

APPLICATION NO	PA/2009/1254
APPLICANT	The Salvation Army Trustee Company
DEVELOPMENT	Planning permission to change the use of a public house to a Salvation Army hall
LOCATION	The Carnival Inn, 114 Tofts Road, Barton-upon-Humber
PARISH	BARTON-UPON-HUMBER
WARD	Barton-upon-Humber
SUMMARY RECOMMENDATION	Grant permission subject to conditions
REASONS FOR REFERENCE TO COMMITTEE	Significant public interest
POLICIES	<p>Regional Spatial Strategy for Yorkshire and the Humber: No specific policies apply.</p> <p>North Lincolnshire Local Plan: Policy DS1 (General Requirements) requires a high standard of design in all developments and poorly designed developments will be refused. The following criteria will be used to assess each proposal:</p> <ul style="list-style-type: none"> (i) the design and external appearance should reflect or enhance the character, appearance, and setting of the immediate area; (ii) the design and layout should respect and, where possible, retain or enhance the existing landform; (iii) no unacceptable loss of amenity to neighbouring land uses should result in terms of noise, smell, fumes, dust or other nuisance, including overlooking or overshadowing; (iv) amenity open space should be retained where possible; (v) no pollution of water, air or land should result. <p>Policy DS4 (Changes of Use in Residential Areas) also applies. This policy permits changes of use in such areas provided that the development will not adversely affect the appearance and character of the area or residential amenity by virtue of noise, vibration, traffic generation,</p>

reduction in road safety, odorous emissions or other adverse environmental conditions.

CONSULTATIONS

Highways: No objections.

TOWN COUNCIL

No objections.

PUBLICITY

Neighbouring properties have been notified and a site notice posted. Three letters and a petition with over 300 signatories have been received, objecting on the grounds that the existing pub is well used by the local community and the loss of such a facility would result in no other pub being within a reasonable walking distance.

ASSESSMENT

Planning permission is sought for the change of use of the existing Carnival Inn public house, located on Tofts Road, Barton-upon-Humber, into a Salvation Army Hall. The proposal does not involve any external changes to the exterior of the building and at this stage is merely for the principle of the change of use.

The main issue to consider when determining this application is whether or not the proposed change of use would be detrimental and result in the loss of a community facility in a principal growth settlement.

The Carnival Inn is a pub that has little in the way of architectural quality in terms of its visual appearance and aesthetics. There is little doubt that the existing public house appears to be well used.

In relation to policies DS1 and DS4, the proposed change of use would not be detrimental to the area because there is no issue with regard to car parking as there is already plenty, nor in terms of amenity as it could be argued that being used as a Salvation Army Hall would create less anti-social behaviour than a pub. However, it is apparent from the objections and petition received that the Carnival Inn provides a valuable community function in this area of Barton. The Carnival Inn is used not just as a pub but also a place for private functions such as weddings, birthday parties and other public events. However, the fact remains that from a policy perspective there is no real justification for the refusal of this application.

Policy CS4 of the local plan would normally apply in relation to the protection of community facilities such as pubs from an inappropriate change of use, unless there is adequate provision nearby. However, this policy only relates to community facilities within minimum growth settlements. Barton, however, is one of two principal

growth settlements as outlined in policy ST2, therefore the policy does not apply.

Therefore, despite strong local opposition to the proposal, in the absence of a policy justification for the refusal of the proposal and in accordance with policies DS1 and DS4 of the North Lincolnshire Local Plan, the proposal is recommended for approval.

RECOMMENDATION

Grant permission subject to the following conditions:

1.

The development must be begun before the expiration of three years from the date of this permission.

Reason

To comply with section 91 of the Town and Country Planning Act 1990.



Drawing Title: 2009/1254

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Highways and Planning Service

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