

<b>APPLICATION NO</b>	<b>PA/2013/0651</b>
<b>APPLICANT</b>	Mr Gurdeep Singh, AM/PM UK LTD
<b>DEVELOPMENT</b>	Planning permission to erect a warehouse
<b>LOCATION</b>	Plot 26, Hebden Road, Scunthorpe
<b>PARISH</b>	<b>SCUNTHORPE</b>
<b>WARD</b>	Crosby and Park
<b>CASE OFFICER</b>	Emma Stanley
<b>SUMMARY RECOMMENDATION</b>	<b>Grant permission subject to conditions</b>
<b>REASONS FOR REFERENCE TO COMMITTEE</b>	Significant public interest Member 'call in' (Councillor O'Sullivan – significant public interest)

## **POLICIES**

**National Planning Policy Framework:** Paragraph 17 states that planning should: encourage the use of land by re-using land that has previously been developed (brownfield land), provided that it is not of high environmental value.

Paragraph 18 states that the Government is committed to securing economic growth in order to create jobs and prosperity, building on the country's inherent strengths, and to meeting the twin challenges of global competition and of a low carbon future.

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.

**North Lincolnshire Local Plan:** Policy DS1 (General Requirements)

Policy IN3 (Industrial and Commercial Development in the Urban Area, Principal Growth Settlements, South Humber Bank Area (including North Killingholme Airfield) and Humberside International Airport.

**North Lincolnshire Core Strategy:** Policy CS1 (Spatial Strategy For North Lincolnshire)

Policy CS2 (Delivering More Sustainable Development)

Policy CS11 (Provision and Distribution of Employment Land)

## **CONSULTATIONS**

**Highways:** No objections subject to conditions (3 to 5).

**Severn Trent Water Ltd:** No objections subject to a condition relating to surface and foul water drainage.

**Historic Environment Record:** No objections.

**Environment Agency:** No objections subject to conditions relating to flood risk and surface water drainage.

**Environmental Protection Team:** No objections subject to conditions relating to hours of operation and related activities on the site.

## **PUBLICITY**

Neighbouring properties have been notified. Four letters of objection have been received and a 109-signature petition.

The petition raises objections on the grounds that a warehouse of the dimensions proposed should not be located next to residential gardens. This is an escalation in the type of business traditionally operating close to residents' homes. More suitable sites are available on one of the many industrial parks in the town.

The four individual letters raise the following points:

- this is not the type of development to make Scunthorpe attractive
- it should be located nearer to the road, not at the back of the site near to gardens
- it will impact on the living conditions of local residents, affecting outlook and loss of privacy
- it is too large and too high, will spoil the site and decrease the value of surrounding property
- noise disturbance
- increase in traffic and insufficient parking for this and the adjacent unit
- concerned about flooding if the drain on the site is compromised in any way
- working on Sundays/bank holidays would give no peace to neighbours.

## **ASSESSMENT**

This application was deferred at the last planning committee meeting in order for the members to carry out a site visit.

Full planning permission is sought to erect a warehouse on an industrial site in the urban area of Scunthorpe. The site is allocated as a committed industrial site in the North Lincolnshire Local Plan (CIN5). The building measures 19 metres wide, 42.5 metres deep with the front section of the building being 9.5 metres high, reducing to 8 metres for the rear section. The building is proposed to be constructed partly in brick and partly in profile sheets. The proposal also includes openings in the roof, which face sideways over other industrial/commercial sites. There are no window or door openings facing the residential

properties to the rear of the site on Scotter Road. Access to the site is directly on to Hebden Road. Parking and turning is provided at the front of the site. The site is currently an area of hardstanding. If approved, the proposal will create 16 full-time jobs.

**The main issues in the determination of this application are whether this site is appropriate for industrial development and whether the proposal will have a detrimental impact on the amenities of surrounding residents.**

The application site is located on an established industrial/commercial area of Scunthorpe. There are existing commercial units to the north, south and west, with residential properties to the east, on Scotter Road. In planning terms, as the site is allocated for industrial purposes in the North Lincolnshire Local Plan, there are no objections in principle to the proposed use. Planning permission has previously been granted for this development (PA/2008/1043), subject to conditions, but was never implemented.

A number of objections have been received from local residents, including a petition, which raise concerns about the scale and design of the building, the impact of the use on residential amenity and that the development should be located on an industrial estate.

Although the proposed building is large in footprint, it is approximately two storeys in height (8 metres) at the rear, where it is closest to the boundary with residential properties. The building is located approximately 13.2 metres from the rear boundary, with an overall distance of 50 metres from the nearest dwellings on Scotter Road. This is considered to be sufficient to avoid any problems of overshadowing to residential properties, and with no openings in the rear elevation of the warehouse, there will be no overlooking. It is possible that the building will be seen from the rear of these properties, but it is not considered that this will lead to a loss of amenity, and the right to a view is not a planning consideration.

In terms of noise and disturbance, there are no openings in the rear of the building, and with the conditions suggested by the environmental protection officer relating to hours of operation, it is not considered that the proposal will generate noise levels to the extent that residential amenity is significantly reduced.

It has also been suggested that there are insufficient parking facilities on the site and that an increase in traffic will be a problem. However, the highways department have no objections subject to conditions, and it is not considered that one additional unit, on this existing industrial estate, will lead to issues of highway safety.

Both Severn Trent Water and the Environment Agency have been consulted on the proposal and, subject to conditions, have no objections to the erection of the building. It is considered, therefore, that the erection of an industrial building on this industrial site complies with the policies in both the local plan and core strategy, and that, subject to the suggested conditions, is acceptable in this location. The application 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: C262/A1/101 rev A, C262/A1/102 rev A, C262/A1/103 rev A and C262/A1/104 rev A.

Reason

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

3.

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.

4.

The proposed vehicle parking, turning and servicing area shall be set out and established in accordance with drawing C262/A1/103 rev A before the building is first brought in to use and shall be retained thereafter.

Reason

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

5.

The proposed development shall be carried out in accordance with the details contained in the submitted travel statement.

Reason

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

6.

The premises shall not be open to customers, no deliveries made to the site, no vehicles loaded or unloaded, and no forklifts operated outside the hours of:

7am to 7.30pm Monday to Friday;

7am to 5pm on Saturday;

10am to 3pm on Sundays, Public and Bank Holidays.

Reason

To protect the living conditions of nearby dwellings in accordance with policy DS1 of the North Lincolnshire Local Plan.

7.

At no time shall electric pickers be operated outside the proposed warehouse.

Reason

To protect the living conditions of nearby dwellings in accordance with policy DS1 of the North Lincolnshire Local Plan.

8.

The fire doors on the north and south elevations of the proposed warehouse shall be kept closed at all times apart from when emergency access or egress is required.

Reason

To protect the living conditions of nearby dwellings in accordance with policy DS1 of the North Lincolnshire Local Plan.

9.

The development hereby permitted shall not commence until drainage plans for the disposal of surface water and foul sewage have been submitted to and approved in writing by the local planning authority. The scheme shall be implemented in accordance with the approved details before the development is first brought into use.

Reason

To ensure that the development is provided with a satisfactory means of drainage as well as to reduce the risk of creating or exacerbating a flooding problem and to minimise the risk of pollution.

10.

The development permitted by this planning permission shall be carried out in accordance with the approved flood risk assessment (FRA), specifically the following mitigation measures:

- finished floor levels set no lower than 4.36 metres above Ordnance Datum (AOD)
- sensitive equipment located above 5.26 metres AOD.

The mitigation measures shall be fully implemented prior to occupation.

Reason

To reduce the risk and impact of flooding in accordance with policy DS16 of the North Lincolnshire Local Plan.

11.

No development shall take place until a surface water drainage scheme for the site, based on sustainable drainage principles and an assessment of the hydrological and hydro geological context of the development, has been submitted to and approved in writing by the local planning authority. The scheme shall subsequently be implemented in accordance with the approved details before the development is completed. The scheme to be submitted shall demonstrate:

- the utilisation of holding sustainable drainage techniques;

- the limitation of surface water run-off to equivalent greenfield rates;
- the ability to accommodate surface water run-off on-site up to the critical 1 in 100 year event plus an appropriate allowance for climate change, based upon the submission of drainage calculations;
- responsibility for the future maintenance of drainage features.

#### Reason

To prevent the increased risk of flooding, to improve and protect water quality, to improve habitat and amenity, and to ensure the future maintenance of the sustainable drainage structures, in accordance with policies DS16 and LC6 of the North Lincolnshire Local Plan.

12.

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.

13.

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.

14.

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.

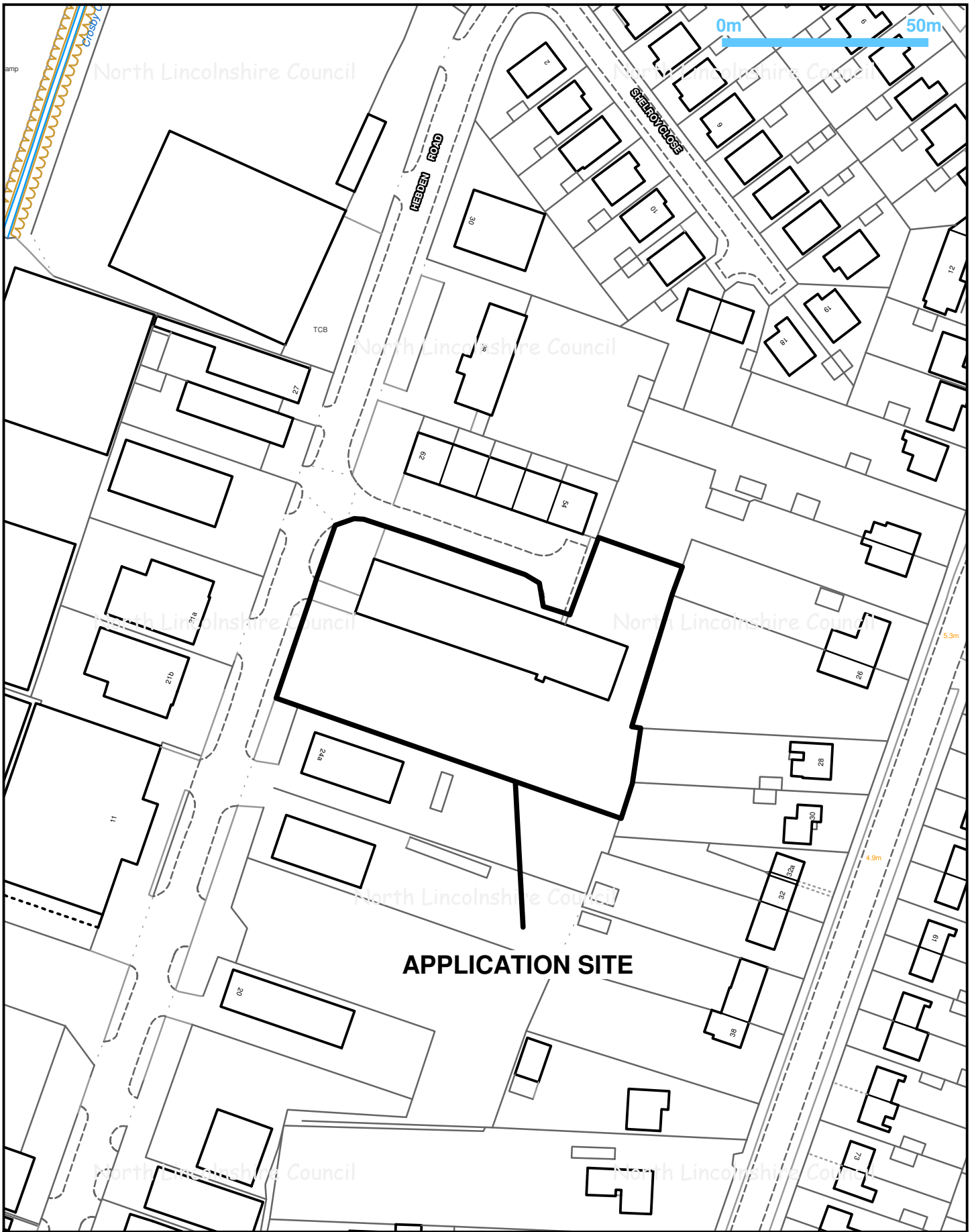
#### Reason

To enhance the appearance of the development in the interests of amenity.

### **Informatives**

1. Severn Trent Water advise that there is a public sewer located within the application site. Public sewers have statutory protection by virtue of the Water Industry Act 1991 as amended by the Water Act 2003 and you may not build close to, directly over or divert a public sewer without consent. You are advised to contact Severn Trent Water to discuss your proposals. Severn Trent Water will seek to assist you in obtaining a solution which protects both the public sewer and the proposed development.

2. In determining this application, the council, as local planning authority, has taken account of the guidance in paragraphs 186 and 187 of the National Planning Policy Framework in order to seek to secure sustainable development that improves the economic, social and environmental conditions of the area.



Title: PA/2013/0651

Drawn by: Sue Barden

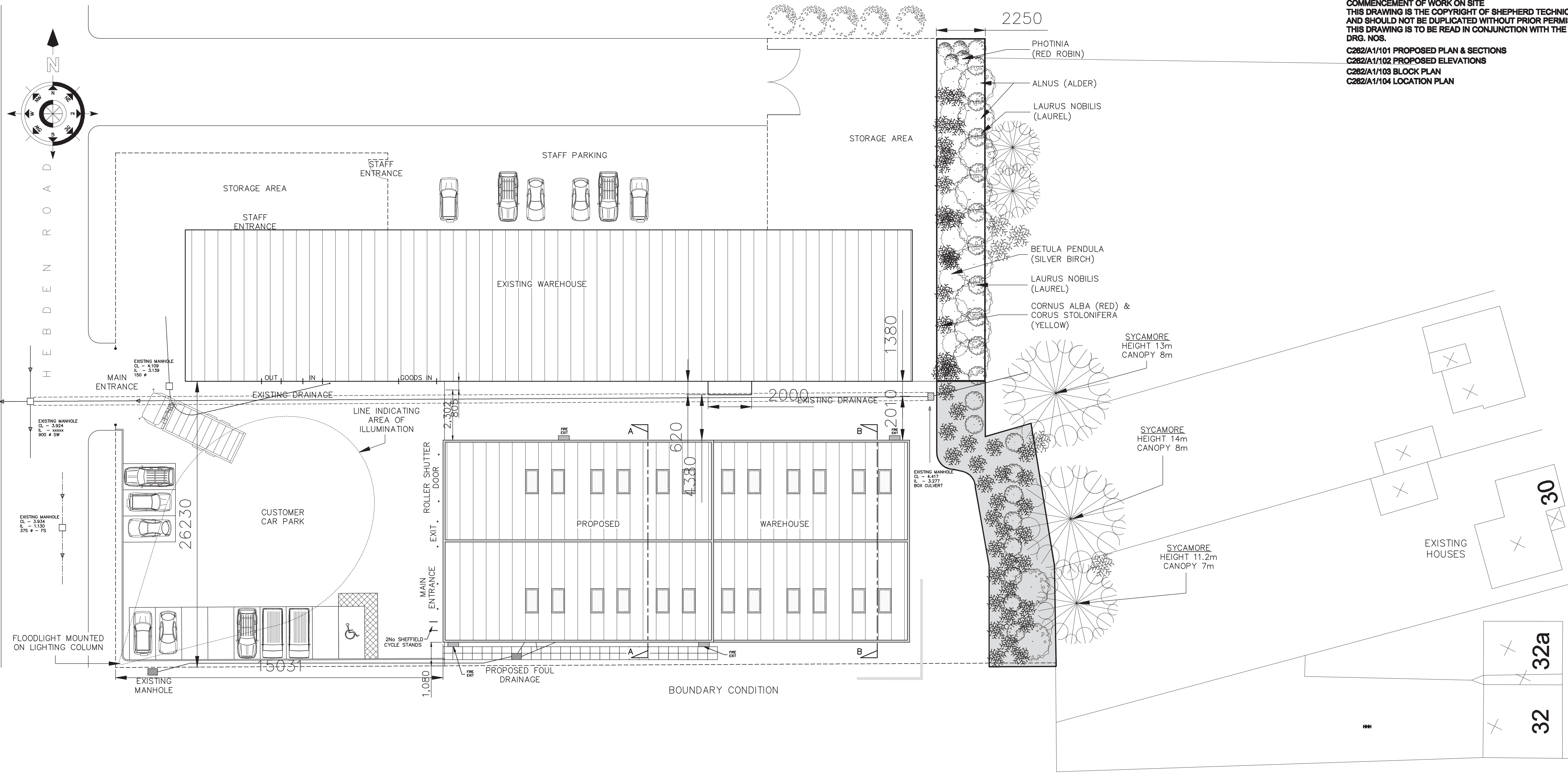
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 C262/A1/101 PROPOSED PLAN & SECTIONS  
 C262/A1/102 PROPOSED ELEVATIONS  
 C262/A1/103 BLOCK PLAN  
 C262/A1/104 LOCATION PLAN



PA/2013/0651 Layout Plan Not to scale