

APPLICATION NO	PA/2010/0674
APPLICANT	Mr & Mrs C & D Bennett
DEVELOPMENT	Planning permission to erect three storage units (resubmission of PA/2010/0276)
LOCATION	Rear of 42/44 High Street, Epworth
PARISH	EPWORTH
WARD	Axholme Central
SUMMARY RECOMMENDATION	Grant permission subject to conditions
REASONS FOR REFERENCE TO COMMITTEE	Objection by Epworth Town Council

POLICIES

North Lincolnshire Local Plan: Policy ST2 identifies Epworth as a medium growth settlement.

Policy ST3 – the site lies within the defined development boundary.

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 S5 applies relating to development in district shopping centres (including Epworth). In such centres retailing will be promoted and non-retail uses will be permitted providing they do not detract from the centre's function.

Policy HE2 applies relating to development in conservation areas. In such areas all proposals should preserve or enhance the character and appearance of the area and its setting. Details are set out relating to design, scale, layout, materials, landscaping, access etc.

CONSULTATIONS

Highways: Advise conditions (7 to 9).

Severn Trent Water Ltd: Advise conditions.

TOWN COUNCIL

Object to the proposal on the grounds that the proposed access and egress is too tight for delivery vehicles to safely negotiate without potential harm to pedestrians.

PUBLICITY

Neighbouring properties have been notified and site and press notices posted. One letter of objection has been received questioning the impact of the proposed units, potential traffic movements and subsequent noise impacts. Concerns have also been raised regarding boundary treatments.

ASSESSMENT

Planning permission is sought for the erection of three storage units to the rear of 42-44 High Street, Epworth. The site is currently occupied by existing storerooms that are in a poor state of repair and are in need of either replacement or removal. The proposal involves the creation of a building that would be 23m long and 7m wide at its widest point, which in turn would be sub-divided into three units.

The site lies to the rear of residential and commercial uses on Epworth High Street and lies in the conservation area; access is gained from High Street between numbers 40 and 42.

The main issues to consider in the determination of this application are whether or not the proposal would adversely impact upon pedestrian safety by vehicles entering and leaving the site and whether or not the design preserves or enhances the character and appearance of the conservation area.

The proposed new building would undoubtedly be an improvement on the current situation – even though it is hidden from view on High Street, being to the rear of the street frontage. It is apparent that the existing building is in need of extensive renovation or removal. It is considered that any impact in relation to noise would be limited to the movement of vehicles to and from the site along the existing narrow access.

In relation to vehicle movements, Highways have stated that, subject to conditions, they have no concerns to the site being used for storage and Environmental Protection have advised conditions restricting the hours of use of the site which will further alleviate any impact that proposed vehicle movements could have on surrounding residential properties. With regard to boundary treatment, it is considered that a condition requiring the submission of a landscaping scheme would be sufficient to address any concerns raised in relation to the development.

With regard to the concerns raised in relation to vehicle movements, the applicants have agreed to the imposition of a condition to limit the use of the storage buildings for purposes solely in connection with the shops that the application relates to (42-44 High Street).

Therefore, in accordance with policies DS1, S5 and HE2 of the North Lincolnshire Local Plan, the proposal 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.

The development hereby permitted shall be carried out in accordance with the following approved plans: 022007-01 and 022007-02.

Reason

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

3.

Use of these premises, including vehicular access to the storage facilities and for deliveries, shall only be permitted between the hours of 7am to 9pm Monday to Friday, 8am to 5pm on Saturdays and 9am to 1pm on Sundays. Use of these storage facilities shall not be permitted on Public or Bank Holidays.

Reason

To protect the amenity of the surrounding area in accordance with policy DS1 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 protect the amenity of adjoining properties, in accordance with policy DS1 of the North Lincolnshire Local Plan.

6.

The proposed storage units shall be solely for use in connection with 42 and 44 High Street, Epworth and shall not be used by any other person and/or company without the written consent of the local planning authority.

Reason

To protect the amenity of the surrounding area and to reduce the impact of delivery vehicles entering and leaving the site onto High Street, Epworth in accordance with policies DS1 and T2 of the North Lincolnshire Local Plan.

7.

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.

8.

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

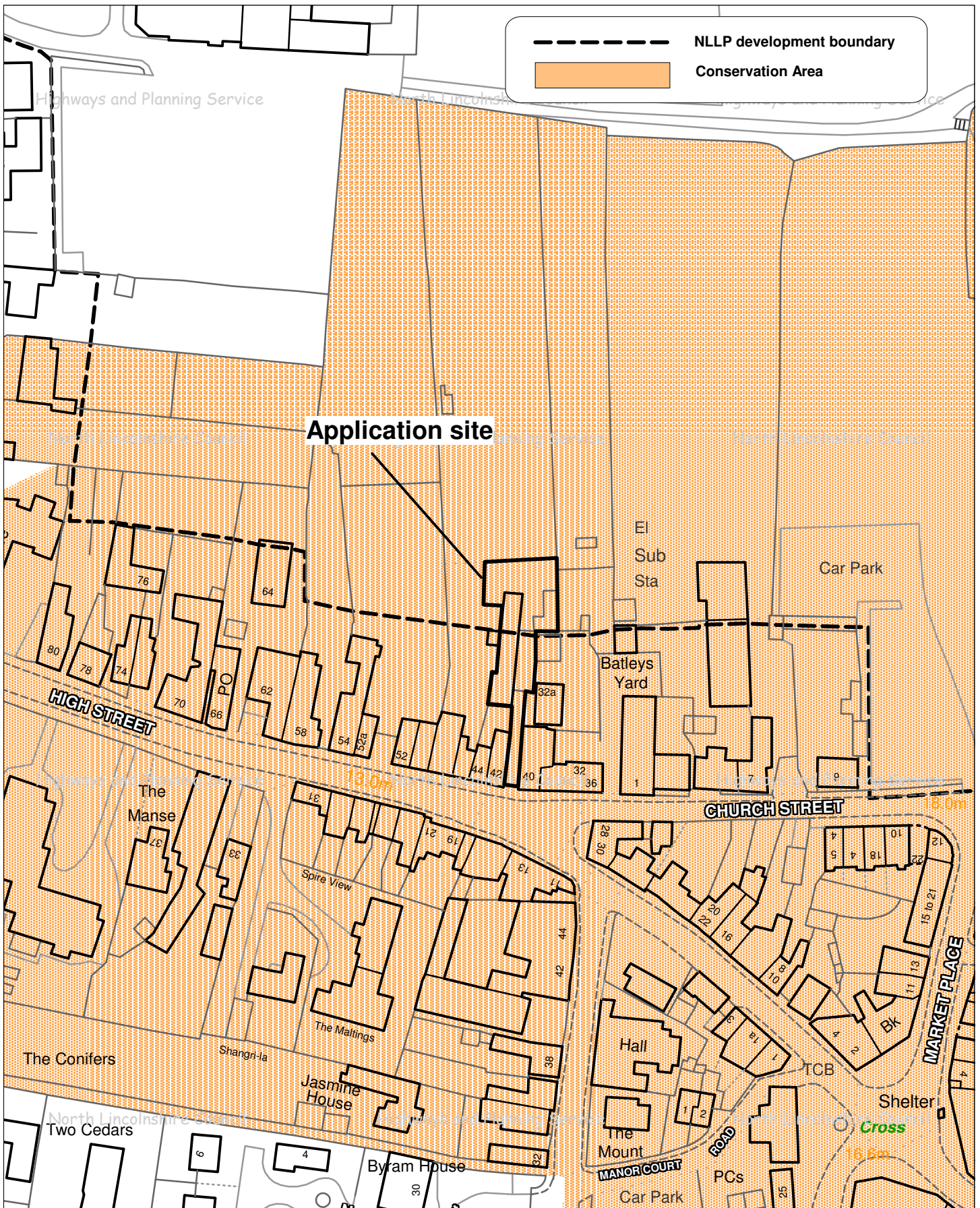
In the interests of highway safety and to comply with policies T2 and T19 of the North Lincolnshire Local Plan.

9.

The existing gates and proposed speed ramp on the access road, once installed, shall at all times 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: 2010/0674

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Highways and Planning Service

Service Director,
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