

<b>APPLICATION NO</b>	<b>PA/2009/0392</b>
<b>APPLICANT</b>	Immingham Transport
<b>DEVELOPMENT</b>	Planning permission to erect a warehouse
<b>LOCATION</b>	Plot off Eastfield Road, South Killingholme
<b>PARISH</b>	<b>SOUTH KILLINGHOLME</b>
<b>WARD</b>	Ferry
<b>SUMMARY RECOMMENDATION</b>	<b>Grant permission subject to conditions</b>
<b>REASONS FOR REFERENCE TO COMMITTEE</b>	Objection by South Killingholme Parish Council
<b>POLICIES</b>	<p><b>Regional Spatial Strategy for Yorkshire and the Humber:</b> No specific policies apply.</p> <p><b>North Lincolnshire Local Plan:</b> Policy RD2 (Development in the Open Countryside) states that development in the open countryside will be strictly controlled and sets out eight criteria against which developments will be judged.</p> <p>Policy LC20 (South Humber Bank Landscape Initiative) sets out six measures which will be taken to soften the impact of developments within the South Humber Bank area generally, including the softening of development site boundaries and the screening of developments where required. The policy also deals with the creation of habitat for conservation interest and tree and hedge planting where appropriate.</p>
<b>CONSULTATIONS</b>	<p><b>Highways:</b> Advise conditions requiring the access to the site to be constructed before the development is brought into use.</p> <p><b>Health and Safety Executive:</b> No objections.</p> <p><b>Humberside Fire Brigade:</b> No objections.</p>
<b>PARISH COUNCIL</b>	<p>Object to the development on the following grounds:</p> <ul style="list-style-type: none"> <li>• The village of South Killingholme is being choked by the ever-encroaching industrial developments. Every additional development is presented as a minor extension but the results are usually quite significant.</li> </ul>

- Eastfield Road already suffers from more heavy traffic than it is safely capable of supporting.

## **PUBLICITY**

Neighbouring properties have been notified, and site and press notices posted. Two letters have been received objecting on the following grounds:

- The proposed buildings should be coloured green to fit in with adjacent structures.
- The industrial uses close by create noise which interferes with the living conditions of nearby residential properties.
- Eastfield Road (south of the A160) already experiences congestion, particularly from heavy goods vehicles serving existing warehouses in the area, using the service station at the junction of Eastfield Road and the A160, and turning left at the traffic lights entering Eastfield Road.
- The site is in the open countryside and, because of its closeness to the refinery, safety needs to be taken into account.

## **ASSESSMENT**

The proposal is to build a 5,500 square metre warehouse on approximately 1.3 hectares of land which will include paved areas which will provide HGV turning, loading and off-loading areas. The building is 6.5 metres to the eaves with a shallow pitched roof. The walls and roof of the building are proposed to be clad in grey-coloured profile steel sheeting, with blue flashings to door trims, eaves and verges, which are the corporate colours of the applicant company.

The application site is currently a hard-cored site being used previously as a site for the storage of portable buildings.

The site is outside the development boundary of South Killingholme but can be categorised as an area of the settlement that is industrially developed and has been for some years. Planning permission has recently been granted on an adjacent site for a continued industrial use and the Eastfield Road frontage gives the appearance of a built-up industrial area fronting Eastfield Road for access purposes.

**The determining issues are whether or not the objections raised by the parish council can be substantiated and whether the site's open**

**countryside location is overriding when considering the planning balance.**

The National Health Service Trust, and the council's Environmental Protection and Archaeology teams have considered the application and have no objections.

Firstly dealing with the policy implications, because of the site's and this general location's history of planning permissions being granted for industrial and related commercial activity it is considered unreasonable to withhold planning permission for this new warehouse as its impact on the local area, both from a visual and a traffic generation stance, is likely to be minimal over and above that which already occurs at this and adjacent sites.

Similarly, the objections raised by the parish council are difficult to substantiate as from a traffic perspective the council's highway officers have no objection to this proposal other than requiring the access into this site to be constructed to the necessary standard and available for use before the warehouse is brought into operation and because of the history of this particular part of Killingholme being used for industrial purposes for a considerable number of years.

The applicants have submitted full transport information which has been considered by the council's highway officers and there are no reasons on highway grounds to refuse this application.

Similarly, from an amenity perspective, the residential properties in this area are some considerable distance away from the site and, bearing in mind the site's previous open storage uses, to put a warehouse on the site where all storage will be contained within that warehouse must be an improvement both visually and from a noise and disturbance perspective.

**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**

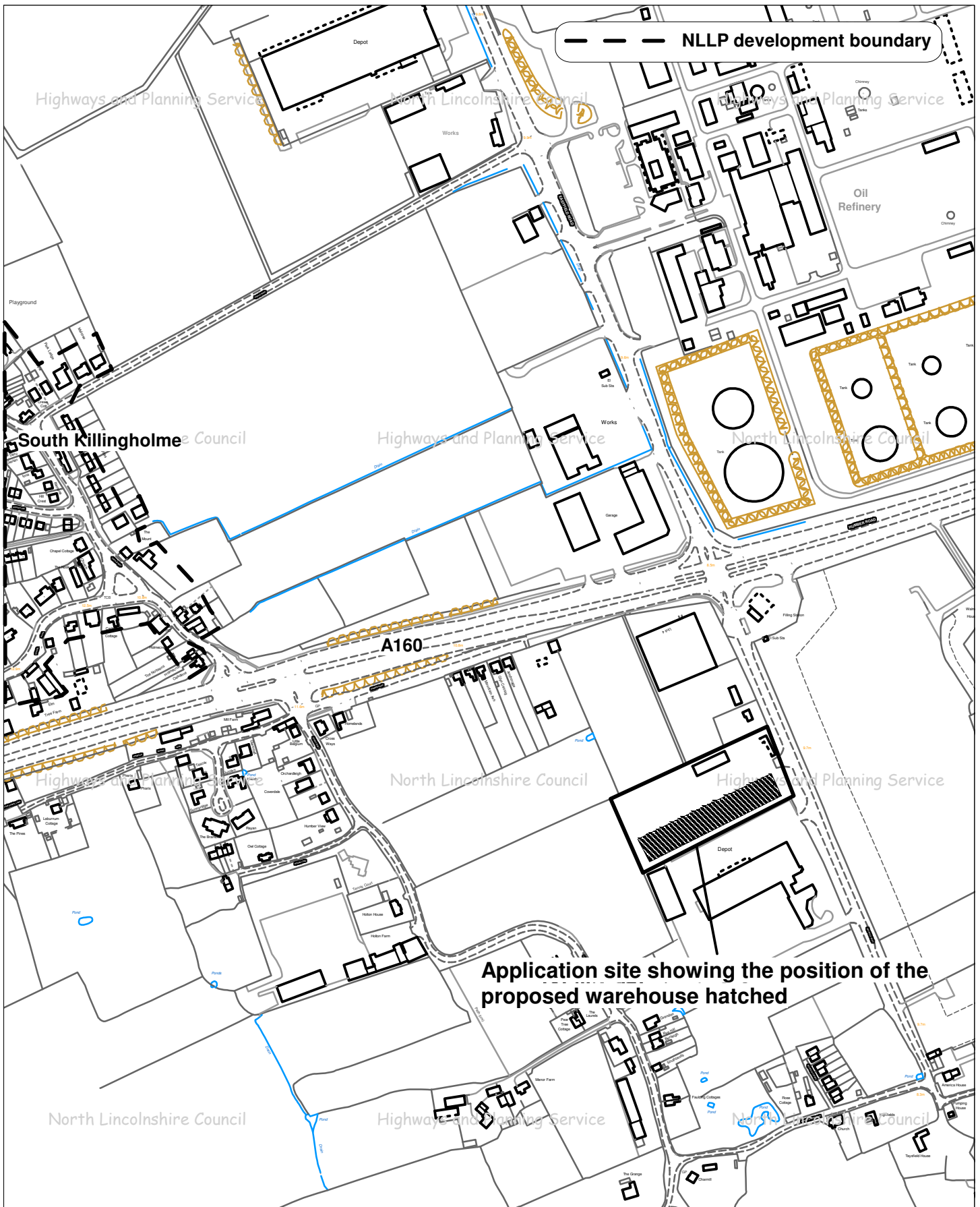
To comply with section 91 of the Town and Country Planning Act 1990.

2.

The 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.



--- NLLP development boundary

**Application site showing the position of the proposed warehouse hatched**

Drawing Title: 2009/0392

OS Grid Ref: TA15671612	Drawn by: KC	Scale: 1:5000	Date: 03/08/2009
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