

APPLICATION NO PA/2014/0140

APPLICANT North Lincs Property Holdings Ltd

DEVELOPMENT Planning permission to extend public house car park

LOCATION Wheatsheaf Hotel, 152 Westgate Road, Westgate, Belton

PARISH BELTON

WARD Axholme Central

CASE OFFICER Leanne Pogson

SUMMARY RECOMMENDATION Grant permission subject to conditions

REASONS FOR REFERENCE TO COMMITTEE Agent request to address the committee

POLICIES

National Planning Policy Framework: Paragraph 14

North Lincolnshire Local Plan: Policies DS1, T19 and RD2.

North Lincolnshire Core Strategy: Policy CS5

CONSULTATIONS

Highways: Advise a condition (condition 3).

PARISH COUNCIL

No comments received.

PUBLICITY

Neighbouring properties have been notified. No comments have been received.

ASSESSMENT

The application site is an existing grassed area between the beer garden of The Wheatsheaf public house and the neighbouring property. It is proposed to extend the existing pub car park to accommodate parking which may be displaced by application PA/2014/0120, which is recommended for refusal elsewhere on this agenda. The site lies outside the development boundary for Belton and is capable of accommodating approximately 25 cars.

The main issues in determining this application are whether the proposal would have an adverse impact on the character and appearance of the area or on the amenity of neighbouring properties.

The proposed car park extension would be to the rear of the existing car park, behind the proposed dwellings. A condition is proposed to ensure that adequate boundary treatment is in place prior to it being brought into use to ensure that there will be no light disturbance from car headlights to the neighbouring property. The use is considered to be acceptable as it is to support an existing established employment and roadside service use and, with the addition of conditions, is not considered to have an adverse impact on the amenity of neighbouring properties.

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: 1 of 1 Site and Location Plans.

Reason

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

3.

Adequate servicing facilities shall be retained in accordance with details to be submitted to and approved in writing by the local planning authority.

Reason

In the interests of highway safety and to comply with policy T19 of the North Lincolnshire Local Plan.

4.

No development shall take place until details of boundary treatment along the eastern boundary have been submitted to and approved in writing by the local planning authority. The approved boundary treatment shall be fully in place prior to the car park extension first being brought into use and thereafter retained.

Reason

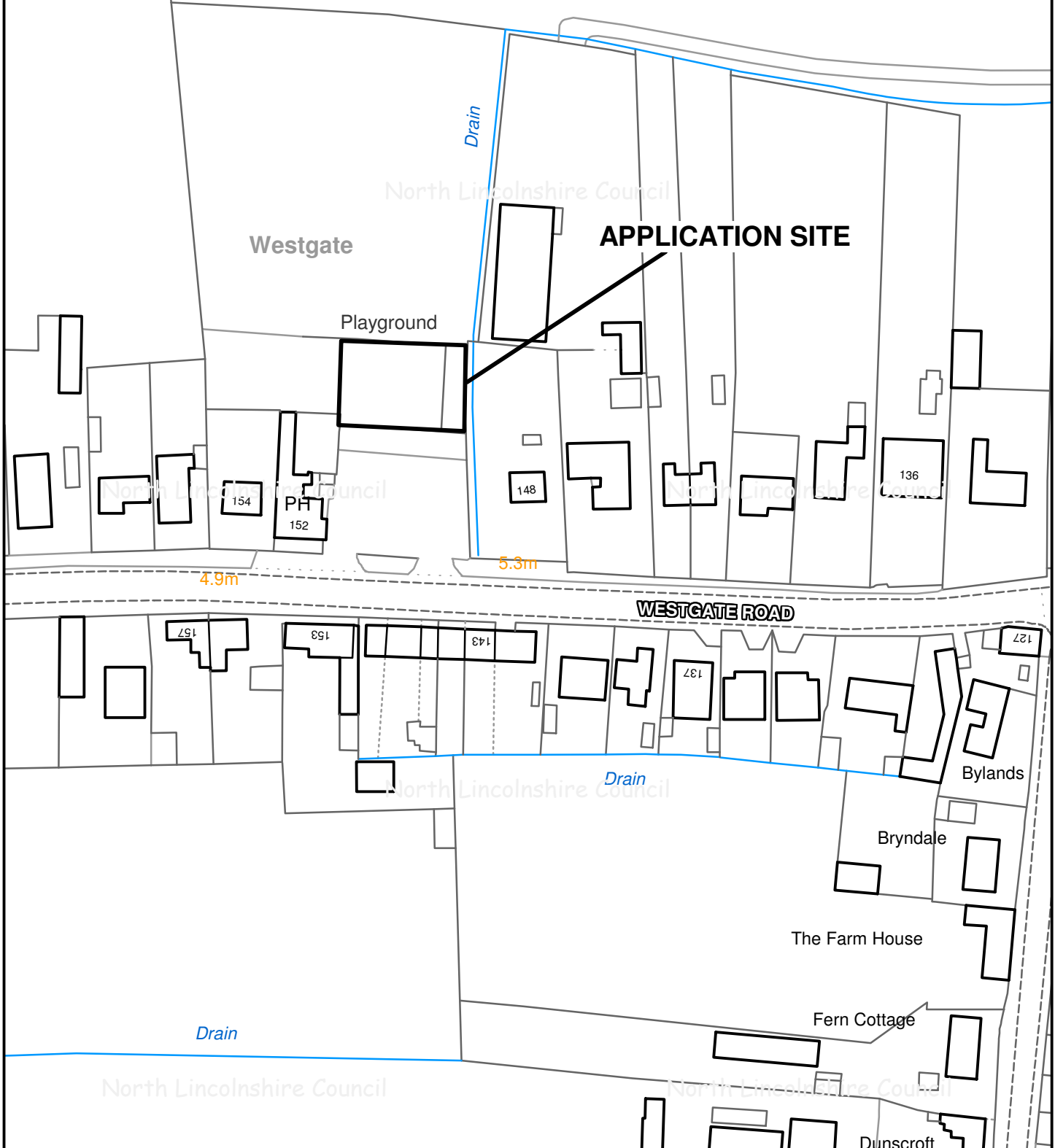
To define the terms of the permission and in the interests of residential amenity.

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.

North Lincolnshire Council

North Lincolnshire Council



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Drawn by: Sue Barden	Date: 22/04/2014		



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Ordnance Survey 0100023560



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

Site Plan 1:500

Proposed

PA/2014/0140 Layout Plan Not to scale

Drain

Paddock

Possible sale to
to 154

Beer Garden
&
Play Area

Car park

Extension

Tar mac surface

Pub Garden

Housing

154

PH

152

Car park

2m brick wall

1.8m fencing

