

APPLICATION NO PA/2015/0458

APPLICANT Mr R Templeman

DEVELOPMENT Planning permission for conversion to a single dwelling

LOCATION Old School Canteen, School Lane, South Ferriby

PARISH **SOUTH FERRIBY**

WARD Brigg and Wolds

CASE OFFICER James Roberts

SUMMARY RECOMMENDATION **Grant permission subject to conditions**

REASONS FOR REFERENCE TO COMMITTEE **Objection by South Ferriby Parish Council**

POLICIES

National Planning Policy Framework: Paragraph 14 – at the heart of the NPPF is a presumption in favour of sustainable development, which should be seen as a golden thread running through both plan-making and decision-taking.

Paragraph 35 – plans should protect and exploit opportunities for the use of sustainable transport modes for the movement of goods or people. Therefore developments should be located and designed, where practical, to give priority to pedestrian and cycle movements, and have access to high quality public transport facilities.

Paragraph 37 – planning policies should aim for a balance of land uses within their area so that people can be encouraged to minimise journey lengths for employment, shopping, leisure, education and other activities.

Paragraph 49 – housing applications should be considered in the context of the presumption in favour of sustainable development. Relevant policies for the supply of housing should not be considered up-to-date if the local planning authority cannot demonstrate a five-year supply of deliverable housing sites.

North Lincolnshire Local Plan:

Policy H5 – New Housing Development

Policy H8 – Housing Design and Housing Mix

Policy T2 – Access to Development

Policy T19 – Car Parking Provision and Standards

Policy DS1 – General Requirements

Policy RD2 – Development in the Open Countryside

Policy RD9 – Re-use and/or Adaptation of Rural Buildings for Residential Use in the Open Countryside

North Lincolnshire Core Strategy:

Policy CS1 – Spatial Strategy for North Lincolnshire

Policy CS2 – Delivering More Sustainable Development

Policy CS5 – Delivering Quality Design in North Lincolnshire

Policy CS7 – Overall Housing Provision

Policy CS8 – Spatial Distribution of Housing Sites

CONSULTATIONS

Environment Team (Ecologist): No objections.

Highways: No objections following receipt of amended plans showing a revised entrance location.

PARISH COUNCIL

Object on the grounds that the site could be put to community use, is outside the settlement boundary, that the development would be harmful to highway safety, and that the council should not be allowed to determine a planning application which relates to an asset they are selling.

PUBLICITY

Neighbouring properties have been notified. One letter of comment has been received from the neighbouring occupier at Malmesmead stating the following:

- It is pleasing that the site is to be re-developed.
- The entrance point should be moved to a more central location within the site.
- Hazardous materials should be removed in the appropriate manner.
- Native hedging should be retained at the site.

ASSESSMENT

The application site comprises a vacant, single-storey building located off School Lane, South Ferriby. The building was last used as a canteen for a school. The school has since been converted to residential use. The site currently is located outside the settlement boundary of South Ferriby but is likely to be within the boundary following adoption of the Housing and Employment Land Allocations Development Plan Document. The site also

contains small ancillary buildings and areas of overgrown vegetation. The site backs onto open land and is situated opposite residential properties.

The main issues in the determination of this planning application are the principle of development, and impact on the character and appearance of the area and on residential amenity.

Principle

The proposal is to convert an existing building within the open countryside to a single dwelling. The proposal also includes the removal of a small ancillary store and the enclosure of an existing cycle storage area.

Policy RD2 (Development in the Open Countryside) applies. Policy RD2 states that development in the open countryside will be strictly controlled and that planning permission will only be granted for a range of developments, including the re-use and adaptation of existing rural buildings.

Policy RD9 (Re-use and/or Adaptation of Rural Buildings for Residential Use in the Open Countryside) also applies and states that proposals for the conversion of rural buildings in the open countryside for residential use will only be permitted if:

- (i) the building is of architectural or historic importance to the rural scene and is of substantial and permanent construction capable of conversion without major alteration;
- (ii) it can be demonstrated that residential re-use or adaptation is the only way to retain a building in viable continued use and/or secure the retention/improvement of the building; and
- (iii) the development will not create a need for new buildings to house activities displaced by conversion;
- (iv) the general design of the conversion retains and respects the original character of the building and is in keeping with its surroundings. Any extension should respect the scale and appearance of the original building; and
- (v) the development will not lead to the loss of habitat for protected species.

The application site is clearly of substantial construction and whilst it is of no particular architectural merit, it has historic links with the settlement and the proposed conversion would result in clear visual betterment. The site has been marketed since June 2014 and the council has not received any other applications for the conversion of the building to alternative uses. The building is currently vacant and the conversion to residential would not displace any current activities. There is no evidence to suggest that the site provides habitat for protected species and the council's ecologist has confirmed that there is no need for the submission of an ecological survey in this instance.

It is therefore considered that the proposal sufficiently meets the criteria for the conversion of rural buildings and would result in benefits to the character of the site and surrounding area. The broad principle of development is therefore considered acceptable.

Residential amenity

The height and footprint of the main building within the site would be unaffected by the proposals. The front elevation of the proposed conversion would feature small, secondary openings facing towards neighbouring properties and these would be located in excess of 15 metres from any neighbouring opening. It is therefore considered that the scheme would not result in a significant increase in overlooking or overshadowing to the significant detriment of neighbouring living conditions. The conversion of the buildings will result in short-term disruption to neighbouring properties, however the works will not harm the long-term amenity of the area. Given the scale of the proposed development it is not considered necessary to restrict construction hours.

The impact of the scheme on residential amenity is therefore considered acceptable.

Highway safety

The applicant has amended the location of the proposed entrance point to a more central location within the site in accordance with the wishes of the council's Highways team. The proposal would not result in a significant increase in vehicular movements in the surrounding area and the proposed internal arrangements would provide sufficient space for parking and turning.

Other issues

The following issues, raised by the parish council and the neighbouring contributor, have not been addressed in the above report:

- Hazardous materials should be removed in the appropriate manner – *this is subject to separate legislation.*
- Native hedging should be retained at the site- *there is no planning policy justification to insist upon this.*
- The site could be put to community use – *the council is obliged to consider the application on its merits.*
- The council should not be allowed to determine a planning application which relates to an asset they are selling – *the application has been assessed on its planning merits. There is no legislation preventing the council from dealing with the current application.*

Conclusion

The principle of converting this existing building to a single dwelling is considered acceptable. It is also considered that the scheme would result in visual betterment, would not harm living conditions at any neighbouring property and would not result in harm to highway safety.

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: SM/285/01B, SM/285/03, SM/285/04 and SM/285/05.

Reason

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

3.

Nothing shall at any time, whether permitted by the Town and Country Planning (Development Management Procedure) (England) Order 2010 or not, be erected, retained, planted or allowed to grow over 1.05 metres in height above the level of the adjoining carriageway for a distance of 2 metres from the highway boundary across the site frontage.

Reason

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

4.

The dwelling shall not be occupied until the vehicular access to it and the vehicle parking space(s) serving it have been completed and, once provided, the parking space(s) shall thereafter be so retained.

Reason

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

5.

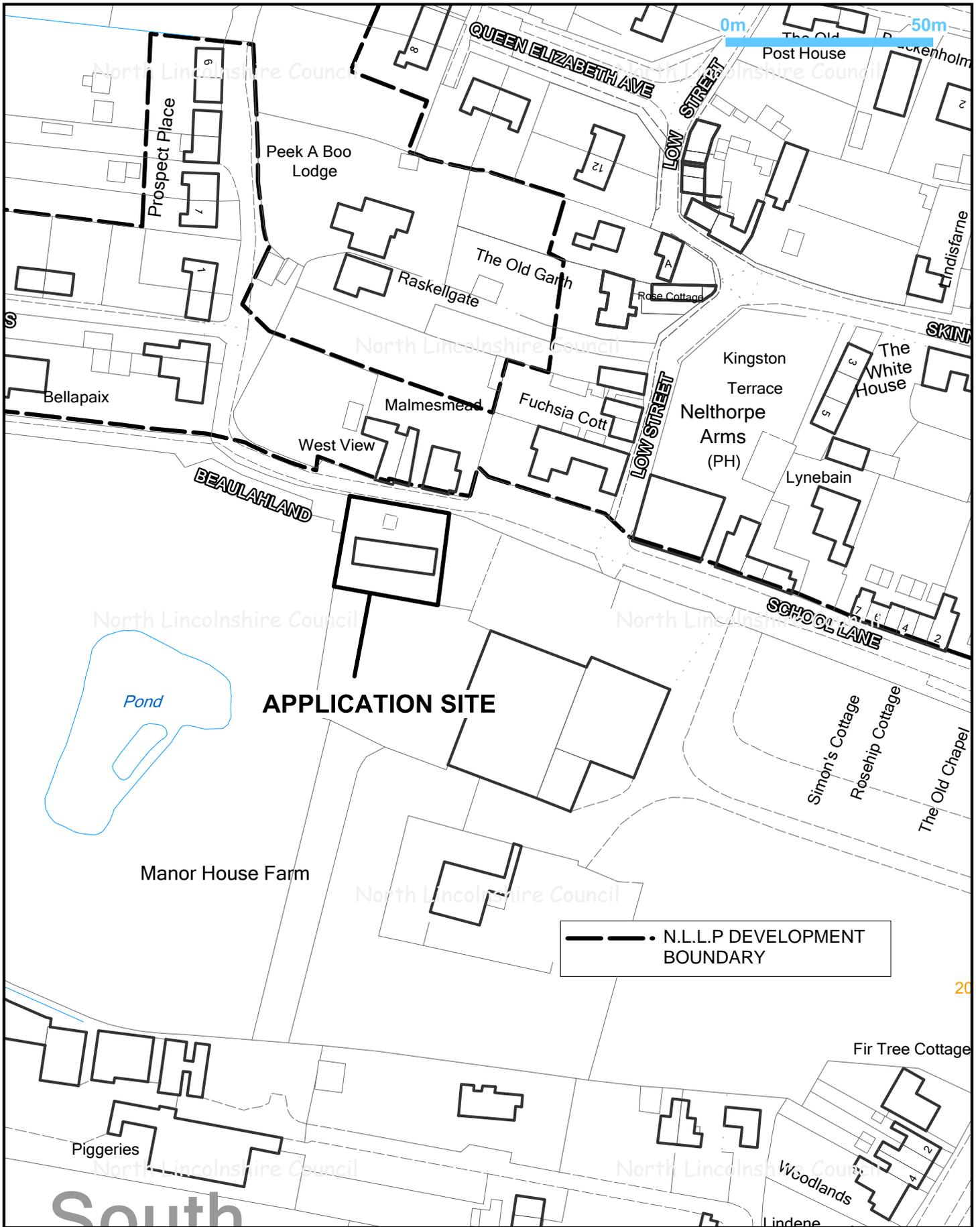
No external materials shall be applied to the buildings within the site until details of such materials have been submitted to and approved in writing by the local planning authority.

Reason

In the interests of the amenity of the locality and to comply with policy DS1 of the North Lincolnshire Local Plan.

Informative

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.



--- N.L.L.P DEVELOPMENT BOUNDARY

Title: PA/2015/0458

Drawn by: Sue Barden

Date: 15/07/2015

Scale 1:1250



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PA/2015/0458 Proposed Layout - Not to scale

