

APPLICATION NO PA/2013/1278

APPLICANT North Lincolnshire Homes Ltd

DEVELOPMENT Planning permission for the conversion and alteration of former sheltered housing scheme to individual general needs housing

LOCATION 48-66 High Street and 1-18 St Peters Court, Barton-upon-Humber

PARISH BARTON-UPON-HUMBER

WARD Barton-upon-Humber

CASE OFFICER Leanne Pogson

SUMMARY RECOMMENDATION Grant permission subject to conditions

REASONS FOR REFERENCE TO COMMITTEE Objection by Barton Town Council

POLICIES

National Planning Policy Framework: Sections 7 (Requiring Good Design) and 12 (Conserving and Enhancing the Historic Environment)

North Lincolnshire Local Plan: Policies DS1, HE2, HE5 and LC5

North Lincolnshire Core Strategy: Policies CS3, CS5, CS6, CS9 and CS17

CONSULTATIONS

Highways: No objections.

Humberside Police: Comments regarding designing out crime.

Historic Environment Record: No objections subject to conditions regarding materials and detailed window drawings being submitted for approval.

Ecology: Initial objections regarding potential for bats in vacant buildings. A further bat survey was carried out and subsequently the ecologist withdrew earlier objections and required no further surveys or mitigation measures.

TOWN COUNCIL

Object to the proposal on the following grounds (these objections have been raised in respect to the amended plans):

- vehicular access onto Maltby Lane has not been considered in relation to on-street parking by people attending 'The Hub' and existing residential parking

- inadequate on-site parking which would lead to further on-street parking in an already congested area
- the new timber fence is unsuitable and does not provide security or alleviate antisocial behaviour
- road safety concerns
- lack of children's play area
- inadequate emergency and refuse vehicle access
- the development is too dense for the location and unsuitable for management reasons.

PUBLICITY

Neighbouring properties have been notified, and site and press notices posted. A number of objections have been received raising the following material issues:

- increase in traffic/parking issues
- antisocial behaviour
- increase in noise from 'change of use'
- a secure fence along the boundary to adjacent properties to increase security is requested
- loss of privacy

ASSESSMENT

The application site is a former sheltered housing development with associated hardstanding and landscaping areas. It incorporates a two-storey listed building fronting High Street and modern blocks to the rear, accessed from Maltby Lane and Finkle Lane. Whilst the site is currently vacant, there are currently 28 units providing accommodation for a total of 57 persons. It is proposed to reconfigure, remodel and refurbish the scheme into 20 self-contained units providing for a total potential occupancy of 68 persons. The proposal will be achieved by reducing the number of shared and communal areas. Private garden areas are to be provided for all houses and 20 car parking spaces provided (which equates to one per unit). Exterior works are predominantly changes to windows and doors and replacement of existing inset roof windows to flush roof windows.

The main issues in determining this application are whether the proposed alterations would have an adverse impact on the character and appearance of the area, would lead to a loss of amenity to neighbouring properties or have an adverse impact on highway safety.

It should be noted that initial proposals were for 17 units, however the number houses was reduced and flats increased to provide 20 units. This was amended following concerns regarding the need for smaller accommodation for older people and also reducing the need for cars and garden space.

Concerns were raised regarding loss of privacy and security. The amended plans incorporate a new fence round the perimeter of the site including a 1.8 metre high close-boarded fence inside the existing wall. Concerns were raised that the site has been used as a 'rat run', however as the proposals include closing off the passageway between High Street and St Peters Court car park, together with secure private gardens to each of the houses, it is considered that once the units are occupied any anti-social behaviour will be reduced with occupancy being a deterrent.

This application is for the remodelling of an existing housing development, which will be brought back into use by any ages/types of occupants without the need for planning permission. As such concerns such as loss of elderly persons housing and potential problems from future occupants cannot be controlled under the remit of this planning application. Similarly, with regard to concerns about parking and highway safety, whilst a valid concern, as the existing accommodation could be used other than by elderly residents, and the vehicular accesses are existing, it is not possible to substantiate an objection on these grounds. It should also be noted that highways have been notified of the proposal and raise no objections to it. It is not considered that there will be any loss of privacy as the buildings and use are as existing.

The town council has also raised concerns regarding the lack of a children's play area, density and access for emergency and refuse vehicles. As previously stated, this application is not for new housing development or for a change of use and therefore only the proposed external alterations can be considered as part of this application. The internal layout (of the buildings to the rear) and any changes in occupancy do not require planning permission as the number of units are not increasing. Therefore the council is unable to control factors such as access, parking, noise and play areas under this application.

The external alterations proposed are relatively minor and are not considered to adversely affect the character of the conservation area, have an adverse impact on the street scene or affect the amenity of neighbouring properties and as such the proposal is considered acceptable.

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 approved plans listed on the attached 'Drawing Issue Sheet', reference B1114BS/Drawing Issue St Peter's v8.

Reason

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

3.

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

Reason

In order to retain the character of the conservation area and listed building in accordance with policies HE2 and HE5 of the North Lincolnshire Local Plan.

4.

No development shall take place until detailed sectional drawings of new windows and doors to be installed, at a scale of 1:10, have been submitted to and approved in writing by the local planning authority. The drawings shall include material and colour specifications and all new windows and doors shall be installed fully in accordance with the approved details.

Reason

In order to retain the character of the conservation area and listed building in accordance with policies HE2 and HE5 of the North Lincolnshire Local Plan.

5.

No development shall take place until details of proposed boundary treatments (for both the whole site and individual properties), together with a scaled layout plan showing the positions of such boundary treatment, have been submitted to and approved in writing by the local planning authority. All boundary treatment shall be in place within six months of development commencing and thereafter retained.

Reason

To provide an appropriate level of screening in accordance with policies H8 and DS1 of the North Lincolnshire Local Plan.

6.

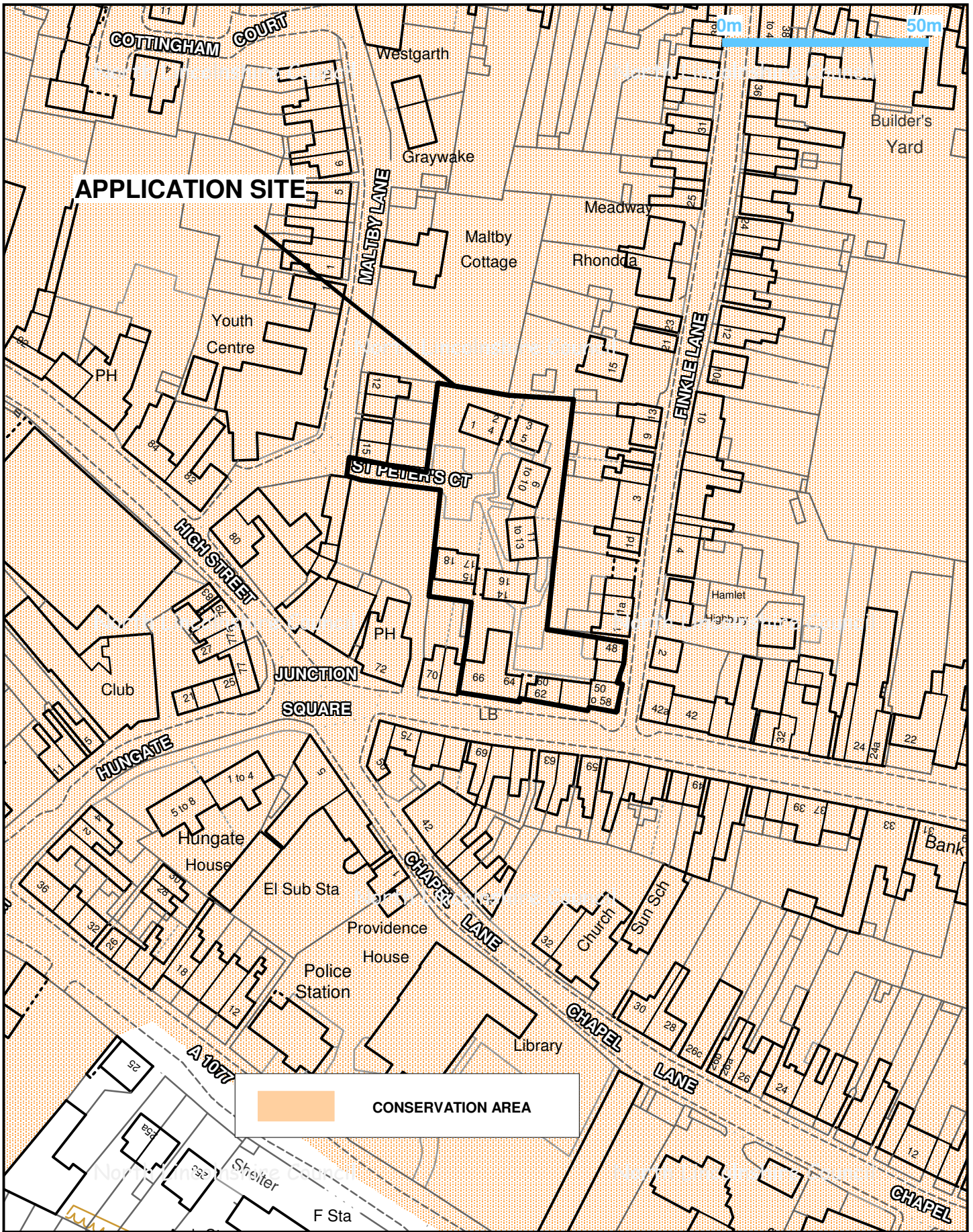
No development shall take place until details of the design and location of the sun lights to the rear of the listed building have been submitted to and approved in writing by the local planning authority. No more than three sun lights shall be installed and they shall be fully in accordance with the approved plans.

Reason

In order to retain the character of the conservation area and listed building in accordance with policies HE2 and HE5 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/2013/1278

Drawn by: Sue Barden

Date: 20/03/2014

Scale 1:1250



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Ordnance Survey 0100023560



Director of Places
Peter Williams
BSc,DMS,CEng,MEI,MCMI,AMIMechE

DRAWING ISSUE SHEET



SHEET

1 of 2

PROJECT: Redevelopment of Sheltered Housing Scheme (St Peter's Court)		JOB NO: B1114BS																		
		DD	01	10	17	19	14	15	30	17	24									
		MM	10	12	12	12	01	01	01	02	02									
		YY	13	13	13	13	14	14	14	14	14									
Drawing No.	Description	Revisions																		
B1114/STP/101	Location Plan		0	0		A	A	A			A									
B1114/STP/102	Proposed Site Plan		0	A		B	B	B			C									
B1114/STP/110	Existing and Proposed Drainage High Street/Finkle Lane										0									
B1114/STP/111	Existing and Proposed Drainage St Peter's Court										0									
B1114/STP/201	High Street/Finkle Lane Proposed Ground Floor Plan (Part 1 of 2)		0	A		A	B	B			C									
B1114/STP/202	High Street/Finkle Lane Proposed Ground Floor Plan (Part 2 of 2)		0	A		A	C	C			D									
B1114/STP/203	High Street/Finkle Lane Proposed First Floor Plan (Part 1 of 2)		0	0		A	B	B			C									
B1114/STP/204	High Street/Finkle Lane Proposed First Floor Plan (Part 2 of 2)		0	A		A	B	B			C									
B1114/STP/205	St Peter's Court Proposed Block Plan		0	B		B	C	C			C									
B1114/STP/206	St Peter's Court Proposed Floor Plans (Plots 8 - 10)		0	A		A	A	A			A									
B1114/STP/207	St Peter's Court Proposed Floor Plans (Plots 11 - 14)		0	B		B	C	C			C									
B1114/STP/208	St Peter's Court Proposed Floor Plans (Plots 15 - 17)		0	A		A	B	B			B									
B1114/STP/211	High Street/Finkle Lane Existing Floor Plans (Part 1 of 3)					0	0	0			0									
B1114/STP/212	High Street/Finkle Lane Existing Floor Plans (Part 1 of 3)					0	0	0			0									
B1114/STP/213	High Street/Finkle Lane Existing Floor Plans (Part 2 of 3)					0	0	0			0									
Distribution		No. of Copies / Issue Type										(P = Paper D = Disk E = Email)								
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Local Authority Building Control																				
Local Authority Planning					1	E	1	E				1	E							
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