

APPLICATION NO PA/2023/710

APPLICANT Mr & Mrs Gary Capp

DEVELOPMENT Planning permission to erect a new tractor shed

LOCATION Land to the rear of 46 Haxey Lane, Haxey, DN9 2NE

PARISH Haxey

WARD Axholme South

CASE OFFICER Jennifer Ashworth

SUMMARY RECOMMENDATION **Approve with conditions**

REASONS FOR REFERENCE TO COMMITTEE Objection by Haxey Parish Council

POLICIES

National Planning Policy Framework:

Section 12: Achieving well-designed places.

North Lincolnshire Local Plan:

DS1: General Requirements

T2: Access to Development

T19: Car parking Provision and Standards

DS14: Foul Sewage and Surface Water Drainage

DS16: Flood Risk

LC14: Area of Special Historic Landscape Interest

RD2: Development in the Open Countryside

North Lincolnshire Core Strategy:

CS1: Spatial Strategy for North Lincolnshire

CS2: Delivering More Sustainable Development

CS3: Development Limits

CS5: Delivering Quality Design in North Lincolnshire

CS19: Flood Risk.

Housing and Employment Land Allocations DPD (2016): The site lies outside the development limits, is located within the open countryside and comprises land allocated as LC14 as shown on the Proposals Map.

Supplementary Planning Guidance:

SPG1: Design Guidance for House Extensions

Design in the Countryside

New North Lincolnshire Local Plan Submission: The new North Lincolnshire Local Plan was submitted for public examination to the Planning Inspectorate on 11 November 2022. Examination of the Plan has therefore commenced, although public hearing sessions are not anticipated until later in 2023.

The Submitted North Lincolnshire Local Plan can be given some weight as a material planning consideration in the determination of planning applications. The relevant policies concerning this application are:

SS1: Presumption in Favour of Sustainable Development

SS2: A Spatial Strategy for North Lincolnshire

SS3: Development Principles

SS11: Development Limits

DM1: General Requirements

RD1: Supporting Sustainable Development in the Countryside

HE1: Conserving and Enhancing the Historic Environment

HE2: Area of Special Historic Landscape Interest

DQE1: Protection of Landscape, Townscape and Views

CONSULTATIONS

Highways: No comments or objections to make.

LLFA Drainage: No comments or objections to make.

Environmental Protection: No comments or objections to make.

PARISH COUNCIL

Objects, making the following comments:

- The proposal extends into the LC14 and will further erode it and would benefit from a more cluster form by locating it nearer to the rear of the owner's property.

- While its impacts on neighbours' privacy is not significant it would be better sited to the rear of the owner's property.
- The main reason for siting appears to be security and convenience. It is some distance from the owner's property and would remain vulnerable to security breaches, again it would be better sited closer to the owner's property.
- It is not consummate with RD2(iv), RD2(c) or the principles of RD7(iii).

PUBLICITY

The proposal has been advertised by means of site notice in accordance with Article 15 of the Development Management Procedure Order 2015. No comments have been received.

ASSESSMENT

Planning history

- PA/2016/755: Planning permission to erect a new tractor shed and reposition existing horse shelter – approved 14/07/2016
- PA/2016/1579: Planning permission to erect two horse shelters – approved 24/11/2016
- PA/2014/0582: Planning permission to erect a single-storey rear kitchen extension – approved 18/07/2014

Proposal and site characteristics

The application site comprises an area of land to the rear of 46 Haxey Lane. To the immediate east is an existing tractor shed which is used for the storage of a tractor, hay and other equipment which is required to maintain the wider land/paddocks.

To the west and north are two paddocks which are located to the rear of existing dwellings off Haxey Lane, Haxey. The application site lies outside the development boundary of Haxey and as such is within the open countryside for the purpose of planning. The paddocks are currently used for the keeping and grazing of horses with the front paddock (north) housing two field shelters.

The application site is bounded by an existing tractor shed, stable and residential properties to the east and open fields to the other sides. There is a row of mature trees running along the western boundary of the paddocks, with some trees and hedging along the other boundaries. Historical mapping shows that the site has previously housed large polytunnels and buildings and operated as a garden nursery but there is no planning history for this historical development.

The site is located within policy LC14 which is designated as an area of Special Historic landscape interest. The site is within SFRA Flood Zone 2/3 (a) Fluvial.

The application seeks planning permission for the erection of a new tractor shed. The applicant currently stores the tractors in a shed in Hibaldstow but after a spate of tractor thefts wishes to relocate the tractors to this site which he considers to be more secure as the owner/applicant lives in the property to the east (entrance to the site), 46 Haxey Lane. The applicant is a member of a tractor club and enjoys showing tractors at various events.

This is a personal hobby and no commercial activity is proposed at the site. The shed will also allow for the rationalisation/tidying up of the existing tractor/storage shed to the east which is also used for the storage of hay and other equipment needed to maintain the wider land.

The application site is accessed via the gated driveway of 46 Haxey Lane and whilst it sits outside the residential curtilage of the property it is land which is clearly associated with the property. The land is currently laid to gravel and is used in connection with land to the rear of 46 Haxey Lane.

The following considerations are relevant to this proposal:

- **principle of development**
- **residential amenity**
- **design, character and appearance/historic environment**
- **highway safety**
- **flood risk.**

Principle of development

The site is outside the development limits of Haxey and therefore open countryside policies apply. Policy RD2 strictly controls development within the open countryside and identifies the specific types of development that will be considered to be acceptable in these locations. The existing shed is currently used for the storage of hay, equipment and a tractor which is all used for the wider site maintenance; the applicant seeks to separate the current equipment and create a new shed for the tractors on site. A tractor shed is considered to be an appropriate use within the open countryside. The use of tractors and other equipment stored on the site will be used for both the maintenance of the wider land as well as allowing the applicant to undertake his hobby of storing and repairing old tractors and showing them at country fayres/shows. It is considered that the tractor shed complies with policy RD2 in that it provides storage for tractors to allow a countryside recreation/hobby to take place and also allows the storage of equipment for the maintenance of existing land.

Policy RD2 also sets out certain criteria against which all development in the countryside must comply. These criteria require that development is not detrimental to the character or appearance of the countryside; is not detrimental to residential amenity or highway safety; and that the proposal makes best use of existing and new landscaping. Compliance with policy RD2 is dependent on these criteria being met and these issues are assessed in detail below.

Residential amenity

The proposed Tractor shed is proposed to be located to the rear of an existing tractor/storage shed on land which is currently laid to gravel and used for storage of materials and equipment. The development is set back from the neighbouring properties to the east and existing landscaping on the southern boundary already and will continue to act as a screen to the land to the south. The building is proposed to be used for

storage/personal use only of tractors. The use is not considered to be particularly noisy or intrusive.

The council's Environmental Protection officers have no comments or objections to the proposal, however on an earlier application did request a condition to secure this use of the building due to its proximity to residential properties and the potential for noise and disturbance should the use change in the future. It is considered that this condition is appropriate and should be applied at this time to both protect the amenity of neighbours and the character of the countryside.

Design, character and appearance /historic environment

Policies DS5 and CS5 are both concerned with visual amenity, the former stating that proposals should be sympathetic in design, scale and materials.

The site is within the Isle of Axholme Area of Special Historic Landscape Interest and policy LC14 of the local plan is relevant. No comments have been received from the council's HER team. The parish council has raised an objection and considers that the proposal extends into the LC14 and will further erode it. They suggest that the development should be clustered closer to the property.

The application site comprises an area of land which is currently laid to gravel and used for the storage of materials/equipment by the current owners. Access to the site is gained via the gated drive/access to 46 Haxey Lane. The site includes a post and rail fence with trees and other vegetation along the western and southern boundaries. The land is the site of a former garden nursery and buildings and is self-contained. It is not considered that development on this land would damage or adversely affect the character, appearance or settling of the historic landscape or any of its features within this location. The development proposed is to a high standard and seeks to provide a use which is compatible with a countryside location.

It is considered that this element of the site is suitable for development and would not conflict with the requirements of policy LC14.

Part (c) of policy RD2 requires the development not to 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; and part (f) to make the best use of existing and new landscaping.

It is considered that the location of the development to the rear of existing development but within the visible/defensible boundary line ensures the development is contained within the existing cluster of development within the site. This also makes use of existing landscaping on the site which forms the western and southern boundaries and would act as screening to the proposed tractor shed. Locating the development elsewhere on the site, as suggested by the parish council, would not allow these existing features/backdrops to be utilised and additional screening would need to be created. The development is to the rear of the existing property and other buildings on site and therefore visibility will be limited from the street scene, with the possibility of a slight glimpse from the gated driveway.

The proposed tractor shed measures approximately 13.7m x 9.15m, and is approximately 3.33m to eaves height and approximately 4.7m to ridge height. This is smaller in height than the existing tractor shed on site which measures approximately 4.27m to eaves height and approximately 5.49m to ridge height, and measures approximately 18.3m (length) x

9.15m (width). The materials will complement the existing buildings on site and this countryside location being a green profiled cladding with green roller shutter door and grey fibre cement sheeting for the roof.

For these reasons it is considered that the tractor shed will not have an unacceptable impact on the character or appearance of the open countryside and complies with policy RD2.

Flood risk

Policy DS16 of the local plan states that development will not be permitted within floodplains where it would:

- (i) increase the number of people or buildings at risk; or
- (ii) impede the flow of floodwater; or
- (iii) impede access for the future maintenance of watercourses; or
- (iv) reduce the storage capacity of the floodplain; or
- (v) increase the risk of flooding elsewhere; or
- (vi) undermine the integrity of existing flood defences unless adequate protection or mitigation measures are undertaken.

Policy CS19 of the Core Strategy notes that the council will support development proposals that avoid areas of current or future flood risk and which do not increase the risk of flooding elsewhere.

The LLFA Drainage team have considered the proposals and do not have any comments or objection to the proposed development.

Highway safety

Policy T2 of the North Lincolnshire Local Plan is concerned with access to development and states that all development should be served by a satisfactory access. Policy T19 of the local plan is concerned with parking provision as well as general safety and is also considered relevant.

The proposed development will not affect the access to the site or parking provision therein. The council's Highways department has raised no objection to the application. It is considered that there will be limited movement of tractors to and from the site. Therefore, the proposal will not be harmful to highway safety in the area.

It is therefore considered that the scheme is in accordance with policies T2 and T19 of the local plan.

Conclusion

The proposed development will not have an unacceptable impact on the character or appearance of the area, the amenity of neighbouring properties, or highway safety. On this basis the application should be supported.

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:

Site Location & Existing Block Plan GC/23/01

Proposed Block Plan - GC/23/02

Proposed Plans - GC/23/03.

Reason

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

3.

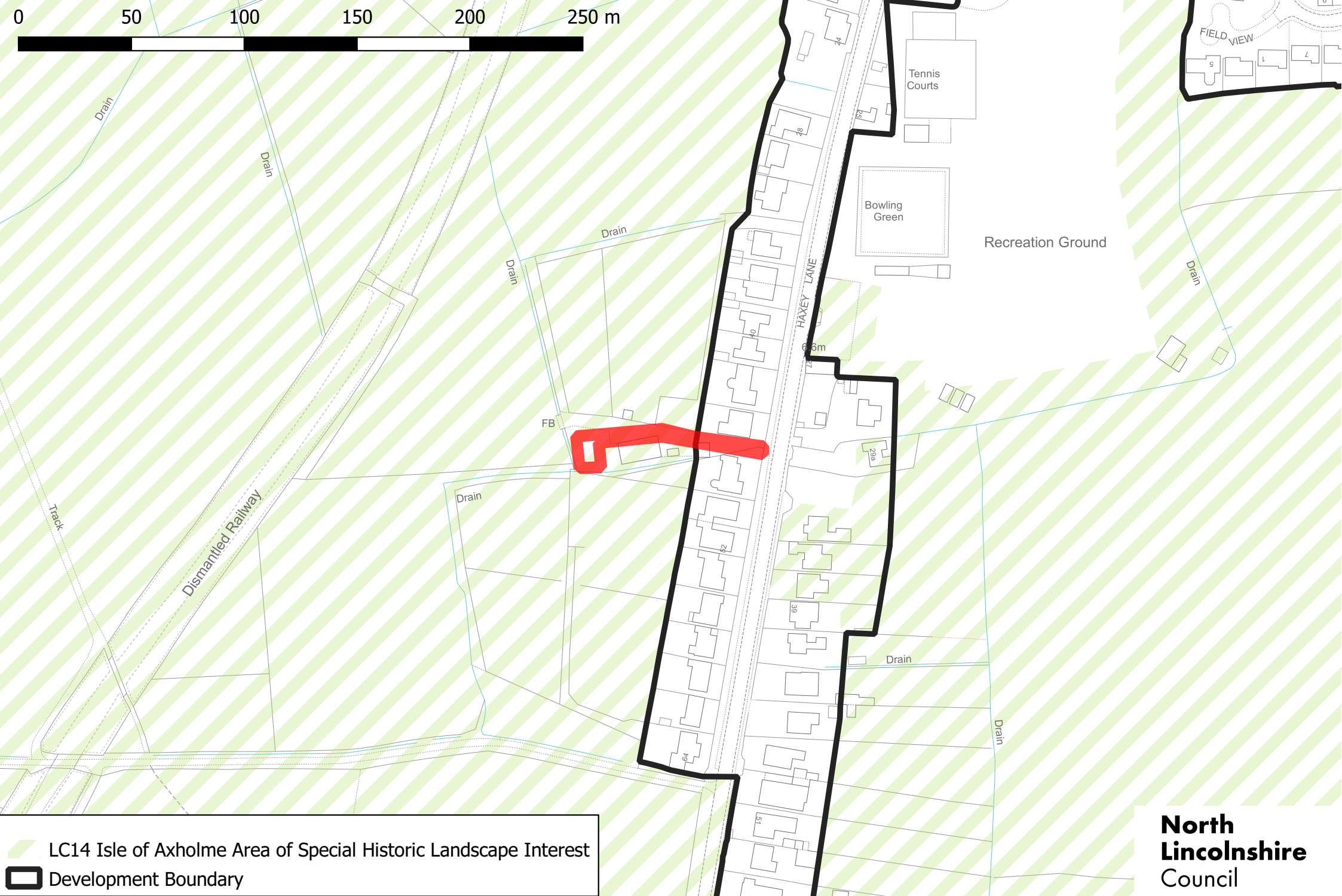
The tractor shed shall be used for the storage of tractors and ancillary equipment only and at no time shall the building be used for commercial purposes, unless otherwise agreed in writing by the local planning authority.


Reason


To protect the amenity of neighbouring residential properties and the character of the open countryside in accordance with policies DS1 and RD2 of the North Lincolnshire Local Plan.

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.



 LC14 Isle of Axholme Area of Special Historic Landscape Interest

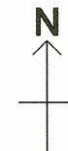
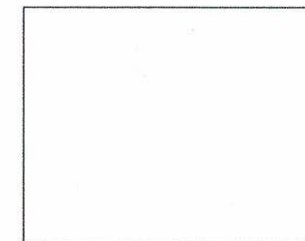
 Development Boundary

**North
Lincolnshire
Council**

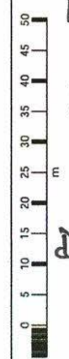
PA/2023/710



"PROPOSED
BLOCK PLAN"



MR & MRS G. CAPP
LADD REAR of
46 HAXEY LANE
HAXEY
DONCASTER
DN9 2NE



DRG. NO. GC/23/02

Monday, April 24, 2023, ID:
BW1-01099787
maps.blackwell.co.uk

1:1250 scale print at A4, Centre:
477250 E, 399348 N

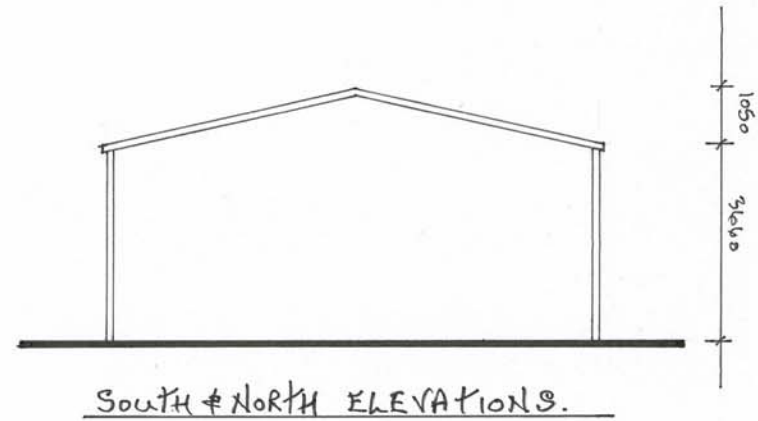
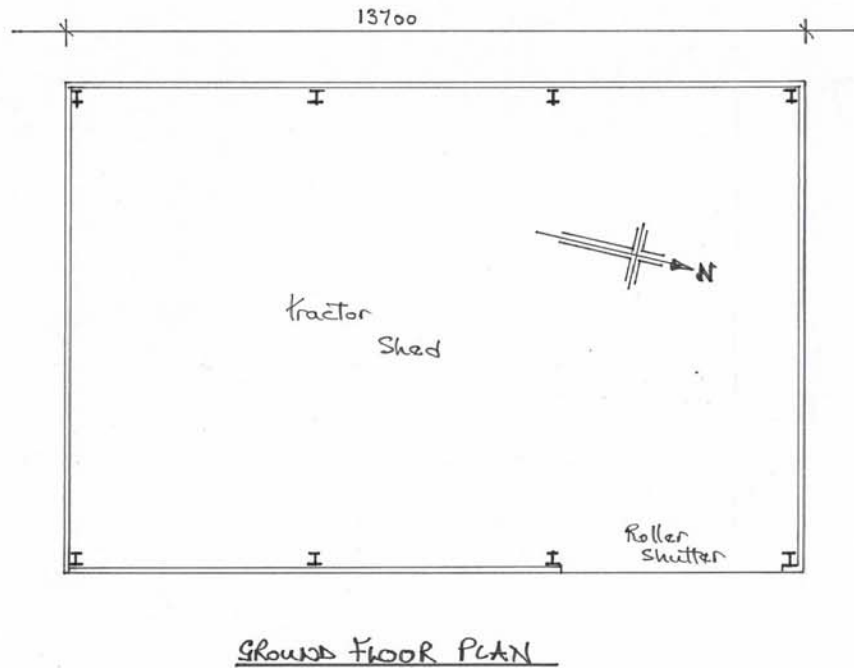
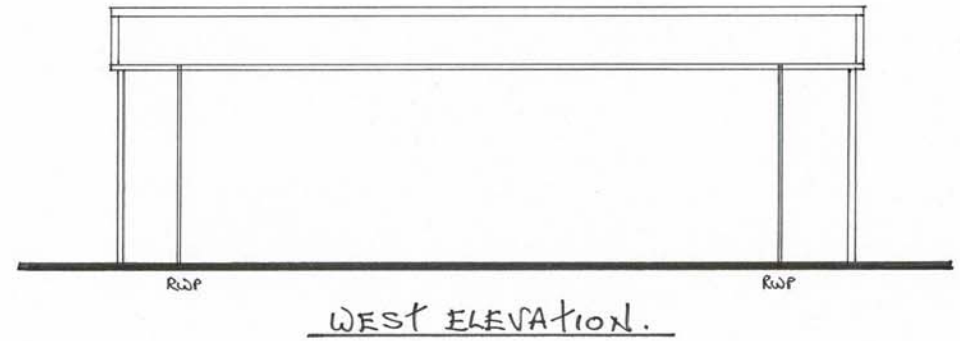
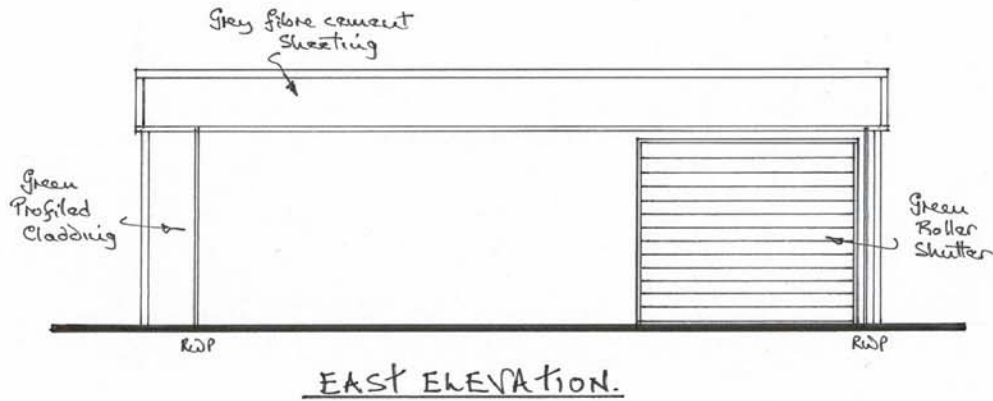
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PA/2023/710 Proposed elevations (not to scale)



MR & MRS G. CAPP
 LAND REAR OF 46 HAXEY LANE
 HAXEY
 DONCASTER DN9 2NE

PROPOSED TRACTOR
 SHED

DRAWN BY:
 JEM MANAGEMENT SERVICES
 45 OSWALD ROAD
 SCUNTHORPE

DATE: APRIL 2023

SCALE: 1/100 @ A3

DRG. NO: GC/23/03

REV.