

**APPLICATION NO** PA/2021/1110

**APPLICANT** Robert Borrill, A M Borrill & Sons

**DEVELOPMENT** Planning permission for a temporary change of use for the storage of prefabricated units

**LOCATION** Slate House Farm, Redbourne Road, Hibaldstow, DN20 9NN

**PARISH** Hibaldstow; Redbourne

**WARD** Ridge

**CASE OFFICER** Brian McParland

**SUMMARY RECOMMENDATION** Grant permission subject to conditions

**REASONS FOR REFERENCE TO COMMITTEE** Objection by Redbourne Parish Council

## **POLICIES**

**National Planning Policy Framework:** Section 12

**North Lincolnshire Local Plan:** DS1, DS7, RD2, RD7, T2, T19

**North Lincolnshire Core Strategy:** CS1, CS2, CS3, CS5

## **CONSULTATIONS**

**Highways:** No objection.

**Ecology:** No objection, but recommend a condition in relation to the hedgerow.

**Drainage (Lead Local Flood Authority):** No objection, but recommend conditions relating to the submission of a surface water drainage scheme.

**Environmental Protection:** No objection, but recommend a condition in relation to delivery times.

## **PARISH COUNCIL**

Redbourne Parish Council objects to this application on the following grounds:

‘This application represents the continual erosion of the rural landscape and rural areas over industrialisation. Hibaldstow Airfield is increasingly becoming an industrial estate, and with each application for industrial use or development it is moving further away from its original use as an agricultural storage facility.

Serious concerns have been raised around the proposed route for these abnormal loads. Previous movements of this nature have caused chaos within the village of Redbourne which is totally unsuitable for such large vehicles. It should be noted that during

a previous movement of one such vehicle, the vehicle became stuck at Redbourne Mere, resulting in the section of road being completely impassable for some hours. There are serious concerns from residents that emergency services would be unable to access or be severely delayed in accessing the village during these abnormal load movements.

Concerns have also been raised about the proximity of the site to Redbourne village, and the potential use of security cameras to secure the storage facility that will potentially invade the privacy of nearby homes.'

## **PUBLICITY**

Advertised by site and press notice. Five responses have been received objecting to the proposal on grounds of impact on traffic and the character of the area.

## **ASSESSMENT**

### **The site**

The application site is on the east side of Redbourne Road and is a former airfield. It is surrounded by arable farmland with various commercial activity in close proximity, with caravan storage, duck rearing and a biomass plant all being within the perimeter of the airfield. Skydive Hibaldstow is also located in close proximity, approximately 700m north of the application site. The part of the site which is the subject of this application is part of the existing hardstanding which was formally a runway.

The application site is within the open countryside, falls within SFRA flood zone 1 (low risk), is not within a conservation area, does not relate to any listed buildings and there are no tree preservation orders on site or in the nearby vicinity.

### **Proposal**

Planning permission is sought for a temporary change of use for the storage of prefabricated units for a period of three years.

**The main issues to be considered are whether adequate justification can be demonstrated with regard to the principle of development, neighbouring amenity, drainage and highways.**

### **Principle of development**

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

'vi) for diversification of an established agricultural business.'

Provisions (a) – (f) are also listed.

The applicant's main enterprise is agricultural, based out of the adjacent Slate House Farm to the north. The applicant also operates the caravan storage to the north-east which is considered diversification from the agriculture use. The proposed storage of prefabricated units would relate to Slate House Farm which would represent further diversification of the

existing agricultural enterprise and so would fall under the scope of policy RD2 (vi). The proposal would also satisfy provisions (a) – (f).

Notwithstanding the above, the application site is considered a brownfield site within the open countryside, is in the proximity of other commercial uses, has good transport links and is not protected land. Importantly, the temporary nature of the proposed change of use (three years) and the fact that no physical building works are to be undertaken would ensure there would be no permanent or everlasting impact on the character of the open countryside. Although each application is considered on its own individual merits it is considered the principle of development would be acceptable, subject to the considerations below.

### **Impact on the locality**

In terms of impact on the locality, policies DS1, RD2 and RD7 are considered relevant.

The proposal is for the storage of 60 10m x 5m prefabricated units situated on an existing concrete base which served as a runway for the airfield. Photos of the units have been provided.

The proposed storage of prefabricated units would make use of existing hardstanding and so would not conflict with the operational requirements of the agricultural enterprise. The site is not considered high quality agricultural land, no new buildings are proposed, the access is existing, and the parking/storage of the units would not be visually intrusive given the units (most western unit) would be set back approximately 100m from the most prevalent highway of Redbourne Road. Additionally, Redbourne Road is bounded by a hedgerow which partly screens the site and would visually mitigate. A condition is recommended to maintain this hedgerow at least 2m in height.

The proposal would therefore accord with the NPPF, policies CS1, CS2, CS5, CS7 and CS8 of the Core Strategy, and policies DS1, RD7 and RD2 of the North Lincolnshire Local Plan.

### **Impact on residential amenity**

In terms of impact on residential amenity, policies DS1, RD2 and RD7 are considered relevant.

There are no immediately adjacent neighbouring properties.

The proposal would therefore accord with the NPPF, policies CS1, CS2, CS5, CS7 and CS8 of the Core Strategy, and policies DS1, RD7 and RD2 of the North Lincolnshire Local Plan.

### **Highways**

In terms of access, this would be existing and from Redbourne Road. The applicant has also provided the information below regarding highway and travel movements.

'... the units will be transported to and from the site by truck and semi low loader trailer. As the units are 5m wide they are classed as abnormal loads which require a Ministry of Transport approved movement order from the Police abnormal loads dept of each county passed through, stating which route they wish to send the vehicle. The vehicle movements

will be via the A15, through Redbourne and then direct onto the site. Once the units are on site in situ there will be no daily movements within the site and once removal of units start, they will all likely go out within two weeks of the first movement.

Storage is sporadic depending on sites becoming available, however production must continue hence the need for storage. As soon as the sites are ready to receive then all the units go out generally within one to two weeks. The units are released as sites are identified, cleared with all services put in and ready to receive the units to form a housing estate...'

Highways have raised no objections to the proposal. The proposal would therefore accord with policies T2 and T19 of the North Lincolnshire Local Plan.

### **Drainage**

With regard to the comments from the Drainage team, the hardstanding is existing, there is arable land adjacent, and the site is within a low-risk flood zone. As such, a drainage scheme will not be necessary.

### **Land quality**

Policy DS7 of the local plan is concerned with contaminated land. It states that permission will only be granted on contaminated sites where a detailed site survey has been submitted, and a suitable scheme of remedial measures has been agreed to overcome any existing contamination.

The application site is not considered, known, or strongly suspected as being contaminated. It is acknowledged the hardstanding is existing in which the units would rest. In addition, the council's Environmental Protection team have been consulted and have not provided a comment in relation to land quality. As such, a contaminated land condition is not recommended in this instance.

### **Conclusion**

Whilst the proposal is within the open countryside, it would not conflict with the policies of the local plan and is considered an acceptable form of development.

### **Pre-commencement conditions**

These conditions have been agreed with agent/applicant.

### **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: 034524 01 A Location Plan; 034524 02 A Block Plan; Planning Supporting Statement.

Reason

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

3.

Within three months of the commencement of development, the applicant or their successor in title shall submit a hedgerow management plan to the local planning authority for approval in writing. The plan shall cover hedgerow alongside Redbourne Road within the blue line boundary of the submitted location plan and shall set out prescriptions for the management of the hedgerows to maintain a height of at least 2 metres. Thereafter, the hedgerow shall be managed in accordance with the hedgerow management plan for the duration of the change of use.

Reason

To conserve landscape and biodiversity in accordance with policies CS5 and CS17 of the Core Strategy, and LC7 and LC12 of the North Lincolnshire Local Plan.

4.

The prefabricated units shall be removed in their entirety and the land reinstated as a cleared site on or before 24 November 2024 unless otherwise agreed in writing by the local planning authority.

Reason

To protect the character of the open countryside.

5.

Deliveries to the proposed site shall be limited to:

- 8am to 6pm Monday to Friday.

No deliveries shall be made to the proposed site outside of these hours.

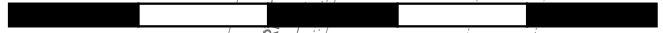
Reason

To protect residential amenity in accordance with policy DS1 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.

0 30 60 90 120 150 m



REDBOURNE ROAD



Hibaldstow

El Sub Sta

El Sub Sta

Def

14.5m

Redbourne



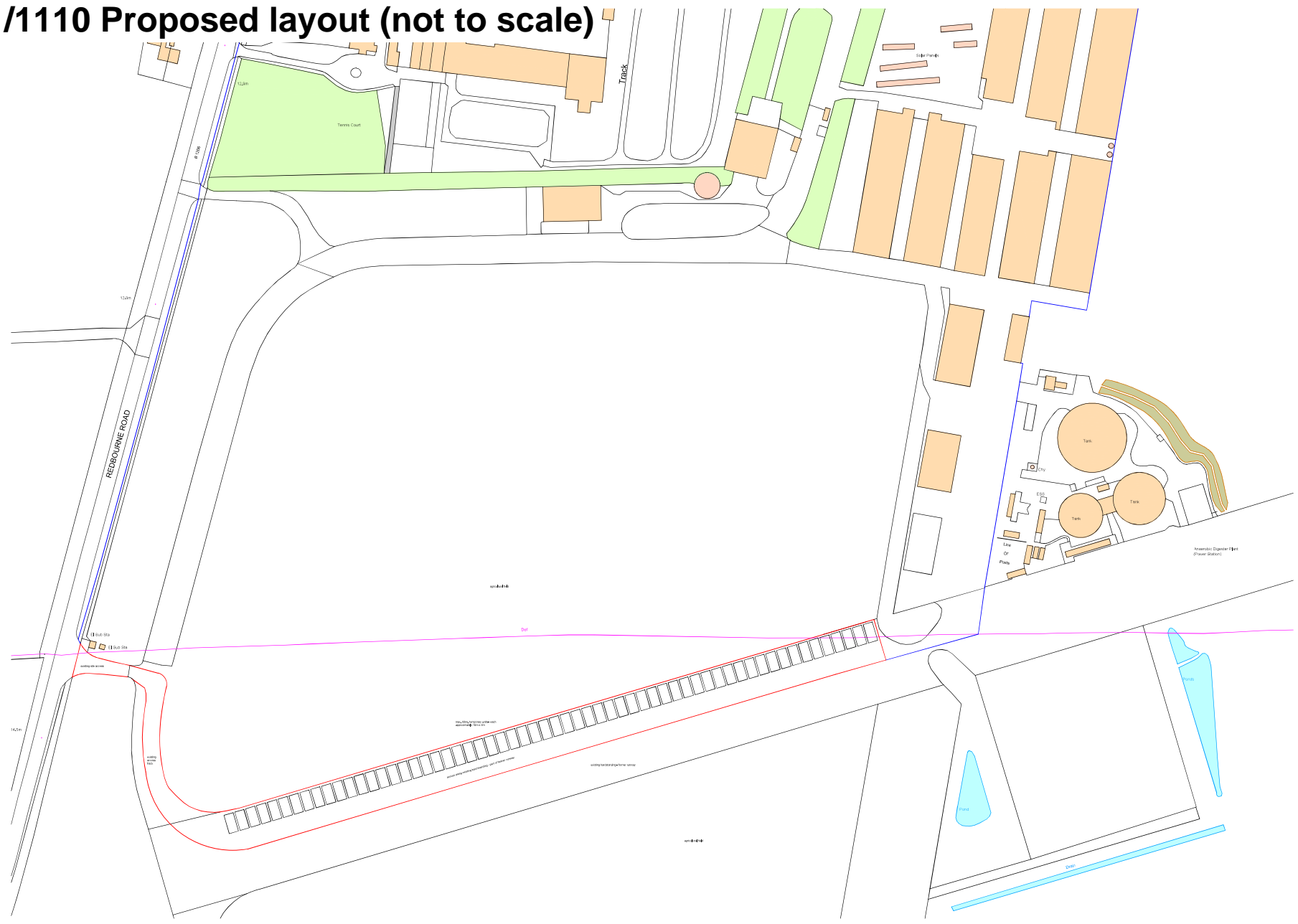
Pond

**North  
Lincolnshire  
Council**

**PA/2021/1110**

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# PA/2021/1110 Proposed layout (not to scale)



Revisions:  
 A (09.06.2021) red line extents slightly amended and unit dimensions revised.

AM Borrill and Son	
Slate House Farm, Hibalstow	
Temporary Storage	
Block Plan	
Scale: 1:1000 @ A1	
Drawn: SKK	Checked: SKK

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