

APPLICATION NO	PA/2022/75
APPLICANT	Mr M Matthews
DEVELOPMENT	Planning permission to erect a verdant pre-patinated metal clad haybarn
LOCATION	Land adjacent to Holly Lodge, West Hann Lane, Barrow Haven, Barrow upon Humber, DN19 7HD
PARISH	Barrow upon Humber
WARD	Ferry
CASE OFFICER	Martin Evans
SUMMARY RECOMMENDATION	Grant permission subject to conditions
REASONS FOR REFERENCE TO COMMITTEE	Member 'call in' (Cllr Richard Hannigan – significant public interest)

POLICIES

National Planning Policy Framework: Section 12

North Lincolnshire Local Plan: DS1, RD2, T2 and T19

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

CONSULTATIONS

Highways: 'From previous discussions with the agent, it is not anticipated that the proposed haybarn will result in increased vehicle movements to/from the site. Highways have therefore no comments or objections to make on the proposal.'

LLFA Drainage: No objection.

PARISH COUNCIL

No response received.

PUBLICITY

Advertised by site and press notice. Seven objections have been received which are summarised below:

- Attempts to deceive by submitting two applications for buildings that were previously refused.
- Impact upon neighbouring properties from commercial livery/equestrian centre. Noise, odour, disturbance and lighting from the activities. Harm to health and wellbeing. Loss of use of garden area.

- Harm to the landscape.
- The land has not been used for agriculture for a long time.
- The site is not big enough for so many horses.
- Multiple applications should not be allowed.
- Increased vermin.
- The barn is not solely for the keeping of feed and bedding. It is used as a workshop and tack room and has a noisy generator.
- The barn is not needed as there is enough storage space within the stables.
- Manure is stored externally.
- The land has been overdeveloped.
- Impact on adjacent residents' disabled facilities. Approving the application would result in harm to amenity contrary to DS1, the Council's People, Health and Care policies and human rights.
- The applicant's deliveries have blocked the road.
- The land is in flood zone 3 making it unsuitable for grazing. The land regularly floods and development of the site has caused flood damage to adjacent properties.

ASSESSMENT

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

The site

The application site is on the north side of West Hann Lane, north-east of the adjacent dwelling, Holly Lodge. The surrounding area is flat agricultural land.

The site is within the open countryside, falls within SFRA flood zone 2/3 (a), is not within a conservation area, does not relate to any listed buildings and there are no tree preservation orders on the site or in the nearby vicinity.

Planning history

PA/2016/93: Planning permission to erect a general purpose agricultural building and adjoining multi-use loose boxes – refused 23/3/2016 and appeal dismissed 14/2/2017 (APP/Y2003/W/16/3159183).

PA/2017/1022: Planning permission to erect a four-bay stable block and tack room/feed store – approved 29/8/2017.

PA/2020/903: Retrospective application to retain haybarn (approximately 48 square metres) and alteration to stables approved under PA/2017/1022 – refused 17/12/2021.

Proposal

Planning permission is sought to erect a verdant pre-patinated metal clad haybarn. It has already been constructed. The building measures 8.1 metres wide, 6.4 metres deep and 4.8 metres to ridge height. The floorspace is approximately 48 square metres. It is finished in green metal cladding.

Principle of development

Policy CS2: Delivering More Sustainable Development states that any development outside the defined development boundaries of settlements or in rural settlements in the countryside will be restricted. Only development that is essential to the functioning of the countryside will be allowed to take place. This might include uses such as those related to agriculture, forestry or other uses which require a countryside location or which will contribute to the sustainable development of the tourist industry. Policy CS3 provides that outside development boundaries development will be restricted to that which is essential to the functioning of the countryside.

Policy RD2 of the North Lincolnshire Local Plan applies, which states that development in the open countryside will be strictly controlled and planning permission will only be granted for development which is '(iv) essential for the provision of outdoor sport, countryside recreation, or local community facilities.'

The hay barn is used as storage situated within the paddock. As such, the development would fall within the scope of section (iv) of policy RD2 and the accompanying provisions. Subject to the considerations below, it is considered the proposal would be in accordance with policies RD2, and CS2 and CS3 of the Core Strategy.

Impact on the locality

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 character, policy DS1 states that the design and external appearance of the proposal should reflect or enhance the character, appearance and setting of the immediate area. Policy RD2 is also considered relevant.

The haybarn measures 8.1 metres wide, 6.4 metres deep and 4.8 metres to ridge height. The floorspace is approximately 48 square metres. It is finished in green metal cladding. The hay barn is situated to the north of the stables and so would be adequately obscured from West Hann Lane.

The haybarn is considered to be a low impact development, being of single-storey design and located away from boundaries shared with the nearest neighbouring site. The site is also adequately screened by over 2 metres of high landscaping that visually mitigates the impact upon the wider area.

It is considered the haybarn, by way of its design, would be a befitting form of development which would not prejudice the character of the open countryside. As such, the development would be in accordance with policies DS1, RD2 and CS5.

Impact on residential 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. Policy RD2 is also considered relevant.

There is one neighbouring property to the south-west (Holly Lodge). It is situated approximately 78 metres from the haybarn which has been positioned to the other side of the site to reduce any potential impacts. In terms of scale, mass and design there would be no impact on neighbouring amenity.

The haybarn, in terms of design, would be a modest form of development and unlikely to impact neighbouring amenity. Third party comments received are particularly concerned with a range of amenity, health, welfare and human rights issues. A number of objections also raise issue with the haybarn being used for different, more harmful purposes than as a proposed haybarn.

The application must be determined on its merits – the stated use for the storage of horse feed and bedding. Therefore, a condition is recommended to ensure the haybarn is used solely for these purposes and no other. Such a use is not inherently harmful to residential amenity.

It is considered the haybarn would not prejudice neighbouring amenities. As such, the proposal would be in accordance with policies DS1 and RD2 of the local plan, and CS5 of the Core Strategy.

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 site would be accessed via West Hann Lane and vehicle movements would be modest in relation to hay storage. No objection has been received from Highways. Highway impacts are acceptable.

Other matters

- Regarding flooding, a haybarn is a compatible use in flood zone 2/3a and rainwater from the haybarn roof would not materially increase flood risk.
- The application site was reviewed by the planning enforcement team as to whether the site is a paddock. No further action was taken. Additionally, in approving PA/2017/1022, the use of the land was not questioned nor was a change of use applied for. Furthermore, in the previous planning report the site was referred to as a paddock.
- If the stable or hay barn was converted to residential use, then a full application would be required.
- There is not considered to be a reason for refusal related to vermin.

Conclusion

Whilst the proposal is within the open countryside, it would not conflict with the policies of the local plan. It is considered the in-situ development would be acceptable.

RECOMMENDATION Grant permission subject to the following conditions:

1.

The permitted haybarn shall be used solely for the storage of horse feed and bedding, and shall not be used for any other purpose.

Reason

To prevent the unfettered use of the building in a manner that may be harmful to the residential amenities of adjacent residents in pursuance of policy DS1 of the North Lincolnshire Local Plan.

2.

The development hereby permitted shall be carried out in accordance with the following approved plans:

AR266-(AB)106

AR266-(AB)129 p1

AR266-(AB)130 p2.

Reason

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

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**

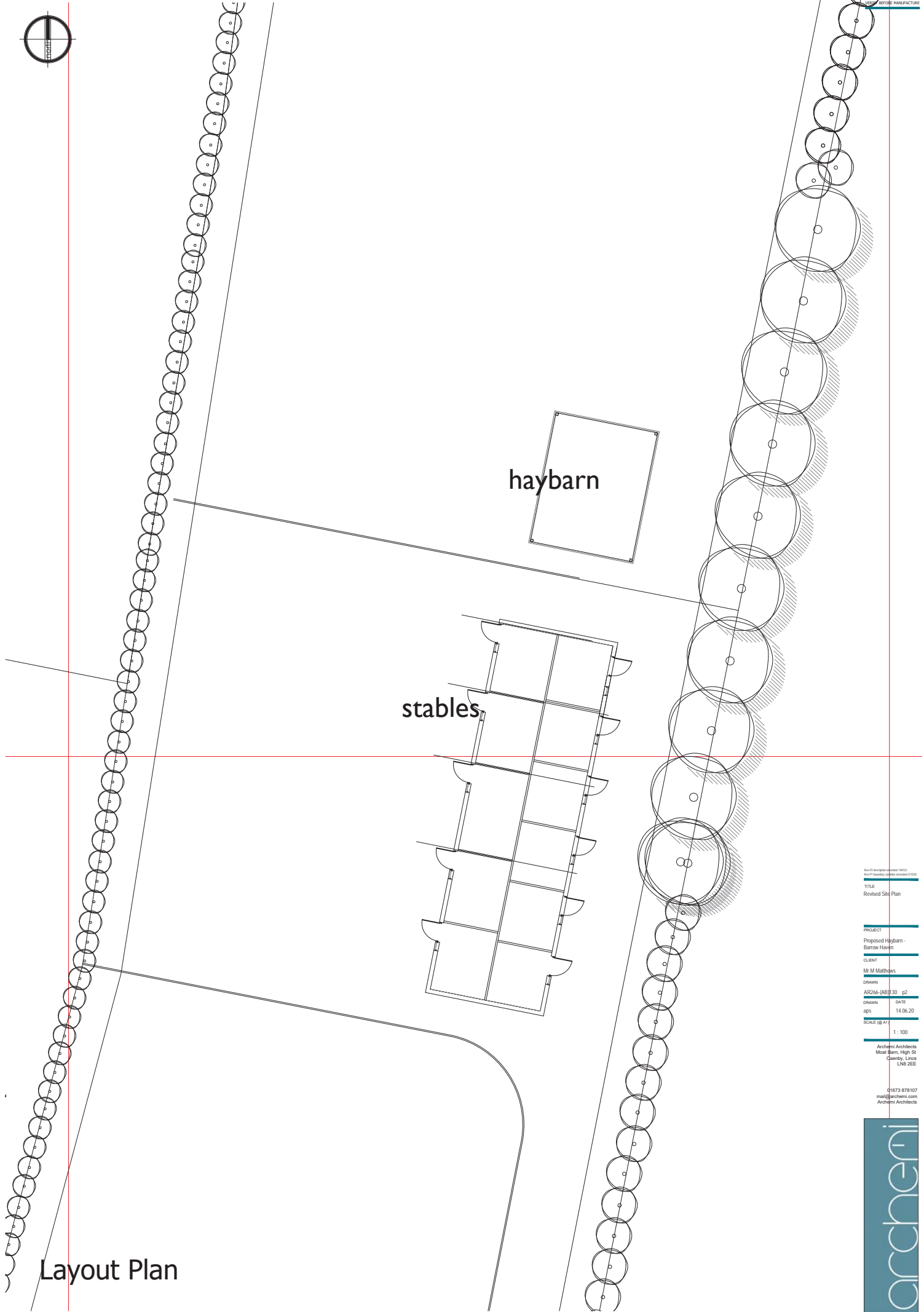
PA/2022/75

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PA/2022/75 Proposed layout (not to scale)



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Rev A2
14.06.20

TITLE
Revised Site Plan

PROJECT
Proposed Haybarn -
Barrow Haven

CLIENT
Mr M Matthews

DRAWN
AR266-AB/30 E2

DRAWN DATE
aps 14.06.20

SCALE (B1)
1 : 100

Archemi Architects
Moor Barn, High St
Gosby, Lincs
LN8 2EE

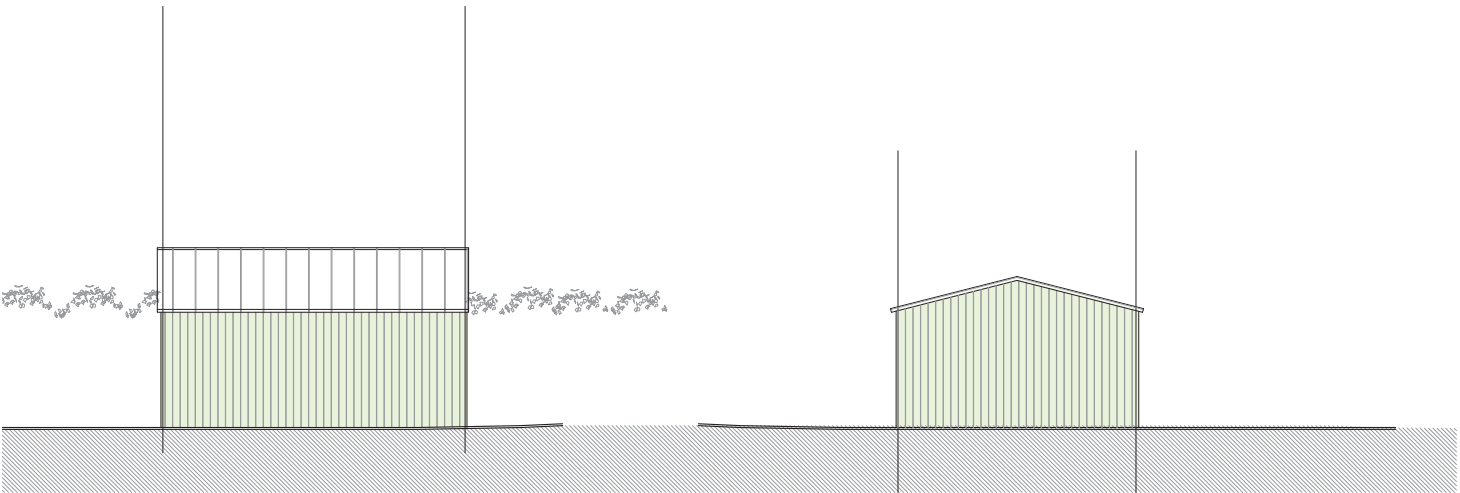
01673 878107
mail@archemi.com
Archemi Architects



Layout Plan

PA/2022/75 Proposed elevations (not to scale)

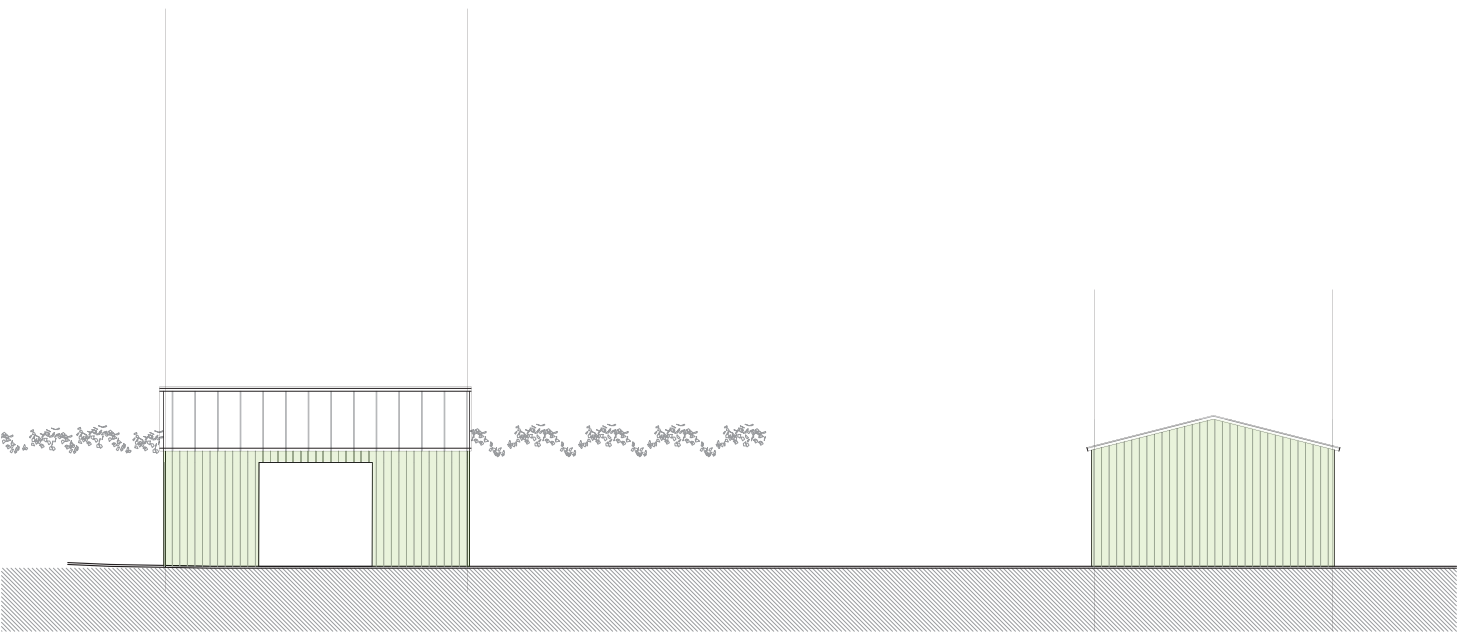
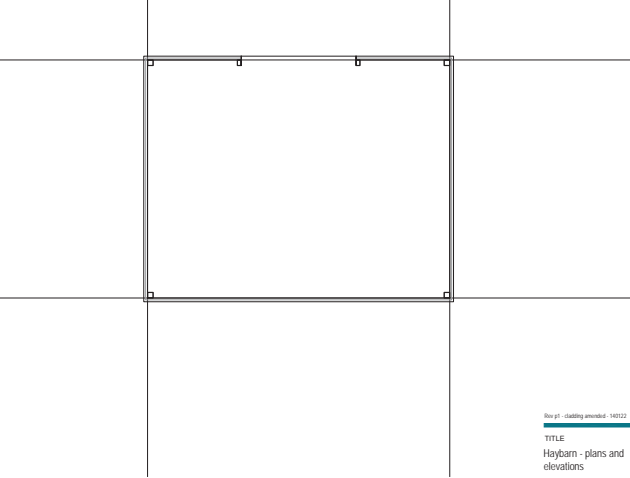
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VERIFY BEFORE MANUFACTURE



Elevation looking south (from menage)

End elevations

Floor Plan



Elevation looking north (from boundary)

End elevations

Rev 01 - cladding amended - 14/02/22

TITLE
Haybarn - plans and elevations

PROJECT
Proposed Haybarn
Barrow Haven

CLIENT
Mr M Matthews

DRAWN
AR266-(AB)129 p1

DRAWN DATE
aps 14.06.20

SCALE (@ A2)
1 : 100

Archemi Architects
Moat Barn, High St
Cleethorpe, Lincs
LN8 2EE

01673 878107
mail@archemi.com
Archemi Architects

