

APPLICATION NO	2006/1274
APPLICANT	Intech Environmental
DEVELOPMENT	Planning permission to change the use of vacant land for storage purposes for vehicles, plant and equipment
LOCATION	Intech Environmental, Normanby Road, Scunthorpe
PARISH	SCUNTHORPE
WARD	Crosby and Park
SUMMARY RECOMMENDATION	Refuse permission
REASONS FOR REFERENCE TO COMMITTEE	Agent request to address the committee
POLICIES	<p>Humberside Structure Plan: Policy E4 states that proposals for industry and commerce that are not in accordance with the relevant policies of this plan will not normally be permitted. Special provision for very large projects may occasionally be made in exceptional circumstances.</p> <p>Regional Spatial Strategy for Yorkshire and the Humber: No specific policies apply.</p> <p>North Lincolnshire Local Plan: Policy ST3 states that development outside development boundaries will be considered as development in the open countryside and will only be permitted if it is essential for the purposes of agriculture, forestry or to meet a special need associated with the countryside.</p> <p>Policy RD2 specifies the type of development that is acceptable in the open countryside.</p> <p>Policy DS1 provides general design guidance for all new development.</p> <p>Policy T2 requires all new development to have satisfactory access.</p>
CONSULTATIONS	Highways: Details are required of the number of staff employed on the site; and the number and type of vehicular movements, including those delivering and collecting plant and equipment; and further details are required of what is intended to be carried out on the site.

PUBLICITY

Neighbouring properties have been notified and a site notice posted. No representations have been received.

ASSESSMENT

The proposal involves the change of use of land for the storage of vehicles, plant and equipment. The site is in open countryside. To the north of the site is Scunthorpe Raceway, to the west and south is industrial development and to the east is open countryside. Access to the site is via Normandy Road. No buildings are proposed to be erected on the site.

The main issues associated with this case are whether the proposal is acceptable in planning policy terms and whether its impact on the locality and on the highway network is acceptable.

The site lies within the open countryside. Policy RD2 of the North Lincolnshire Local Plan lists the type of development which is acceptable in the open countryside. Criteria (ii) of policy RD2 allows employment-related development appropriate to the open countryside. It is not considered that the storage of vehicles, plant and equipment is appropriate in the open countryside and this type of development can be accommodated within the defined development boundary of Scunthorpe, within an industrial area.

In terms of the visual appearance of the storage of vehicles, plant and equipment, it is considered that this will detract from the character and openness of the countryside. The proposal is therefore contrary to policy EN4 of the Humberside Structure Plan and policies ST3, RD2 and DS1 of the North Lincolnshire Local Plan.

The impact on the highway network cannot be established at the present time due to the lack of information submitted by the applicant.

RECOMMENDATION

Refuse permission for the following reasons:

1.

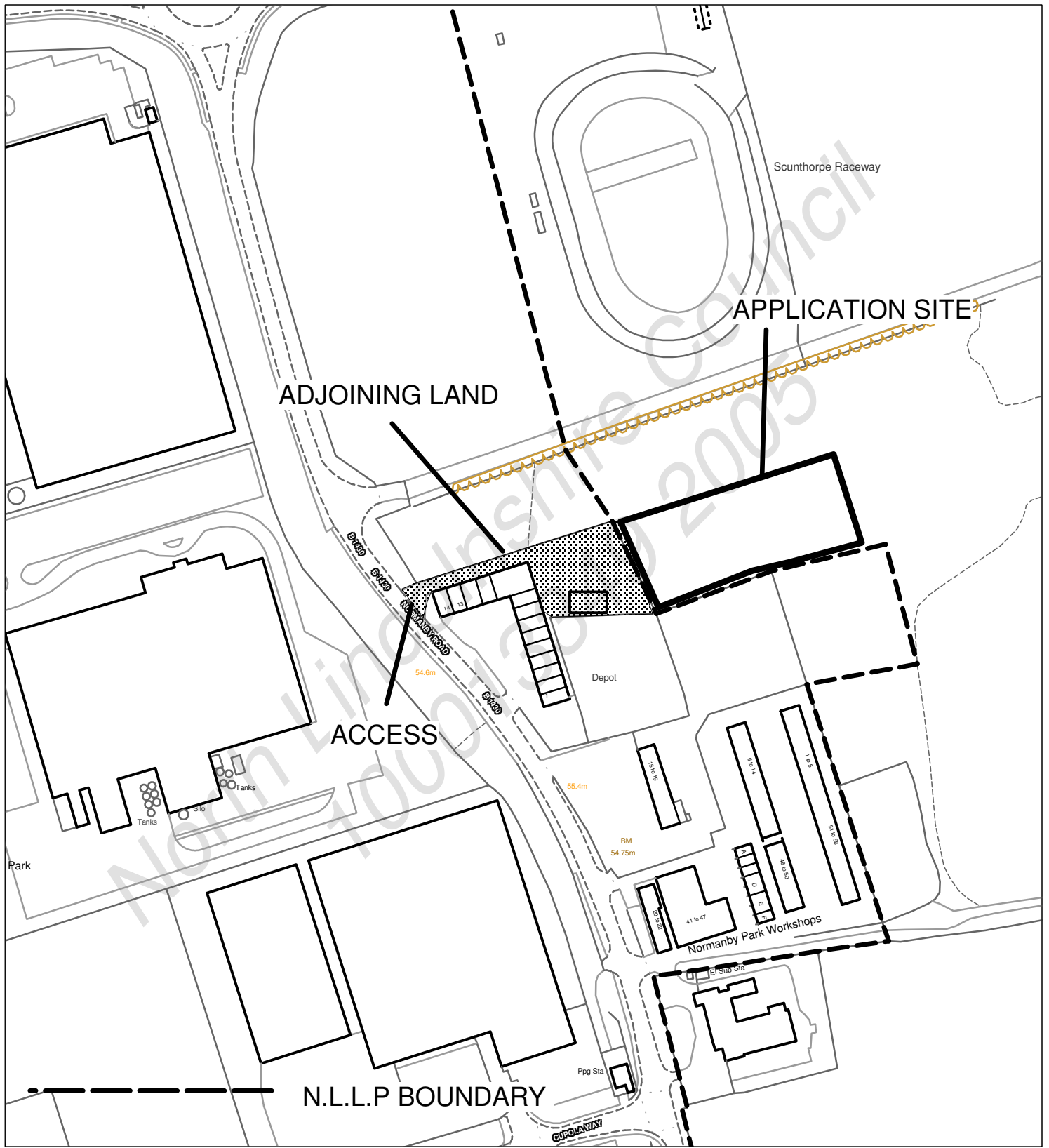
The site lies outside the development boundary of the Scunthorpe and Bottesford Urban Area within the open countryside. The proposal is not required for the purposes of agriculture or forestry, or to meet a special need associated with the open countryside. In addition, there is no overriding justification for this type of development on this site. Accordingly, the proposal is contrary to policies EN4 of the Humberside Structure Plan and policies ST3 and RD2 of the North Lincolnshire Local Plan.

2.

The proposal, by virtue of its use and the equipment to be stored on the site, would have a detrimental impact on the visual amenity of the countryside. The proposal is therefore contrary to policy DS1 of the North Lincolnshire Local Plan.

3.

To approve this proposal would be likely to set a precedent for the release of other land beyond the defined development boundary for industrial and commercial development which the local planning authority would have difficulty in refusing. Adequate land exists elsewhere within the industrial estates of the urban area where this use could be accommodated.



TITLE: 2006/1274

SCALE: 1:2500



North Lincolnshire Council
 Planning and Regeneration Service
 Church Square House, Scunthorpe, DN15 6XQ

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