

DELEGATED ASSESSMENT

Application no: PA/2024/1311

Proposal: Planning permission for change of use from a gymnasium to B2, B8 and class E(g) Storage and Distribution

Location: Unit 1, Falkland Way, Humber Bridge Industrial Estate, Barton upon Humber, DN18 5RL

Applicant: Mrs Fiona Pounder

Officer: Matthew Gillyon

POLICIES

National Planning Policy Framework:

Part 6: Building a strong, competitive economy

Part 12: Achieving well-designed places

North Lincolnshire Core Strategy:

CS1: Spatial strategy for North Lincolnshire

CS2: Delivering more sustainable development

CS3: Development limits

CS5: Delivering quality design in North Lincolnshire

CS11: Provision and Distribution of Employment Land

CS19: Flood risk

North Lincolnshire Local Plan:

IN3: Industrial and Commercial Development in the Urban Area, Principal Growth Settlements, South Humber Bank (including North Killingholme Airfield) and Humber International Airport

T2: Access to development

T19: Car parking provision & standards

DS1: General requirements

DS16: Flood risk

Housing and Employment Land Allocations DPD (2016):

PS1: Presumption in favour of Sustainable Development

Settlement Inset map: 07 – Barton upon Humber

CONSULTATIONS

LLFA Drainage Team: No comments to make on this application

Highways: The proposal is to revert back to the previous use class, which is in keeping with the surrounding area. No changes are proposed to the parking or access. Highways have no comments to make on the application.

Environmental Protection: The operation of B2, B8 and class E(g) storage and distribution have the potential for noise to impact local residents, including through the coming and going of vehicles including HGV's. This department therefore recommends that opening hours are restricted to those commensurate with neighbouring units, where these exist.

Barton upon Humber Town Council: No objection

PUBLICITY

The proposal has been advertised by means of site notice which was displayed on the 05/12/2024. This is in accordance with the LPAs statutory duty set out under article 15 of the Development Management Procedure Order 2015.

Comments Received: no comments received

PLANNING HISTORY

Ref No: [GBC4/1984/0049](#)

Proposal: Construct an extension to an existing industrial estate access road.

Decision: Approve

Decision Date: 17/01/1985

Ref No: [PA/2002/0969](#)

Proposal: Planning permission to erect 7 industrial units

Decision: Approve with Conditions

Decision Date: 19/09/2003

Ref No: [PA/2018/1769](#)

Proposal: Planning permission for change of use from B1 (Business), B2 (General Industrial) and B8 (Storage and Distribution) to D2 Leisure (Gymnastics)

Decision: Approve with Conditions

Decision Date: 21/11/2018

MATERIAL PLANNING CONSIDERATIONS

Designations / Constraints

The proposed development is within the development limits of Barton upon Humber which is classed as a Market Town in the North Lincolnshire Core Strategy (NLCS). The site is within SFRA Flood Zone 2/3 (a) Tidal.

RECOMMENDATION:

Site Description / Proposal

The proposal is seeking planning permission for change of use from a gymnasium to B2, B8 and class E(g) Storage and Distribution. This will revert the commercial unit back to its former usage along with mirror the activities of the neighbouring units.

The unit is proposed to have 4 full time employees with a potential proposed usage of CNC Machinery - machining small components for use in bespoke design/ build vision inspection and process machinery for healthcare/ pharmaceutical, renewable industries.

The following considerations are relevant to this proposal:

- Principle of development
- The Impact upon the Character of the Area
- The Impact upon the Residential Amenity
- Flood Risk and Drainage
- Ecology

Principle of Development

Policies CS1 and CS2 of the NLCS sets out a sequential approach to development with one of the focus areas, previously developed land and buildings within the defined development limits of North Lincolnshire's Market Towns.

Policy CS11 of the NLCS states the council will support the continued expansion and improvement of North Lincolnshire's economy supporting North Lincolnshire's market towns as key hubs of the rural economy.

Policy IN3 of the North Lincolnshire Local Plan (NLLP) states that development should respect its position and setting within the landscape and be compatible with existing and proposed surrounding uses. Provision should be made within the curtilage of each industrial site for loading, off-loading and vehicle turning facilities.

The proposed development is a change of use to an existing commercial usage and is reverting back to it previous usage. The proposal is considered to be acceptable in principle.

The Impact upon the Character of the Area

Part 12 of the NPPF states that the creation of high quality, beautiful and sustainable buildings and places is fundamental to what the planning and development process should achieve. Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities.

Policy IN3 of the Local Plan states that development should respect its position and setting within the landscape and be compatible with existing and proposed surrounding uses.

The proposal is for a change of use to B2, B8 and class E(g) Storage and Distribution which was the units former use when constructed in 2002. The unit was changed to a gymnasium in 2018 and is now seeking permission to revert back to its former usage. No changes are proposed to the building and is considered the proposal will not impact the character of the area.

The Impact upon the Residential Amenity

Policy DS1 of the NLLP state that new development should be well designed and appropriate for their context with no unacceptable loss of amenity to neighbouring properties.

The nearest residential property is over 150m to the south of the development, with the proposed change of use to B2, B8 and class E(g) Storage and Distribution which matches the usage of the other commercial buildings along the row. Other than the change of use there will be no other external changes to the building.

Environmental Protection has reviewed the application and commented the operation of B2, B8 and class E(g) storage and distribution have the potential for noise to impact local residents, including through the coming and going of vehicles including HGV's. This department therefore recommends that opening hours are restricted to those commensurate with neighbouring units, where these exist.

It is considered with a condition on operating hours the proposal will not create a adverse impact on the residential amenity.

Flood Risk and Drainage

Policy CS19 of the NLCS states the Council will support development proposals that avoid areas of current or future flood risk. The application site is located within flood zone 2/3 (a) Tidal and is therefore subject to the risk of flooding. However, as the proposal is for a change of use with no increase in building size the proposal is not

considered to increase the risk of flooding in the area with the LLFA Drainage team having no objection or comment to the proposed development.

Ecology

Schedule 7A of the Town and Country Planning Act 1990 (inserted by the Environment Act 2021) provides that every grant of planning permission should be subject to the condition that the biodiversity gain objective is met, further subject to exemptions. This objective is for development to deliver at least a 10% increase in biodiversity value relative to the pre-development biodiversity value of the onsite habitat. As the application is for a change of use with no proposed increase in the building the proposal is exempt from Biodiversity Net Gain legislation.

Conclusion

In conclusion, the application for planning permission for change of use from a gymnasium to B2, B8 and class E(g) Storage and Distribution is not considered to impact on the character, setting and flood risk of the area. It is considered to be in accordance with policies IN3 and DS1 of the North Lincolnshire Local Plan and received no objections from consultees or comments. The proposal is recommended for approval.

RECOMMENDATION: Grant permission subject to the following conditions