

APPLICATION NO	PA/2008/1138
APPLICANT	Anglian Water Services Ltd
DEVELOPMENT	Planning permission to create a new access road, erect a water booster system and site a telemetry aerial
LOCATION	Land adjacent to 109 High Street, Wootton
PARISH	WOOTTON
WARD	Ferry
SUMMARY RECOMMENDATION	Grant permission subject to conditions
REASONS FOR REFERENCE TO COMMITTEE	Objection by Wootton Parish Council
POLICIES	<p>Regional Spatial Strategy for Yorkshire and the Humber: No specific policies apply.</p> <p>North Lincolnshire Local Plan: Policy RD2 (Development in the Open Countryside) limits new development in the open countryside to that which is essential for the purposes of agriculture, but does allow development that is essential for the provision of utility services.</p> <p>Policy DS1 (General Requirements) requires a high standard of design in all development proposals and this should include developments on the settlement edge. Consideration should also be given to the effect of the development on protected trees and areas important in terms of archaeology.</p> <p>Policy LC12 (Protection of Trees, Woodland and Hedgerows) states that, where possible, all new developments will ensure the retention of trees, woodland and hedgerows.</p> <p>Policy HE9 (Archaeological Evaluation) seeks to protect areas of archaeological importance.</p>
CONSULTATIONS	Highways: No objections subject to conditions.
PARISH COUNCIL	<p>Objects to the proposal on the following grounds:</p> <ul style="list-style-type: none"> • the construction period will cause disturbance to adjoining neighbours and highway problems

- there are other, more suitable sites available in the area
- trees in the area will be affected by the development, in particular a protected beech tree and an ash tree
- concern regarding impact on amenities of neighbours

PUBLICITY

Neighbouring properties have been notified and a site notice posted. One letter of objection has been received raising the following issues:

- the development will spoil the character of the area
- the construction traffic will cause disturbance and other sites are more suitable
- concern regarding impact on trees, in particular a protected beech tree and an ash tree
- query the accuracy of the plans

ASSESSMENT

Planning permission is sought to erect a water booster system, telemetry mast and new access and turning facilities on a site just outside the village boundary. The kiosk measures approximately 3 metres wide, 3.6 metres deep and is 2.2 metres high. The kiosk will be made from glass reinforced plastic and will cover the booster pumps and electrical equipment. The telemetry aerial is approximately 6 metres high. The access is proposed to be onto High Street.

The main issues to be considered when determining this application are whether the proposal will have an adverse impact on the amenities of local residents and whether there will be an adverse impact on the character of the area and protected trees.

The proposed booster equipment and telemetry mast are located on the edge of the village in a field that has mature tree and hedge screening on all boundaries. A section of hedging on the boundary with High Street is proposed to be removed in order to provide vehicular access to the site, however the site will remain very well screened. Its impact on the overall character of the area is therefore not considered to be detrimental. The size of the equipment kiosk is relatively small and is located away from the road. In addition, existing trees on the site and proposed additional planting will maintain the rural character of the site. In relation to impact on residential amenities, the main concerns expressed relate to the

construction period. Whilst there is bound to be additional activity on the site whilst the facility is being developed, this will be for a limited period. The afteruse of the site is not considered to be detrimental to residential amenity, as the use of the site is expected to be relatively low-key.

The developers have also indicated that the construction period will be kept to a minimum as the kiosk is ready made off-site and no significant works in relation to this part of the proposal will need to be carried out on site.

There is a protected beech tree on the periphery of the site owned by the neighbour at 109 High Street. Concern has been expressed by both the neighbour and the parish council regarding the impact of the development on this tree. However, only a small fraction of the proposed access road encroaches under the canopy of the beech, and an acceptable methodology statement has been submitted regarding the safeguarding of this tree.

The parish council have also expressed concern about the choice of site and that the booster station should be located away from dwellings. however, this site has been chosen as technically it is the best site to help improve water pressure in the area.

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.
No development shall take place until details showing an effective method of preventing surface water run-off from hard paved areas within the site onto the highway have been submitted to and approved in writing by the local planning authority. These facilities shall be implemented prior to the access and parking facilities being brought into use.

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

3.

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 policies T2 and T19 of the North Lincolnshire Local Plan.

4.

The water booster system and telemetry aerial shall not be brought into use until the vehicular access to it and the vehicle parking and turning space serving it have been completed and, once provided, the vehicle parking and turning shall be retained.

Reason

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

5.

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

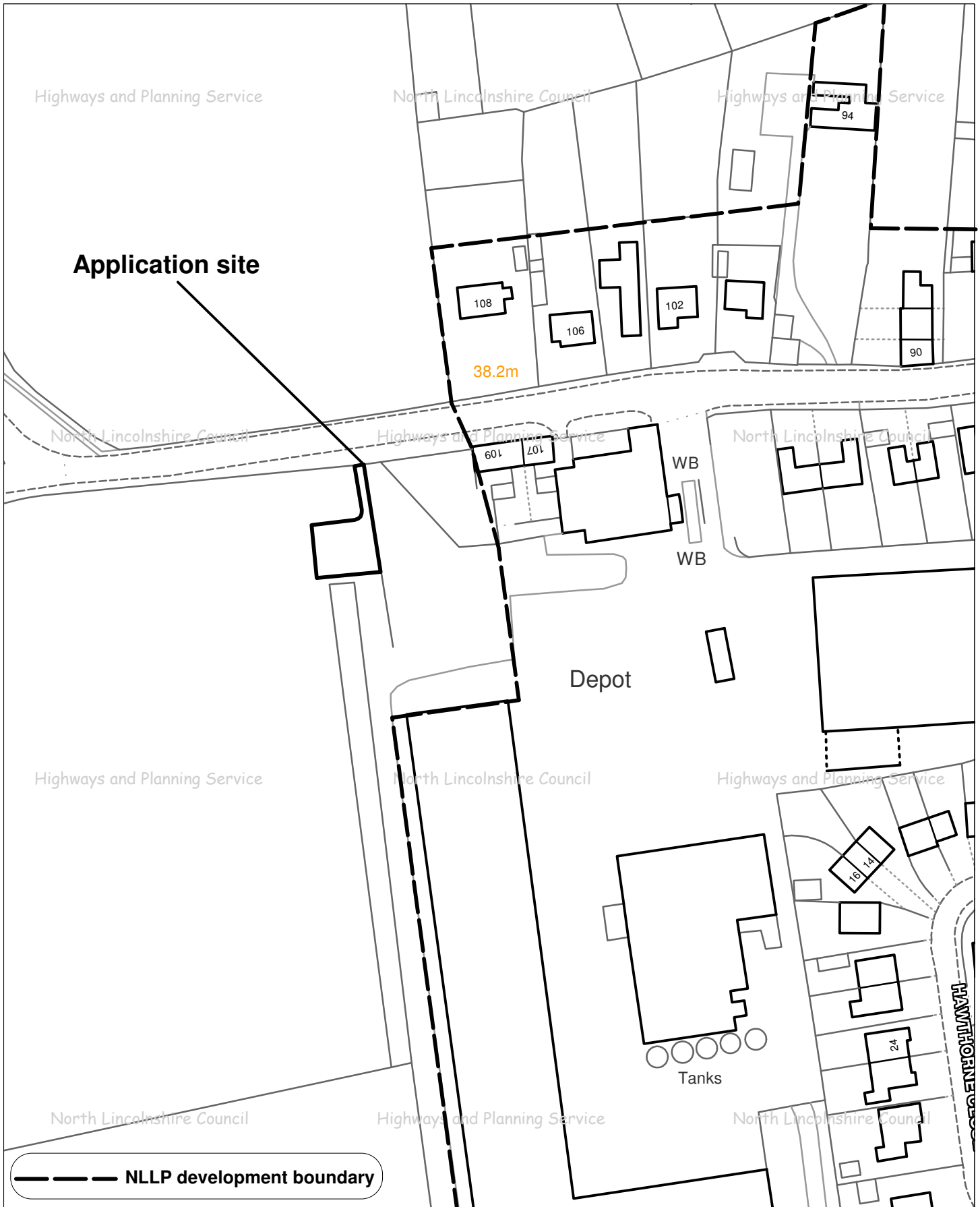
To comply with policy HE9 of the North Lincolnshire Local Plan because the site lies in an area of archaeological interest.

6.

The development shall be carried out in accordance with the details contained in the arboricultural method statement dated 20 October 2008.

Reason

To ensure that the trees surrounding the site are protected in accordance with policy LC12 of the North Lincolnshire Local Plan.



--- NLLP development boundary

Drawing Title: 2008/1138

OS Grid Ref: TA08301593

Drawn by: KC

Scale: 1:1250

Date: 21/10/2008



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NORTH LINCOLNSHIRE COUNCIL 100013349 2008



Highways and Planning Service

Service Director,
G Pople

HIGH STREET

HEDGE

GATE

EXISTING COMMON ASH TREE TO BE FELLED

PROPOSED HEDGE TO SCREEN SITE

HIGH TELEMETRY MAST
IN GALVANISED STEEL

6.4M MIN CLE
BETWEEN FENCE

R4000
Ash
2.5, 5, 12

R4000

R4000

R5000

3000

3000

EXISTING CONIFERS

POST AND 3 RAIL FENCE AS PER AW
PREFERRED ARRANGEMENT SD-G-23

EXISTING BEECH
TREE WITH TPO

R12600.0

EXTENT OF ROOT PROTECTION AREA
OF BEECH TREE WITH TREE PRESER
ORDER (TPO). REFER TO TREE SUI
REPORT

GRP KIOSK COLOUR -
GREEN TO BS 4800
14-C-39

