

APPLICATION NO	PA/2012/0930
APPLICANT	North Lincs Property Holdings Ltd
DEVELOPMENT	Planning permission to erect a 7-bedroom chalet block
LOCATION	Reindeer Inn, Thorne Road, Sandtoft
PARISH	BELTON
WARD	Axholme Central
CASE OFFICER	Mark Simmonds
SUMMARY RECOMMENDATION	Grant permission subject to conditions
REASONS FOR REFERENCE TO COMMITTEE	Member 'call in' (Councillor Redfern – significant public interest)

POLICIES

National Planning Policy Framework: Paragraph 18 – the Government is committed to securing economic growth in order to create jobs and prosperity, building on the country's inherent strengths.

Paragraph 19 – the Government is committed to ensuring that the planning system does everything it can to support sustainable economic growth. Planning should operate to encourage and not act as an impediment to sustainable growth. Therefore significant weight should be placed on the need to support economic growth through the planning system.

Paragraph 17 – planning should recognise the intrinsic character and beauty of the countryside and support thriving rural communities within it.

Paragraph 28 – planning policies should support economic growth in rural areas in order to create jobs and prosperity by taking a positive approach to sustainable new development.

Paragraph 100 – inappropriate development in areas at risk of flooding should be avoided by directing development away from areas at highest risk, but where development is necessary, making it safe without increasing flood risk elsewhere.

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

North Lincolnshire Local Plan: Policy DS1 (General Requirements) provides general guidance in relation to all new development.

Policies RD2 (Development in the Open Countryside), R14 (Hotel and Guest House Accommodation), DS14 (Foul Sewage and Surface Water Drainage) and DS16 (Flood Risk) also apply.

North Lincolnshire Core Strategy: Policy CS1 (Spatial Strategy for North Lincolnshire)

Policy CS2 (Delivering More Sustainable Development)

Policy CS3 (Development Limits)

Policy CS5 (Delivering Quality Design in North Lincolnshire)

Policy CS19 (Flood Risk)

CONSULTATIONS

Highways: Do not wish to restrict the grant of planning permission.

Historic Environment Record: Advises conditions.

Environment Agency: Advise a condition.

Environmental Protection Team: Advise conditions.

Historic Environment Record: Does not adversely affect any heritage assets.

Shire Group of IDBs: The planning authority must be satisfied that the surface water run-off system will work.

PARISH COUNCIL

No objections to the application provided it is not outside the development line of the local plan.

PUBLICITY

Neighbouring properties have been notified and a site notice posted. No comments have been received.

ASSESSMENT

This application seeks planning permission for the erection of chalet-style bedroom accommodation at the Reindeer Inn in Sandtoft for guests to have an overnight stay following attendance at a function at the Inn.

The key issues in the determination of this application are the principle of the development in this area, whether the associated public house facilities justify the development, and the visual impact upon the area and the amenity of neighbours.

In May 2012 planning permission was granted on this site for a restaurant extension (PA/2012/0324).

Belton Parish Council's comments should be taken as an objection as the site is in a rural hamlet outside any settlement boundary. However, as the proposals are associated with an existing public house they are considered to comply with the National Planning Policy Framework (NPPF) and with local plan policy, particularly paragraphs 18 and 28 of the NPPF and policies RD2 and R14 of the local plan.

The applicant states in the design and access statement which accompanied the application that the restaurant extension will double the amount of covers they can provide and that the premises are now large enough to cater for functions such as christenings and weddings. The accommodation could also help to serve local businesses such as the Belton industrial estate and workers/management from the Keadby Wind Farm, including providing space for meetings.

The applicant states that this expansion would secure the business's future in a demanding financial climate and secure the employment of 4 full-time and 12 part-time staff.

As a single-storey building the accommodation would have an acceptable impact upon the character and appearance of the village and would have no material impact upon the amenity of neighbours above and beyond the existing operation of a public house on this site.

The site is in an area at risk of flooding (zone 3), however the Environment Agency and the Drainage Board have been consulted and raise no objection.

On balance the proposals are considered acceptable and it is recommended that planning permission be granted subject to conditions.

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: 1 of 2 and 2 of 2.

Reason

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

3.

Unless otherwise agreed in writing by the local planning authority, none of the chalets shall be occupied otherwise than for short-term lettings, no single period of which shall exceed four consecutive weeks, and records of the letting periods shall be kept and made available for inspection by the local planning authority upon receipt of a minimum of two weeks' notice in writing.

Reason

In order to regulate and control development on the site which is located within the open countryside where residential development would not normally be permitted, in accordance with policy RD2 of the North Lincolnshire Local Plan.

4.

No development shall take place until details have been submitted to and approved in writing by the local planning authority of the make, type and colour of all external facing materials for the development and only the approved materials shall be used.

Reason

To ensure that the building is in keeping with its surroundings in the interests of visual amenity, in accordance with policy DS1 of the North Lincolnshire Local Plan.

5.

No development shall take place until a scheme for the disposal of foul and surface water has been agreed in writing by the local planning authority and none of the dwellings shall be occupied until it is connected to the approved drainage system.

Reason

To ensure satisfactory drainage is provided in accordance with policy DS14 of the North Lincolnshire Local Plan.

6.

No development shall take place until an archaeological mitigation strategy, as defined in a brief prepared by North Lincolnshire's Historic Environment Record, has been submitted to and approved in writing by the local planning authority. The strategy shall include details of the following:

- (i) measures to ensure the preservation in situ, or the preservation by record, of archaeological features of identified importance
- (ii) methodologies for the recording and recovery of archaeological remains, including artefacts and ecofacts
- (iii) post-fieldwork methodologies for assessment and analyses
- (iv) report content and arrangements for dissemination, and publication proposals
- (v) archive preparation and deposition with recognised repositories
- (vi) a timetable of works in relation to the proposed development, including sufficient notification and allowance of time to ensure that the site work is undertaken and completed in accordance with the strategy
- (vii) monitoring arrangements, including the notification in writing to North Lincolnshire's Historic Environment Record of the commencement of archaeological works and the opportunity to monitor such works
- (viii) a list of all staff involved in the implementation of the strategy, including sub-contractors and specialists, their responsibilities and qualifications.

Reason

To comply with policy HE9 of the North Lincolnshire Local Plan because the site lies in an area of archaeological interest.

7.

The archaeological mitigation strategy 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.

8.

A copy of any analysis, reporting, publication or archiving required as part of the mitigation strategy shall be deposited at North Lincolnshire's Historic Environment Record within six months of the date of completion 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.

9.

Unless otherwise agreed by the local planning authority, development other than that required to be carried out as part of an approved scheme of remediation must not commence until parts 1 to 4 below have been complied with. If unexpected contamination is found after development has begun, development must be halted on that part of the site affected by the unexpected contamination to the extent specified by the local planning authority in writing until part 4 has been complied with in relation to that contamination.

Part 1: Site Characteristics

An investigation and risk assessment, in addition to any assessment provided with the planning application, must be completed in accordance with a scheme to assess the nature and extent of any contamination on the site, whether or not it originates on the site. The contents of the scheme are subject to the approval in writing of the local planning authority. The investigation and risk assessment must be undertaken by competent persons and a written report of the findings must be produced. The written report is subject to the approval in writing of the local planning authority. The report of the findings must include:

- (i) a survey of the extent, scale and nature of contamination;
- (ii) an assessment of the potential risks to:
 - human health
 - property (existing or proposed), including buildings, crops, livestock, pets, woodland and service lines and pipes
 - adjoining land
 - groundwaters and surface waters
 - ecological systems

- archaeological sites and ancient monuments;
- (iii) an appraisal of remedial options, and a proposal of the preferred option(s).

This must be conducted in accordance with DEFRA and the Environment Agency's 'Model Procedures for the Management of Land Contamination, CLR 11'.

Part 2: Submission of Remediation Scheme

A detailed remediation scheme to bring the site to a condition suitable for the intended use by removing unacceptable risks to human health, buildings and other property and the natural and historical environment must be prepared, and is subject to the approval in writing of the local planning authority. The scheme must include all works to be undertaken, proposed remediation objectives and remediation criteria, a timetable of works and site management procedures. The scheme must ensure that the site will not qualify as contaminated land under Part 2A of the Environmental Protection Act 1990 in relation to the intended use of the land after remediation.

Part 3: Implementation of Approved Remediation Scheme

The approved remediation scheme must be carried out in accordance with its terms prior to the commencement of development other than that required to carry out remediation, unless otherwise agreed in writing by the local planning authority. The local planning authority must be given two weeks written notification of commencement of the remediation scheme works.

Following completion of measures identified in the approved remediation scheme, a verification report (referred to in PPS23 as a validation report) that demonstrates the effectiveness of the remediation carried out must be produced, and is subject to the approval in writing of the local planning authority.

Part 4: Reporting of Unexpected Contamination

In the event that contamination is found at any time when carrying out the approved development that was not previously identified it must be reported in writing immediately to the local planning authority. An investigation and risk assessment must be undertaken in accordance with the requirements of Part 1, and where remediation is necessary a remediation scheme must be prepared in accordance with the requirements of Part 2, which is subject to the approval in writing of the local planning authority.

Following completion of measures identified in the approved remediation scheme a verification report must be prepared, which is subject to the approval in writing of the local planning authority in accordance with Part 3.

Reason

To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other off-site receptors in accordance with policy DS7 of the North Lincolnshire Local Plan.

10.

The development shall be carried out in complete accordance with the approved flood risk assessment (FRA), including the following mitigation measures detailed within the FRA:

- finished floor levels to be set no lower than 4.05 metres above Ordnance Datum;
- a site evacuation plan to be in place in accordance with the Humber Emergency Planning Services's requirements.

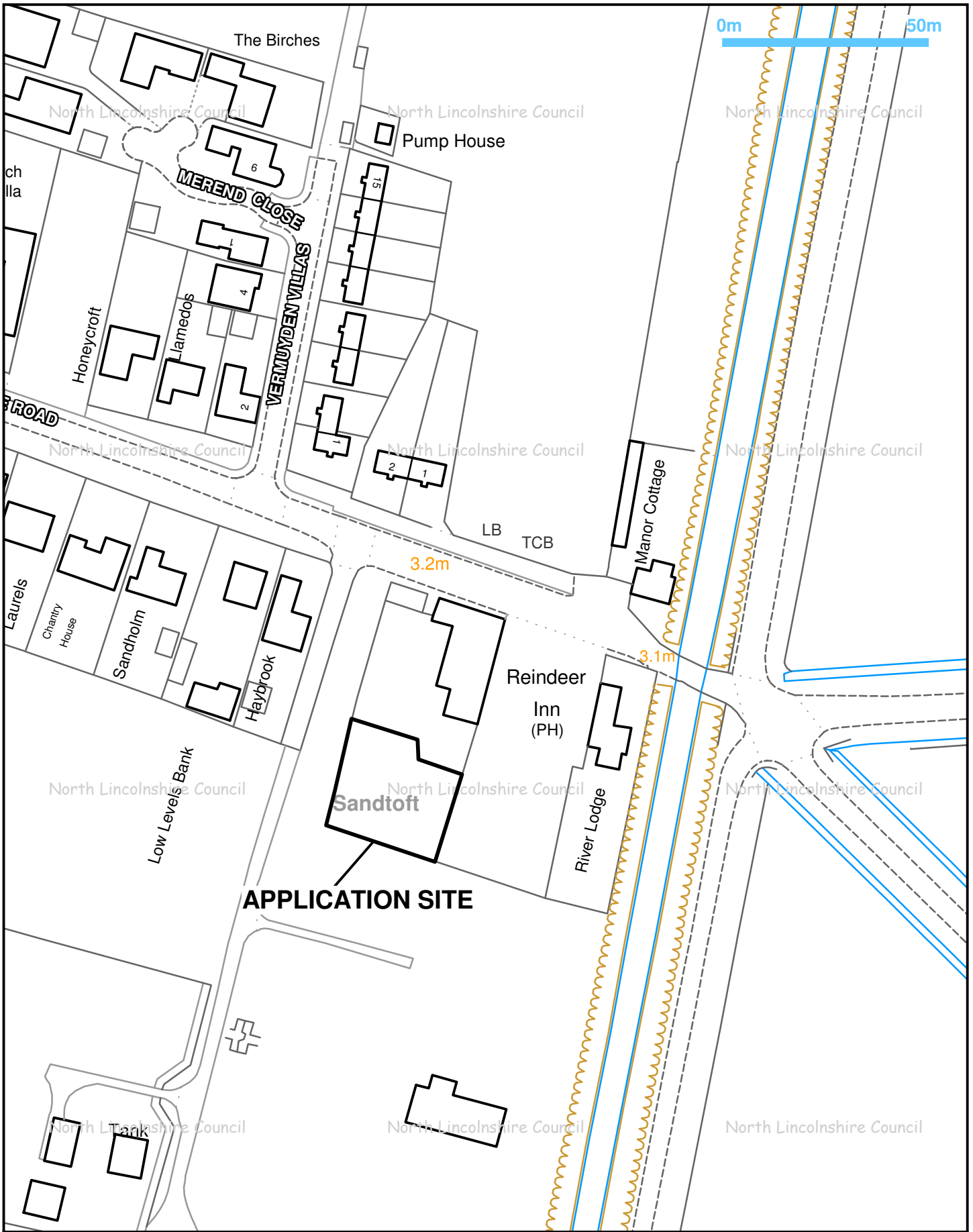
The mitigation measures shall be fully implemented prior to occupation.

Reason

To reduce the risk of flooding to the proposed development and future occupants, to ensure that the occupants can leave the site safely if necessary, and to comply with policy DS16 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 paragraphs 18 and 28 of the National Planning Policy Framework, policies CS1, CS2, CS3, CS5 and CS19 of the North Lincolnshire Core Strategy and policies DS1, RD2 and RD14 of the North Lincolnshire Local Plan.

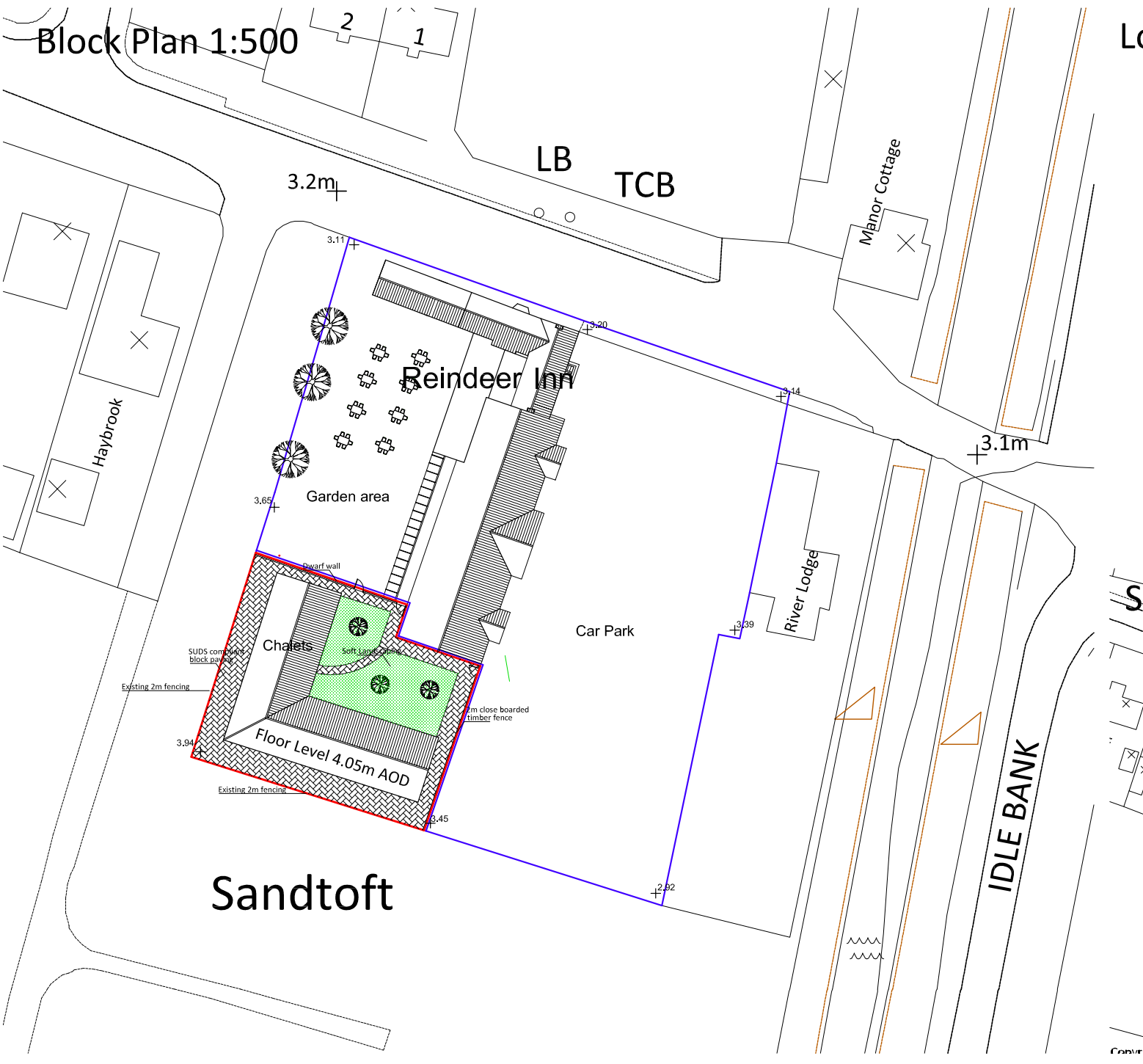


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PA/2012/0930 - PROPOSED LAYOUT
NOT TO SCALE

Block Plan 1:500



Sandtoft

IDLE BANK