

<b>APPLICATION NO</b>	<b>PA/2012/1318</b>
<b>APPLICANT</b>	Mr J Rowbottom, G W Rowbottom & Sons Ltd
<b>DEVELOPMENT</b>	Planning permission to remove existing embankment and replace with reinforced concrete retaining wall and 2.4m palisade fence, extend the existing yard and access road to new wall
<b>LOCATION</b>	Southern boundary of Units 1, 2, 3, 4 Albert Street, Brigg
<b>PARISH</b>	<b>BRIGG</b>
<b>WARD</b>	Brigg and Wolds
<b>CASE OFFICER</b>	Ron White
<b>SUMMARY RECOMMENDATION</b>	<b>Grant permission subject to conditions</b>
<b>REASONS FOR REFERENCE TO COMMITTEE</b>	Member 'call in' (Councillor Waltham – significant public interest)

## **POLICIES**

**National Planning Policy Framework:** No specific policies apply.

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

**North Lincolnshire Local Plan:** Policy DS1 (General Requirements)

**North Lincolnshire Core Strategy:** No specific policies apply.

## **CONSULTATIONS**

**Highways:** No objections.

**Environment Team (Public Rights of Way):** No objection.

## **TOWN COUNCIL**

Object to the proposal on the grounds that it has removed a valuable hedgerow and the subsequent loss of wildlife is detrimental to the area.

## **PUBLICITY**

Neighbouring properties have been notified. Four letters have been received, objecting on the following grounds:

- loss of privacy
- loss of a valuable hedgerow and the subsequent loss of wildlife

## **ASSESSMENT**

Full planning permission is sought for the retention of a reinforced concrete retaining wall and a 2.4 metre high palisade fence at Units 1, 2, 3 and 4 Albert Street, Brigg. The site is currently used as an access road to the existing industrial buildings stated above and lies adjacent to the railway line running through Brigg to Barnetby. The works to be retained stretch from the site entrance to the land opposite Brigg train station. There are a number of link bungalows located immediately adjacent to the site entrance which are affected by the proposal.

**The main issue in the determination of this application is whether or not the works to be retained adversely harm the amenity of the adjacent residential properties.**

The site is an established industrial one, with the access road running adjacent to properties on Tennyson Close and the railway line, however there is a notable difference in land level of up to 1.5 metres in some places. There is an existing boundary between the properties on Tennyson Close and the access road, however this is not as substantial as the one that has been removed. Nevertheless it is important to consider the implications of the loss of the hedgerow on the affected properties, and in this context it is considered that the loss of the hedgerow does not adversely affect the properties so as to warrant a refusal. It is also important to consider the needs of the applicant and it is made clear in the submission that the purpose of the works is to improve both access and security to the site.

Access to the site is currently constrained and the widening of the access onto Albert Street will enable vehicles entering and leaving the site to do so more safely; the access road will also be widened. The addition of the palisade fencing will also aid security to the existing industrial buildings, whilst maintaining a physical barrier between the site and the land adjacent to the railway line and Brigg train station.

On that basis, in accordance with policy DS1 of the North Lincolnshire Local Plan, the proposal is recommended for approval.

**RECOMMENDATION      Grant permission subject to the following conditions:**

1.

The development hereby permitted shall be carried out in accordance with the following approved plans: 6729-01.

Reason

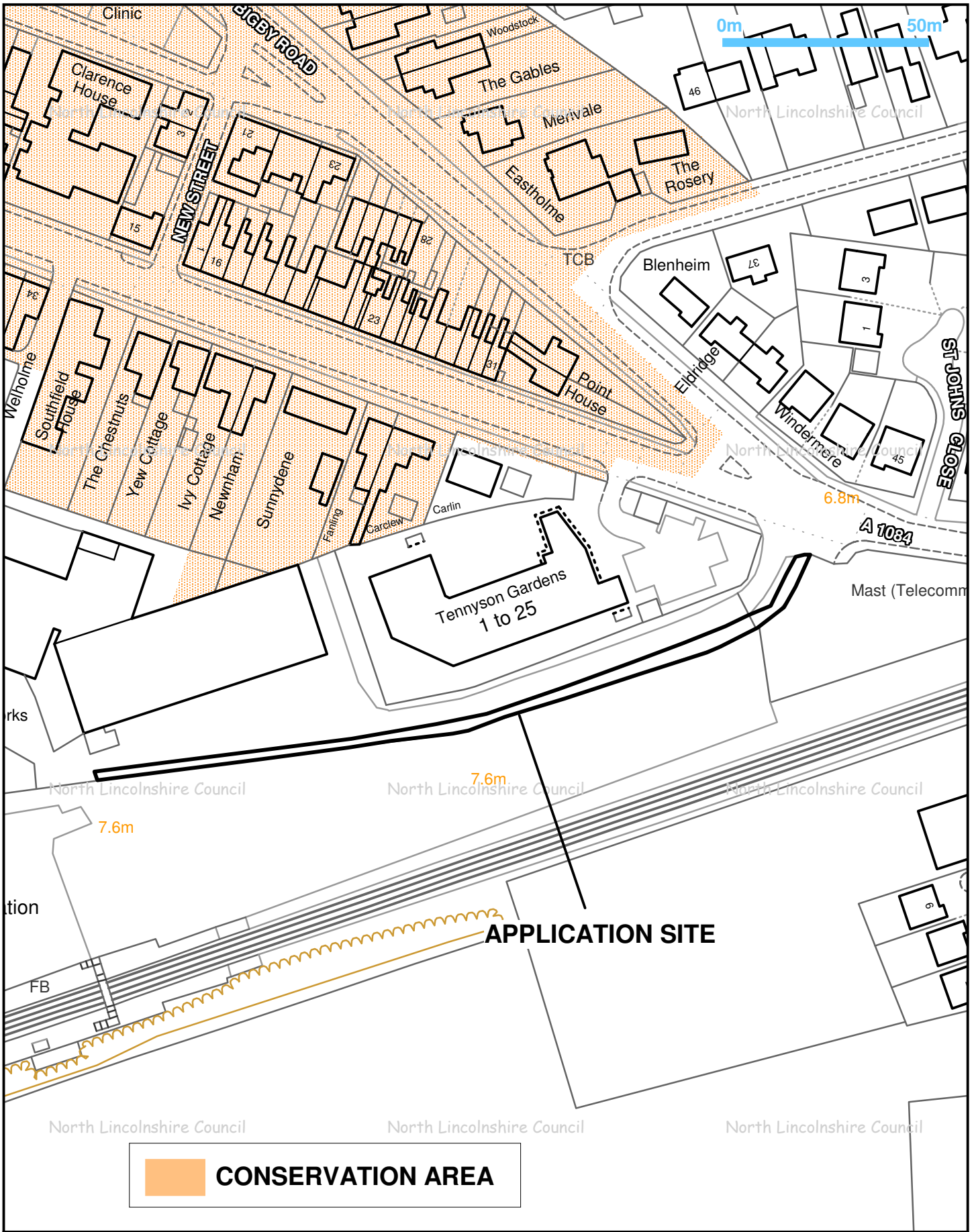
For the avoidance of doubt and in the interests of proper planning.



### **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 DS1 of the North Lincolnshire Local Plan.

**Informative**

In determining this application, the council, as local planning authority, has taken account of the guidance in paragraphs 186 and 187 of the National Planning Policy Framework in order to seek to secure sustainable development that improves the economic, social and environmental conditions of the area.



Title: PA/2012/1318		
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