

<b>APPLICATION NO</b>	<b>PA/2015/1254</b>
<b>APPLICANT</b>	Scangrit
<b>DEVELOPMENT</b>	Planning permission for proposed additional access to existing highway and improvements to existing access
<b>LOCATION</b>	Scangrit, Eastfield Road, South Killingholme, DN40 3NF
<b>PARISH</b>	<b>South Killingholme</b>
<b>WARD</b>	Ferry
<b>CASE OFFICER</b>	Andrew Law
<b>SUMMARY RECOMMENDATION</b>	<b>Grant permission subject to conditions</b>
<b>REASONS FOR REFERENCE TO COMMITTEE</b>	Objection by South Killingholme Parish Council

## **POLICIES**

**National Planning Policy Framework:** Paragraph 14 sets out that there is a presumption in favour of sustainable development which lies at the heart of the NPPF.

Paragraph 19 states that 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.

Paragraph 32 states that plans and decisions should take account of whether...safe and suitable access to the site can be achieved for all people.

Paragraph 34 states that plans and decisions should ensure developments which generate significant movements are located where the need to travel will be minimised and the use of sustainable transport modes can be maximised.

Paragraph 56 states that the government attaches great importance to the design of the built environment. Good design is a key aspect of sustainable development, is indivisible from good planning, and should contribute positively to making places better for people.

Paragraph 64 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:**

Policy DS1 – General Requirements

Policy T2 – Access to Development

Policy RD2 – Development in the Open Countryside

Policy T19 – Car Parking Provision and Standards

### **North Lincolnshire Core Strategy:**

Policy CS1 – Spatial Strategy for North Lincolnshire

Policy CS2 – Delivering More Sustainable Development

Policy CS3 – Development Limits

Policy CS5 – Delivering Quality Design in North Lincolnshire

### **CONSULTATIONS**

**Highways:** No objection subject to conditions.

### **PARISH COUNCIL**

Objects to the proposal on the grounds that the new access/egress will be dangerous, will encourage drivers to drive across the refinery and will pose a risk to cyclists.

### **PUBLICITY**

Neighbouring properties have been notified by letter and a site notice posted.

### **ASSESSMENT**

The application site is Scangrit, an existing industrial premises located on Eastfield Road, South Killingholme. The surrounding area is predominantly industrial in nature, including heavy industry, such as oil refineries to the east. The site is accessed from Eastfield Road into the service yard area and a small car park of 12 spaces on the Eastfield Road frontage.

This application seeks planning permission to create a new exit only from the existing car park, adjacent to the junction of Eastfield Road and Staple Road together with increasing the radius of the kerbed verge island adjacent to the existing access.

A previous application on the site (PA/2014/0189) for the same development was refused on the grounds that insufficient information was provided to allow a proper assessment of the impact of the proposal on highway safety; specifically, a Road Safety Audit was requested but not submitted. The current planning application has been accompanied by a Stage 1 Safety Audit.

**The main issue to consider in the determination of this application is whether the proposed exit will have an unacceptable impact on highway safety in the area.**

### **Principle**

The most relevant policy in the determination of this application is policy T2 of the North Lincolnshire Local Plan which requires all developments to be provided with a satisfactory access. Paragraph 34 of the NPPF is also relevant and states that plans and decisions should take account of whether...safe and suitable access to the site can be achieved for

all people. Compliance with these policies is dependent on the access being safe and suitable; highway safety is considered below.

## **Highway safety**

Scangrit is an existing industrial site used for the manufacture of expendable abrasive and a supply of blasting abrasives. The Health and Safety Executive (HSE) have requested that Scangrit look into their loading and unloading procedures, especially those that require roping and sheeting after loading. This follows an incident in October 2013 involving a driver who was sheeting his vehicle at the entrance to Scangrit's service yard. The proposed exit from the site will allow a standing area for the roping and sheeting of lorries within the existing car park, off the highway and away from the entrance to the service yard. In this regard it is proposed that the development will be of benefit to highway safety in the area.

The parish council has raised concerns regarding the proximity of the exit to the junction with Staple Road and the proximity to a two-way cycle lane. It should be noted that Staple Road is subject to one-way working (except for cyclists) with exit only onto Eastfield Road. A road safety audit has been submitted with the application which considers and reports on the safety implications of the proposed highway works. A Designers Response to this safety audit has also been provided with amended drawings showing alterations to the scheme to address issues raised by the initial safety audit. It is concluded that the amended drawings submitted with the application will ensure that there is no unacceptable impact on highway safety. The council's Highways department has been consulted on the application and has considered the submitted safety audit and amended plans. Highways have raised no highway safety concerns with regard to the proposed works subject to conditions securing an acceptable method of constructing the egress and requiring it to be completed prior to use. On this basis, and subject to the recommended highways conditions, it is considered that the proposed development will not have an unacceptable impact on highway safety in the area.

## **Conclusion**

The proposed development will not have an unacceptable impact on highway safety and will support an existing local business by providing it with safe facilities for the roping and sheeting of vehicles within their site. For these reasons the proposed development is considered to be acceptable.

## **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: 8612-001 rev A, 8612-002 rev A and 8612-003.

### **Reason**

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

3.

The proposed new egress shall be set out and established in accordance with amended drawing number 8612-002 rev A.

Reason

In the interest of highway safety in accordance with policy T2 of the North Lincolnshire Local Plan.

4.

No development shall take place until details of the method of constructing the proposed vehicle egress including:

- (i) the provision of an adequate visibility splay along Staple Road;
- (ii) the relocation of existing gullies and re-profiling of the existing carriageway; and
- (iii) the provision of additional signage;

have been submitted to and approved in writing by the local planning authority.

Reason

In the interest of highway safety in accordance with policy T2 of the North Lincolnshire Local Plan.

5.

The proposed vehicle egress shall not be brought into use until:

- (a) it has been constructed in accordance with the approved details; and
- (b) all other works at the access point from Eastfield Road have been completed.

Once provided all aspects of the egress shall be retained and once established the visibility splay shall be maintained.

Reason

In the interest of highway safety in accordance with policy T2 of the North Lincolnshire Local Plan.

### **Informatives**

1.

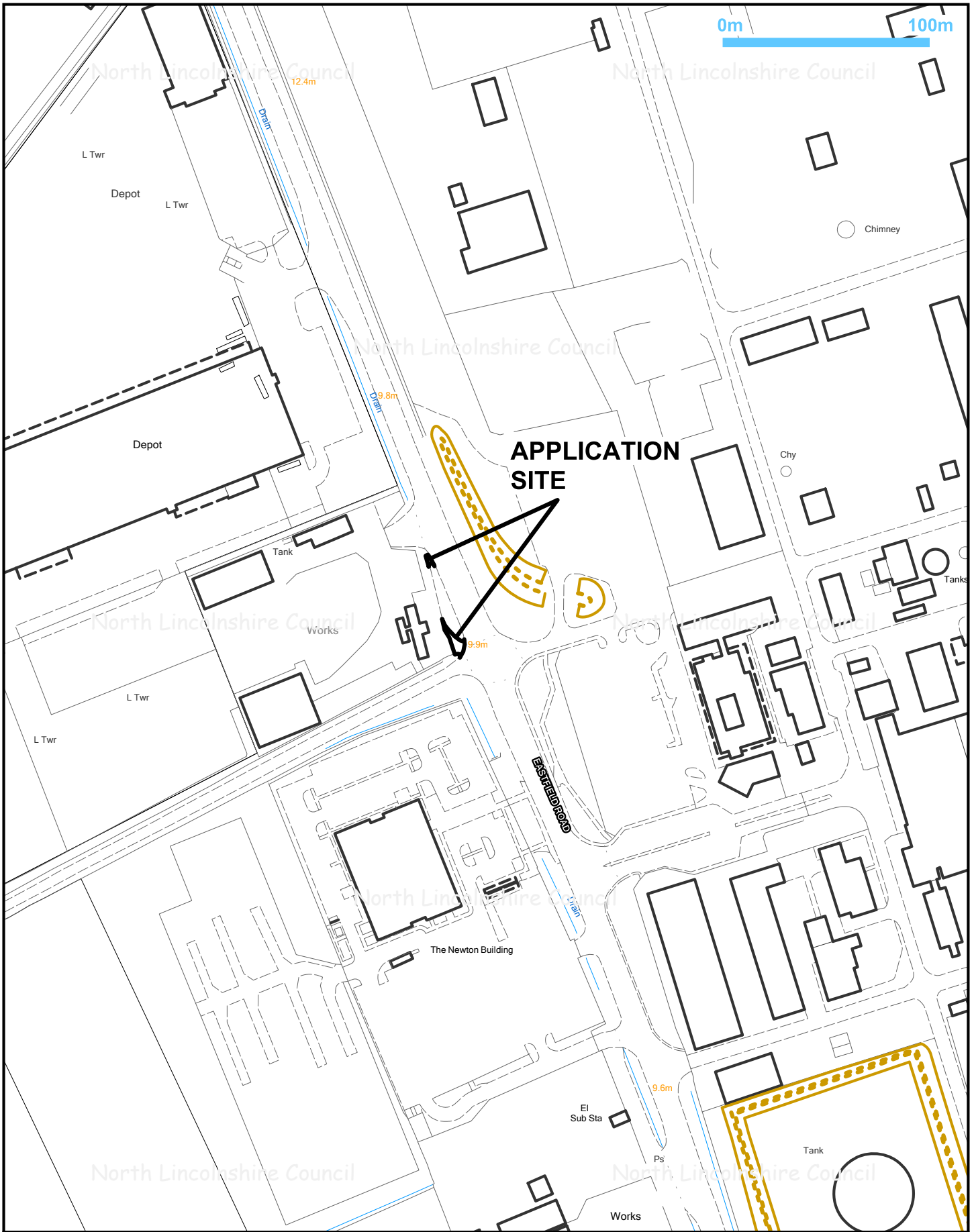
The development hereby granted planning permission requires works to be carried out within the limits of the adopted (public) highway. Therefore:

- before ANY construction works take place within the limits of the highway you **MUST** contact the highway authority on telephone number 01724 297000 to arrange for the relevant permissions/licenses to be issued;

- before ANY service (utility) connections take place within the limits of the highway you MUST contact the highway authority on telephone number 01724 297319 to arrange for the relevant permissions/licenses to be issued.

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.



**APPLICATION SITE**

Title: PA/2015/1254

Drawn by: Sue Barden

Date: 26/01/2016

Scale @A4 1:2500



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Ordnance Survey 0100023560



Director of Places  
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PA/2015/1254 Proposed Layout Not to scale

