

DELEGATED ASSESSMENT

Application no: PA/2024/1140

Proposal: Planning permission to erect an external staircase

Location: Brigg Renewable Energy Plant, Scawby Brook

Applicant: Mr Andrew Filmore

Officer: Scott Jackson

POLICIES

National Planning Policy Framework: Sections 4, 6, 12 and 14

North Lincolnshire Local Plan:

Policy IN1 (Industrial Development Location and Uses)

Policy IN3 (Industrial and Commercial Development in the Urban Area, Principal Growth Settlements, South Humber Bank and Humberside Airport)

Policy RD2 (Development in the Open Countryside)

Policy DS1 (General Requirements)

Policy DS7 (Contaminated Land)

Policy DS9 (Development of Land in the Vicinity of Established Hazardous Installations and Pipelines)

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)

Policy CS11 (Provision and Distribution of Employment Land)

Policy CS18 (Sustainable Resource Use and Climate Change)

Policy CS19 (Flood Risk)

CONSULTATIONS

Highways: Looking at the submitted information the proposed external staircase is on private land and will have no impact on the highway network or the parking

facilities provided within the site, so with this in mind Highways have no objections to this application.

LLFA Drainage: The LLFA Drainage Team has no objections or comments to the proposed development.

PARISH/TOWN COUNCIL: No response received

PUBLICITY: Site notices were displayed; no letters of representation have been received.

MATERIAL CONSIDERATIONS: The main issue in the determination of this planning application is the impact on the character and appearance of the rural landscape.

Rural Landscape

Planning permission is being sought to erect an external staircase to the side of one of the buildings (engine hall building) for access and maintenance purposes of the roof. The plans show it will be positioned on the northern side of the building, it will be of steel construction and will be viewed in conjunction with existing buildings on the site, including the much more visually prominent power station which is located immediately to the south. It is worth noting the majority the buildings and associated structures on the site are of metal construction and as such the provision of an external staircase (of metal construction) is considered to be in keeping with the visual appearance of the rural landscape in this part of Scawby Brook. It is considered compliant with policy RD2 of the North Lincolnshire Local Plan in that it is essential infrastructure related to an employment site located in the open countryside.

Due to the location of the proposed external staircase to the north of the building it is accepted it will be more visually prominent and visible from the access road above the existing reception building to the site. However, such views will be of an external staircase which will be viewed in conjunction with existing buildings on the site, most of which are of metal construction. The plans show the staircase will span across both floors and provide access from an area of hardstanding to the roof with stairs and walkways in between. The staircase is considered to constitute essential infrastructure required to provide maintenance access to the roof of the engine hall building and given it doesn't project above the more substantial power station building to the south it will not form an alien or discordant feature within the rural landscape.

No issues are raised in respect of the potential for overlooking as the nearest residential property is located 600m to the north. The application is recommended for approval.

RECOMMENDATION: Grant permission with conditions