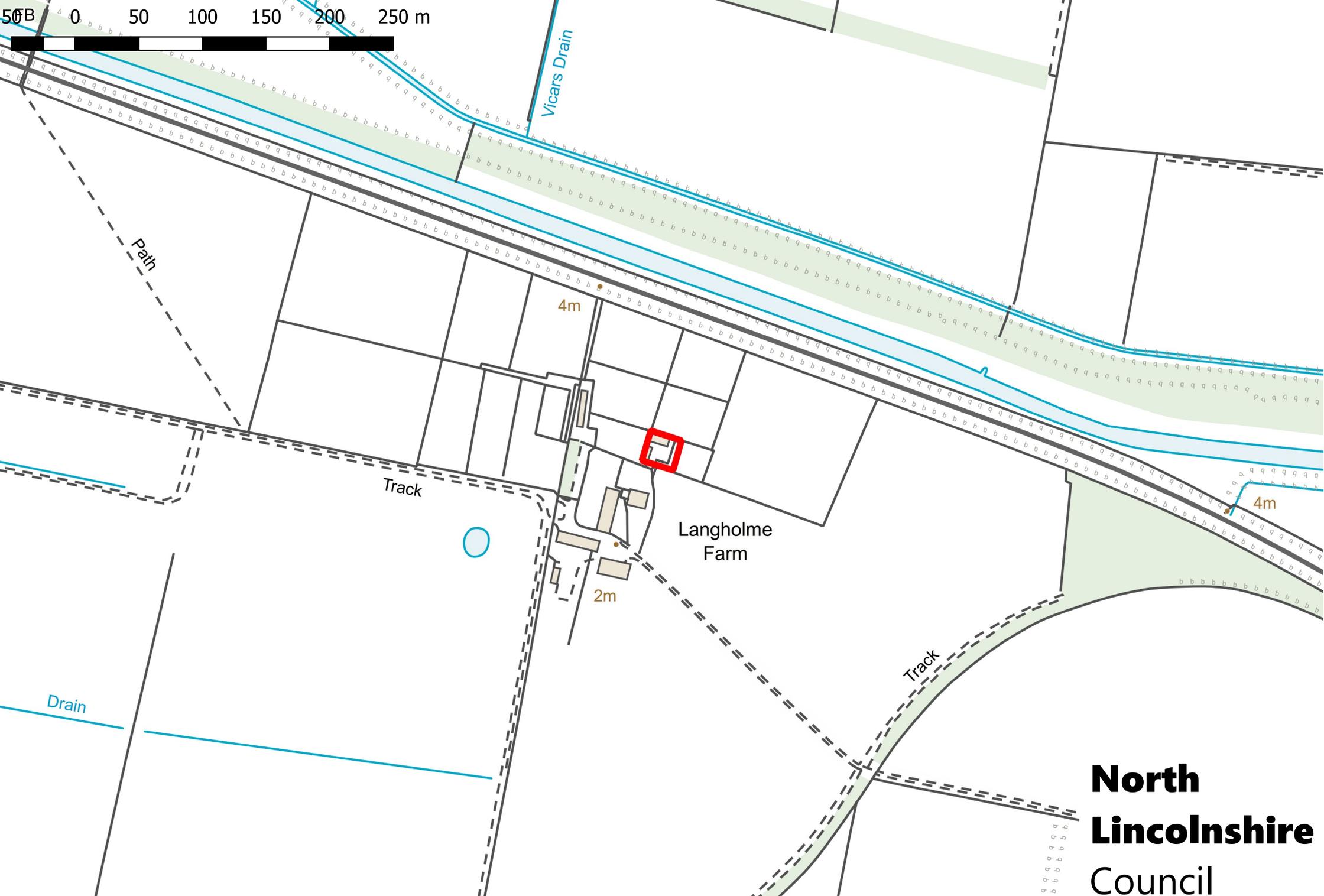
Reason

To protect residential amenity.

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.

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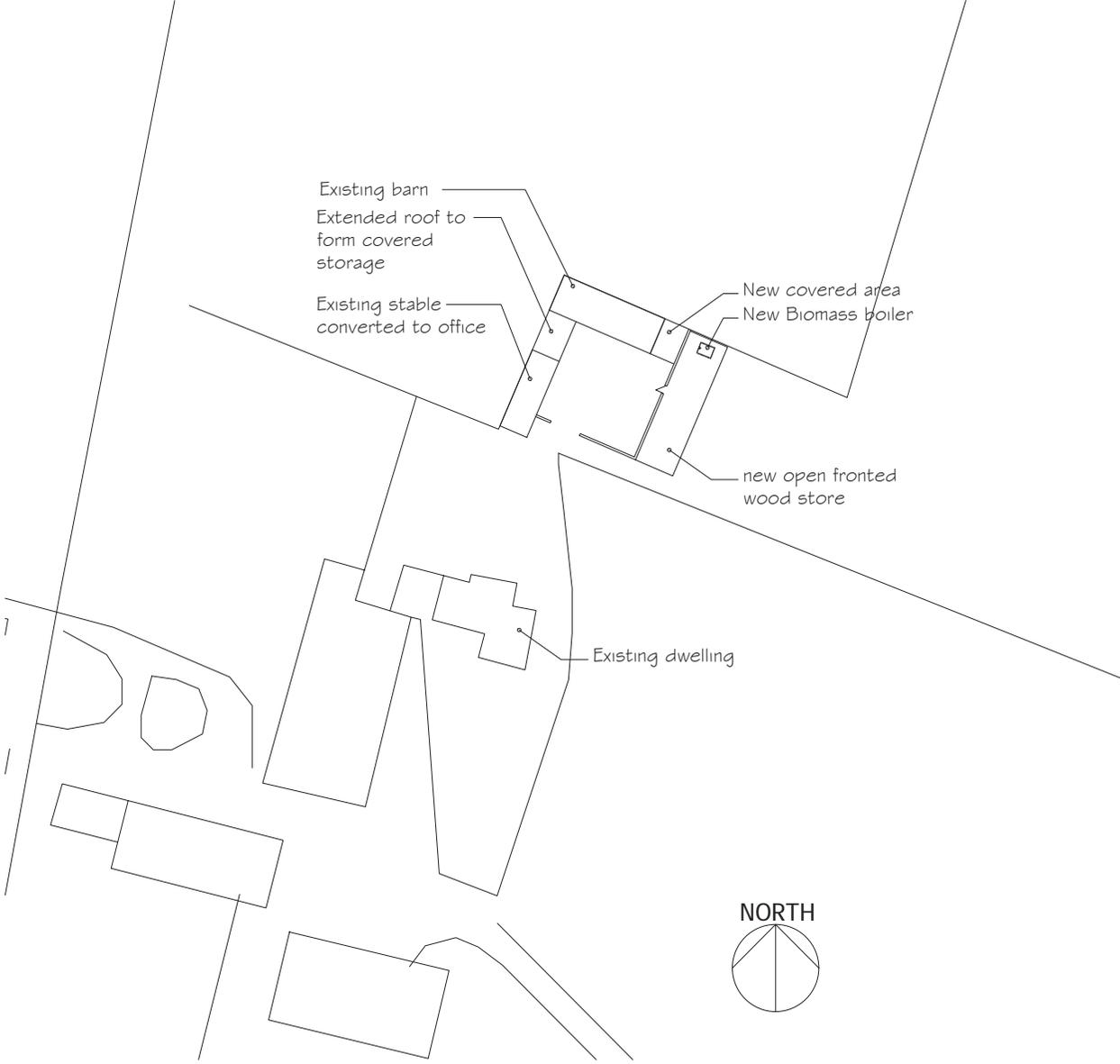


**North
Lincolnshire
Council**

PA/2019/697

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PA/2019/697 Block plan (not to scale)



PROPOSED SITE PLAN 1:500

CLIENT MR MARSH		
PROJECT TITLE PROPOSED WOOD STORE AND BIOMASS BOILER OPEN FRONTED SHELTER CONNECTING EXISTING BARN AND BOILER BUILDING Holme Tree Farm, Langholme Lane, Haxey, Doncaster, DN9 2NP		
DRAWING TITLE PROPOSED PLANS AND ELEVATIONS FOR WOOD STORE AND PROPOSED SITE PLAN		
ANTHONY SNOWDEN ARCHITECT 2019 RIBA		
SCALE 1:100 and 1:500 AT A1		
PROJECT NO. 023	DRAWING NO. 01	REV. 00