

APPLICATION NO	PA/2012/0085
APPLICANT	CLS Civil Engineering
DEVELOPMENT	Planning permission to erect industrial unit and offices for property classification types B1, B2 and B8
LOCATION	Land off Europa Way, Brigg
PARISH	BRIGG
WARD	Brigg and Wolds
CASE OFFICER	Emma Stanley
SUMMARY RECOMMENDATION	Subject to the Highways Agency having no objections, grant permission subject to conditions
REASONS FOR REFERENCE TO COMMITTEE	Member 'call in' (Councillor Rob Waltham – impact on neighbouring properties and visual amenity)

POLICIES

Regional Spatial Strategy for Yorkshire and the Humber: No specific policies apply.

North Lincolnshire Local Plan: Policies IN1 (Industrial Development Location and Uses), IN3 (Industrial and Commercial Development in the Urban Area, Principal Growth Settlements, South Humber Bank Area and Humberside International Airport), T1 (Location of Development), T2 (Access to Development), and HE9 (Archaeological Evaluation),

North Lincolnshire Core Strategy: Policies CS1 (Spatial Strategy for North Lincolnshire), CS2 (Delivering More Sustainable Development), CS6 (Historic Environment) and CS11 (Provision and Distribution of Employment Land).

CONSULTATIONS

Highways: No objections subject to conditions (3 to 5).

Environment Agency: No objections subject to condition requiring the development to proceed in accordance with the submitted flood risk assessment

Environmental Protection: No objections subject to conditions relating to operating hours and restricting some outdoor work activities.

Historic Environment Record: No objections subject to a condition requiring the development to proceed in accordance with the approved archaeological watching brief.

Ancholme Internal Drainage Board: No objections but advise the council to be satisfied that the existing main has the capacity to accommodate the additional flows from the development.

TOWN COUNCIL

Raise no objections but support the comments made by the Environment Agency, the Historic Records Officer and the Ancholme IDB, and suggest a condition that will prevent the movement of construction traffic along Atherton Way during a designated period at school opening and closing times.

PUBLICITY

Advertised by site notice and letters sent to surrounding properties. No objections have been received.

ASSESSMENT

The application site is a vacant parcel of land on an existing industrial estate. The land is highlighted as a committed industrial site in the North Lincolnshire Local Plan (CIN8) and lies to the south of the M180 motorway. The site is located near to the junction of Atherton Way and Europa Way and is surrounded by other industrial units, with Brigg Primary School to the east. The proposal involves the erection of a workshop, where vehicle repairs and maintenance of the applicant's own vehicles will take place, with associated office and storage space. The new building is approximately 670 square metres in floor area, with the workshop area being 6.9 metres high and the office 5.2 metres high. The proposal includes on-site car parking for 11 vehicles, and a large area of hardstanding to the rear for larger vehicles. The existing access onto Europa Way will be used to serve the development. The materials to be used are a mix of brick and cladding, which reflect the character of the surrounding industrial buildings. The overall use of the site will fall within use Class B2 (General Industrial) with ancillary office and storage.

The main issues in determining this application are whether the proposed development will create highway safety problems and whether it will have a detrimental impact on neighbouring properties and the character of the area.

The erection of an industrial building on this site is acceptable in principle, as the site is allocated for industrial development in the North Lincolnshire Local Plan. The building is modest in terms of its size and scale, and is located to the front of the plot. The car parking area is also located at the front of the site. The immediate neighbouring properties are all commercial and it is not considered that the proposed development will have a detrimental impact on these uses. The building itself reflects the character and appearance of the surrounding industrial estate in terms of its design and appearance and it is not considered that the proposal will be harmful to the visual amenity of the area. There are no residential properties adjacent to the application site, therefore it is not considered that the use or the building itself will have a detrimental impact on residential amenity. The Environmental Protection team has requested that a condition be imposed to limit the hours of operation, but this is not considered necessary as the site is on an established industrial area, and surrounding uses are not subject to this restriction.

The town council has not objected to the application but suggests that a condition be imposed to prevent the movement of construction traffic at school opening and closing times. However, this is not considered to be necessary, as the highways department is satisfied that the information submitted with the application demonstrates that there will not be an adverse impact on highway safety. No objections have been raised by any other consultee and it is considered that the proposal complies with policies in the local plan and

the core strategy, both of which support economic development and employment generating uses within established industrial locations and on existing local employment sites.

RECOMMENDATION

Subject to the Highways Agency confirming that it has no objections to the application, delegated authority be given to the Head of Development Management to 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: 22538/101 A, 22538/102 A, 22538/103 B, 22538/401 C and 22538/402 A.

Reason

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

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.

The submitted framework travel plan shall be fully implemented prior to the proposed development being brought into use and all conditions and requirements of the plan shall be fully implemented and retained at all times that the use is in operation.

Reason

In accordance with the requirements of PPG13 and to ensure that the proposed development operates in a safe and sustainable manner with minimal disruption to the highway network.

5.

The final travel plan shall be submitted to and approved in writing by the local planning authority within six months of the proposed development being brought into use and all conditions and requirements of the plan, once approved, shall be implemented and retained at all times.

Reason

In accordance with the requirements of PPG13 and to ensure that the proposed development operates in a safe and sustainable manner with minimal disruption to the highway network.

6.

No outside storage shall exceed 5 metres in height without the prior written approval of the local planning authority.

Reason

In the interests of the amenity of the area in accordance with policy DS1 of the North Lincolnshire Local Plan.

7.

All repair and maintenance activities, including steam-cleaning and pressure-washing, shall be undertaken within the workshop.

Reason

In the interests of the amenities of nearby residents in accordance with policies DS1 and DS11 of the North Lincolnshire Local Plan.

8.

The development hereby permitted shall only be carried out in accordance with the mitigation measures in the approved flood risk assessment (George Shuttleworth Jan 2012), specifically:

- finished floor levels set no lower than 2.4 metres above Ordnance Datum;
- the use of flood resilient construction techniques.

It shall be confirmed to the local planning authority that this has taken place, in writing, within one month of completion.

Reason

To reduce the risk and impact of flooding to the proposed development and future occupants.

9.

No development shall take place other than in accordance with the written scheme of investigation 'Specification for an Archaeological Watching Brief: Land at Europa Way, Brigg, North Lincolnshire' prepared by Allen Archaeology Ltd, dated 3rd September 2010, 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 is of archaeological interest.

10.

A copy of any analysis, reporting, publication or archiving required as part of the mitigation strategy shall be deposited at the North Lincolnshire Historic Environment Record 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 is of archaeological interest.

11.

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.

12.

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

13.

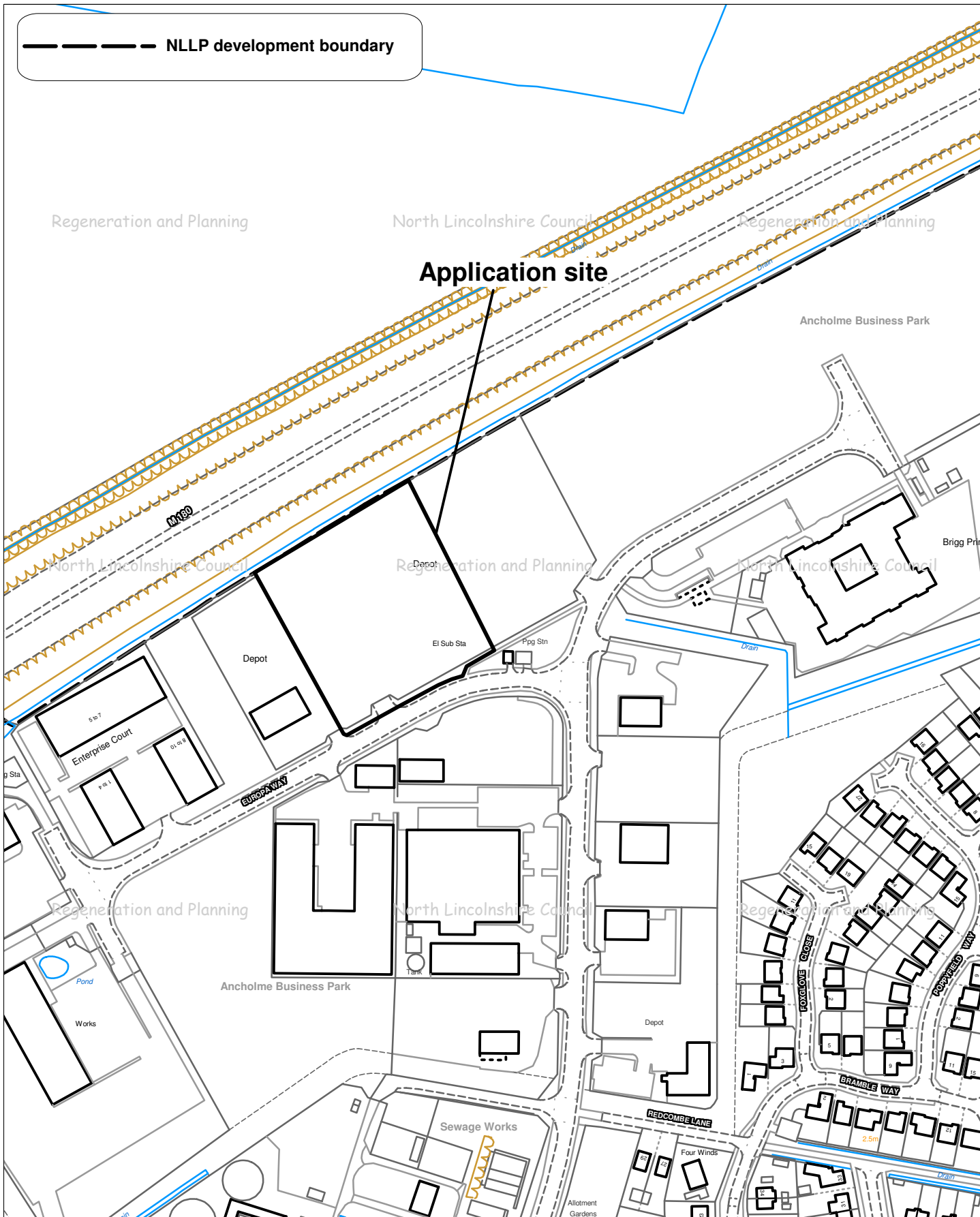
No paint spraying of vehicles shall take place at any time without the prior written approval of the local planning authority.

Reason

In the interests of the amenity of the area in accordance with policy DS1 of the North Lincolnshire Local Plan.

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 policies IN1, IN3, T1, T2 and HE9 of the North Lincolnshire Local Plan and policies CS1, CS2, CS6 and CS11 of the North Lincolnshire Core Strategy.



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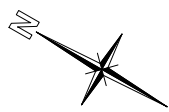
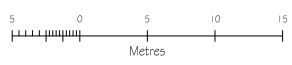
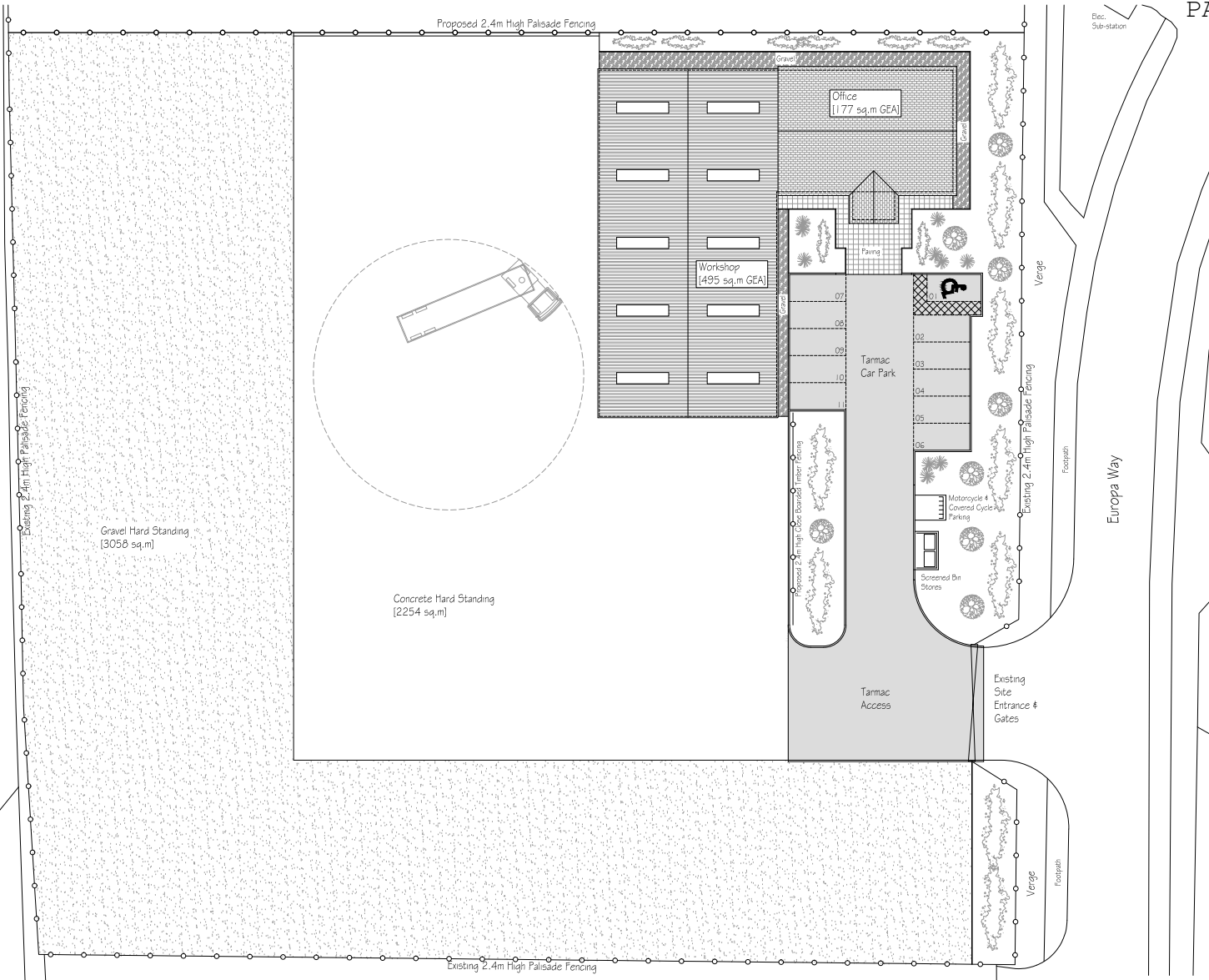


Regeneration and Planning

Head,

Marcus Walker BA (Hons), Dip URP, MA, MRTPI

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Proposed Block Plan
Scale 1:200

SHEPPARD CONSULTING ENGINEERS LTD
 Suite 26, Queensway Business Centre, Tel: 01724 844767
 Dunlop Way, Scunthorpe, North Lincolnshire, Mob: 07876 405628
 DN16 3RN admin@sheppardconsulting.co.uk

SCALES 1:200 CLIENT CLS Civil Engineering

DATE Jan 2012 JOB TITLE New Industrial Unit for Bakercorp Europa Way, Brigg

DRAWN BY J.S.Peyman DRAWING TITLE Proposed Block Plan

DESCRIPTION	Issued for Comments		
REV.	DATE	DRAWN	APPD.
A	2010/1/12	JSP	
DESCRIPTION	Issued for Planning Approval		
CHECKED	APPROVED		

REV.	DATE	DRAWN	APPD.	STATUS	DRAWING NUMBER	REVISION
B	2010/1/12	JSP		Approval	22538 / 103	B