

<b>APPLICATION NO</b>	<b>2006/1166</b>
<b>APPLICANT</b>	Howe Renovation (Yorks)
<b>DEVELOPMENT</b>	Planning permission to convert existing barn no. 6 into residential use
<b>LOCATION</b>	White Hart Farm, Access Road To Chapel Farm, Barton-upon-Humber
<b>PARISH</b>	<b>BARTON-UPON-HUMBER</b>
<b>WARD</b>	Barton-upon-Humber
<b>SUMMARY RECOMMENDATION</b>	<b>Refuse permission</b>
<b>REASONS FOR REFERENCE TO COMMITTEE</b>	Applicant request to address the committee
<b>POLICIES</b>	<p><b>Humberside Structure Plan:</b> Policy S7 states that residential development in the open countryside will not normally be permitted except where it is essential for agriculture or forestry.</p> <p>Policy S2 states that new housing development, where possible, should be related to existing facilities.</p> <p><b>Regional Spatial Strategy for Yorkshire and the Humber:</b> No specific policies apply.</p> <p><b>North Lincolnshire Local Plan:</b> Policy ST3 (Development Limits) states that development outside development boundaries will only be permitted if it is for agriculture, forestry or a special need.</p> <p>Policy ST1 applies which relates to sustainable development.</p> <p>Policy H5 (New Housing Development) sets out where new housing development will be permitted and what criteria it should meet.</p> <p>Policy H1 applies which relates to housing development hierarchy.</p> <p>Policy RD2 (Development in the Open Countryside) sets out the criteria for acceptable development in the countryside which is required for forestry, agriculture or a special need.</p>

Policy RD9 (Re-use and/or Adaptation of Rural Buildings for Residential Use in the Open Countryside) sets out the criteria for acceptable development.

Policy DS1 sets out general design requirements.

**CONSULTATIONS**

**Highways:** Advise conditions.

**TOWN COUNCIL**

No objections.

**PUBLICITY**

Neighbouring properties notified and a site notice posted – no representations received.

**ASSESSMENT**

Planning permission is being sought to change the use of a barn into a dwelling at Chapel Farm which is situated about 400m off the B1206 Barton to Brigg Road. The building only measures 7m x 9m and has a ridge height of 6m. It is part of a small complex of redundant agricultural buildings where planning permission has already been granted to convert three barns to dwellings.

The first approval (2005/1184) related to barn no. 5 which is situated to the north-east of the complex. This was followed by 2005/1977 for barn no. 4 on the eastern part of the site and 2005/1981 in the south-western corner. These barns are substantially larger than the one currently under consideration and lend themselves easier for conversion.

**The key issue in determining the application is the principle of establishing residential development in the open countryside.**

The compliance of this proposal within the criteria set out in policy RD9 is not an issue. The building does have some architectural merit, it has been adequately marketed and a structural engineer's report obtained to verify its convertibility. However, if allowed, it would result in four dwellings close to each other in the open countryside in an unsustainable location. A threshold of three is considered appropriate because this figure ties in with the maximum number of dwellings allowed in a minimum growth settlement. In addition, the building is so small that it would result in a poor standard of residential accommodation.

## **RECOMMENDATION**

### **Refuse permission for the following reasons:**

1.

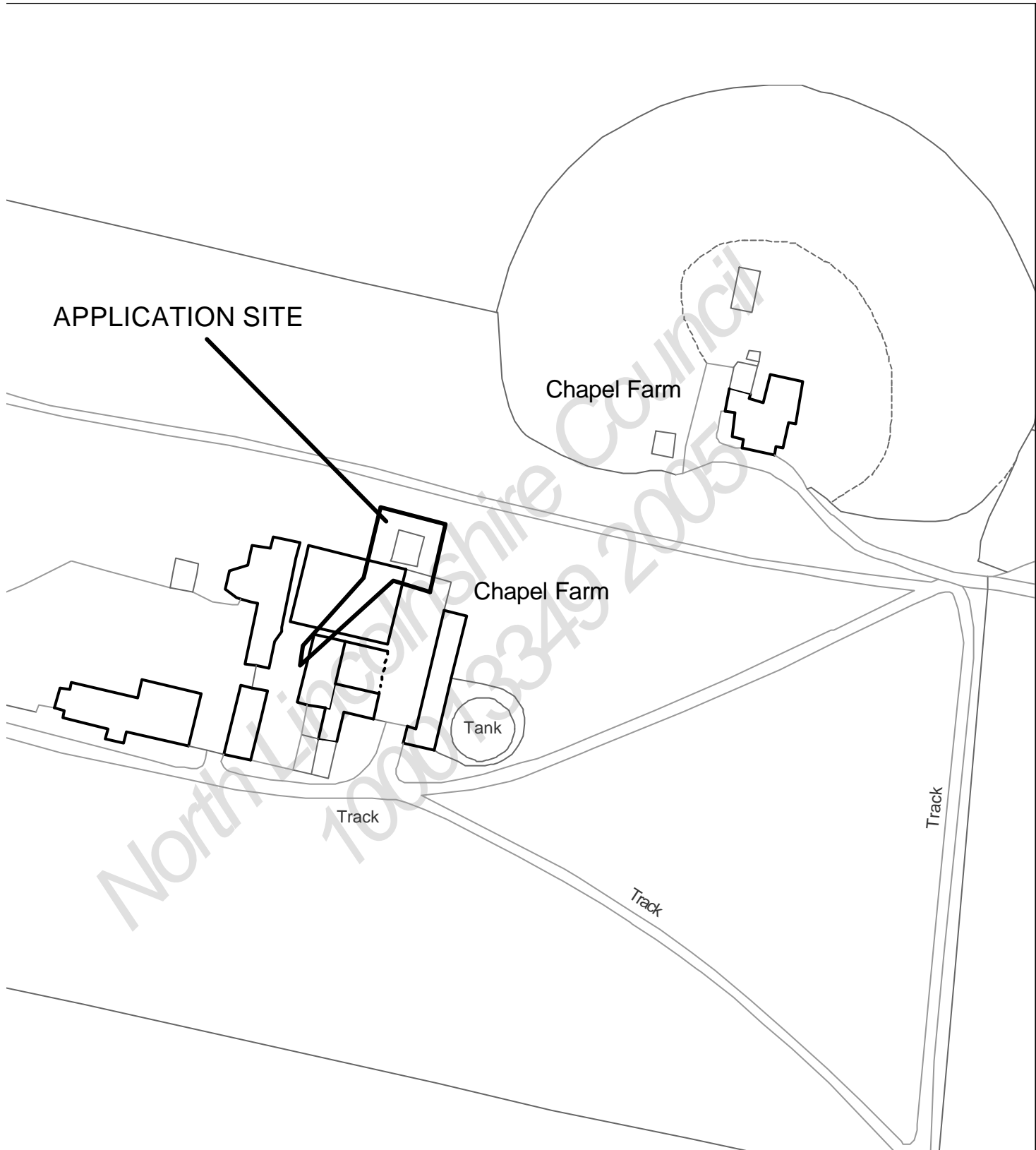
The proposal would create a substandard unit of residential accommodation which would be contrary to policy DS1 of the North Lincolnshire Local Plan.

2.

The proposal would result in excessive residential development in the open countryside in an unsustainable location which would be contrary to policies ST1, ST3 and H1 of the North Lincolnshire Local Plan.

3.

The proposal is considered to be contrary to policy RD2 (Development in the Open Countryside) of the North Lincolnshire Local Plan in that the cumulative impact of further residential conversions would be detrimental to the character and appearance of the open countryside.



TITLE : 2006/1166

SCALE : 1:1250



North Lincolnshire Council  
 Planning and Regeneration Service  
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