

<b>Reference:</b>	PA/2023/1034	<b>Application Type:</b>	Outline Planning Permission
<b>Address:</b>	Osgerby Haulage Repair Garage, Waterside Road, Barton Upon Humber, DN18 5BH	<b>Description:</b>	Outline planning application, with all matters reserved, for a change of use of existing vacant brownfield commercial land to residential housing land and erect 38 dwellings and associated roads, driveways, gardens, landscaping and boundary treatments
		<b>Date of Response:</b>	17/10/2023
		<b>Case Officer:</b>	Tanya Coggon
<b>Heritage/Conservation Considerations:</b>			
<p><b>Designated Heritage Assets:</b>  43 – 49 Waterside Road, Grade II Listed Building – NHLE Ref: 1346818  Windmill and Adjacent House to West, Grade II Listed Building – NHLE Ref: 1039878</p> <p><b>Non-Designated Built Heritage Assets:</b>  N/A</p>			
<b>Advice/Comments:</b>			
<p>The outline application is for erection of 38 no dwellings on an brownfield site. The site is situated adjacent 43-49 Waterside Road a group of Grade II Listed Buildings, further away but viewed in conjunction with the site is the nearby listed windmill.</p> <p>The vacant site at present is an eyesore and provides a negative setting to the identified heritage assets.</p> <p>Development of the site in a sympathetic fashion subject to the design, materials, scale, form and massing of proposed dwellings would be supportable, alongside a scheme of landscaping development here could improve the setting of the listed buildings.</p> <p>In the area bounding Waterside Road and adjacent 43 – 49 Waterside Terrace, the proposal for a small terrace is in keeping with the character of this area and is a supportable form of development here. The dwellings in the space behind are potentially less impactful on heritage assets, though assessment of views of the mill tower which are now prevalent across the vacant site, and are considered to contribute positively to the experience of the mills significance need further exploration and if necessary thought needs to be given to maintaining glimpse views of the mill tower if the site is to be developed.</p> <p>The information that would be given in matters reserved applications at a later date will allow for fuller assessment over the impact on heritage assets and establish whether the application will meet requirements of the Planning (Listed Buildings and Conservation Areas) Act 1990 and policy HE5 of the Local Plan.</p>			
<b>Relevant Legislation/ Policy/ Guidance</b>			
Planning (Listed Buildings and Conservation Areas) Act 1990 <b>Section 66</b> North Lincolnshire Local Plan Adopted 2003 HE5			

National Planning Policy Framework Para 194, 199

**Reviewed by:** Felix Mayle MA Dist IHBC

**Date:** 17/10/2023