

<b>APPLICATION NO</b>	<b>PA/2023/1055</b>
<b>APPLICANT</b>	Mr Joseph Herring, J L Herring and Son
<b>DEVELOPMENT</b>	Planning permission for new access into agricultural fields off B1206 Barton Road, Wrawby
<b>LOCATION</b>	Field access from B1206 Barton Road, Wrawby
<b>PARISH</b>	<b>WRAWBY</b>
<b>WARD</b>	Brigg and Wolds
<b>CASE OFFICER</b>	Emmanuel Hiamey
<b>SUMMARY RECOMMENDATION</b>	<b>Approve with conditions</b>
<b>REASONS FOR REFERENCE TO COMMITTEE</b>	Objection by Wrawby Parish Council

## **POLICIES**

### **National Planning Policy Framework:**

9 Promoting sustainable transport

12 Achieving well-designed places

### **North Lincolnshire Local Plan:**

RD2 Development in the open countryside

DS1 General requirements

T2 Access to development

T19 Car parking provision and standards

### **North Lincolnshire Core Strategy:**

CS2 Delivering more sustainable development

CS3 Development limits

CS5 Delivering quality design in North Lincolnshire

CS25 Promoting sustainable transport

**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

SS10 Development limits

T3 New development and transport

DQE5 Managing flood risk

DQE6 Sustainable drainage systems

## **CONSULTATIONS**

**Highways:** No objection subject to conditions.

**Tree Officer:** No objection.

**LLFA Drainage:** No objections subject to conditions.

**Anglian Water:** No adverse comments to make on the application.

## **PARISH COUNCIL**

Objects to this application in this location due to highway safety concerns.

## **PUBLICITY**

A site notice has been displayed. One response has been received raising concerns relating to alleged potential future development on the site following the grant of access.

## **ASSESSMENT**

### **Site constraints**

Within the development boundary

SFRA flood zone 1

### **The site and proposal**

Planning permission is sought to form new access into agricultural fields off the B1206 Barton Road, Wrawby. The site is at the edge of (but outside) the development boundary, away from the bend in the road heading towards Wrawby from the south. There is a mature hedgerow alongside the road.

The new access would measure 6m wide and would be constructed of hardcore. It would have a 0.15m drainage pipe. During the site visit, it was evident there are existing hedgerows

alongside the road and this new access would remove a section of the hedging affected by the application.

In support of the proposal, the applicant has indicated that the most northerly fields to which access is sought do not have access off this road. The other two fields to the south of this field have historical access, however, these are disused and now constitute hedgerows and have poor visibility onto Barton Road. Access to the site (the three fields) by farm machinery is currently via Vicarage Road, then the cul-de-sac of Applefields, and then through the building site off Applefields.

The applicant believes it would be more appropriate and safer to form the new access to the field off the B1206 Barton Road, to avoid the use of roads within the residential area of Applefields, and the building site off Applefields.

## **Key issues**

**The key considerations in determining this application are:**

- **the principle of development**
- **layout, siting and design**
- **impact on residential amenity**
- **rural economy**
- **highway impacts**
- **drainage**

## **Principle of the proposed development**

Policy RD2 (Development in the Open Countryside) states that development in the open countryside will be strictly controlled. Planning permission will only be granted for development which is:

- (i) essential to the efficient operation of agriculture or forestry;
- (ii) employment-related development appropriate to the open countryside;
- (iii) affordable housing to meet a proven local need;
- (iv) essential for the provision of outdoor sports, countryside recreation or local community facilities;
- (v) for the re-use and adaptation of existing rural buildings;
- (vi) for diversification of an established agricultural business;
- (vii) for the replacement, alteration, or extension of an existing dwelling;
- (viii) essential for the provision of an appropriate level of roadside services or the provision of utility services.

provided that:

- (a) the open countryside is the only appropriate location, and the development cannot be accommodated within the defined development boundaries;
- (b) the proposed development accords with the specific requirements set out in the relevant policies of this chapter and elsewhere in this local plan;
- (c) 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 the use of materials;
- (d) the development would not be detrimental to the residential amenity or highway safety;
- (e) account is taken of whether the site is capable of being served by public transport;
- (f) the development is sited to make the best use of existing and new landscaping.

Policy DS1 (General Requirements) also applies as amenity value and environmental quality of the area are key considerations.

Policy T2 (Access to Development) states that all development must be provided with satisfactory access.

In principle, the development is acceptable because the access is considered essential to the efficient operation of the agricultural fields. Furthermore, since the access would serve the adjacent field, the open countryside is the only appropriate location, and the development cannot be accommodated within the defined development boundaries.

### **Layout, siting and design**

Policy CS5 (Delivering Quality Design in North Lincolnshire) and policy DS1 (General Requirements) require all new developments, regardless of location, to adhere to high standards of design.

As highlighted above, this is a new farm access taken from B1206 Barton Road. The layout and design of the access are basic as this access is expected to be access to a field for farm machinery with little use. It is judged acceptable for its layout to be that of a simple crossover, 6m wide, constructed in hardcore with a 0.15m drainage pipe along the edge of the carriageway.

Overall, this new access is of a standard scale and design which is seen across the council on agricultural land and is acceptable.

### **Impact on residential amenity**

The site is within the open countryside with agricultural land all around. It is on the edge of the settlement boundary.

While the site is on the edge of the village, there are no residential amenities close by that would be directly impacted by the new access to the field. In comparison with the current access to the fields (the three fields) which uses Vicarage Road, then the cul-de-sac of Applefields, and then through the building site off Applefields. It is judged the new access

would minimise any impact of the use of farm vehicles on the residential amenity in terms of noise and public safety.

Overall, it is considered that the proposed access, and the location away from residential properties, are more appropriate and fitting to protect residential amenity from the nuisance of farm vehicles.

### **Access and highway impact**

Policy T2 of the North Lincolnshire Local Plan is concerned with access to development and states that all development should be served by satisfactory access. Policy T19 is concerned with parking provision as well as general highway safety; both policies are considered relevant. The NPPF aims to ensure the provision of suitable and safe access.

As indicated in the description section, the site is at the edge of the development boundary (but outside), away from the bend in the road heading towards Wrawby from the south. The new access would serve an agricultural field and it is not expected to expand; there is no evidence to support the assumption that the new access would lead to an increase in vehicle movements on the road.

Highways have been consulted on the application and have no objection to the proposal subject to conditions. They have raised no issues concerning highway safety nor concerns over the width of the access where it meets the road, which is away from the bend.

As such, the proposal is acceptable in terms of the impact it would have on highway safety in the vicinity of the site and the application would therefore comply with policies T2 (Access to Development) and T19 (Car Parking Provision and Standards) of the North Lincolnshire Local Plan.

### **Drainage**

The site is within SFRA flood zone 1, which has a low potential for flooding. Policy CS19 (Flood Risk) of the Core Strategy is concerned with flood risk and policy DS14 (Foul Sewage and Surface Water Drainage) is concerned with foul sewage and surface water drainage.

The LLFA Drainage Team has no objection to the proposed development subject to the imposition of planning conditions and informative comments. As such, the proposal complies with policies CS19 (Flood Risk) and DS14 (Foul Sewage and Surface Water Drainage).

### **Tree officer**

As indicated in the description section, during the site visit it was evident there are existing hedgerows alongside the road and this new access would remove a section of the hedging affected by the application.

The tree officer has been consulted and has commented that this proposal would see a new entrance through an established agricultural hedge and the piping of an existing ditch in this location.

If the council is minded to grant consent for this proposal, consideration would need to be given to 'hedging up' the present access if possible to ensure no real loss of hedging in this location.

It is worth noting that the field access plan shows a hedgerow. It is therefore believed that a hedgerow would be retained alongside the new access consistent with the comments from the tree officer.

### **Parish council comments**

Wrawby Parish Council objects to this application in this location due to highway safety concerns. The council has indicated that the entrance is obscured to road users on this section of road.

As indicated in the impact on highways section, Highways have been consulted and have no objection to the proposal. They have not raised any issues regarding visibility splays in either direction.

### **Public comments**

One letter has been received but has not raised any relevant planning matters regarding the application.

### **Conclusion**

The principle of the development is acceptable. The impact of the proposal on highway safety has been assessed and on balance the proposal is acceptable. The impact on residential amenity has also been assessed and it is judged that there would not be any adverse impact on residential amenity.

The application is considered to comply with the relevant policies of the local development plan and the Core Strategy of the North Lincolnshire Council. It is therefore recommended that the application be approved subject to conditions.

### **Pre-commencement conditions**

Pre-commencement conditions have been agreed with the agent.

### **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:

- Field Access Plan PA/2023/1005/01
- Site Location Plan TQRQM23198094555469
- Block Plan TQRQM23198095748695.

#### **Reason**

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

3.

No development shall take place until details showing an effective method of preventing surface water run-off from hard paved areas within the site onto the highway have been approved in writing by the local planning authority. These facilities shall be implemented prior to the access and parking facilities being brought into use and thereafter retained.

Reason

In the interests of highway safety and to comply with policy T19 of the North Lincolnshire Local Plan, policies CS18 and CS19 of the North Lincolnshire Core Strategy and paragraphs 159 to 169 of the National Planning Policy Framework.

4.

No development shall take place until details showing an effective method of preventing surface water run-off from the highway onto the developed site have been submitted to and approved in writing by the local planning authority. These facilities shall be implemented prior to the access and parking facilities being brought into use and thereafter retained.

Reason

To prevent the increased risk of flooding to themselves and others, to improve and protect water quality, and to ensure the implementation and future maintenance of the sustainable drainage structures in accordance with policy DS16 of the North Lincolnshire Local Plan, policies CS18 and CS19 of the North Lincolnshire Core Strategy, and paragraphs 159 to 169 of the National Planning Policy Framework.

5.

No loose material shall be placed on any driveway or parking area within 10 metres of the adopted highway unless measures are taken in accordance with details to be submitted to and approved in writing by the local planning authority to prevent the material from spilling onto the highway. Once agreed and implemented these measures shall be retained.

Reason

In the interests of highway safety and to comply with policy T19 of the North Lincolnshire Local Plan.

6.

Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (or any order revoking and re-enacting that order with or without modification), nothing shall at any time be erected, retained, planted or allowed to grow over 1.05 metres in height above the level of the adjoining carriageway for a distance of 2 metres from the highway boundary across the site frontage.

Reason

In the interests of highway safety and to comply with policies T2 and T19 of the North Lincolnshire Local Plan.

## **Informatives**

1.

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.

2.

The development hereby granted planning permission requires works to be carried out within the limits of the adopted (public) highway. Therefore:

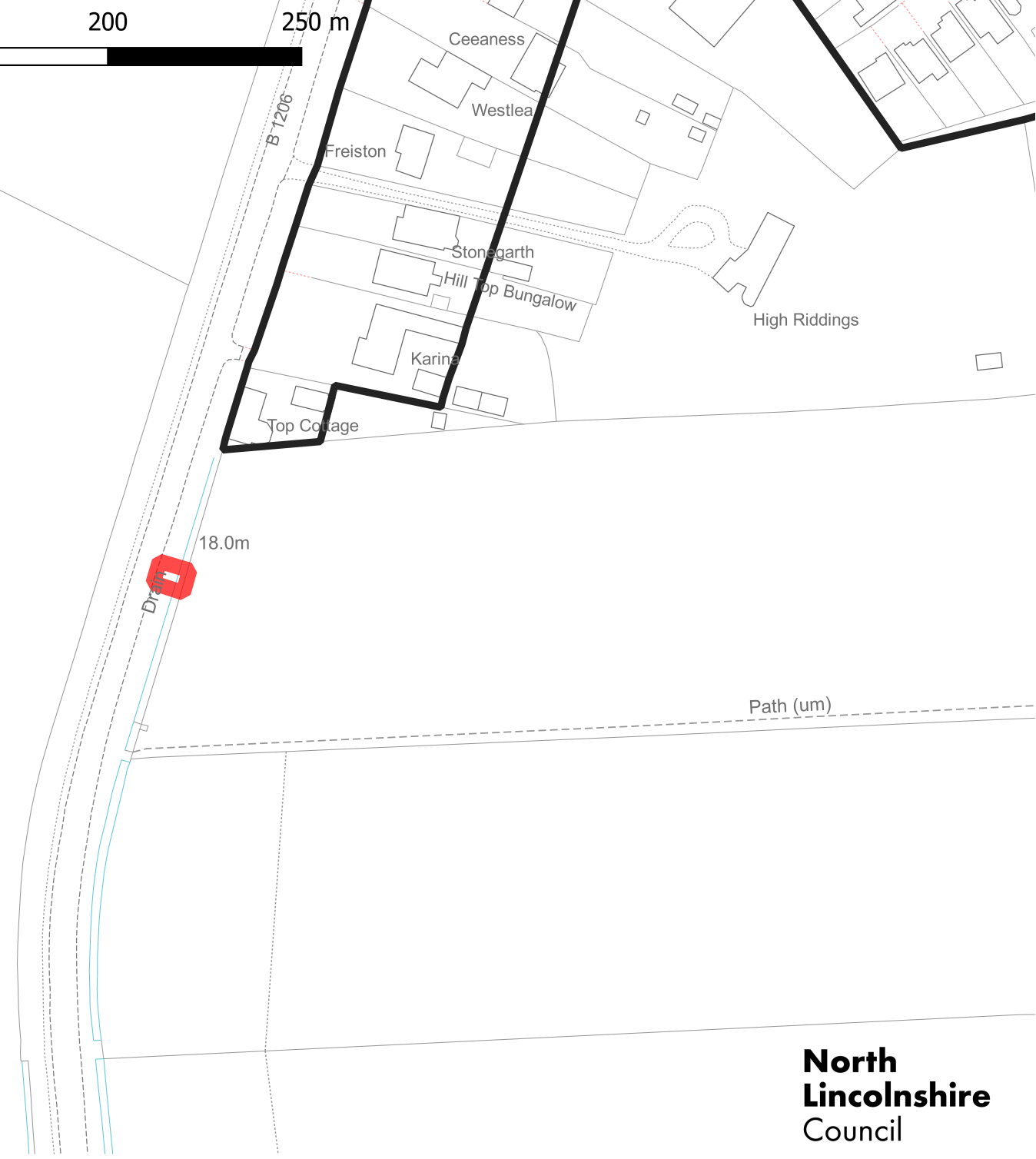
- before ANY construction works take place within the limits of the highway you MUST contact the highway authority on telephone number 01724 297000 to arrange for the relevant permissions/licenses to be issued;
- before ANY service (utility) connections take place within the limits of the highway you MUST contact the highway authority on telephone number 01724 297319 to arrange for the relevant permissions/licenses to be issued.

3.

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, via email to [llfadrainageteam@northlincs.gov.uk](mailto:llfadrainageteam@northlincs.gov.uk) prior to any further construction works being carried out. Reference should be made to North Lincolnshire Council's 'Guide to Watercourses and Riparian Ownership'. Compliance with this guidance is to ensure the free flow of surface water is maintained throughout the development.

Alterations and/or connections into the watercourse must be consented to by North Lincolnshire Council's LLFA Drainage Team, in their capacity as Lead Local Flood Authority through an Ordinary Watercourse Consent and appropriate discharge rates must be agreed. Please contact the LLFA Drainage team via email for further details. Compliance with this guidance is to ensure the free flow of surface water is maintained throughout the development.



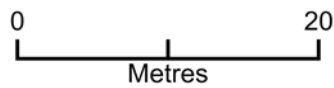
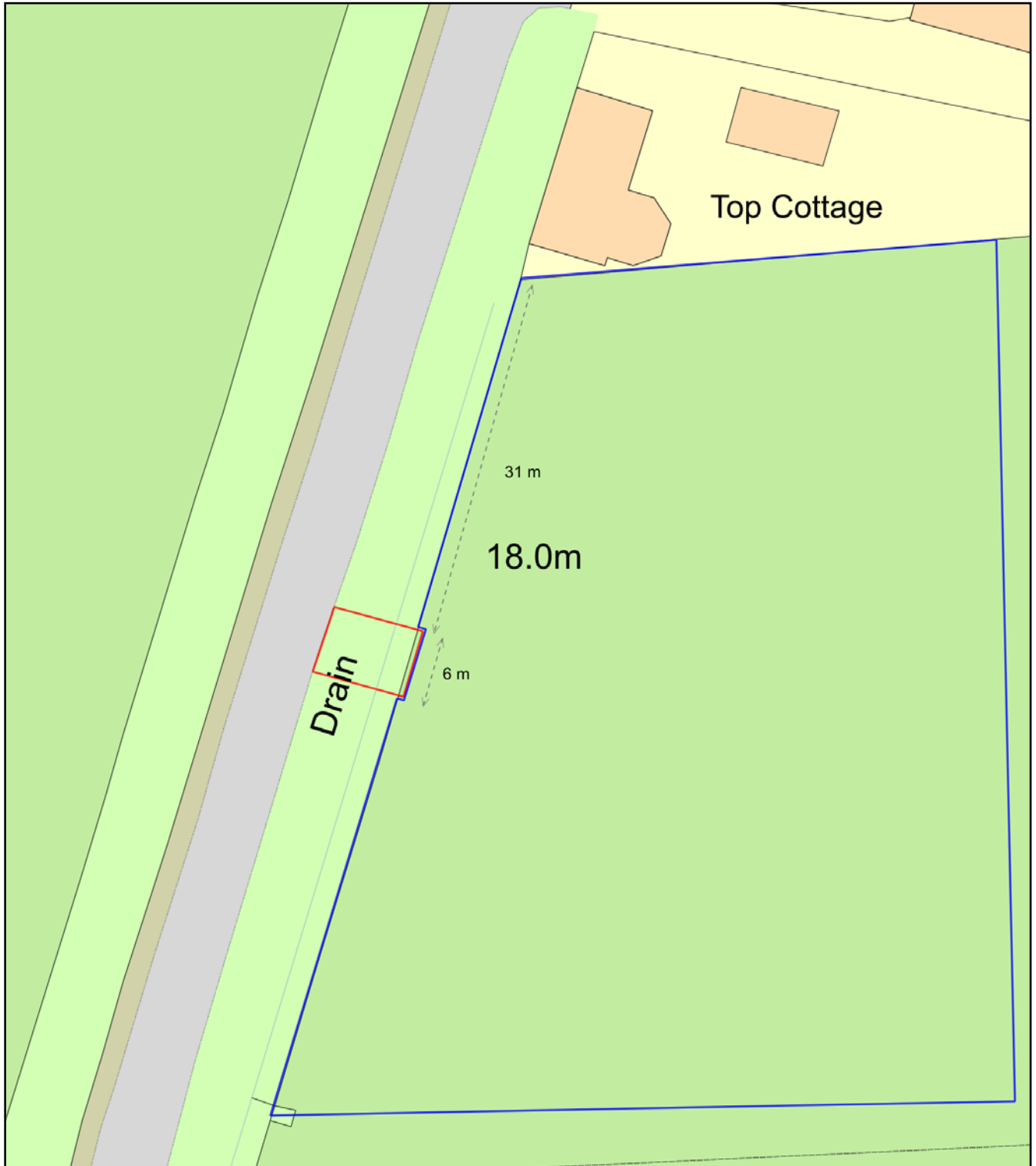


 Development Boundary

**PA/2023/1055**

**North  
Lincolnshire  
Council**

Field Access off B1206 Barton Road



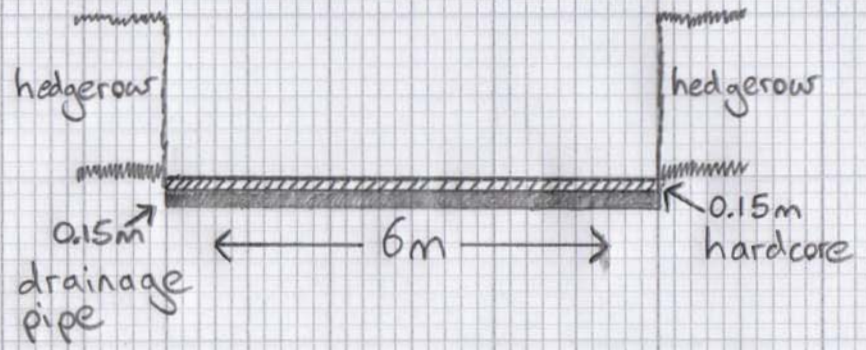
Plan Produced for: Joseph Herring

Date Produced: 17 Jul 2023

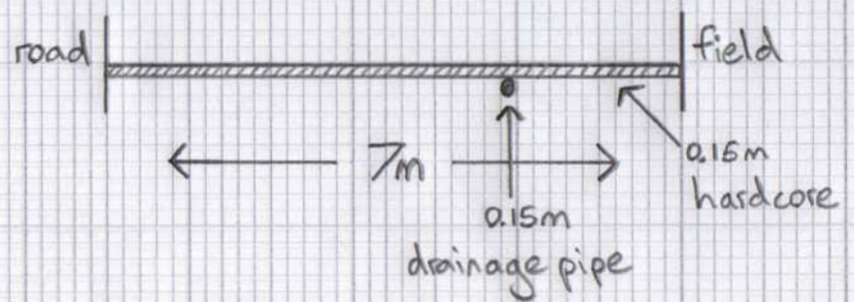
Plan Reference Number: TQRQM23198095748695

Scale: 1:500 @ A4

Front View



Side View



Plan View

