

APPLICATION NO	PA/2012/0319
APPLICANT	Mr B Shrimpton
DEVELOPMENT	Planning permission for change of use of part of ground floor from offices to 4 self-contained flats and change of use of first floor from restaurant to 2 self-contained flats with associated external alterations
LOCATION	24 and 24a High Street, Barton-upon-Humber
PARISH	BARTON-UPON-HUMBER
WARD	Barton-upon-Humber
CASE OFFICER	Tanya Eggett
SUMMARY RECOMMENDATION	Grant permission subject to conditions
REASONS FOR REFERENCE TO COMMITTEE	Member 'call in' (Councillor Evison – significant public interest) Contrary to policy – Appendix 2, Parking Provision Guidelines, North Lincolnshire Local Plan

POLICIES

National Planning Policy Framework: 2 (Ensuring the vitality of town centres), paragraph 23 – planning policies should be positive, promote competitive town centre environments and set out policies for the management and growth of centres over the plan period. Local planning authorities should recognise town centres as the heart of communities and pursue policies to support their viability and vitality. Local planning authorities should define the extent of town centres and primary shopping areas and set policies that make clear which uses will be permitted in such locations.

6 (Delivering a wide choice of high quality homes), paragraph 49 – housing applications should be considered in context of the presumption in favour of sustainable development. Paragraph 50 – local planning authorities should deliver a wide choice of high quality homes, widen opportunities for home ownership and create sustainable, inclusive and mixed communities.

12 (Conserving and enhancing the historic environment), paragraphs 126 and 131 – local planning authorities should take into account the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation and the desirability of new development making a positive contribution to local character and distinctiveness.

Regional Spatial Strategy for Yorkshire and the Humber: No specific policies apply.

North Lincolnshire Local Plan: Policy H6 (Flats above shops and the use of vacant buildings for housing) – the use of premises above shops for residential uses will be

permitted providing there is no conflict with existing land uses and there is adequate access and car parking nearby.

Policy S4 (Development in Barton-upon-Humber Town Centre) – in the defined town centre area of Barton-upon-Humber residential accommodation will be permitted at upper floor levels. Proposals for non-shopping uses outside Class A1 will be permitted within town centre frontages providing they do not detract from the centre's shopping function.

Policy HE2 (Development in conservation areas) – all development proposals in conservation areas should preserve or enhance the character and appearance of the area and its setting. Strict criteria listed within this policy must be fulfilled.

Policy DS1 (General requirements) provides design guidance for all new development.

North Lincolnshire Core Strategy: Policy CS1 supports the market town of Barton as a thriving place to live, work and visit and as an important service centre serving the needs of local communities across North Lincolnshire. All growth should take account of existing infrastructure, environmental constraints and ensure that the distinctive character of the town is protected. An appropriate level and range of new housing development will be provided to support the market towns as sustainable communities.

Policy CS2 (Delivering more sustainable development) – development should be focused on previously developed land and buildings within the defined development limits of North Lincolnshire's market towns. All future development in North Lincolnshire will be required to contribute towards achieving sustainable development.

Policy CS6 (Historic environment) – ensuring development within North Lincolnshire's market towns safeguards their distinctive character and landscape setting. All new development must respect and enhance the local character and distinctiveness of the area in which it would be situated.

Policy CS7 (Housing provision) – all proposals for housing types, sizes and tenure to meet local housing needs. Housing development will be required to make efficient use of land but the density of new development should be in keeping with the character of the area and should support the development of sustainable, balanced communities.

CONSULTATIONS

Highways: No objections.

TOWN COUNCIL

The application detail is very unclear. The property has a fire risk history and it is thought the planning application submitted does not address this and the proposed fire escape routes are undefined. Concern that there is no car parking provision for the properties, with restricted on-street car parking on the surrounding highway of one hour only. There appears to be little natural light accessible to some of the properties due to the small windows and restriction of visibility.

In response to the amended plans the town council considers that the amendments to the original planning application are a welcome improvement. However, concern still remains about no available on-site vehicle parking.

PUBLICITY

Advertised by site and press notice, and adjoining properties notified. No responses have been received.

ASSESSMENT

This proposal is for the change of use of an existing office on the ground floor and a first-floor restaurant into six flats. There will be four flats at ground level and two flats at first-floor level. The flats comprise a bedroom, kitchen, lounge and bathroom. The existing office and shop unit on the ground-floor frontage will be retained with the flats located to the rear of these units. An existing external fire escape will be removed. A new shop frontage is proposed and new windows and doors are also proposed on some of the elevations. The existing roof is to be removed and re-tiled in clay pantiles. The applicant has amended the scheme in terms of alterations to the design and position of windows and the installation of a 2.1 metre high close-boarded fence along the eastern boundary of the site. The scheme now complies with Building Regulations.

The site is located within the defined town centre of Barton-upon-Humber. The site is located within a conservation area and next to a listed building (22 High Street, Barton). The building is a terraced property with a long single-storey rear extension. Access to the flats will be via a covered access located to the side of the building. The premises are currently vacant due to fire damage. The building is falling into disrepair and remedial works are required with some urgency.

The main issues associated with this proposal are whether it is acceptable in planning policy terms and, if so, whether its impact on the conservation area, the adjacent listed building, the highway and the amenity of neighbours is also acceptable.

The site is located within the defined town centre of Barton. The proposal is regarded as sustainable development as the site can be accessed by public transport. Barton has opportunities for employment, leisure and shopping, and is therefore a sustainable location for residential development. The existing units on the site frontage will be retained for commercial use which will add to the vitality of the town centre. The proposal therefore accords with advice given in the National Planning Policy Framework (NPPF), policies S4 and H6 of the North Lincolnshire Local Plan and policies CS1, CS2 and CS7 of the North Lincolnshire Core Strategy.

The site is located in a conservation area and next to a listed building, and is currently vacant due to fire damage. The proposal will bring this vacant building back into use and the external alterations will improve its appearance. The proposal will enhance the character and appearance of the conservation area, and the setting of the adjacent listed building. It accords with advice set out in the NPPF, policy HE2 of the North Lincolnshire Local Plan and policy CS6 of the Core Strategy.

In terms of impact on adjoining neighbours, the removal of the external fire escape will improve their privacy. The flats will be incorporated into the existing building so no extensions to the building are proposed. The boundary treatment to the site will improve the privacy to the adjoining dwelling. The proposal therefore accords with policy DS1 of the North Lincolnshire Local Plan.

The site is located within the town centre of Barton. No off-street parking is proposed. Appendix 2, Parking Provision Guidelines of the North Lincolnshire Local Plan states that one car parking space is required per flat within the curtilage of the property. The site can be accessed by public transport such as bus, train, taxis, cycling and walking. There are public car parks close to the site. The flats will be one-bedroom properties and it is anticipated that occupiers may not have a private vehicle. The site is located in a sustainable location and therefore no off-street car parking is required within the curtilage of the property in relation to this proposal.

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.

2.

The development hereby permitted shall be carried out in accordance with the following approved plans: C0158/A1/103 rev A, C0158/A1/102 rev A, C0158/A1/105 rev B, C158/A4/108, C0158/A1/104 rev B, C158/A4/107, C0158/A1/106 rev B and C0158/A1/101 rev A.

Reason

For the avoidance of doubt and in the interests of proper planning.

4.

No development shall take place until samples of the external facing materials to be used, including natural clay pantiles, have been submitted to and approved in writing by the local planning authority and only the approved materials shall be used.

Reason

To ensure that the building is in keeping with its surroundings in the interests of visual amenity, in accordance with policy DS1 of the North Lincolnshire Local Plan.

5.

All external windows and doors shall be constructed from timber at all times. Before development commences on site, joinery details of the approved windows and doors shall be submitted to and approved in writing by the local planning authority. Thereafter only the approved scheme shall be implemented on site at all times.

Reason

To ensure that the building is in keeping with its surroundings in the interests of visual amenity, in accordance with policies DS1 and HE2 of the North Lincolnshire Local Plan.

6.

Before development commences on site, details of the colour of the paintwork/staining of the approved windows and doors shall be submitted to and approved in writing by the local planning authority. Thereafter only the approved scheme shall be implemented on site at all times.

Reason

To ensure that the building is in keeping with its surroundings in the interests of visual amenity, in accordance with policies DS1 and HE2 of the North Lincolnshire Local Plan.

7.

Before development commences on site, a colour sample of the proposed render of the building shall be submitted to and approved in writing by the local planning authority. Thereafter only the approved scheme shall be implemented on site at all times.

Reason

To ensure that the building is in keeping with its surroundings in the interests of visual amenity, in accordance with policies DS1 and HE2 of the North Lincolnshire Local Plan.

8.

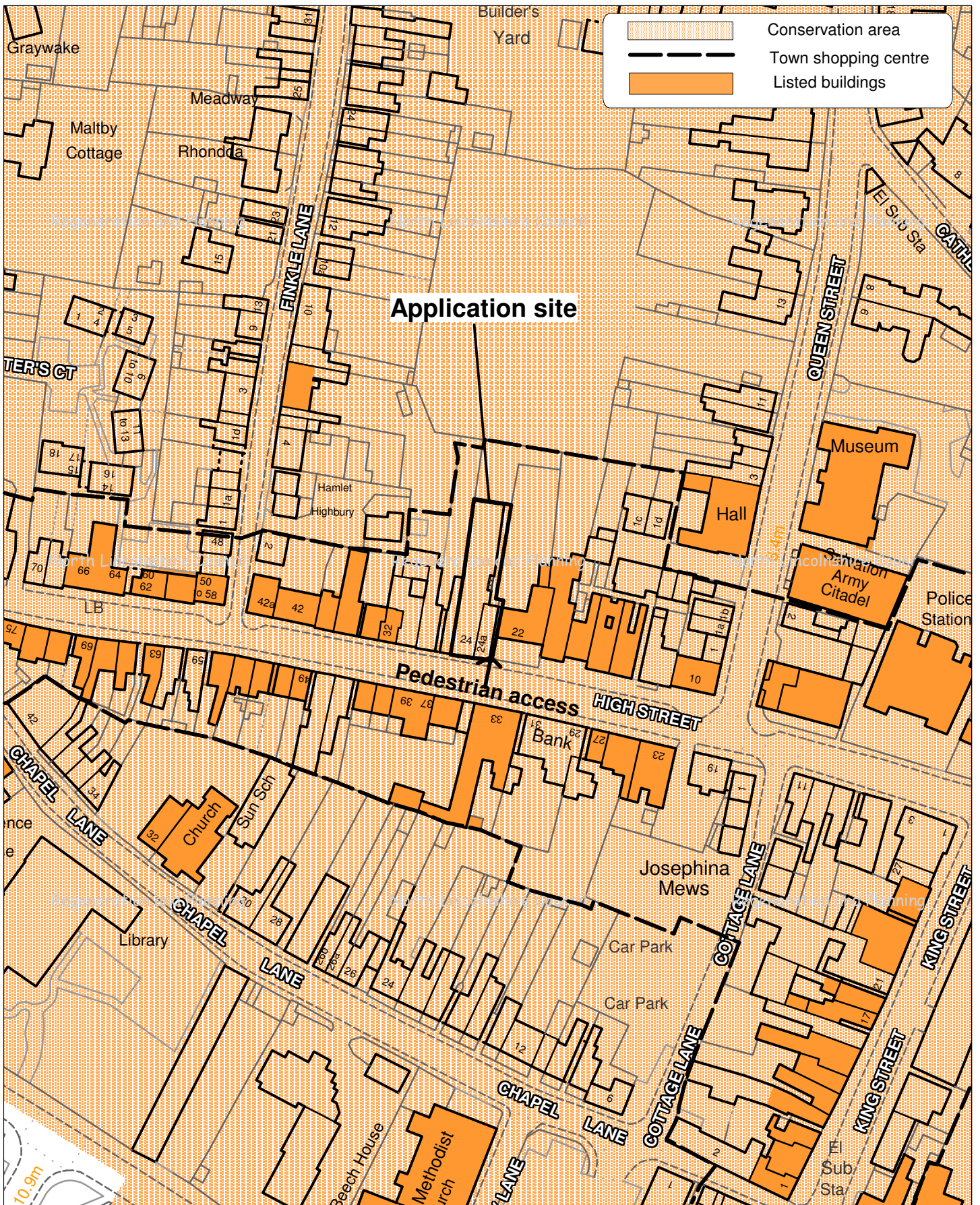
Before development commences on site, details of the shop frontage drawn at a scale of 1:20 or 1:50 shall be submitted to and approved in writing by the local planning authority. Thereafter only the approved scheme shall be implemented on site at all times.

Reason

To ensure that the building is in keeping with its surroundings in the interests of visual amenity, in accordance with policies DS1 and HE2 of the North Lincolnshire Local Plan.

Reasons for approval

The council, as local planning authority, has had regard to the relevant policies of the development plan as set out below and considers that, subject to compliance with the conditions attached to the permission, the proposed development would be in accordance with the development plan, would not materially harm the character of the area nor the living conditions of neighbouring occupiers, and would be acceptable in all other planning considerations. The council has taken into account all other matters, none of which outweigh the considerations that have led to its decision. The policies taken into consideration in the determination of this application are paragraphs 23, 49, 50, 126 and 131 of the National Planning Policy Framework, policies CS1, CS2, CS6 and CS7 of the North Lincolnshire Core Strategy, and policies H6, S4, HE2 and DS1 of the North Lincolnshire Local Plan.



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Regeneration and Planning

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