

APPLICATION NO	PA/2011/0566
APPLICANT	Mr G Cook
DEVELOPMENT	Planning permission to change the use of a Baptist chapel to a residential dwelling, erect a single-storey extension, and a new boundary wall and railings
LOCATION	Baptist Chapel, Baptist Chapel Lane, South Killingholme
PARISH	SOUTH KILLINGHOLME
WARD	Ferry
SUMMARY RECOMMENDATION	Grant permission subject to conditions
REASONS FOR REFERENCE TO COMMITTEE	Objection by South Killingholme Parish Council

POLICIES

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

North Lincolnshire Local Plan: Policy RD2 – the site lies within the open countryside. This policy lists the type of development considered to be acceptable in the open countryside.

Policy RD9 – this policy permits the conversion of rural buildings in the open countryside to residential use providing that strict criteria are fulfilled.

Policy LC20 – the site is located within the South Humber Bank Landscape Initiative which seeks to improve the landscape and biodiversity.

Policy HE5 – the Council will seek to secure the preservation, restoration and continued use of buildings of special architectural or historic interest.

Policy DS1 provides general design guidance in relation to all new development.

North Lincolnshire Core Strategy: Policy CS1 – in the countryside, support will be given to development that promotes rural economic diversification and small-scale employment opportunities, particularly on previously used land or in existing rural buildings. Tourism development will also be supported, in particular the development of green tourism making the most of the area's important natural and built environments.

Policy CS2 – any development that takes place outside the defined development limits of settlements or in rural settlements in the countryside will be restricted. Only development which is essential to the functioning of the countryside will be allowed to take place. This might include uses related to agriculture, forestry or other uses which require a countryside location or which will contribute to the sustainable development of the tourist industry.

Policy CS3 – development outside these defined boundaries will be restricted to that which is essential to the functioning of the countryside. This will include uses related to agriculture, forestry or other uses which require a countryside location or which will contribute to the sustainable development of the tourist industry.

CONSULTATIONS

Highways: No objections subject to conditions (11 to 13).

PARISH COUNCIL

‘Object. The Baptist Chapel has great historical interest to the village and is part of the heritage of the village. The parish councillors feel it is inappropriate to lose this historical building and lose the connection of the pilgrim society with the village of South Killingholme. There is no vehicular access to this site and the site is located adjacent to Mayfield Avenue – to which access is already very difficult and dangerous – therefore increasing traffic flow in this vicinity would be inappropriate. There are also no pavements in this area – therefore pedestrians would be placed at increased risk. The Parish Councillors are concerned about the existing graves on the site. The Parish councillors do not approve of building on consecrated ground and feel it is very disrespectful to the families of the people who are buried at this Chapel. The Parish Council objects to the removal of any trees on this site. The Parish council believes that covenants exist on this building and site and therefore residential planning permission should not be granted until such covenants are explored. The application should be refused.’

PUBLICITY

Advertised by site and press notice, and adjoining properties notified. One letter of objection has been received raising the following issues:

- vehicular access opposite Mayfield Avenue
- loss of on-street parking

ASSESSMENT

This proposal is for the conversion of the existing chapel into a dwelling. A single-storey extension, and internal and external alterations are proposed. New boundary treatment is proposed on the site frontage. The building is listed grade II.

The main issues associated with this case are whether the proposal is acceptable in planning policy terms, and if so, whether the impact on the listed building, adjacent trees, protected species, highway network and landscape is also acceptable.

In terms of planning policy, the building has not been used as a chapel since 1983 and has been on the market for two years, during which time there has only been one expression of interest. The building is not particularly suitable for a commercial or recreational use due to its modest size, lack of car parking on the site and the narrow road. Commercial and recreational uses tend to result in more alterations to a building which would have a detrimental impact on its character and appearance. Furthermore, the building is falling into disrepair and the site is so overgrown that the building is obscured by trees and hedges. It is therefore considered, in planning policy terms, that residential use would bring the

building back into use and protect it for future generations. The proposal therefore accords with policies RD2, RD9 and HE5 of the North Lincolnshire Local Plan.

In terms of the conversion scheme, a modest extension is proposed to the building in order to facilitate a residential use. The internal and external alterations enhance the character and appearance of this listed building but also retain its original character. The proposal therefore accords with policies RD9, HE5 and DS1 of the North Lincolnshire Local Plan.

Concerns in relation to the car parking are noted. A new vehicular access to the site is proposed and the existing pedestrian gate on the site frontage will also be used. The views from the objector are noted but there is no objection in principle to the access and parking arrangements. The lack of pavements onto Baptist Chapel Lane are noted. However, this must be balanced against the fact that the building could still be used as a chapel which would attract more pedestrians and vehicles than the proposed residential use.

The site is very overgrown and trees screen the building from view. The loss of some of the trees is regretful but a number of trees are to be retained. The removal of some of the trees will improve the visual appearance of this listed building in the street scene which should be supported. Planning conditions can be used to ensure additional landscaping on site.

The graves located on the site are a private matter for the applicant to resolve with the relevant parties.

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: 001, 002, GW/BCL/-2, GW/GC/BCL/-3, GW/GC/BCL/4, GW/GC/BCL/5, GW/GC/BCL/6, GW/GC/BCL/15, GW/GC/BCL/7, GW/GC/BCL/08, GW/GC/BCL/9, GW/GC/BCL/10, GW/GC/BCL/11, GW/GC/BCL/12 and GW/GC/BCL/13.

Reason

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

3.
Notwithstanding the provisions of Classes A, B, C, D, E and F of Part 1 of Schedule 2 of the Town and Country Planning (General Permitted Development) (Amendment) (No.2) (England) Order 2008, or any order revoking and re-enacting that order with or without modification, no extensions or alterations shall be carried out to the building, or buildings erected on the site, other than those expressly authorised by this permission.

Reason

In order to safeguard the character and appearance of the building in accordance with policies RD9 and HE5 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 ensure the implementation and maintenance of the submitted scheme of landscaping for the proposed development.

6.

Before development commences on site, details of the colour of the railings located on the boundary of the site shall be submitted to and approved in writing by the local planning authority. Thereafter only the approved scheme shall be implemented on site and retained as such at all times.

Reason

In order to safeguard the character and appearance of the building in accordance with policies RD9 and HE5 of the North Lincolnshire Local Plan.

7.

All works shall be carried out in accordance with Section 6 of the submitted document 'Protected Species Survey of the Former Baptist Chapel, South Killingholme, North East Lincolnshire' dated April 2011. A bat loft and swallow nesting site shall be installed prior to the occupation of the dwelling in accordance with Section 6 of the protected species survey report and submitted drawing no GW/GC/BCL/11. The applicant or their successor in title shall submit photographs to the local planning authority of the installed bat and swallow features within two weeks of installation as evidence of compliance with this condition. The bat and swallow features shall be retained thereafter, unless otherwise approved in writing by the local planning authority.

Reason

To protect features of recognised nature conservation in accordance with policies LC5, DS1 and DS2 of the North Lincolnshire Local Plan.

8.

No alteration or development shall take place until the applicant, or their agents or successors in title, have produced an historic building record of the chapel and burial ground in accordance with a written specification, including a timetable for the recording, which has been submitted by the applicant and approved 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.

9.

The historic building recording 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.

10.

The historic building archive shall be deposited at the North Lincolnshire Historic Environment Record within six months of the date of commencement 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.

11.

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.

12.

The dwelling shall not be occupied until the vehicular access to it and the vehicle parking and turning space(s) serving it have been completed and, once provided, the vehicle parking and turning space(s) shall be retained.

Reason

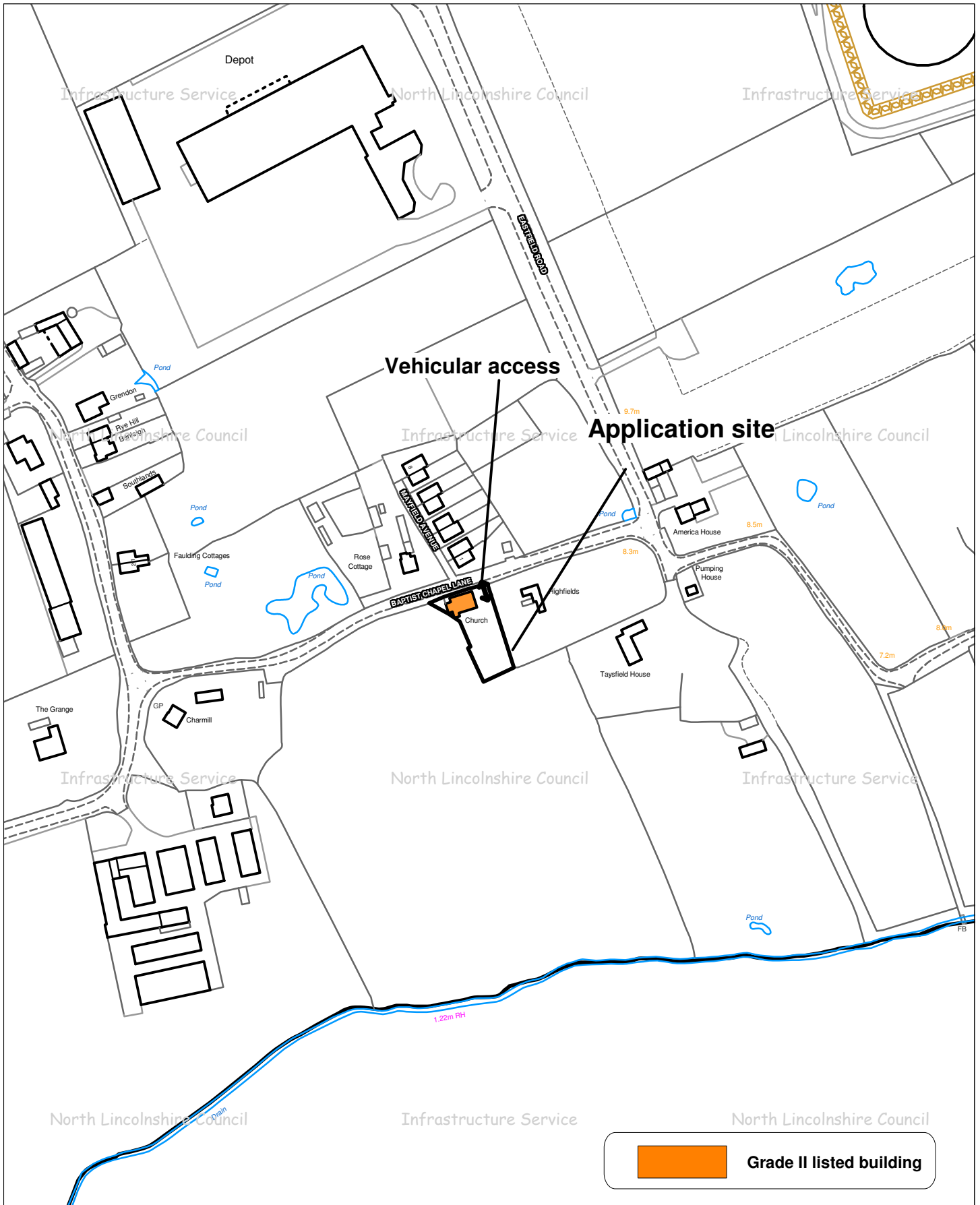
In the interests of highway safety and to comply with policies T2 and T19 of the North Lincolnshire Local Plan.

13.

Nothing shall at any time, whether permitted by the Town and Country Planning (Development Management Procedure) (England) Order 2010 or not, be erected, retained, planted or allowed to grow over 1.05 metres in height above the level of the adjoining carriageway for a distance of 2 metres from the highway boundary across the site frontage.

Reason

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



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NORTH LINCOLNSHIRE COUNCIL 0100023560 2011



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