

APPLICATION NO	PA/2008/1716
APPLICANT	Tile Agents Yorkshire Ltd
DEVELOPMENT	Planning permission to erect a steel portal-framed warehouse and office accommodation for the import, storage and wholesale distribution of ceramic tiles
LOCATION	Land off Belton Road, Sandtoft, Belton
PARISH	BELTON
WARD	Axholme Central
SUMMARY RECOMMENDATION	Grant permission subject to conditions
REASONS FOR REFERENCE TO COMMITTEE	Objection by Belton Parish Council
POLICIES	<p>Regional Spatial Strategy for Yorkshire and the Humber: Policy E3 (Land and Premises for Economic Development) requires plans, strategies, investment decisions and programmes to make use of appropriately located, previously developed land and current allocations and ensure the availability of sufficient land and premises in sustainable locations to meet the needs of a modern economy.</p> <p>Policy E7 (Rural Economy) requires plans, strategies, investment decisions and programmes to help diversify and strengthen the rural economy by facilitating the development of rural industries, businesses and enterprises.</p> <p>North Lincolnshire Local Plan: Policy ST3 (Development Limits) states that development outside development boundaries will be considered as development in the open countryside and will only be permitted where it is essential for the purposes of agriculture, forestry or to meet a special need associated with the countryside.</p> <p>Policy IN1 (Industrial Development Location and Uses) requires new industrial development, as defined by the Town and Country Planning (Use Classes) Order, to be allowed on a schedule of sites. Allocation IN1-13 Sandtoft Airfield allocates 3.8 hectares of brownfield land for Use Classes B1, B2 and B8.</p>

Policy T1 (Location of Development) requires development proposals which generate a significant volume of traffic movement to be permitted provided that they are located in the urban area of Scunthorpe and Bottesford, Barton-upon-Humber, and the areas identified for development at the South Humber Bank and Humberside Airport, and where there is good access to rail, water and rail transport or to the strategic road network, and where there is good public transport.

Policy T2 (Access to Development) requires all developments to be provided with a satisfactory access. Larger developments should be served adequately by being readily accessible by a choice of transport modes and existing public transport services, and infrastructure or additions or extensions to such services link directly to the development and the existing highway network.

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:

- (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.

Policy DS16 (Flood Risk) states that development will not be permitted within floodplains where it would:

- (i) increase the number of people or buildings at risk; or
- (ii) impede the flow of floodwater; or
- (iii) impede access for the future maintenance of watercourses; or
- (iv) reduce the storage capacity of the floodplain; or

- (v) increase the risk of flooding elsewhere; or
- (vi) undermine the integrity of existing flood defences unless adequate protection or mitigation measures are undertaken.

Policy HE9 (Archaeological Evaluation) states that where development proposals affect sites of known or suspected archaeological importance an archaeological assessment should be submitted prior to the determination of a planning application. Planning permission will not be granted without adequate assessment. Sites of known archaeological importance will be protected and mitigation of damage must be ensured.

CONSULTATIONS

Highways: Advise conditions.

Severn Trent Water Ltd: No objections subject to a condition being attached.

Yorkshire Water: No objections.

Environment Agency: No objections subject to conditions.

PARISH COUNCIL

Object on the following grounds:

- lack of adequate road infrastructure – the development will exacerbate the existing problem
- the application requires the removal of trees for visibility splays, however the parish has already lost too many trees, yet the application form states no trees are on the site
- this development is premature to the local development framework (LDF) because the expansion of Sandtoft industrial estate has yet to be agreed and was opposed by the vast majority of residents at a recent meeting

PUBLICITY

Advertised by site and press notice, and neighbouring properties notified. No representations have been received.

ASSESSMENT

Planning permission is sought to erect a steel portal-framed warehouse and office on land north of Belton Road at Sandtoft. The building measures 8.5 metres in height and provides 1,584 square metres of floor space which will be used for the storage and distribution of

ceramic tiles. Vehicular access is provided at the front of the site onto Belton Road and parking areas are provided by concrete hardstanding areas to the side of the building. The proposal includes a landscaping scheme with structural planting including a selection of trees around the boundaries of the site.

The key issues in determining this proposal are whether the existing highway infrastructure is adequate for this development and whether the development would adversely impact upon the area in terms of flood risk.

The site has a history of previous planning permissions granted for similar types of industrial and warehouse development, the most recent being in 2006 under planning reference 2006/1665 which granted permission to erect a building for commercial vehicle repair, maintenance facility and operating centre.

The site is located within the development boundary of Sandtoft industrial estate where 3.8 hectares of brown-field land is allocated for industrial-related development under Use Classes B1, B2 and B8, which are office and light industrial, general industrial, and storage and distribution type uses. The proposal therefore complies with policies contained within the North Lincolnshire Local Plan regarding land use and industrial development. Consideration was given to the existing road infrastructure and capacity of the highway network in the Sandtoft and Belton areas during the allocation process of industrial land within the North Lincolnshire Local Plan. Highways have been consulted and raise no objections to the proposal subject to the imposition of conditions. Consequently, Belton Parish Council's objection regarding road infrastructure capacity cannot be supported. Other parish council concerns regarding trees being removed to provide the vehicular access and visibility splay cannot be supported as there is a landscaping scheme submitted with the application that includes a significant amount of planting adjacent to the site boundaries.

With regard to the parish council's final comment regarding the proposal being premature to the development of the LDF on Sandtoft industrial estate, the issue of the LDF cannot be considered at this stage as the LDF has not reached a stage where any weight can be attached to it in the determination of planning applications. The development complies with the North

Lincolnshire Local Plan and that is the only policy document for consideration.

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 not commence until drainage plans for the disposal of surface water and foul sewage have been submitted to and approved in writing by the local planning authority. The scheme shall be implemented in accordance with the approved details before the development is first brought into use.

Reason

To ensure that the development is provided with a satisfactory means of drainage as well as to reduce the risk of creating or exacerbating a flooding problem and to minimise the risk of pollution.

3.

If, during development, contamination not previously identified is found to be present at the site then no further development (unless otherwise agreed in writing with the local planning authority) shall be carried out until the developer has submitted, and obtained written approval from the local planning authority for, an amendment to the remediation strategy detailing how this unsuspected contamination shall be dealt with.

Reason

To protect surface and ground water quality in the area.

5.

No development shall take place until an archaeological mitigation strategy, as defined in a brief prepared by the North Lincolnshire Sites and Monuments Record Office, has been submitted to and approved in writing by the local planning authority. The strategy shall include details of the following:

- (i) measures to ensure the preservation in situ, or the preservation by record, of archaeological features of identified importance
- (ii) methodologies for the recording and recovery of archaeological remains, including artefacts and ecofacts
- (iii) post-fieldwork methodologies for assessment and analyses
- (iv) report content and arrangements for dissemination, and publication proposals
- (v) archive preparation and deposition with recognised repositories
- (vi) a timetable of works in relation to the proposed development, including sufficient notification and allowance of time to ensure that the site work is undertaken and completed in accordance with the strategy
- (vii) monitoring arrangements, including the notification in writing to the North Lincolnshire Sites and Monuments Record Office of the commencement of archaeological works and the opportunity to monitor such works
- (viii) a list of all staff involved in the implementation of the strategy, including sub-contractors and specialists, their responsibilities and qualifications.

Reason

To comply with policy HE9 of the North Lincolnshire Local Plan because the site lies in an area of archaeological

interest.

6.

The archaeological mitigation strategy shall be carried out in accordance with the approved details and timings, subject to any variations agreed in writing by the local planning authority.

Reason

To comply with policy HE9 of the North Lincolnshire Local Plan because the site lies in an area of archaeological interest.

7.

A copy of any analysis, reporting, publication or archiving required as part of the mitigation strategy shall be deposited at the North Lincolnshire Sites and Monuments Record Office within six months of the date of completion of the development hereby approved by this permission or such other period as may be agreed in writing by the local planning authority.

Reason

To comply with policy HE9 of the North Lincolnshire Local Plan because the site lies in an area of archaeological interest.

8.

If during development, any odorous, discoloured or otherwise visually contaminated material is found to be present at the site then no further development shall be carried out until a written method statement, detailing how this contamination shall be dealt with, has been submitted to and approved in writing by the local planning authority.

Reason

To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other off-site receptors in accordance with policy DS7 of the North Lincolnshire Local Plan.

9.

No operations or working shall take place outside the hours of 9am to 7pm Monday to Friday, and not at all on Sundays or Public Holidays, with the exception of the showroom which shall also open from 9am to 4pm on Saturdays, and 10am to 3pm on Sundays and Public Holidays.

Deliveries shall not take place outside the hours stipulated above or at weekends or on Public Holidays.

Reason

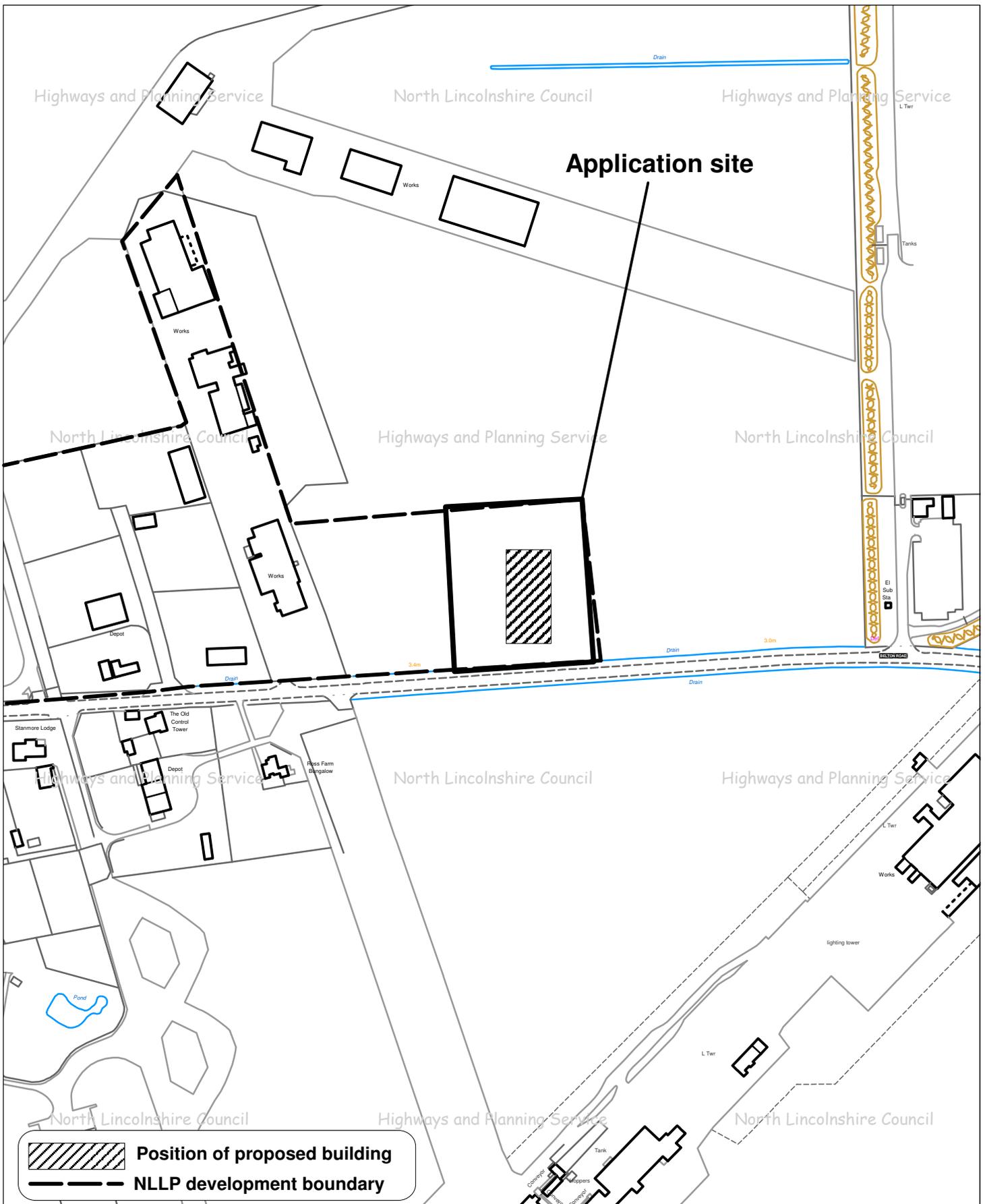
To protect residents of nearby properties from disturbance from activity on site at unsocial hours.

10.

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.



Drawing Title: 2008/1716

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Highways and Planning Service

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