

APPLICATION NO	PA/2021/1247
APPLICANT	Mrs Sally Jackson
DEVELOPMENT	Planning permission to the change of use of land for equestrian purposes, and erect a stable block and agricultural barn
LOCATION	Alandale, Station Road, Graizelound, DN9 2NN
PARISH	Haxey
WARD	Axholme South
CASE OFFICER	Mark Niland
SUMMARY RECOMMENDATION	Grant permission subject to conditions
REASONS FOR REFERENCE TO COMMITTEE	Objection by Haxey Parish Council

POLICIES

National Planning Policy Framework: Paragraph 38 – Local planning authorities should approach decisions on proposed development in a positive and creative way. They should use the full range of planning tools available, including brownfield registers and permission in principle, and work proactively with applicants to secure developments that will improve the economic, social and environmental conditions of the area. Decision-makers at every level should seek to approve applications for sustainable development where possible.

North Lincolnshire Local Plan: RD2, DS1, DS11, DS14, T2, T19

North Lincolnshire Core Strategy: CS1, CS5, CS19

CONSULTATIONS

Highways: No comments or objections.

Environment Agency: Given the scale and nature of the proposed development, we do not wish to object to the application or request that an amended FRA be submitted.

Environmental Protection: No objection subject to a condition preventing the facility being used for commercial purposes.

Historic Environment Record: No objection – the site is outside the LC14 policy area.

PARISH COUNCIL

Objects, making the following comments:

The stables extend into the open countryside in a linear form outside the curtilage of the property and will impact on its surroundings. It would be more acceptable if it were cluster form within the curtilage of the dwelling.

The Design and Access Statement identifies the provision for outdoor sport/recreation and appropriate location; this council does not disagree, however the current layout may impact the character of the area and loss of high value agricultural land.

PUBLICITY

Advertised by site notice – no comments received.

ASSESSMENT

Planning history

PA/2002/1766: Planning permission to erect dependent relative accommodation – refused 13/03/2003

PA/2003/1016: Planning permission to erect an extension – approved 28/08/2003

PA/2006/0093: Planning permission to erect a conservatory – approved 21/02/2006

Site constraints

- Open countryside (HELA DPD)
- Flood zone 2/3a fluvial

Site characteristics

The site is located within close proximity to the dwelling known as Alandale. It is within the open countryside and flood zone 2/3a. The dwelling is accessed from and fronts Haxey Gate Road and the proposal site is on associated land to the east of this dwelling.

Proposal

Permission is sought to erect a barn and stables, and change the of use of land to the rear of the curtilage area to equine.

The main issues for consideration are:

- **the principle of development;**
- **flood risk;**
- **character effect on the countryside;**
- **environmental issues.**

Principle of development

Policy CS1 sets out the overarching spatial strategy for the district. It states, 'In the countryside, support will be given to development that promotes rural economic diversification and small-scale employment opportunities, particularly on previously used land or in existing rural buildings. Tourism development will also be supported, in particular the development of green tourism making the most of the area's important natural and built environments.'

Policy RD2 is concerned with development within the open countryside. Firstly, it sets out in principle what development types are acceptable and secondly, the criteria against which to assess those developments. Part 'iv' states (permission will be granted for development) '...essential for the provision of outdoor sport, countryside recreation, or local community facilities'.

The applicant proposes a change of use of land for equine use to the rear of the dwelling's curtilage as well as associated stabling. A barn is also proposed which appears to be located within the residential curtilage. It is considered that all the proposals align with the aforementioned planning policies and so are acceptable in principle.

Flood risk

Policy CS19 is concerned with flood risk. It states, '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. This will involve a risk based sequential approach to determine the suitability of land for development that uses the principle of locating development, where possible, on land that has a lower flood risk, and relates land use to its vulnerability to flood. Development in areas of high flood risk will only be permitted where it meets the following prerequisites:

1. It can be demonstrated that the development provides wider sustainability benefits to the community and the area that outweigh flood risk.
2. The development should be on previously used land. If not, there must be no reasonable alternative developable sites on previously developed land.
3. A flood risk assessment has demonstrated that the development will be safe, without increasing flood risk.

Policy DS14 of the local plan is concerned with surface and foul water drainage and is also considered relevant.

The applicant has submitted an FRA that both the LLFA and the Environment Agency have reviewed. Neither has any objections to the development. The land levels fall below the critical levels suggested to be achieved by the EA, however they have stated that given the modest scale and intent of the proposal they have no objections to the development. The proposal is therefore considered to align with policies DS14 and CS19.

Character and landscape

Part 2 of policy RD2 of the local plan is relevant. Part 'c' states, '...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 use of materials;' Policy CS5 of the Core Strategy is also relevant, it states:

'All new development in North Lincolnshire should be well designed and appropriate for their context. It should contribute to creating a sense of place. The council will encourage contemporary design, provided that it is appropriate for its location and is informed by its surrounding context. Design which is inappropriate to the local area or fails to maximise opportunities for improving the character and quality of the area will not be acceptable.'

The stable measures approximately 3.65m to the ridge and provides five stables and a tack room. The barn is larger, standing at 4.3m to the eaves, but has a shallow pitch. Both fixtures are common sights within the open countryside: the barn is metal clad on top of a small brick course and the stables are completely timber. Both would have an appearance that is commensurate with the open countryside and harm would therefore be limited. In terms of the equine use, naturally associated paraphernalia would be on the land, however there are a number of plots that have an equine use in the area, and this is considered acceptable.

It is therefore considered, subject to a condition relating to the finish colour of the buildings, that the proposals would accord with both RD2 and CS5.

Environmental issues

Policy DS11 is concerned with polluting activities. It states, ‘...Planning permission for development, including extensions to existing premises and changes of use, will only be permitted where it can be demonstrated that the levels of potentially polluting emissions, including effluent, leachates, smoke, fumes, gases, dust, steam, smell or noise do not pose a danger by way of toxic release; result in land contamination; pose a threat to current and future surface or underground water resources; or create adverse environmental conditions likely to affect nearby developments and adjacent areas.’ Policy DS1 is a general development standards policy and is also considered relevant.

Environmental Protection have been consulted and have no objections subject to a condition preventing the facility being commercial. This relates to the knock-on impact of noise, movements and other pollutants from the equine use.

In terms of amenity, the buildings are in a location sufficiently away from other properties not to give rise to overshadowing or overbearing impacts. Lastly, no lighting has been proposed – this, should it be in situ, would require planning permission in its own right.

Conclusion

The proposal is considered acceptable in principle and only limited wider harm upon the character of the open countryside would result as part of the development.

Pre-commencement conditions

There are no pre-commencement conditions.

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:

Stable Plan LIHG 003;
Proposed Site Plan LIHG 004.

Reason

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

3.

Prior to any works to the stable and barn hereby approved, details of the external finishes shall be submitted to and agreed in writing with the local planning authority.

Reason

To protect character and accord with policy RD2 of the North Lincolnshire Local Plan.

4.

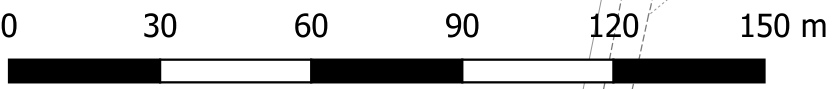
The proposed facility shall be solely for domestic use and the enjoyment of the owner of the site. At no time shall this facility be used for commercial purposes.

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.



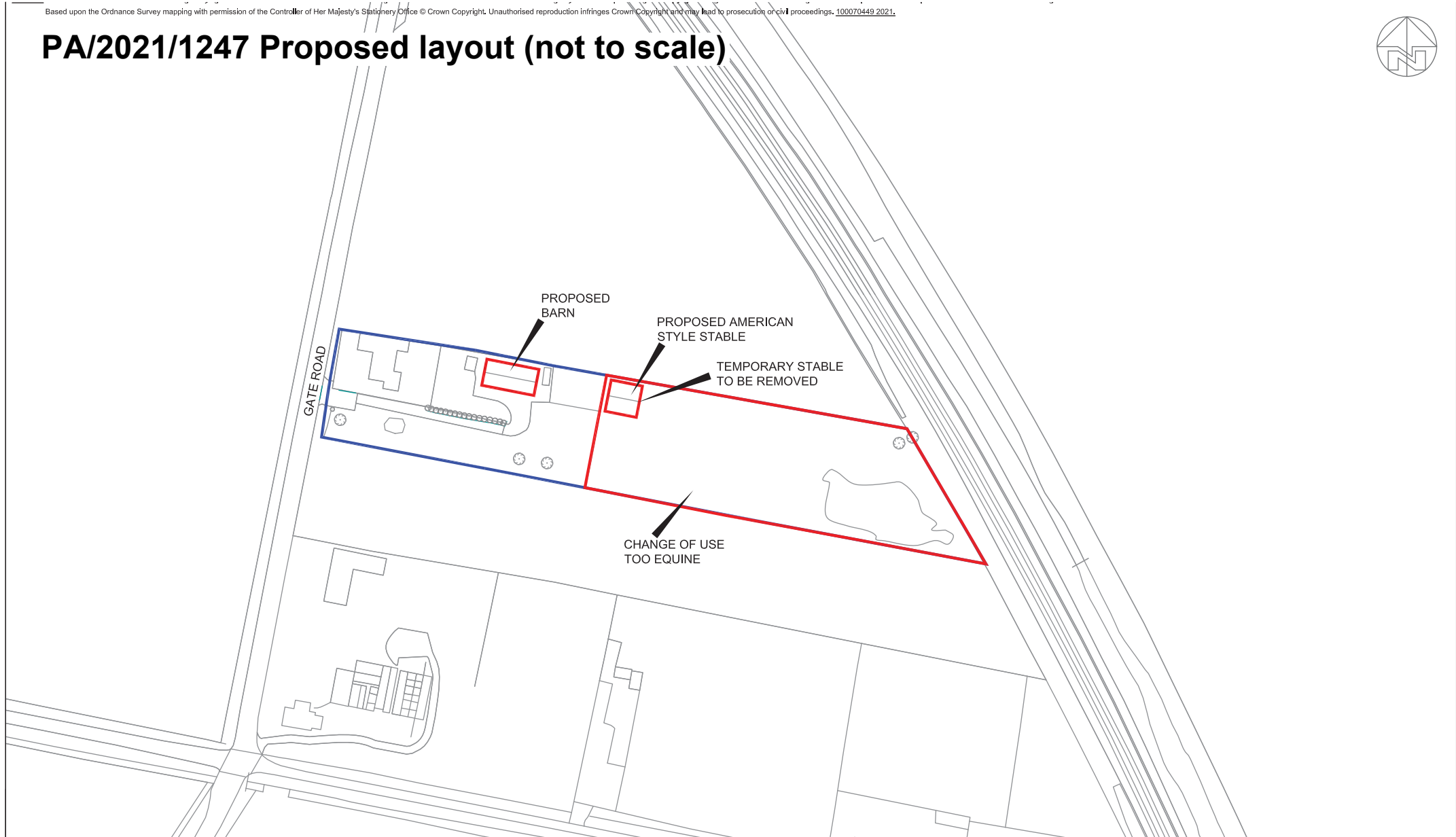
**North
Lincolnshire
Council**

PA/2021/1247

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PA/2021/1247 Proposed layout (not to scale)



Drawing Title		
PROPOSED SITE PLAN GATE ROAD HAXEY		
Ref:	Scale @ A3	Date
LIHG 004	1:1250	JUL/21
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