

From: Scott Jackson/PL/NorthLincs
To: planning@northlincs.gov.uk
Date: 18 August, 2009 04:12PM
Subject: Fw: PA/2009/0880 New Store Tescos Barton

DEVELOPMENT CONTROL SECTION	
19 AUG 2009	
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-----Forwarded by Scott Jackson/PL/NorthLincs on 18/08/2009 04:11PM -----

To: Scott Jackson/PL/NorthLincs@NorthLincs
 From: Eddie Rychlak/PL/NorthLincs
 Date: 17/08/2009 12:38PM
 cc: Tim Allen/PL/NorthLincs@NorthLincs, Ian Goldthorpe/PL/NorthLincs@NorthLincs
 Subject: PA/2009/0880 New Store Tescos Barton

I have met with the applicants architects to discuss the proposals at a pre application stage.

The initial proposal was to demolish the listed warehouse and replace it with car parking and have the new retail unit positioned at the northern end of the site.

The warehouse is listed as a curtilage building associated with the Ropewalk. The warehouse building is described as part of the building as described in the Planning (Listed Building and Conservation Areas) Act 1990.

The importance of the warehouse building is that it contributes to the industrial setting of the Ropewalk building. Over the past few years considerable time and effort and resource has been undertaken towards refurbishing the Ropewalk and using it as a local visitor attraction.

It is in the Northern Lincolnshire Tourism leaflet as a contemporary Arts and crafts center with coffee shops, heritage displays and art galleries.

The submitted proposal is to replace the existing warehouse with a new retail unit. There is no objection to this part of the proposal as the new building is sited on virtually the same footprint of the old warehouse and has been designed to reflect its massing and form thus retaining the overall character of the site. The existing warehouse building is in poor condition and its main contribution is providing an industrial setting to the Ropewalk and the new building has gone a significant way to retain this setting. Therefore there is no objection to the demolition of the existing warehouse.

However I do have concerns over the service yard traffic passing in front of the Ropewalk which will clash with the visitors that walk down the site to use the public right of way as accessing the building and using the cafe. This will spoil the attractiveness of the buildings setting and the quality of the visitor experience.

Proudfoot Group have submitted a plan with the service traffic passing behind the new store away from the ropewalk. This seems a very good suggestion as this will benefit the visitor experience to the ropewalk and be less detrimental to the buildings setting.

In addition the inclusion of a greenbelt in front of the new store as shown in the submitted plan will greatly benefit the attractiveness and setting of the historic site. Car parking and access roads are very urban and modern and a green belt with trees will soften the environment. Additional planting was discussed at the pre application meeting with the applicants agents as a possibility but has not been included in the application.

Recommendation

In principal there is no objection to the new store and its design. I fell the issue of the service traffic and the inclusion of a green belt should be addressed before the application is considered. In this way the setting of the listed Ropewalk and its viability as a visitor attraction is protected. In addition further details of any signage in close proximity to the ropewalk and treatment of the parking bays next to the store should be provided. The parking bays infront of the elevation facing the ropewalk would be improved by some attractive paving appropriate to the historic site.

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