

APPLICATION NO	PA/2008/0530
APPLICANT	Keith Ready & Co
DEVELOPMENT	Planning permission to erect a bin store
LOCATION	3-4 Market Place, Barton-upon-Humber
PARISH	BARTON-UPON-HUMBER
WARD	Barton-upon-Humber
SUMMARY RECOMMENDATION	Grant permission subject to conditions
REASONS FOR REFERENCE TO COMMITTEE	Member 'call in' (Councillor Sidell) Applicant request to address the committee
POLICIES	Regional Spatial Strategy for Yorkshire and the Humber: No specific policies apply. North Lincolnshire Local Plan: Policy H5 (New Housing Development) sets out the criteria to control new housing development and ensure consistency in design and layout. Policy DS1 (General Requirements) sets out the standards of design for all new developments. The site is in the conservation area (policy HE2) where the local planning authority has a duty to pay special attention to the desirability of preserving or enhancing the character or appearance of the conservation area.
CONSULTATIONS	Highways: No objections.
TOWN COUNCIL	No objections.
PUBLICITY	Neighbouring properties have been notified, and site and press notices posted. One letter of objection has been received raising the following issues: <ul style="list-style-type: none"> • inadequate provision • access would be dangerous for residents, conflicting with vehicular access to some properties in Priestgate and the Corn Exchange club
ASSESSMENT	This application is ancillary to and within the same site as PA/2008/0404, which appears earlier on the agenda. It

has been submitted separately for planning fee related reasons.

It is proposed to provide a bin store area enclosed by a 1.5 metre high brick wall within an internal courtyard immediately to the rear of 3-4 Market Place to serve the proposed four link dwellings. The site has an area of 142 square metres and will be provided for this development to facilitate areas to store and aid collection and recycling of waste.

The main issue which needs to be addressed in determining this application is whether the bin storage area is adequate in terms of location and provision to serve the proposed dwellings.

The bins are positioned for ease of accessibility for the occupiers of the proposed link dwellings and are encased for security purposes. Entrance to the compound will be through a new door which will swing inwards towards the bins to avoid swinging into the street. Each householder will have a key to the compound door. The plan shows that 12 separate containers can be accommodated within the store area which should be adequate to serve the residents' needs. The bin storage area has been discretely located so that the bins are not visible from The Butchery but at the same time is convenient for the residents.

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

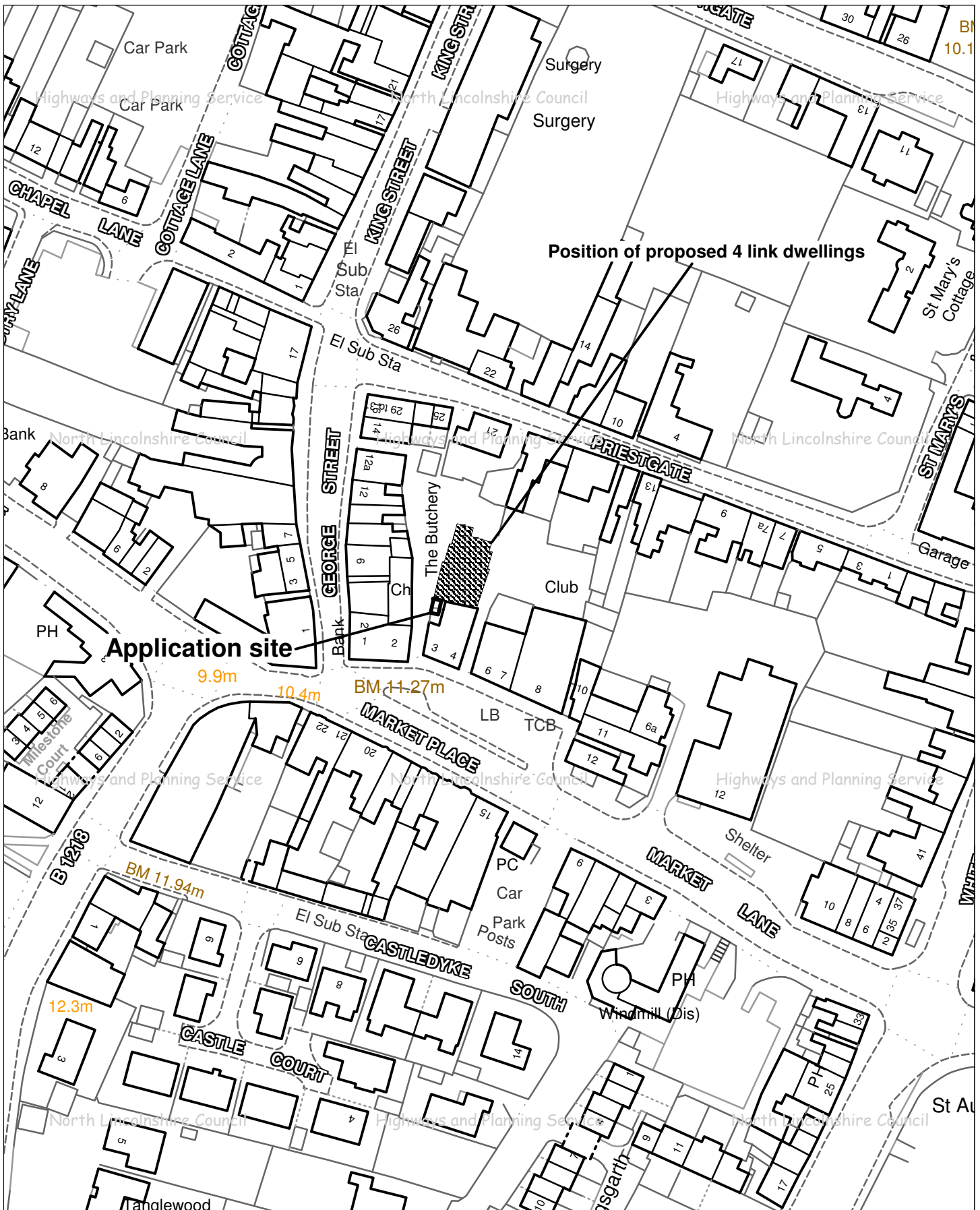
To comply with section 91 of the Town and Country Planning Act 1990.

2.

The entrance door shall be constructed in vertical panelled timber, the colour of which shall be submitted to and agreed in writing by the Local Planning Authority.

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.



Drawing Title: 2008/0530

OS Grid Ref: TA03192185

Drawn by: KC

Scale: 1:1,250

Date: 02/06/2008



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NORTH LINCOLNSHIRE COUNCIL 100013349 2008



Highways and Planning Service

Service Director,
G Pople

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