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| APPLICATION NO | PA/2008/1503 |
| APPLICANT | Ravenstock MSG Ltd |
| DEVELOPMENT | Planning permission to erect 2 buildings for the repair and refurbishment of containers/cabins, and to site 3 linked office cabins and 1 mess cabin with associated storage areas and car parking |
| LOCATION | Immingham Transport, Eastfield Road, South Killingholme |
| PARISH | SOUTH KILLINGHOLME |
| WARD | Ferry |
| SUMMARY RECOMMENDATION | Grant permission subject to conditions |
| REASONS FOR REFERENCE TO COMMITTEE | Objection by South Killingholme Parish Council |
| POLICIES | <p>Regional Spatial Strategy for Yorkshire and the Humber: No specific policies apply.</p> <p>North Lincolnshire Local Plan: Policy DS1 (General Requirements) requires a high standard of design in all developments and poorly designed developments will be refused. The following criteria will be used to assess each proposal:</p> <ul style="list-style-type: none"> (i) the design and external appearance should reflect or enhance the character, appearance, and setting of the immediate area; (ii) the design and layout should respect and, where possible, retain or enhance the existing landform; (iii) no unacceptable loss of amenity to neighbouring land uses should result in terms of noise, smell, fumes, dust or other nuisance, including overlooking or overshadowing; (iv) amenity open space should be retained where possible; (v) no pollution of water, air or land should result. <p>Policy LC20 applies indicating that the site lies within the South Humber Bank landscape initiative area where</p> |

measures will be taken to improve, soften and screen developments.

CONSULTATIONS

Highways: Advise conditions.

PARISH COUNCIL

Object to the application as it is located on a small country lane, is close to a residential area, has inadequate access and could cause noise pollution to nearby residents.

PUBLICITY

Neighbouring properties have been notified and a site notice posted. No representations have been received.

ASSESSMENT

Planning permission is sought for the erection of various containers and cabins with associated storage areas and car parking on land just off Eastfield Road, South Killingholme. The land would be used for the storage and distribution of temporary cabins, some of which would be kept permanently on site to be used as offices and mess facilities.

The main issues to consider in the determination of this application are whether or not the proposed access is inadequate and whether or not the proposal could have a detrimental effect on nearby dwellings.

The proposal involves the repair/refurbishment of various container cabins to be hired or bought for use by private companies. The site itself has planning permission for the storage and cleaning of commercial vehicles and has been in use for this purpose since 2001.

In terms of the proposal's impact, it is considered that due to its previous use as a cleaning station for commercial vehicles and its location, being approximately 100 metres away from the main A160, concerns in relation to the access being inadequate cannot be substantiated. The local highway authority has been consulted and has stated that, subject to conditions, it has no concerns with the proposal. Therefore a refusal on highways grounds cannot be substantiated.

Finally, in relation to the comment about the proposal being located too close to residential properties, the nearest property is some 300 metres away. It is considered that in its current setting, in an industrial area, there are no concerns in relation to the proposal impact's on residential amenity.

In conclusion, it is considered that the proposal will have no detrimental impact on the surrounding residential

properties and that the access is adequate and is built up to adopted highway standards, therefore the proposal is considered acceptable and is recommended for approval.

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.

No loose material shall be placed on any driveway or parking area within 10 metres of the adopted highway unless measures are taken in accordance with details to be submitted to and approved in writing by the local planning authority to prevent the material from spilling onto the highway. Once agreed and implemented these measures shall be retained.

Reason

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

3.

The proposed new unit shall not be brought into use until the vehicle access to it and the vehicle parking, turning and servicing areas serving it have been completed in accordance with the approved details. Once complete the vehicle parking, turning and servicing areas shall be retained.

Reason

In the interests of highway safety and to comply with policies T2 and T19 of the North Lincolnshire Local Plan.

4.

No development shall take place until proposals for landscaping have been submitted to and approved by the local planning authority. The proposals shall include indications of all existing trees and hedgerows on the site, and details of any to be retained, together with measures for their protection during the course of development.

Reason

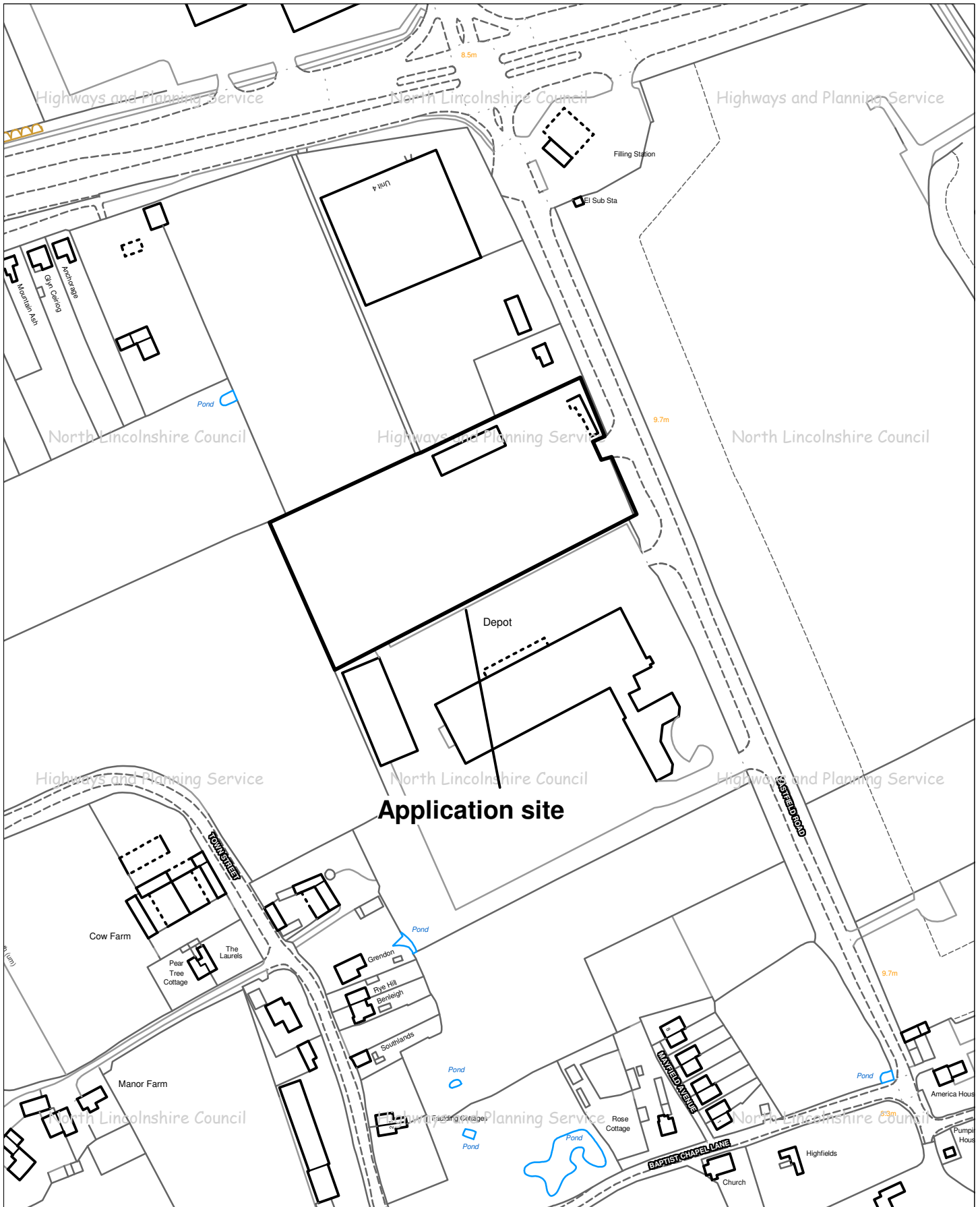
To enhance the appearance of the development in the interests of amenity.

5.

All the approved landscaping shall be carried out within twelve months of development being commenced (unless a longer period is agreed in writing by the local planning authority). Any trees or plants which die, are removed or become seriously damaged or diseased within five years from the date of planting shall be replaced in the next planting season with others of similar size and species to those originally required to be planted, unless the local planning authority agrees in writing to any variation.

Reason

To ensure the implementation and maintenance of the submitted scheme of landscaping for the proposed development.



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Highways and Planning Service

**Service Director,
G Popple**

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