

APPLICATION NO	PA/2011/1278
APPLICANT	Engage North Lincolnshire
DEVELOPMENT	Planning permission to retain a new sprinkler tank and pump house with fenced enclosure and associated access
LOCATION	Foxhills Comprehensive School, Foxhills Road, Scunthorpe
PARISH	SCUNTHORPE
WARD	Crosby and Park
SUMMARY RECOMMENDATION	Grant permission subject to conditions
REASONS FOR REFERENCE TO COMMITTEE	Member 'call in' (Councillor O'Sullivan)

POLICIES

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

North Lincolnshire Local Plan: Policy C1 (Educational Facilities) establishes that new educational facilities will be established at various localities in North Lincolnshire.

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.

North Lincolnshire Core Strategy: Policy CS1 (Spatial Strategy for North Lincolnshire) states that the spatial vision and future development requirements will be delivered through the spatial strategy for North Lincolnshire as outlined below:

- (a) delivering an urban renaissance in Scunthorpe and supporting its role as a major sub-regional town

- (b) supporting the market towns of Barton, Brigg, Crowle, Epworth, Kirton and Winterton as thriving places to live, work and visit, and as important service centres serving the needs of local communities across North Lincolnshire
- (c) supporting thriving rural communities and a vibrant countryside through the protection and enhancement of local services, creating opportunities for rural economic diversification and the promotion of tourism
- (d) supporting development of key strategic employment sites at the South Humber Bank, Humberside Airport and Sandtoft Airfield
- (e) supporting the protection and enhancement of North Lincolnshire's world class natural and built environment to ensure the continued attractiveness of the area as a place to live, work and visit.

All future growth, regardless of location, should contribute to sustainable development, in particular in respect of those criteria set out in policy C2 as well as the other policies of the plan.

Policy CS2 (Delivering More Sustainable Development) states that in supporting the delivery of the spatial strategy set out in policy CS1, as well as determining how future development needs will be met in North Lincolnshire, a sequential approach will be adopted. Development should be focused on:

- (4) previously developed land and buildings within the Scunthorpe urban area, followed by other suitable infill opportunities within the town, then by appropriate greenfield urban extensions;
- (5) previously developed land and buildings within the defined development limits of North Lincolnshire's market towns, followed by other suitable infill opportunities, then appropriate small-scale greenfield extensions to meet identified local needs;
- (6) small-scale developments within the defined development limits of rural settlements to meet identified local needs.

Any development that takes place outside defined development limits will be restricted and only development essential to the functioning of the countryside will be allowed. A sequential approach will also be applied to ensure that development is, where possible, directed to areas that have the lowest possibility of flooding.

Proposals should comply with the overall spatial strategy, together with the following sustainable development principles, and:

- be located to minimise the need to travel and to encourage any journeys that remain necessary to be possible by walking, cycling and public transport;
- be located where it can make the best use of existing transport infrastructure and capacity;
- where large freight movements are involved, maximise the use of rail and water transport;

- contribute towards to the creation of locally distinctive, sustainable, inclusive, healthy and vibrant communities;
- contribute to achieving sustainable economic development to support a competitive business and industrial sector;
- ensure that everyone has access to health, education, jobs, shops, leisure and other community and cultural facilities that they need for their daily lives;
- ensure the appropriate provision of services, facilities and infrastructure to meet the needs of the development;
- be constructed and operated using a minimum amount of non-renewable resources, including increasing the use of renewable energy in construction and operation;
- take account of local environmental capacity, improve air, water and soil quality, and minimise the risk and hazards associated with flooding.

CONSULTATIONS

Highways: No response received.

PUBLICITY

Residents of properties on Reginald Road and Foxhills Road have been notified. An objection has been received from the property closest to the sprinkler tank raising the following material issues:

- The tank is within 15 feet of their boundary and is both obtrusive and unsightly.
- At another new school (Brumby) the tank has been discreetly housed away from the main school, emergency services accesses and egress areas.

The following non-material issues have also been raised:

- This area had been designated as a staff parking area – surprised and bewildered to discover the contractors had bypassed planning and gone ahead with construction anyway.
- Impact upon value/saleability of their property.

ASSESSMENT

This application seeks retrospective planning permission for the retention of a sprinkler tank at Foxhills Technology College adjacent to the boundary with residential properties at the Reginald Road entrance. The tank is 4m in diameter and 3.95m high, not including the handrails which protrude above the tank.

The main issue to consider when determining this application is whether the siting of the sprinkler tank has a detrimental impact on the living conditions of neighbours or the wider character and amenity of the area.

The new Foxhills Technology College is nearing completion and it is intended to open the school to the pupils towards the end of December.

The sprinkler tank is vital as part of the range of services and facilities required for the school to operate, to provide water in the event of a fire emergency at the school.

Whilst the tank is large and close to the rear boundary of 91 Reginald Road, it is silent, except in an emergency, and would be seen from the objectors' property against a backdrop of a complex of large school buildings. The objector has a long garden and towards the end of the garden is a row of conifers.

The applicant would be happy to paint the tank, and has offered to erect a 3.5 to 4m high fence with planting to screen it. Removal of the handrails and ladder has been discussed: the rails will be removed and only reinstated for maintenance/inspection purposes.

The tank does not cause any material harm to the amenity of any neighbour or to the wider area. Whilst it can be seen from neighbours' gardens, this does not make it unacceptable, and with the measures the applicant is prepared to put in place, there is no reason to withhold planning permission.

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: CD10212-XX-A-G000-P-00-301 and CD10212-XX-A-G490-X-XX-302.

Reason

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

3.

Within one month of the date of this permission, details of the screening of the tank (including a 4m high fence and planting, and timescales) shall be submitted to and agreed in writing by the local planning authority. The agreed works shall be implemented fully unless otherwise agreed in writing by the local planning authority.

Reason

To protect the amenity of the occupiers of nearby residential properties and to comply with policy DS1 of the North Lincolnshire Local Plan.

4.

The tank shall be painted in accordance with details which are to be agreed in writing by the local planning authority within three months of the date of this permission.

Reason

To protect the amenity of the occupiers of nearby residential properties and to comply with policy DS1 of the North Lincolnshire Local Plan.

5.

The handrails shall be removed from the tank within one month of the date of this permission and shall only be reinstated in the event of maintenance or inspection of the tank and then shall be removed again.

Reason

To protect the amenity of the occupiers of nearby residential properties and to comply with policy DS1 of the North Lincolnshire Local Plan.



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Regeneration and Planning

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