

DELEGATED ASSESSMENT

Application no: PA/2018/90

Proposal: Planning Permission to erect ten business start-up units for B1 and B8 use.

Location Environment Depot, Northampton Road, Scunthorpe.

Applicant Mercury Construction

Officer: Mark Niland

POLICY

Core Strategy – CS1, CS2, CS11, CS19.

Local Plan – DS1, DS7, DS14, T2, T19

NPPF

CONSULTATIONS

Highways DC – No objections subject to conditions

Drainage – No comments received

Environment Agency – No objections

Environmental Health – No objections subject to planning conditions

Water management board – No objections; advice offered

PARISH COUNCIL: No comments received

PUBLICITY: A number of site notices has been displayed

LETTERS OF COMMENT: No letters of comment have been received although concerns from a local resident have been expressed through a telephone conversation. Concerns relate to impact upon residential amenity through noise as well as having an overbearing impact.

MATERIAL CONSIDERATIONS

Site Characteristics

The proposal site is accessed from Northampton Road and is located within the settlement boundary for Scunthorpe and Bottesford as identified by the Housing and Land Allocations DPD 2016. The site is also located within an Air Quality Management Area (AQMA 1).

The site has been previously developed and there are buildings in situ on the wider site (within the blue line boundary) and the area is used predominantly for light industrial uses. However further to the East Golden Wonder is located and further the council recycling centre. To the west and north the proposal site abuts residential gardens. The proposal site is located on lower ground than that of the neighbouring residential properties.

The following issues are relevant to this assessment:

- Principle of Development
- Impact upon Amenity
- Highways
- Flooding/Drainage
- Land Quality

Principle of Development

Policy CS1 of the Core Strategy is concerned with the overarching spatial strategy for North Lincolnshire. It states opportunities for economic development will be provided within existing established employment locations as well as on additional sites. Focus will be on the town centre and areas to the north of the Scunthorpe urban area around the Normanby Enterprise Park.

Policy CS2 is concerned with delivering more sustainable development and sets out a sequential approach to land types where development should be focussed. It states that the favoured land type for development is "...previously developed land

and buildings within the Scunthorpe urban area, followed by other suitable infill opportunities within the town, then by appropriate greenfield urban extensions”

Policy CS11 of the Core Strategy is concerned with the provision and distribution of Employment Land. It states “...In considering all development proposals for employment purposes in North Lincolnshire, regard should be given to making all locations accessible by range of transport modes in particular by public transport, cycling and walking.”

The proposal site is located in Scunthorpe close to the Town Centre and in and amongst other similar land uses. The site has been previously development and is accessible by foot and bi-cycle as well as other modes of transport given its proximity to residential estates and as well as the Town Centre. The proposal is considered to accord with the aforementioned planning policies and is acceptable in principle.

Impact upon Amenity

Part of policy DS1 is concerned with amenity. It states that “...no unacceptable loss of amenity to neighbouring land uses should result in terms of noise, smell, fumes, dust or other nuisance, or through the effects of overlooking or overshadowing” AND “no pollution of water, air or land should result which poses a danger or creates detrimental environmental conditions.”

The proposal site abuts residential properties to the North and West though there is over 20 m separation distance at the closest point. The proposal is also sited on land that is lower in topography than the nearby residential properties. Furthermore the height to the eaves of the business units measure at approximately 3.8m. It is considered given all of the above factors that whilst there would be harm upon the amenity of nearby residents by virtue of overbearing/shadowing it would not be at a level to warrant refusal.

The Environmental Health Officer has assessed the submission and has proposed operating hours restrictions on the start-up units; it is considered that this condition is necessary and related to reducing impacts upon adjoining amenity. Furthermore there are also conditions proposed in related to storage as well as the use of further plant or refrigeration; these too are to protect neighbouring amenity and will be duly attached.

It is therefore considered that subject the above mitigation the proposed development would accord with the aforementioned planning policies and is considered acceptable.

Highways

Policy T2 of the North Lincolnshire Local Plan is concerned with access to development and it states that all development should be served by an adequate access. Policy T19 of the Local Plan is concerned with parking provision; both policies are relevant.

The applicant has submitted amended plans during the process to overcome officer concerns in relation to parking as well as the access arrangement.

The councils Highways Department have been consulted and have no objection subject to conditions relating to parking, loading/unloading, pedestrian access and cycle routes. It is considered that given the aforementioned mitigation that the proposal is in accordance with policies T2 and T19 of the North Lincolnshire Local Plan.

Flooding/Drainage

Policy DS14 of the North Lincolnshire Local Plan is concerned with Foul sewage and Surface Water Drainage. It states that The Council will require satisfactory provision to be made for the disposal of foul and surface water from new development, either by agreeing details before planning permission is granted, or by imposing conditions on a planning permission or completing planning agreements to achieve the same outcome.

The erection of 10 start-up units will increase the level of surface water. That said the LLFA have been consulted and have not made any comments. However the Scunthorpe and Gainsborough Water Management Board have been consulted and have made comments that this would lead to an increase of an impermeable area. It is considered that the surface water drainage needs to be mitigated and a condition requiring information relating to the drainage strategy will be attached to any permission.

It is therefore considered that the proposal is in accordance with policy DS14 of the Local Plan.

Land Quality

Policy DS7 of the Local Plan is concerned with Land Contamination. It states that Permission will only be granted on contaminated sites where a detailed site survey has been submitted, and a suitable scheme of remedial measures has been agreed to overcome any existing contamination.

The site has been previously developed and has an industrial past. The councils EHO has assess the application and considered that a phase 1 report along with remediation and verification strategy is required in order to mitigate any potential land quality issues. It is considered that the condition is necessary to mitigate any future risk.

Given the aforementioned mitigation it is considered that the proposal would align with policy DS7 of the North Lincolnshire Local Plan.

RECOMMENDATION: Grant permission subject to conditions