

APPLICATION NO	PA/2013/0287
APPLICANT	Carlton Education and Enterprise
DEVELOPMENT	Conservation area consent to demolish building D and part of building C
LOCATION	Site adjacent Ferriby Road, Barton upon Humber
PARISH	BARTON UPON HUMBER
WARD	Barton upon Humber
CASE OFFICER	Andrew Law
SUMMARY RECOMMENDATION	Grant consent subject to conditions
REASONS FOR REFERENCE TO COMMITTEE	Significant public interest Officer discretion

POLICIES

National Planning Policy Framework: Paragraph 134 states that where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal, including securing its optimum viable use.

Paragraph 138 states that not all elements of a world heritage site or conservation area will necessarily contribute to its significance.

North Lincolnshire Local Plan: Policy HE2 (Development in Conservation Areas)

Policy HE3 (Demolition in Conservation Areas)

North Lincolnshire Core Strategy: Policy CS6 (Historic Environment)

CONSULTATIONS

Highways: No objections or comments.

Ecology: No objection subject to a condition.

Trees: No objection subject to a condition.

TOWN COUNCIL

Barton Town Council supports the application.

PUBLICITY

Site and press notices have been posted and neighbouring properties notified. Several objections have been received from local residents, however none of these objections relate to the proposed demolition and they all relate to the associated planning application (PA/2013/0285) for the development of the site for young persons' accommodation.

ASSESSMENT

The application site is a piece of land set back from Ferriby Road, behind commercial properties. It currently comprises low level commercial/industrial buildings and the rest of the site is hard paved parking areas. The existing buildings are utilitarian in design and are constructed of low quality materials (brick walls and corrugated sheet and asbestos roofs). The site is accessed from Ferriby Road to the south-east via an existing private roadway, which is shared with separate commercial uses that face onto Ferriby Road. There is a mix of different building types and building materials in the surrounding area. The site sits a long distance from the public highway, behind adjacent commercial premises and is set at a lower level than much of the surrounding land, including the neighbouring properties to the north and south of the site. The site is well screened to the south and west by mature trees and to the north by hedging and sporadic trees; the site is screened to the east by buildings associated with the adjacent commercial property. Conservation area consent is sought to demolish the small detached building (block D) currently used as a commercial garage, in the south-western corner of the site and also part of the storage building associated with the bed shop (block C) on the northern edge of the site.

The main issue in determining this application is whether the demolition of the building would be harmful to the character and appearance of the conservation area.

The buildings in question are single-storey modern buildings, constructed of low quality materials, at the end of an access track to Ferriby Road, Barton upon Humber. The site is set well back from public view and is screened by existing buildings and landscaping. The modern single-storey buildings in question, which only constitute around 20 per cent of the built form on the site, make no architectural or historical contribution to the conservation area of Barton upon Humber. Therefore the demolition of these buildings will have minimal impact and will not be detrimental to the character or appearance of the conservation area. The council's conservation officer has considered the demolition of these buildings and has commented on the associated planning application (PA/2013/0285) to confirm that it will not be harmful to the conservation area.

An application for the refurbishment of the other (retained) single-storey commercial properties on this site to provide 17 affordable flats, predominantly for single young persons, and a full-time warden's flat, has been considered elsewhere on this agenda (PA/2013/0285).

RECOMMENDATION Grant consent subject to the following conditions:

1.

The works must be begun before the expiration of three years from the date of this consent.

Reason

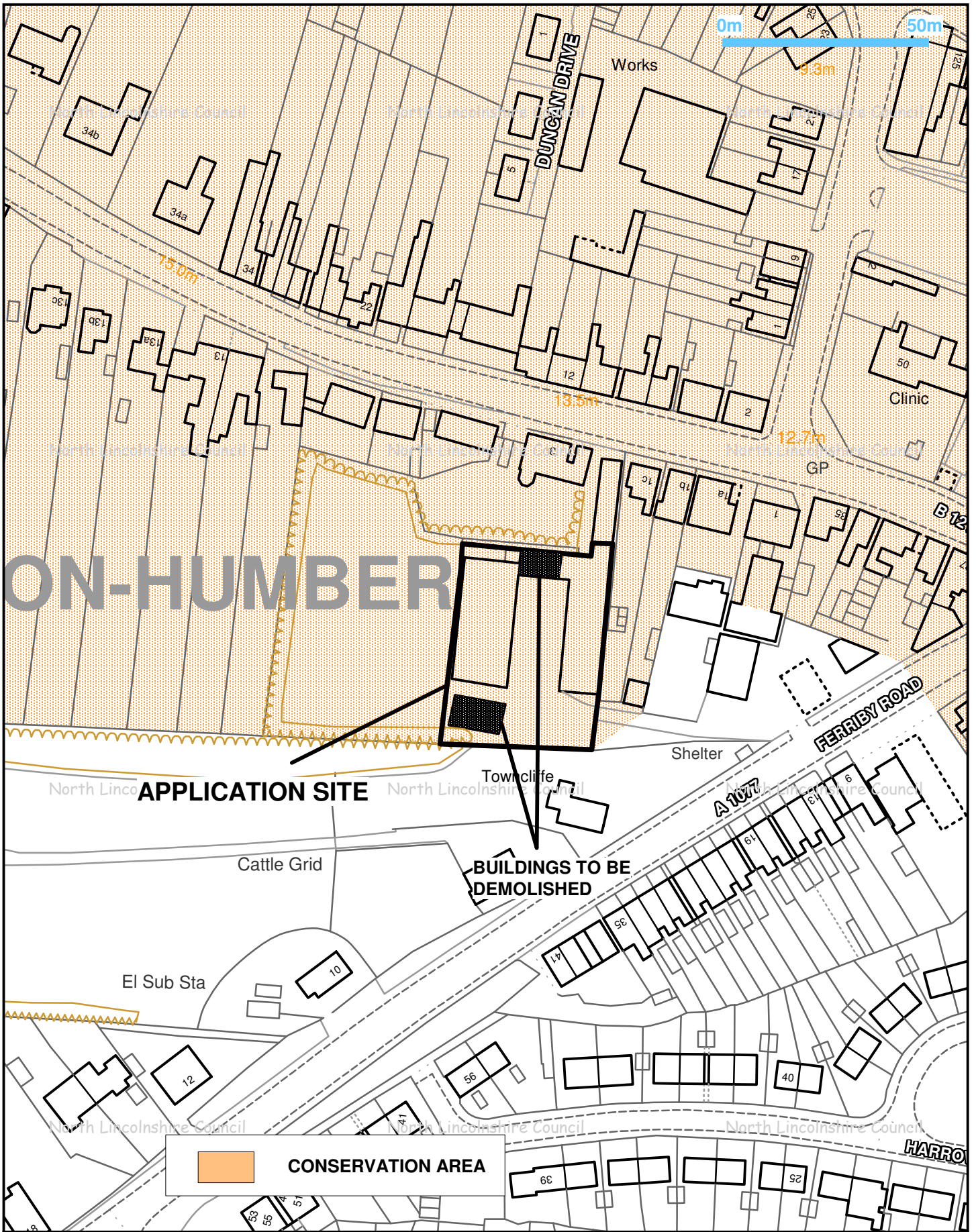
To comply with section 74(3) of the Town and Country Planning (Listed Buildings and Conservation Areas) Act 1990.

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 HE2 and HE3 of the North Lincolnshire Local Plan, CS6 of the North Lincolnshire Core Strategy and national policy set out in the National Planning Policy Framework.

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.

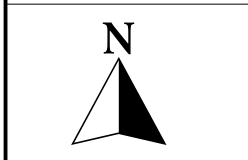


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