

Planning application enquiry

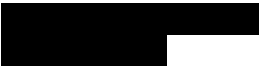
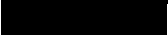
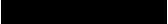
Monday 18/07/2016 17:38

Name

Title	Mrs
First name(s)	Susan
Surname	Hilton

Address

If the address is within North Lincolnshire, enter the postcode or street name in the box below and then select **[Lookup]**. If the address is outside of North Lincolnshire, or your address is NOT SHOWN in the list or is incorrect, you will need to enter the address in the boxes provided below.

Postcode or street name to search for	DN19 7DB
Flat	
House	BARROW VILLAGE NEWS
Street	HIGH STREET
Town	BARROW UPON HUMBER
Locality	
County	NORTH LINCOLNSHIRE
Postcode	DN19 7DB
Email Address	
Telephone Number	
Mobile Number	

Preferred contact method	Email
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Enquiry details

Application referencee.g. PA/YYYY/APPNO*	PA/2016/834
Do you...*	Object to proposal

Comments	<p>A conservation area is an area of special architectural or historic interest, the character or appearance of which it is desirable to preserve or enhance. This is set out in the Planning (Listed Buildings and Conservation Areas) Act 1990, which requires local authorities to publish proposals for the preservation and enhancement of conservation areas and to assess all development proposals within such areas very carefully. Policy HE2 within North Lincolnshire Local Plan supports the Act by applying criteria to protect the appearance and character of Conservation Areas in a range of ways. Barrow upon Humber Conservation area Supplementary Planning Document 2005 Section2.3 states that Conservation Area consent is required for the full or substantial demolition of buildings within the conservation area in accordance with Government Guidance in PPG15 there will be a presumption in favour of retaining buildings, which make a positive contribution to the character or appearance of the conservation area.</p> <p>Within the Barrow Conservation Area Planning Document, Royal Oak has been given the status as 'a building of Townscape Merit'. These buildings are considered to be of local importance and contribute positively to the character of the conservation area. The demolition of such buildings will erode and dilute the existing character of the Conservation Area and adversely affect its appearance. Additionally, because these buildings are an important part of the character of the conservation area, special attention needs to be paid to applications</p>
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to alter and extend these properties.

As a resident of Barrow upon Humber, I object to the proposed development of Royal Oak to Coperative Store and its Planning Application. As an 18th Century building in the heart of the Barrow upon Humber Conservation Area the public house is THE significant building at the heart of the conservation area hence North Lincs Council Development Frameworks emphasis on preservation and enhancement .

My issues of concern are:

Heritage concerns - would the development preserve or enhance the character or appearance of the Barrow Conservation Area as specified in Section 69 of the (Planning Listed Buildings and Conservation Area) Act 1990? Would the substantial demolition and alteration of a 'Building of Townscape Merit' as specified in the plannind application, be justified , as the building and its outbuilding in particular are not beyond viable repair (criteria set out in North Lincolnshires Local Plan (Policy HE3 Section i) - this can be evidenced by an independent survey conducted on behalf of the Better Barrow Project . The Royal Oak is a building that is an important part of the character of the main streetscape of the conservation area (Government Guidance in PPG15 - presumes in favour of retaining such buildings). I would also like to clarify that the location of the Royal Oaks 'outbuilding' is very much a dominant building on the main High Street - with historic importance to local people of Barrow upon Humber - notably as a fire station in years gone by! and although Enterprise Inns have not adequately maintained it - or put it to good use, the building still very much makes a contribution to the character of the area and can be of beneficial use as a Heritage Centre to John Harrison (a proposal by Better Barrow Community Project) .

In addition to this, I would also consider changes to the fascia of the main building as being significant - as the plans show that all downstairs windows will be dropped to the floor (no mention of replacent materials to be used - assume aliminium framed glazing as the main pedestrian access door) with the main doors to the shop being aluminum and glass - adversely impacting on the character and appearance of the Conservation Area. I therefore assume the planned facade to the ground floor of the building will be that of a modern shop front when signage and illumination are added by a 'seperate planning application'. Policy HE3 of North Lincolnshire Councils Local Plan specifies in section iv) that fascia signs should be " in keeping with the character of the shopfront and the building as a whole" - I have difficulty visualising how this public house - a 'building of Townscape Merit' can be 'sympathetically altered' (HE3 section iii) to an appropriately acceptable standard to keep its current character with a modern shop front. Furthermore, Section 14.21 of the Local Plan states that 'standard corporate logos' may not be acceptable. I find it unacceptable that these key elements - that significantly change to the character and appearance of the building and the main Conservation Area have been omitted from the planning application (North Lincolnshire Council Local Plan Policy HE2 Section 14.16 and (section 72 of the Planning (Listed Building and Conservation Areas) Act 1990. Additionally, the changes proposed do not meet any community needs in any way (as required by the LGA PAS). North Lincolnshire Council Policy HE4 section iii) specifies that unsympathetic alterations to the facades of shops will not be allowed and with this in mind I hope this objection will be carried.

I have concerns in respect of the effect the development will have on the living conditions of residents of nearby dwellings by reason of noise and disturbance from vehicle movement and the operation of

plant and equipment - North Lincolnshire Local Plan Policy HE2 Section 14.14 specifies that the character of the Conservation Area could be adversely affected by an unsuitable change of use of land and buildings e.g. through noise or traffic generation. The level of traffic generated by the development and whether the proposed parking provision will be sufficient is an issue, as the proposed store intends to open 7am to 11 pm the main sources of noise which might cause nuisance to residents will be the increase of road traffic noise, parking and manoeuvring of delivery vehicles and the transfer of goods into store, noise generated by customers (particularly late at night) and the operation of plant and equipment, including air conditioning and refrigeration units both in relation to the building and delivery vehicles operation of tail gates and movement of cage trolleys.

□ I estimate that approximately 20 vehicles a day will need to access the store and expect that a number of these vehicles will be articulated and refrigerated. Deliveries of this type and size would have greater potential to disturb the occupants of nearby properties particularly in the use of their private gardens and at times when children resident in nearby houses would be sleeping. The level of noise generated will be sufficient to cause detriment to the living conditions of residents.

□ I have concerns in respect of external lighting as no detail of plans for this have been submitted as part of the planning application. I fear that living conditions of residents will be affected by light spillage. At present the main light sources in the proximity of the site are street lighting and the internal lighting of the Royal Oak and residential properties. The proposed store would require external lighting to its car park and rear loading bay as well as external illuminations to the front of the building - illuminating any signage. Also to facilitate early morning deliveries, lighting of the site will be required.

□ I have concerns in respect of parking provision. The proposed development reduces existing parking down to 15 car parking space and no cycle parking spaces and will not meet the demands of the retail store and would therefore cause a significant increase in on-street parking. I also suspect that some of these parking spaces would be encroached upon by articulated delivery vehicles reversing into the site, restricting movement of cars and could be dangerous to customers moving to and from the store.. Residents neighbouring the site on the High Street do not have drives and therefore rely on on road parking. There will always be customers who choose to park on the road rather than using parking in the site and problems already exist with existing shop customers double parking when visiting the shops. the parking proposed would not be appropriate to serve the needs of the development, causing detriment to the living conditions of residents.

□ I have concerns that the development would clearly lead to a significantly adverse impact of the vitality and viability of the area. Whilst I recognise that competition and economics of a development proposal are not considered in policy by the Planning Committee, I feel it important that the holistic effect that this new development could have on the Village in the medium to long term be considered. The proposed store would not increase the range of goods available. Although the need for a retail impact assessment is not required as part of the planning application there is a risk that a saturation of food shops with not enough custom to survive collectively, may ultimately lead to closure of all or some of these services including the post office (sited inside Costcutter), as the village has little through traffic i.e. passing trade to make them sustainable. As the Co-operative will only be leasing the building from Enterprise Inns, they will be in a position to just walk

away from the area and leave a village to decline. Additionally, the changes proposed do not meet any community needs in any way as can be seen by the number of concerns by local people who have completed surveys (as required by the LGA PAS). In decided this application I would urge the Planning Committee to consider how other villages have declined over the years when shops have closed and villages have become isolated - and make a decision that this will not be a legacy for Barrow upon Humber.

I duly request that full Conservation Area planning consent is considered by the Planning Committee in accordance with Government Guidance in PPG15, North Lincolnshire Councils Local Plan Policy HE2 Section 14.16 and Barrow Conservation Area Appraisal (2005) to ensure that special attention is paid to this planning application in the context of a Conservation Area. I would also request that the Planning Committee insist upon a sufficiently detailed plan so as to fully appraise the application to determine what effect the development will have on the special historical and architectural character of the area.

There are many people in the village who have indicated concern to this planning application and its potential changes within the conservation area and I have submitted to you 232 signatures of residents requesting a FULL Conservation Area Planning Application be given special attention by the Councils Planning Committee - this is also supported by Barrow Parish Council. Please see enclosures.

I will be happy to speak to the Planning Committee if required

Mrs Susan Hilton