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| APPLICATION NO | PA/2012/0234 |
| APPLICANT | Thomas Bell & Sons Ltd |
| DEVELOPMENT | Planning permission to retain five metal storage containers |
| LOCATION | Thomas Bell & Sons Ltd, Bigby Road, Brigg |
| PARISH | BRIGG |
| WARD | Brigg and Wolds |
| CASE OFFICER | Emma Stanley |
| SUMMARY RECOMMENDATION | Grant permission subject to conditions |
| REASONS FOR REFERENCE TO COMMITTEE | Member 'call-in' (Councillor Rob Waltham – impact on neighbouring properties and visual amenity) Objection by Brigg Town Council |

POLICIES

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

North Lincolnshire Local Plan: Policies DS1 (General Requirements) and DS6 (Temporary Buildings).

TOWN COUNCIL

Object on the grounds that the two-storey high containers are out of keeping with the neighbouring residential area and they have a detrimental impact on the outlook from the rear of the properties on Burgess Road. The town council considers that the containers should be removed in accordance with the condition on the previous temporary permission.

PUBLICITY

Neighbouring properties have been notified by letter. and four objections have been received raising the following issues:

- The view is currently spoilt by silage bags and any further development on the site is incompatible with a residential area.
- Two-storey containers cause loss of privacy – they should all be single-storey.
- The containers are an eyesore.
- The original permission was temporary – the paint is now peeling off and this will be an ongoing problem.
- The size and location of the containers is overbearing to neighbouring properties, reducing amenity and creating a negative impact on the surrounding residential area.

- Increased use of the yard for loading/unloading generates noise from staff and vehicles.
- The continued expansion of the business in a residential area is inappropriate.

ASSESSMENT

Planning permission was approved by committee in 2010 (PA/2009/1390) to retain five containers to be used for storage purposes in connection with the applicant's existing business. The permission was given on the basis that the containers were removed by 10 February 2012. The containers were painted to match the cladding on the existing building and some additional tree screening was planted on the northern boundary between residential properties to the north. The containers have not been removed and this application seeks to retain them in their current location, for a further two years.

The main issues in determining this application are whether the retention of the storage containers would be detrimental to the character and appearance of the area and whether they result in the loss of amenity to nearby properties.

The containers are used to store stock that is currently part of the applicants' internet sales business. The applicants have considered building on the existing site, but in the current market do not consider that this is economically viable and in the meantime have been looking for alternative sites elsewhere in Brigg, but none are available to date. Policy DS6 of the North Lincolnshire Local Plan states that planning permission will be granted for temporary buildings provided that they are not highly visible to the general public or detrimental to the amenity of the area/landscape and will not prejudice proposals for the permanent development of the site. This policy recognises that such buildings can be essential for the expansion and development of businesses, but there is a need to ensure that they are adequately maintained and removed from the site when their useable life has expired.

In this particular case the containers were originally blue but have been painted to match the colour of the adjacent building. Generally they are in a good state of repair and blend in against the backdrop of the adjacent building, but there are areas where the original paint is beginning to show through. However, this could be remedied with additional painting.

With regard to the containers having an adverse impact on residential amenities and on the character and appearance of the area, it should be noted that they are lower than the main retail unit, sited to the rear and are not readily visible from any public view. It is evident that some of the surrounding neighbours will catch sight of the containers from their rear gardens, but the position of the containers within the site does not lead to a loss of amenity due to being overbearing, loss of light or overlooking, due to the significant separation distances between the residential properties and the position of the containers within the site.

It is considered, therefore, that it is acceptable in planning terms to retain the containers for a further temporary period but they should be repainted to maintain their appearance.

RECOMMENDATION Grant permission subject to the following conditions:

1.

The steel containers shall be removed on or before two years from the decision date and the land shall be restored to its former condition in accordance with details to be agreed in writing by the local planning authority before restoration is commenced.

Reason

The design and materials of construction for the proposed containers are inappropriate as a permanent feature in this location, in the interests of visual amenity in accordance with policy DS1 of the North Lincolnshire Local Plan.

2.

Within one month of the date of this permission, the steel containers hereby approved shall be painted to match the existing retail unit and remain as such thereafter.

Reason

To ensure that the steel containers are in keeping with their surroundings in the interests of visual amenity 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 DS1 and DS6 of the North Lincolnshire Local plan.



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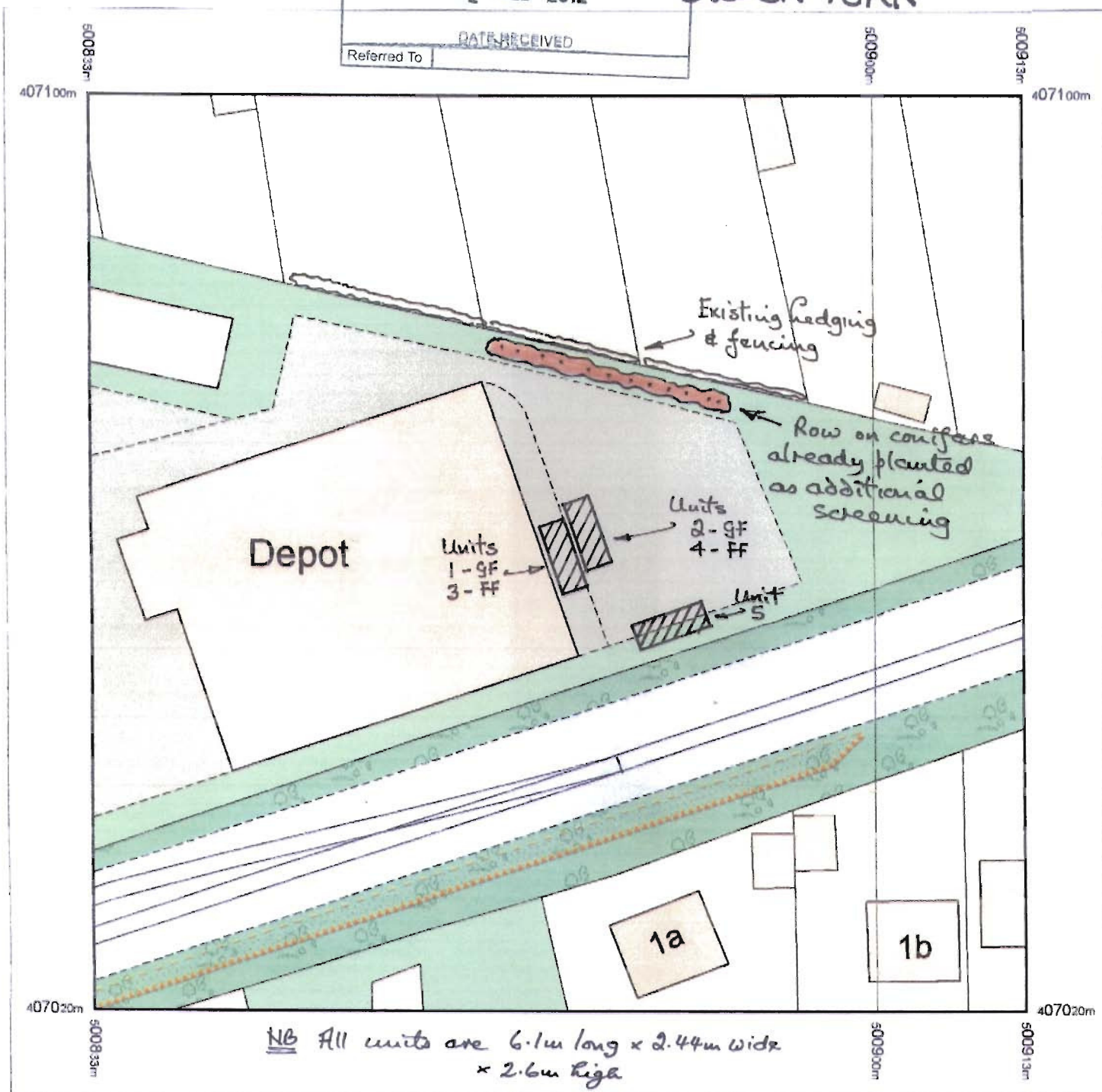
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DEVELOPMENT CONTROL SECTION
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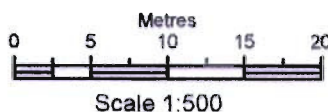
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