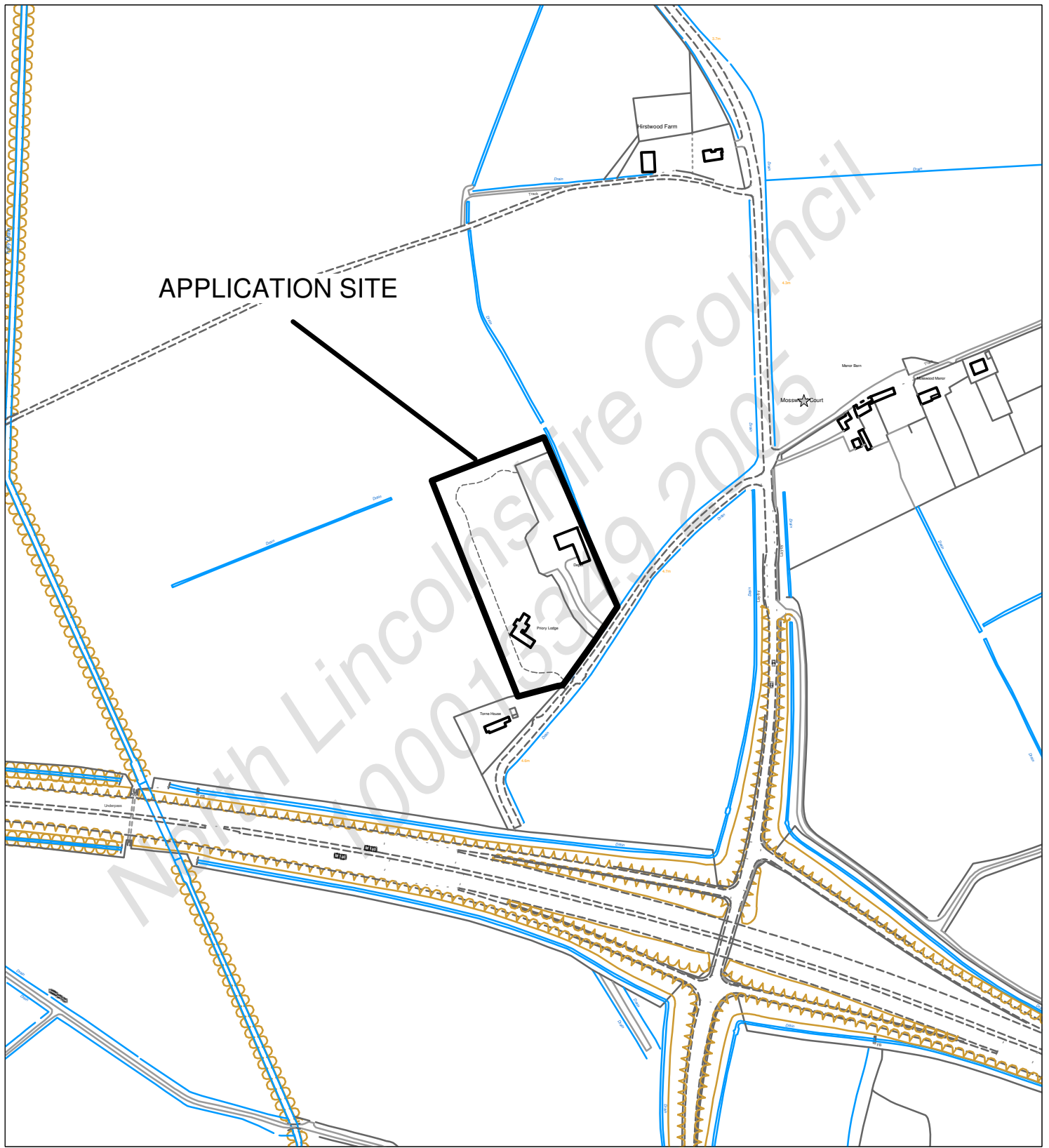


APPLICATION NO	2006/1335
APPLICANT	Mr R Sutton
DEVELOPMENT	Certificate of lawfulness in respect of the proposed use as a storage and distribution centre (Class B8)
LOCATION	Priory Lodge, access to Mosswood Manor, Belton
PARISH	BELTON
WARD	Axholme Central
SUMMARY RECOMMENDATION	Grant a certificate of lawfulness
REASONS FOR REFERENCE TO COMMITTEE	Good Practice Guide (a member of the council has an interest in the land)
CONSULTATIONS	Highways: Do not wish to restrict.
PARISH COUNCIL	No objections.
PUBLICITY	One letter received noting the site history.
ASSESSMENT	<p>The application is for a certificate of lawful use to use the site as a storage and distribution centre for 'super silent' generators and related engineering consultancy works. The site is currently used for the storage and distribution of chemicals for the agricultural industry in accordance with planning permission 2/94/0254. It is a condition of that permission that the site cannot be sold separately from the adjacent Priory Lodge.</p> <p>The applicant is a prospective purchaser of the business site and has stated in his application that he intends to also purchase the adjacent Priory Lodge to use as his own personal dwelling, thus complying with the restrictive condition. Indeed the applicant goes on to state in his application that he fully intends to comply with all the conditions from the original planning permission.</p> <p>It is considered that the case for a certificate of lawful use is proven. Both the current and proposed use are considered to fall within Class B8 of the Use Classes Order. There are no planning policy or environmental matters to consider in the granting of a lawful use certificate, therefore this application is recommended for approval.</p>

RECOMMENDATION

That a certificate of lawfulness for the proposed development be granted confirming that the proposed use is within the use permitted by 2/94/0254.



TITLE: 2006/1335

SCALE: 1:5000



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

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