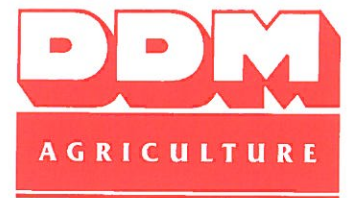


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North Lincolnshire Council Planning Department
North Lincolnshire Council
Church Square House
30-40 High Street
SCUNTHORPE
DN15 6NL

Our ref:- TH/SJP/BR-21/029

Your ref:-

Date:- 04 March 2021

Dear Sirs

**SUPPORTING INFORMATION FOR THE ERECTION AN AGRICULTURAL BUILDING
LAND TO THE WEST OF CARR LANE, WINTERTON, SCUNTHORPE**

Background

A Prior Approval Application was submitted on 05 January 2021 for the for determination of the requirement for prior approval for an agricultural storage building at land off Carr Lane, Winterton under application ref: PA/2020/2038.

The planning officers delegated assessment states:-

Siting and Design

The site forms part of a pair of fields to the west of Carr Lane roughly equidistant to Winterton and South Ferriby Cement Works The overall agricultural unit is 36.4 hectares, with the parcel of land on which the site lies being 11.42 hectares. The proposed building would sit adjacent to hedging separating the north and south fields within the parcel of land, and over 100m from the road. There are no other buildings within the immediate site context, which is exposed and flat with some hedging to the south.

Policy RD2 of the Local Plan requires consideration to be given to the character and appearance of the open countryside in terms of siting, scale, massing, design and use of materials. A building of this size will inevitably have some impact in the open countryside, particularly given the open location and absence of existing buildings within this parcel of land.

The proposed building is of green painted steel framed construction would appear as an agricultural building of utilitarian design which would not be abnormal for an agricultural building in the countryside. The footprint of the building would be 120m² and the ridge height 3.8m. The building would not therefore be large in the context of agricultural sheds.



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Whilst the modest dimensions of the building would limit impact on the open appearance of the countryside, insufficient reasoning has been provided for the need for such a building within this exposed location – rather than within an existing farm complex.

For this reason, prior approval is required to fully assess the siting and design of a building in this area and for sufficient justification for a building in this location to be provided and assessed.

RECOMMENDATION: Prior Approval Required.

In summary, while the Authority acknowledges that the proposed building meets the Agricultural Permitted Development requirements, Prior Approval is required for the siting and design of the building, due to lack of justification for its 'exposed' location.

Assessment

The application site is along the southern boundary of field 6959 to the western side of Carr Lane, Winterton, Scunthorpe.

Proposal

The applicant's core enterprises are mixed arable and livestock farming. The applicant farms approximately 90 acres (36.4ha) in total, and has a flock of 150 ewes. As well as general arable cropping, the applicant produces hay, which is utilised within the livestock enterprise.

The application involves the erection of a barn to use for agricultural purposes for the storage of hay/straw, equipment, machinery and when necessary, for the livestock enterprise.

The applicant's core base is at Winteringham, however, a significant proportion of their grassland is located at Carr Lane, Winterton. Due to the nature of its proposed use, i.e. for the grassland enterprises and lambing season, the barn is located away from the main farm yard and buildings, as is it deemed appropriate in terms of practicality and good animal husbandry.

The proposed erection of the building is considered essential for the continued successful operation of the overall agricultural business. It will provide sufficient space to accommodate a proportion of the hay produced on the surrounding grass land. It will also provide a sheltered, undercover space for lambing and general animal husbandry, as and when required.

Appearance

The proposed building measures 15m x 8m and is of steel box profile cladding under a steel box profile sheet roof. The overall height barn would be 3.8 meters to the ridge and 3m to the eaves.



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Access

The proposal utilises an existing field access into and out of the site. There will be no change in traffic movements arising from the proposal.

Planning Policy

The site is located within the open countryside where development is strictly controlled under policies RD2 of the North Lincolnshire Local Plan. However, the barn is required in connection with the existing agricultural use on the surrounding land and therefore, development on this site considered acceptable in meeting one of the exemptions for countryside development outlined in policy RD2.

However, it is still necessary to consider the developments impact on the openness and visual appearance of the countryside.

Impact on the Open Appearance of the Countryside

The barn would be within an area classed as open countryside. However, it is of a modest scale and design which reflects its agricultural function, and is in keeping with the nature of the buildings that would be expected within this setting. It is located a sufficient distance away from the public vantage point of Carr Lane not to have a detrimental impact on the visual amenity of the area.

There are a number of agricultural type buildings further to the east along Carr Lane, several pairs of electricity pylons and the South Ferriby cement works, all within clear visibility of the site and therefore the site is not a completely undeveloped area.

The siting of the building is adjacent to an established and mature hedge and field boundary, and thus, will reduce its visual impact on the surrounding countryside by providing natural screening.

The height of the building (3.8 m to the ridge) and the low pitch will ensure a sympathetic appearance in relation to the surrounding open countryside.

In summary there will be minimal detrimental impact on the character and openness of the surrounding countryside.

Conclusion

The application site is part of a larger long-established farming enterprise. It is considered that the development is reasonably necessary for the purpose of agriculture.

The Applicant has adequately demonstrated reasons why it's necessary to erect a building in this location. The impact of the building on the surrounding countryside will be modest.



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On balance, and taking all the above into consideration, it is considered that the proposal should be recommended for an approval for planning permission.

I look forward your favorable consideration of the application.



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Enc.

- Plans