

**APPLICATION NO** PA/2015/0916

**APPLICANT** North Lincs Property Ltd

**DEVELOPMENT** Planning permission to erect a ready-mix concrete batching plant with ancillary storage bunkers, offices and WCs

**LOCATION** Site to the rear of Danum Tyres, Sandtoft Industrial Estate, Road No 1, Belton

**PARISH** BELTON

**WARD** Axholme Central

**CASE OFFICER** Scott Jackson

**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:** Section 3 states that 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.

Section 7 states that permission should be refused for development of poor design that fails to take the opportunities available for improving the character and quality of an area and the way it functions.

**North Lincolnshire Local Plan:** Policies DS1, RD2 and IN1 apply.

**North Lincolnshire Core Strategy:** Policies CS1, CS2, CS3, CS5 and CS11 apply.

#### **CONSULTATIONS**

**Highways:** No objections. Following receipt of additional information (in respect of HGV movements and dust suppression) no additional comments have been made.

**Environmental Health:** No objection, but recommend conditions relating to hours of working, hours of construction and details of external lighting. Following receipt of additional information (in respect of HGV movements and dust suppression) no additional conditions have been recommended, however comment that the site will require a Part B Environmental Permit in order to operate.

#### **PARISH COUNCIL**

The proposal is located outside the defined boundary for Sandtoft Airfield.

## **PUBLICITY**

Neighbouring properties have been notified. One letter of objection has been received raising an issue in terms of increase in traffic movements along local roads, including HGVs.

## **ASSESSMENT**

**The main issues in the consideration of this planning application are the principle of the development, its impact on residential amenity and flood risk.**

### **Principle**

The application site is an empty piece of land to the rear of an existing industrial unit. The land is located outside the defined development boundary for the Sandtoft Airfield industrial estate and is classed as open countryside. It is bordered by industrial units to the north, south and west and is accessed via a road from Westgate Road. To the east is a defined belt of trees and the River Torne.

The site has planning permission for use as a haulage yard/operator's centre with the retail sales of HGVs and trailers (PA/2008/1100) and more recently for a workshop with storage building, WC and office (PA/2013/0628). Whilst it is acknowledged that the site is located outside the defined development boundary for Sandtoft Airfield, the site could be developed for B8 use (Storage or Distribution). The proposal will develop an area of land which is located to the rear of an existing industrial unit and is viewed against the backdrop of the industrial estate. The use classes permitted on the Sandtoft Airfield are B1, B2 and B8, therefore the use would be permitted had it been located within the defined development boundary. The National Planning Policy Framework (NPPF) at paragraph 28 supports the growth and expansion of all types of business and enterprise in rural areas, both through conversion of existing buildings and well-designed new buildings. It is worth noting that the NPPF doesn't discriminate against the type of businesses in rural areas. It is considered that the proposed use of the site (as a concrete batching plant) is acceptable in this location, particularly given the existing uses on the adjacent sites and those generally permitted on the Sandtoft Airfield. The proposed use is not considered to conflict with existing uses on the former airfield, nor is it considered to prejudice the land allocated on the existing and future Sandtoft Airfield and Business Park sites.

The existing access will be utilised and the proposed structures on the site will not detract from the character of the area. Access to the site is from the existing road which serves a number of units, which is considered adequate for the proposed development. The proposal will not encroach into the wooded area to the east of the former airfield and will not impede aircraft safety. The proposal will introduce a silo at a height of 9 metres; this will be viewed against the backdrop of existing large, utilitarian structures located on the Sandtoft Airfield Industrial Estate.

### **Residential amenity**

The nearest residential property is located 240 metres to the south on Sandtoft Road. There are a number of intervening uses between the proposed concrete batching plant and this residential property. The proposal will be undertaken in addition to the existing uses on the former airfield and not in isolation in the open countryside. The proposed hours of operation are considered to be undertaken during social hours of the day, and no objections

have been received from Environmental Health on noise or other grounds. Inevitably the proposal will result in an increase in vehicle movements along local roads, however this is not considered to result in loss of amenity to residential properties, and Highways have not objected to the proposal.

This application was deferred by the Planning Committee on 23 September 2015 to request further information in respect of HGV movements and dust control measures. This information has now been received and states that vehicle movements will total 100 (accounting for in and out movements) over a six-day period, 74 of which will be by HGVs. The applicant has also confirmed that no fixed external lighting will be installed and dust will be suppressed by damping and sheeting over the loose materials, spraying the materials with water on a frequent basis, ceasing the transportation of aggregates during high winds and fitting the batching plant with a dust suppression system. Following receipt of this additional information Highways and Environmental Health have raised no objections, and no further conditions are recommended by either of these statutory consultees.

### **Flood risk**

The site is located within flood zone 2/3(a) of the North Lincolnshire Strategic Flood Risk Assessment. The proposal is for general industrial use in a high flood risk zone; this constitutes a 'less vulnerable' use. Applying the Flood Zone and Flood Risk Table in the National Planning Practice Guidance, the proposed development is considered to be appropriate. Notwithstanding this, it is considered prudent to recommend a condition that the floor level of the proposed office be set at 4.3 metres AOD as stated in the Flood Risk Assessment.

### **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: 598-CBP 1 of 4, 2 of 4, 3 of 4 and 4 of 4.

#### **Reason**

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

3.

Hours of operation shall be limited to:

7am to 6pm Monday to Friday; and

7am to 1pm on Saturdays.

No operation shall take place on Sundays or Public/Bank Holidays.

Reason

To define the terms of the permission and to safeguard residential amenity, in accordance with policy DS1 of the North Lincolnshire Local Plan.

4.

No external lighting of the site shall come into operation until details of such lighting have been submitted to and approved in writing by the local planning authority. Such details shall include a layout plan with beam orientation and a schedule of equipment in the design (luminaire type, mounting height, aiming angles and luminaire profiles). The lighting shall be installed, maintained and operated in accordance with the approved details unless otherwise agreed in writing by the local planning authority.

Reason

To define the terms of the permission, to safeguard residential amenity and to prevent unnecessary light pollution in a rural area, in accordance with policies DS1 and RD2 of the North Lincolnshire Local Plan.

5.

The design of the development shall incorporate all the mitigation measures identified in the agreed flood risk assessment dated 10 July 2015 and floor levels of the proposed office shall be set no lower than 4.3 metres AOD.

Reason

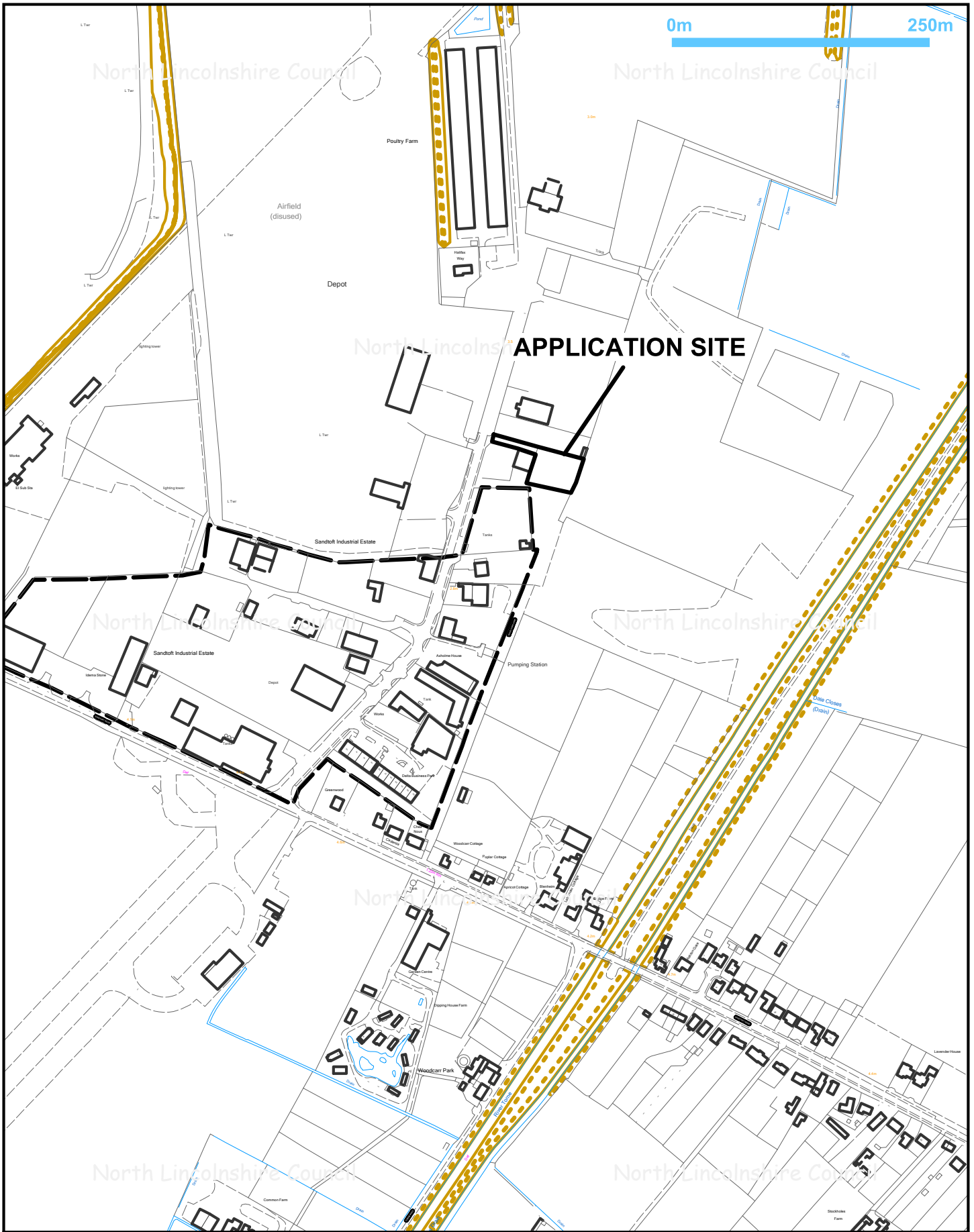
To reduce the potential impact of flooding in accordance with policy DS16 of the North Lincolnshire Local Plan.

**Informative 1**

You are advised that the operation of the concrete batching plant will require a Part B Environmental Permit. Please contact the council's Environmental Health department to discuss this matter.

**Informative 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/2015/0916

Drawn by: Sue Barden

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Scale 1:5000



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**Director of Places**  
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PA/2015/0916 Proposed Site Layout - Not to scale



PA/2015/0916 Proposed Cross section through batching plant - Not to scale

