

APPLICATION NO	PA/2021/647
APPLICANT	Mr Ben Jackson, Freedom Livestock
DEVELOPMENT	Planning permission to extend farmyard, create additional access and regularise extension to farm building erected under PA/2013/1565
LOCATION	Northfield Farm, Belton Fields Lane, Westgate, Belton, DN9 1PQ
PARISH	Belton
WARD	Axholme Central
CASE OFFICER	Brian McParland
SUMMARY RECOMMENDATION	Refuse permission
REASONS FOR REFERENCE TO COMMITTEE	Member 'call in' (Cllr Tim Mitchell – differences in views of consultees)

POLICIES

National Planning Policy Framework: Section 12

North Lincolnshire Local Plan: DS1, DS4, DS7, DS14, RD2, LC7, LC14, T2, T19

North Lincolnshire Core Strategy: CS1, CS2, CS3, CS5, CS7, CS8, CS18, CS19

CONSULTATIONS

Highways: No objection, but recommend a condition to prevent loose material entering the highway.

Drainage Team (Lead Local Flood Authority): No objection.

Historic Environment Record:

- The application is within the Area of Special Historic Landscape Interest of the Isle of Axholme (local plan policy LC14).
- This area is designated for its unique historic landscape retaining the pattern of ancient open strip fields and enclosures surrounding the villages on the Isle.
- The application site is located in the heart of Belton Fields, one of the Isle's best-preserved areas of ancient open strip fields (AOSF), the core historic landscape character type of the highest significance.
- This proposal to extend the farmyard enclosing open strips and introducing physical boundaries, changed landform and additional built form would be an adverse and

unacceptable visual intrusion that changes the character, setting and legibility of the core historic landscape.

- This would contribute to the erosion of what makes the landscape of Belton Fields and the Isle an area of special historic landscape interest and could encourage further inappropriate enclosure and proposals for structures within the open strip fields.
- The ancient open strip fields form the setting of a grade II listed building, and the proposal will harm the significance of this designated asset.
- The Historic Environment Record recommends refusal of planning permission as the development would adversely affect the character, appearance and setting of the historic landscape contrary to the NPPF, Core Strategy policy CS6 and local plan policies LC14 and LC7 and the setting of a listed building contrary to policy HE5.

PARISH COUNCIL

No objection and fully supports the application.

PUBLICITY

The application has been advertised by site and press notice. One response has been received which suggests the proposal would have a harmful impact on the landscape.

ASSESSMENT

The main issues to be considered are whether adequate justification can be demonstrated with regard to the principle of the development, and its impact on the Isle of Axholme Area of Special Historic Landscape Interest and listed buildings, neighbouring amenity, drainage and highways.

The site

The application site is on the north side of Belton Fields and is in use as agricultural land relating to Northfield Farm. It is within the open countryside and the nearest settlement is Belton to the east.

The site is within SFRA flood zone 1 (low), is not within a conservation area and does not relate to any tree preservation orders (TPOs). It does fall within policy LC14 land (Area of Special Historic Landscape Interest) of the Isle of Axholme and there is a grade II listed building to the east known as “**Sailsgates Farmhouse and outbuildings**”.

Proposal

Planning permission is sought to extend the farmyard, create additional access and regularise an extension to a farm building erected under PA/2013/1565.

Principle of development

Policy RD2 (Development in the Open Countryside) of the local plan applies which states that development in the open countryside will be strictly controlled and that planning permission will only be granted for development which is essential to the efficient operation of agriculture or forestry. Provisions (a)–(f) are also listed.

The proposal would relate to Northfield Farm and would fall under the scope of policy RD2 (i), and would satisfy provisions (a)–(f). It is considered that the principle of development would be acceptable, subject to the considerations below.

Impact on the Isle of Axholme Area of Special Historic Landscape Interest and listed buildings

Policy LC14 (Area of Special Historic Landscape Interest) states, ‘...The Isle of Axholme is designated as an area of Special Historic Landscape Interest. Within this area, development will not be permitted which would destroy, damage, or adversely affect the character, appearance or setting of the historic landscape, or any of its features...’ Policy HE5 (Development Affecting Listed Buildings) states, ‘...The council will encourage the retention and restoration of the historic setting of listed buildings. Proposals which damage the setting of a listed building will be resisted...’.

The council’s archaeologist has commented:

‘The application site lies within the Area of Special Historic Landscape Interest (ASHLI) covered by the LC14 policy area within the open countryside outside the development boundary for Belton (HELA DPD, 2016).

The significance of Belton Field is that it represents a very rare landscape scale survival of a medieval open field, part of a farming system that was once common throughout lowland and eastern England for between 800 and 1000 years. In addition, Belton Field survives almost intact in its extent save for early enclosures and 20th century ribbon development around its perimeter, and a handful of late 18th/19th century small holdings within the Field. Northfield Farm is one such.

Belton Field is situated on higher ground at the centre of the settlement looking down on the surrounding ribbon development. It is an expansive open area of farmland criss-crossed by a high number of field tracks or meres and well-used public rights of way accessed from various points off the streets between the surrounding housing. The application site is highly visible from within the most significant historic landscape character type.

The application site has always been farmland since at least the medieval period and the majority of Belton Field remains in open agricultural cultivation. In recent years the national growth in horse ownership and equestrian hobbies has led to the inappropriate fencing of a few individual strips for the keeping and grazing of horses for personal use by the owners. The establishment of livestock (cattle) farming at Northfield House in the last decade is a departure from the traditional agriculture of growing cereals and vegetables within the strips of Belton Field.

The strip fields around Northfield Farm are visible on the aerial images supplied in the applicant’s Design and Access and Heritage Statements. The images were taken pre-2013 and the establishment of the existing farmyard. The changes to the historic landscaping and the erosion of the strip fields can be seen on more recent aerial images [of the] application site and from the ground. Unfortunately, the application does not include any useful photographic views of the site seen from within the surrounding historic landscape.

The application proposes an extension to the existing farmyard that will result in further loss of the strip fields. The application does not explain what the farmyard extension will be used for or whether additional buildings are planned within this area. The extension will comprise further hardstanding contiguous with the area between the existing and proposed yards that

is now labelled 'Approved hardstanding areas'. In effect this will create one large farmyard and extensive areas of hardstanding on what was open agricultural strip field historic landscape. This in turn may bring the requirement for more intrusive and uncharacteristic features into the historic landscape such as lighting, enclosure and visible security measures.

The application plans feature a soil bund down the eastern boundary of the farmyard extension and a recent site visit revealed that earth and rubble appear to be imported to the site; this is also noted in the response to the application from the neighbouring property complete with photographs. It is apparent that this material and the bund will be used to alter the landform, but the application does not provide any details or justification for any such engineering work.

A new access is proposed to the south of the extended farmyard although it is unclear why this is necessary given that the existing access and turning area within the existing farmyard is large enough for the farm and delivery vehicles; securing this as an adequate turning area was a reason given to justify the siting of the unbuilt barn (2017/2025). There is no indication of the use of the land to the south of the proposed extension to the farmyard.

In addition to the soil bund, a new hedgerow is proposed down the east boundary of the proposed farmyard extension and the land to the south. Any enclosure within the AOSF would be uncharacteristic of the open nature of Belton Field and a hedgerow would be particularly alien within this historic landscape type. The introduction of permanent boundaries around the open strip fields has a particularly high visual impact that changes the character, setting and legibility of the historic landscape.

The existing barn (PA/2013/1565) is the single non-domestic building of any scale within Belton Field. The proposed (retrospective) barn doubles the footprint and its raised height (8m) compared to the adjoining original barn (5m) increases the mass and visual intrusion into the historic landscape. Any structure in this landscape is highly visible from the surroundings. If the second permitted barn is built either in its permitted location or further to the east of the extended barn, the cumulative effect would be to form a cluster of farm buildings that would be highly visible and extends the built form further across the historic landscape.

These proposals to extend the farmyard enclosing open strips and introducing inappropriate physical boundaries, changed landform and additional built form would be an adverse and unacceptable visual intrusion that changes the character, setting and legibility of the core historic landscape of the AOSF.

This would contribute to the erosion of what makes the landscape of Belton Field and the Isle an Area of Special Historic Landscape Interest and could encourage further inappropriate enclosure and proposals for structures within the AOSF character type.

Furthermore, the ancient open strip fields form the setting of a grade II listed building to the east (known as **Sailsgates Farmhouse and outbuildings**) and the appearance of the historic agricultural landscape makes a considerable contribution to the historic significance of this former farmhouse. The changes to the historic landscape character and setting that would result from these proposals as described above, would harm the setting of the listed building and thus result in (less than substantial) harm to the overall significance of this designated asset. Because of this the proposed development would be an unacceptable encroachment into the Area of Special Historic Landscape.

For these reasons I disagree with the applicant's heritage statement that the proposals would have minimal impact upon the designated and non-designated heritage assets; the proposals represent more than 'minor additions to the existing built form'. The applicant has failed to adequately justify how the siting, scale and design of the proposal would accord with the requirements of local plan policy LC14.'

In light of the above, the proposed development, by way of its setting and design, would damage the setting of a grade II listed building, adversely affect the historic landscape of the Isle of Axholme, a heritage asset of national significance, and specifically affect the character, setting and legibility of the ancient open strip field within Belton Field. Furthermore, the proposal fails to make a positive contribution to local character and distinctiveness and would detract from the significance of the historic landscape at this location. The application fails the key objective of the NPPF to conserve the historic environment for this and future generations. As such, the proposal would conflict with paragraphs 192 and 200 of the NPPF, local plan policies RD2, LC14, LC7, DS1 and HE5, and Core Strategy policies CS5 and CS6.

Neighbouring amenity

Policy DS1 of the North Lincolnshire Local Plan and policy CS5 of the Core Strategy are concerned with quality of design and amenity. In respect of impact on amenity, policy DS1 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.

As there are no neighbouring properties within the immediate area, the proposed development would not prejudice neighbouring amenities. As such, the proposal would be in accordance with policy DS1 of the local plan and policy CS5 of the Core Strategy.

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 council's drainage team have been consulted and have no objection. The application site is located within flood zone 1 and therefore is a preferred place for development in terms of flood risk.

Highways

Policy T2 of the North Lincolnshire Local Plan states that all development should be served by a satisfactory access. Policy T19 is concerned with parking provision as well as general highway safety. Both policies are considered relevant.

The council's highways department have made an assessment and have no objection, subject to a condition. It is considered that the proposal would be in accordance with policies T2 and T19.

Conclusion

Whilst the principle of development is acceptable, the proposal would adversely affect the setting of a grade II listed building and the historic landscape of the Isle of Axholme. As

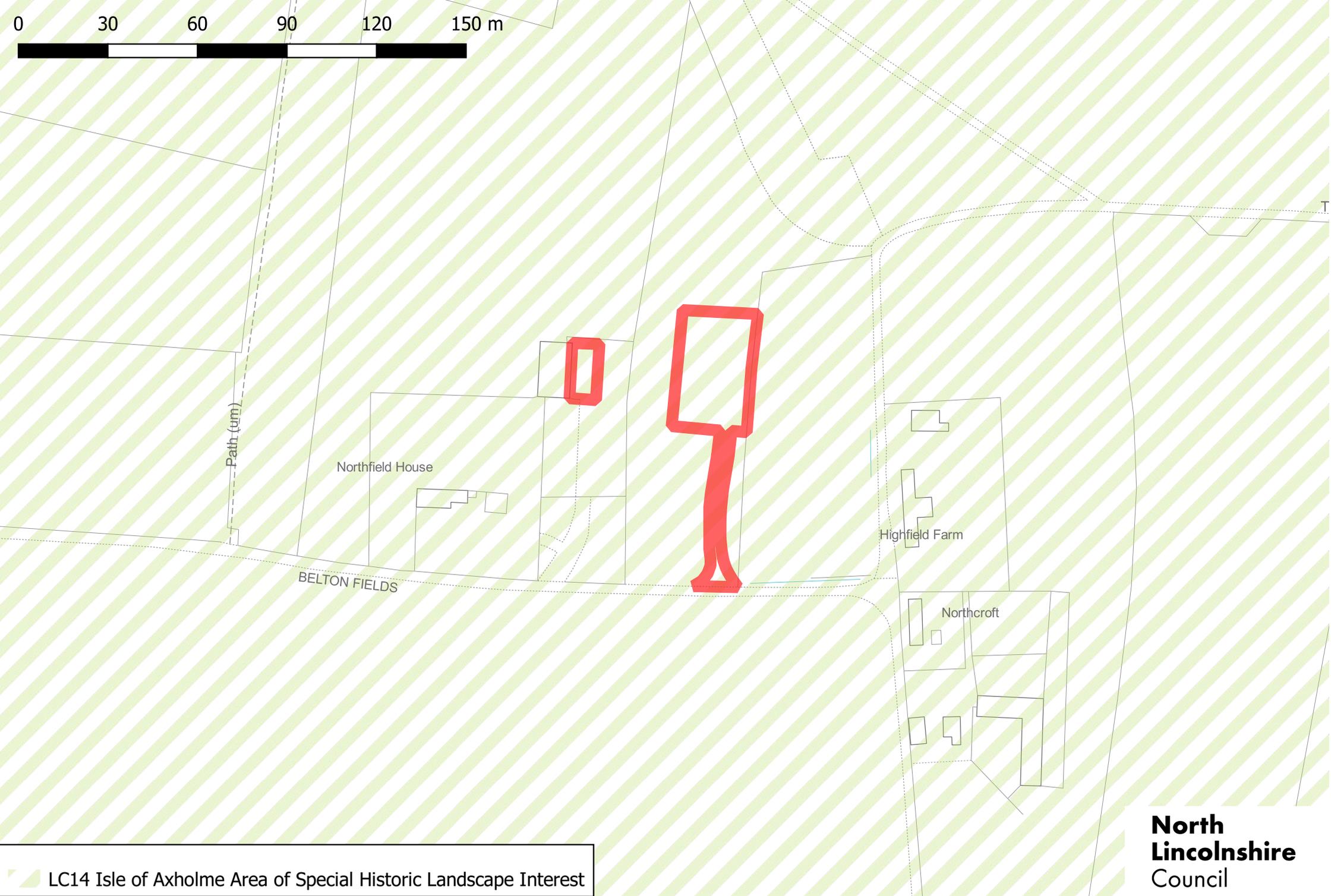
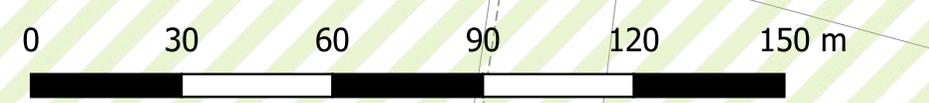
such, the proposal would conflict with paragraphs 192 and 200 of the NPPF, local plan policies RD2, LC14, LC7, DS1 and HE5, and Core Strategy policies CS5 and CS6.

RECOMMENDATION Refuse permission for the following reasons:

The proposed development, by way of its setting and design, would damage the setting of a grade II listed building and adversely affect the historic landscape of the Isle of Axholme, a heritage asset of national significance, and would specifically affect the character, setting and legibility of the Ancient Open Strip Field within Belton Field. Furthermore, the proposal fails to make a positive contribution to local character and distinctiveness and would detract from the significance of the historic landscape at this location. The application fails the key objective of the NPPF to conserve the historic environment for this and future generations. As such, the proposal would conflict with paragraphs 192 and 200 of the NPPF, policies RD2, LC14, LC7, DS1 and HE5 of the North Lincolnshire Local Plan and policies CS5 and CS6 of the Core Strategy.

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

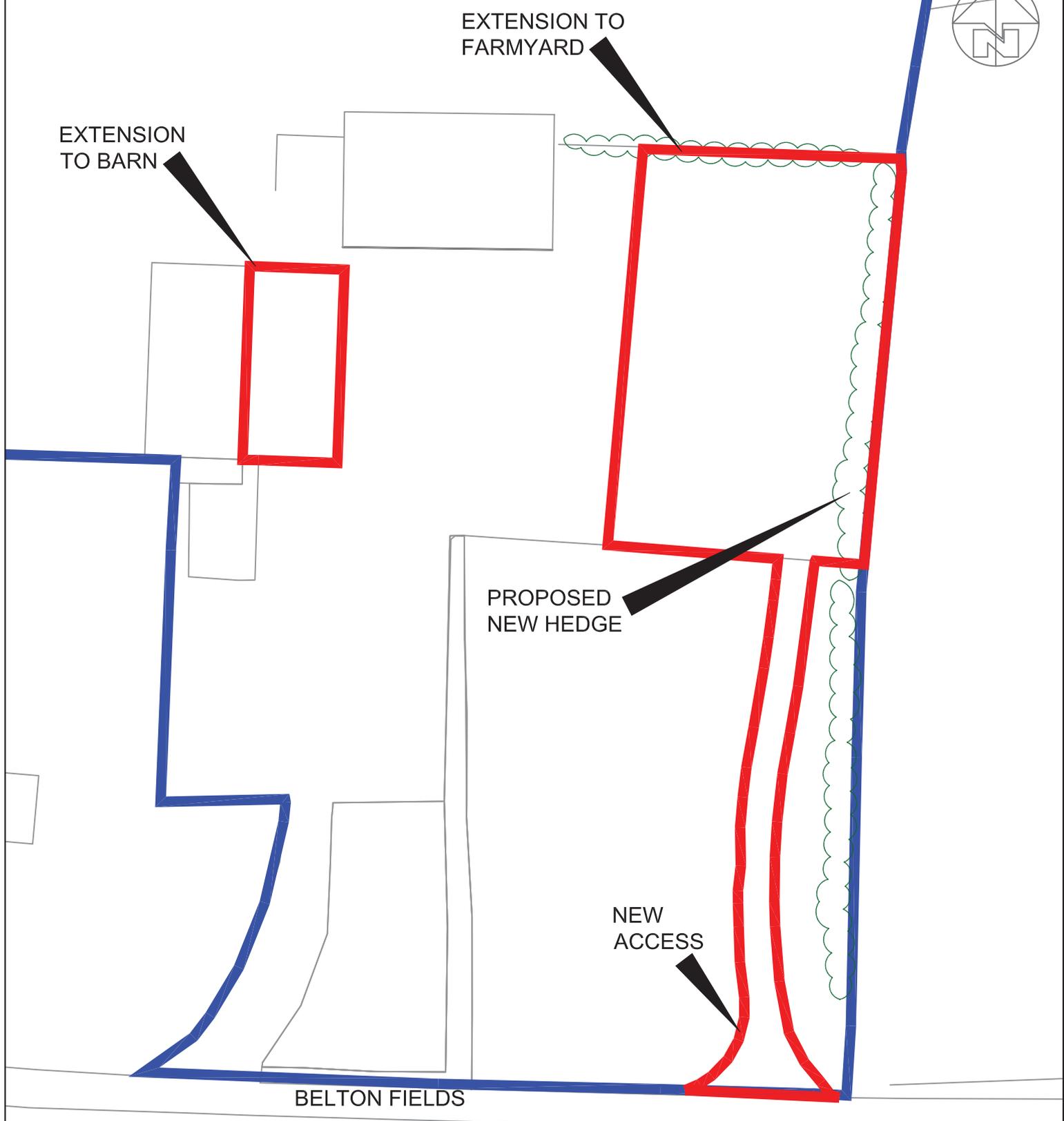
**North
Lincolnshire
Council**

PA/2021/647

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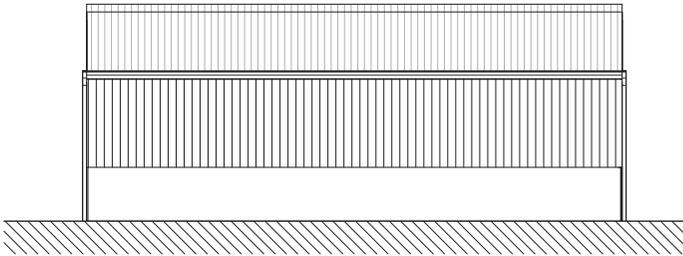
PA/2021/647 Proposed layout (not to scale)

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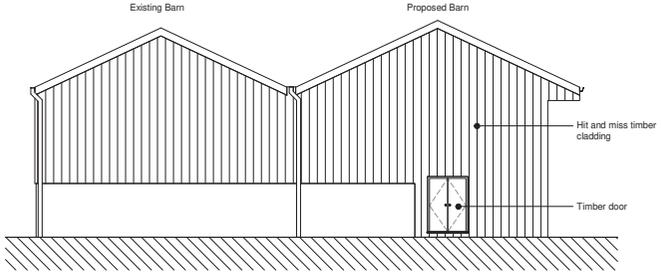


<p>Drawing Title</p> <p style="text-align: center;">PROPOSED SITE PLAN NORTHFIELD FARM BELTON</p>		 <p>enquiries@marksimmondsplanningservices.co.uk</p> <p>Mark Simmonds Director</p> <p>Mark Simmonds Planning Services Ltd Mercury House Willoughton Drive Foxby Lane Gainsborough DN21 1DY</p>	
<p>Ref. LINF 007</p>	<p>Scale @ A4 1:500</p>		

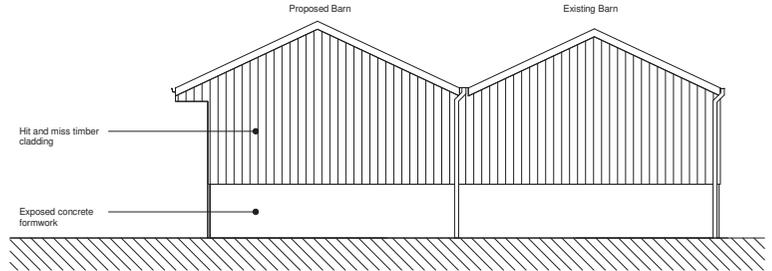
PA/2021/647 Proposed elevations (not to scale)



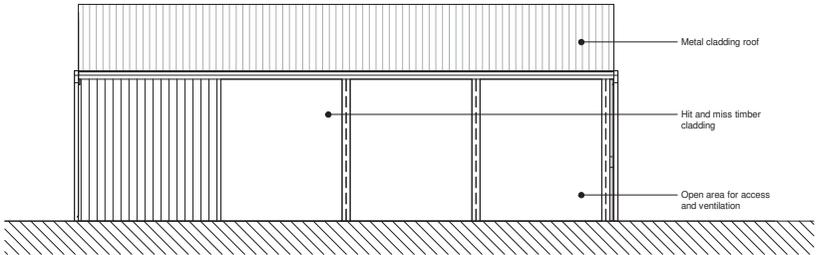
West Elevation
1 : 100



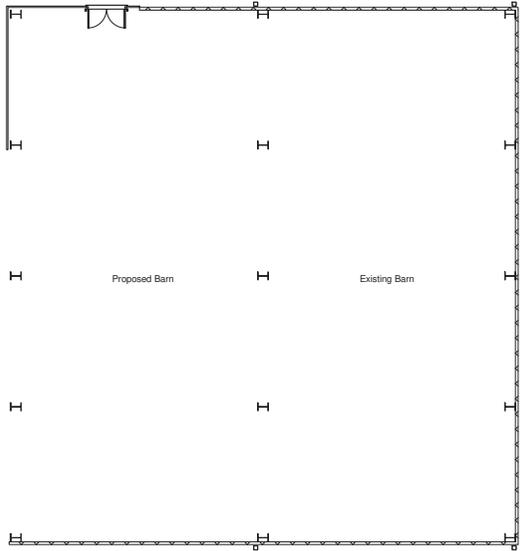
South Elevation
1 : 100



North Elevation
1 : 100



East Elevation
1 : 100



Ground Floor
1 : 100

Notes
Figured dimensions only to be taken from this drawing. Do not scale. If in doubt ask.

Rev	Date	Drawn	Description
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		PW	
		PW	

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status: **PLANNING**

client: **Freedom Livestock**

project: **Barn Relocation**

title: **Proposed Barn Extension**

scale: **1 : 100 @A1** date: **MAR 2021**

project no.: 2135	drawn: PW	number: 001	rev:
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