

## **Officers Report**

### **Planning Application No: 138728**

**PROPOSAL:** Planning application for change of use of part general haulage yard to caravan storage including boundary treatments.

**LOCATION:** 9 Laughton Road Blyton Gainsborough DN21 3LG  
**WARD:** Scotter and Blyton  
**APPLICANT NAME:** Ms Clixby

**TARGET DECISION DATE:** 8/3/2019  
**DEVELOPMENT TYPE:** Change of Use  
**WARD MEMBERS:** Cllr Mewis, Cllr Allison and Cllr Rollings  
**CASE OFFICER:** Martin Evans

**RECOMMENDED DECISION:** Approve subject to conditions.

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This application is reported to planning committee because the applicant is related to an officer of the Council

#### **Description:**

Planning permission is sought for change of use of land to caravan storage (use class B8) with associated fencing. This is a retrospective application.

The application site is on the western fringes of a group of buildings and land owned by the applicant and used for a variety of purposes including haulage yard, dog kennels, retail units, workshop and paddocks.

The proposal has been amended to include a native species hedgerow the screen the proposal from the countryside.

#### **Relevant history:**

W8/207/77 Application to use premises for the repair and maintenance of motor vehicles other than those incidental to the main use of the haulage/farm business carried on from the site. Approved 13/05/77.

138841- planning application to erect 2.1m fence to eastern boundary. On this planning committee agenda.

#### **Representations:**

Chairman/Ward member(s): no response.

Blyton Parish Council: no response.

Local residents: one letter of objection has been received from the resident of 63a High Street Blyton which is summarised as follows:

- Contrary to LP2- not an appropriate location as it significantly harms the settlements character and appearance; and that of surrounding

countryside and its rural setting. Images are provided. Proposal is not within developed footprint. The site relates more to surrounding countryside than the built up area.

- Contrary to LP17 as this is a retrospective application and it can be seen no regard has been paid to the character and setting or protection of views in and around the site. Significant harm has been caused to landscape with no overriding benefit to outweigh it.
- Contrary to LP26- doesn't respect existing topography, landscape, character and identity of the area and doesn't relate well to the site and surroundings. Insufficient landscaping and boundary treatment to assimilate the proposal into the landscape. Hedges have been removed and fencing erected. Non-native planting has taken place and looks out of place.
- There is sufficient caravan storage already in place on the wider site.

LCC Highways and LLFA: no objections.

Scunthorpe & Gainsborough Water Management Board:

"The application may increase the impermeable area to the site and the applicant will therefore need to ensure that any existing or proposed surface water system has the capacity to accommodate any increase in surface water discharge from the site." Generic guidance is provided.

Idox checked 20/2/19.

### **Relevant Planning Policies:**

Development plan

Central Lincolnshire Local Plan

Policy LP2: The Spatial Strategy and Settlement Hierarchy

Policy LP4: Growth in Villages

Policy LP5: Delivering Prosperity and Jobs

Policy LP13: Accessibility and Transport

Policy LP14: Managing Water Resources and Flood Risk

Policy LP17: Landscape, Townscape and Views

Policy LP26: Design and Amenity

<https://www.n-kesteven.gov.uk/central-lincolnshire/>

These policies are considered consistent with the NPPF.

### **Other**

There is no neighbourhood plan for Blyton.

NPPF 2018 and PPG

<https://www.gov.uk/government/publications/national-planning-policy-framework--2>

<https://www.gov.uk/government/collections/planning-practice-guidance>

### **Main issues**

- **Principle of development**
- **Visual impact**
- **Highways**
- **Drainage**

**Assessment:**

**Principle of development**

Policy LP2 supports proposals of up to 0.25 hectares for employment uses in Blyton in appropriate locations.

“\*\* throughout this policy, the term ‘appropriate locations’ means a location which does not conflict, when taken as a whole, with national policy or policies in this Local Plan (such as, but not exclusively, Policy LP26). In addition, to qualify as an ‘appropriate location’, the site, if developed, would:

- retain the core shape and form of the settlement;
- not significantly harm the settlement’s character and appearance; and
- not significantly harm the character and appearance of the surrounding countryside or the rural setting of the settlement.”

Policy LP5 states:

**“Expansion of Existing Businesses**

The expansion of existing businesses which are currently located in areas outside allocated employment sites will be supported, provided:

- existing buildings are reused where possible;
- they do not conflict with neighbouring land uses;
- they will not impact unacceptably on the local and/or strategic highway network; and
- the proposal would not have an adverse impact on the character and appearance of the area.”

The proposal is directly attached to the existing business site and entails part redevelopment of part of the former haulage yard site and a small extension onto greenfield land. The extension of the hardstanding to make the storage area for the caravans is 0.12ha, retains the core shape and form of the settlement and, subject to good landscaping discussed below, would not harm settlement character and appearance nor that of adjacent countryside or Blyton’s rural setting.

The proposal is considered an expansion of the related business site. This is a use of land rather than building; does not conflict with neighbouring uses; has acceptable highway impacts (see below); and does not harm character and appearance subject to good landscaping (see below).

The principle of development is acceptable in accordance with LP2 and LP5.

**Visual impact**

Policy LP17 seeks to protect the character and setting of settlements including landscape. LP26 requires appropriate landscaping to assimilate development into the surrounding landscape. It is acknowledged that the caravan storage, associated fencing and poor quality leylandii hedge could be more appropriately landscaped to assist assimilation.

The proposal has been amended to show an amended boundary landscape area and the following planting:

“Proposed

The existing security fencing is to be retained to maintain security of the site. The existing conifers are to be removed. The south, west & north boundaries are then to be planted with a mix of:

80% Hawthorn Height 9m

6% Blackthorn Height 2.5–4m

3% Guelder Rose Height 4-5m

5% Holly Height 5-10m

3% Hazel Height 3-7m

3% Field Maple Height 10-15m

Planting to be carried out between October to March, preferably before Christmas and not in frozen ground. Hedgerows are normally planted at 4 or 5 plants per linear metre along 2 staggered rows.”

This is good quality native landscaping and will soften the visual impact of the proposal in accordance with LP17 and LP26.

### **Highways**

The proposal would use the existing vehicular access from Laughton Road adjacent the Old Grain Store and is considered appropriate by LCC Highways. Highways implications accord with Policy LP13.

### **Drainage**

The caravans are stored on crushed hardcore which allows rainwater to permeate through into the ground which is an acceptable drainage solution in accordance with Policy LP14.

### **Conclusion**

The proposal is acceptable in principle and subject to replacement landscaping would have an acceptable visual impact. There are no highway or drainage problems with the proposal. The proposal is acceptable therefore planning permission should be granted.

### **Recommendation**

It is recommended that planning permission is granted subject to the following conditions.

- 1) The soft landscaping shall take place in accordance with the details in the amended design and access statement received 11/2/19 and amended block plan DCL/18/02 Rev A received 11/2/19 in the next available planting season.

Reason: To secure appropriate landscaping in accordance with Policies LP17 and LP26 of the Central Lincolnshire Local Plan.

- 2) This permission relates to the following drawings: DCL/18/02 Rev A received 11/2/19 and site location plan DCL/18/01.

Reason: For the sake of clarity and in the interest of proper planning.

**Human Rights Implications:**

The above objections, considerations and resulting recommendation have had regard to Article 8 and Article 1 of the First Protocol of the European Convention for Human Rights Act 1998. The recommendation will not interfere with the applicant's and/or objector's right to respect for his private and family life, his home and his correspondence.

**Legal Implications:**

Although all planning decisions have the ability to be legally challenged it is considered there are no specific legal implications arising from this report