

APPLICATION NO	PA/2018/804
APPLICANT	North Lincolnshire Council
DEVELOPMENT	Planning permission to erect an education and visitor centre
LOCATION	Visitor Centre, Messingham Road, Bottesford
PARISH	Bottesford
WARD	Bottesford
CASE OFFICER	Scott Jackson
SUMMARY RECOMMENDATION	Grant permission subject to conditions
REASONS FOR REFERENCE TO COMMITTEE	Objection by Bottesford Town Council

POLICIES

National Planning Policy Framework: Paragraph 11 states that applications must be determined in accordance with the development plan unless material considerations indicate otherwise.

Paragraph 14 – at the heart of the NPPF is a presumption in favour of sustainable development, which should be seen as a golden thread running through both plan-making and decision-taking.

Paragraph 17 states that planning should take account of and support local strategies to improve health, social and cultural wellbeing for all, and deliver sufficient community and cultural facilities and services to meet local needs.

Paragraph 34 – developments that generate significant movement should be located where the need to travel will be minimised and the use of sustainable transport modes can be maximised.

Paragraph 35 – plans should protect and exploit opportunities for the use of sustainable transport modes for the movement of goods or people. Therefore developments should be located and designed, where practical, to give priority to pedestrian and cycle movements, and have access to high quality public transport facilities.

Paragraph 37 – planning policies should aim for a balance of land uses within their area so that people can be encouraged to minimise journey lengths for employment, shopping, leisure, education and other activities.

Paragraph 56 – good design is a key aspect of sustainable development, is indivisible from good planning, and should contribute positively to making places better for people.

Paragraph 60 – planning decisions should not attempt to impose architectural styles or particular tastes, and they should not stifle innovation, originality or initiative through

unsubstantiated requirements to conform to certain development forms or styles. It is, however, proper to seek to promote or reinforce local distinctiveness.

Paragraph 70 – local planning authorities should plan positively for the provision and use of shared space, community facilities (such as local shops, meeting places, sports venues, cultural buildings, public houses and places of worship) and other local services to enhance the sustainability of communities and residential environments.

Paragraph 73 states that access to high quality open spaces and opportunities for sport and recreation can make an important contribution to the health and wellbeing of communities. Planning policies should be based on robust and up-to-date assessments of the need for open space, sports and recreation facilities and opportunities for new provision. The assessments should identify specific needs and quantitative or qualitative deficits or surpluses of open space, sports and recreational facilities in the local area.

North Lincolnshire Local Plan:

Policy T1 – Location of Development

Policy T2 – Access to Development

Policy DS1 – General Requirements

Policy DS14 – Foul Sewage and Surface Water Drainage

Policy DS11 – Polluting Activities

Policy DS16 – Flood Risk

Policy RD2 – Development in the Open Countryside

Policy LC11 – Areas of Amenity Importance

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 CS19 – Flood Risk

Policy CS22 – Community Facilities and Services

Policy CS23 – Sport, Recreation and Open Space

CONSULTATIONS

Public Rights of Way: On the basis that the bridleway is not obstructed or made difficult to use then no objection is raised.

Shire Group of IDBs: No objection. Comments made in respect of surface water disposal and no obstructions within 9 metres of the edge of a watercourse without the consent of the IDB.

Environment Agency: The building would be located in flood zone 1 with flood zones 2 and 3 affecting the southern areas of the site. Owing to the proximity to Bottesford Beck there should be no raising of flood levels in areas at risk of flooding and any works within 8 metres of the Beck may be covered by the Environmental Permitting Regulations.

Environmental Health: No further comments to make in relation to contaminated land, no remediation is required and no protection measures are required for groundwater.

Providing that natural alluvial clays are not situated within a depth of less than 0.3 metres in soft landscaped areas, no remedial measures will be required. However, clarification is required with regard to the proposed finished ground levels. If there is an intention to re-use site-derived excavated soils or import naturally occurring unpolluted soils a Materials Management Plan may be required. Clarification is required from the applicant with regard to the matter.

TOWN COUNCIL

Object on the grounds of insufficient parking provision, flood risk and proximity to neighbouring properties.

PUBLICITY

A site notice has been displayed. No comments have been received.

ASSESSMENT

The application site comprises a grassed area adjacent to Bottesford Beck on the edge of Bottesford. The site is outside the development limits for the urban area and sits to the south of residential properties located on Messingham Road and Hallbrook Court. The site is adjacent to a cluster of trees and it is understood that a mains drain runs adjacent to the site.

Full planning permission is sought for the construction of a visitor centre. This application is a resubmission of planning application PA/2017/422, the amendment being a reduction in the floor area from 150 square metres to 118 square metres and in its overall width. The proposed centre would be developed in the form of a single, detached building featuring a hipped roof design. The building would be limited to single-storey only and would contain toilets and a small kitchen area. The remaining area within the building would be an open plan visitor facility.

The main issues in the determination of this planning application are the principle of development (incorporating design), impact on residential amenity and flood risk.

Principle

Policy RD2 of the North Lincolnshire Local Plan applies and states that planning permission will only be granted for development which is essential for the provision of outdoor sport, countryside recreation or local community facilities. It is considered that a visitor centre comprises a development essential for the provision of countryside recreation and outdoor

sport; the use is therefore acceptable in principle. The proposal will increase the range of facilities at the site and will be directly linked to a network of public rights of way which traverse the site. The principle of development was established through the granting of planning permission for the proposed visitor centre in this location under planning application PA/2017/422.

The proposed visitor centre is to be located on land which is designated as an Area of Amenity Importance under policy LC11 of the North Lincolnshire Local Plan. Policy LC11 states that development will only be permitted in an Area of Amenity Importance where it would not adversely affect its open character, visual amenity or wildlife value or compromise the gap between conflicting land uses. In this case it is evident that the siting of the proposed visitor centre will not compromise the open views across the Bottesford Beck Linear Park and will not impact upon its biodiversity value (a grassed area) or conflict with the public rights of way which form the linear park. The proposed visitor centre is considered to be a compatible use with the linear park as it constitutes a facility for countryside recreation and won't compromise the gap between land uses.

The proposed building is a simple, hipped roof structure which would be single-storey only. The plans show that the proposed building will be constructed from blockwork with vertical profile timber cladding over, aluminium openings and profile roof tiles; the use of vertical profile timber boarding as the predominant external facing material is considered acceptable given the transitional nature of the site on the edge of the settlement. The proposal is relatively small-scale and it is considered that it would not have an unacceptable impact on the character of the site or surrounding area.

Residential amenity

It is noted that the site is located directly to the south of residential properties. However, it is also acknowledged that the building is single-storey only and features a hip roof design which slopes away from the nearest dwelling. It is therefore considered, on balance, that the proposal would not unacceptably impact on privacy/light levels at any neighbouring dwelling.

Whilst the use of the site as a visitor centre (with small kitchen) would result in some increases in noise/disturbance, it is considered that these are likely to be low-level and would not unacceptably impact on neighbouring living conditions.

Flood risk/drainage

The Environment Agency has confirmed that the site is in flood zone 1, therefore the development is considered to be safe from flooding without increasing flood risk elsewhere. Furthermore, the details for the method of both surface and foul water have been submitted and this is considered to be acceptable. A condition is therefore recommended that the development take place in accordance with the submitted scheme for drainage disposal.

Highways

The proposal would not benefit from any dedicated off-street parking and it is understood that the proposal may attract further visitors to the area. However, the site is located in a sustainable location with good access to public transport links. Furthermore, it is considered likely that a significant portion of visitors would visit the site on foot.

In light of these factors, and given that the site sits adjacent to an existing lay-by that would provide some parking provision, it is considered that the scheme would not unacceptably compromise vehicular or pedestrian safety. It is worth noting that a Traffic Regulation Order has been approved for the lay-by along the eastern side of Messingham Road which would restrict parking to a maximum of a three-hour period during social hours of the day.

RECOMMENDATION Grant permission subject to the following conditions:

1.
The development must be begun before the expiration of three years from the date of this permission.

Reason

To comply with section 91 of the Town and Country Planning Act 1990.

2.
The development hereby permitted shall be carried out in accordance with the following approved plans: BS(0)01 D and BS(0)02 E, 14849-H-DR-101 T1 and 14849-H-DR-102 T2.

Reason

For the avoidance of doubt and in the interests of proper planning.

3.
If, during development, any odorous, discoloured or otherwise visually contaminated material is found to be present at the site then no further development shall be carried out until a written method statement detailing how this contamination shall be dealt with has been submitted to and approved in writing by the local planning authority.

Reason

To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other off-site receptors in accordance with policy DS7 of the North Lincolnshire Local Plan.

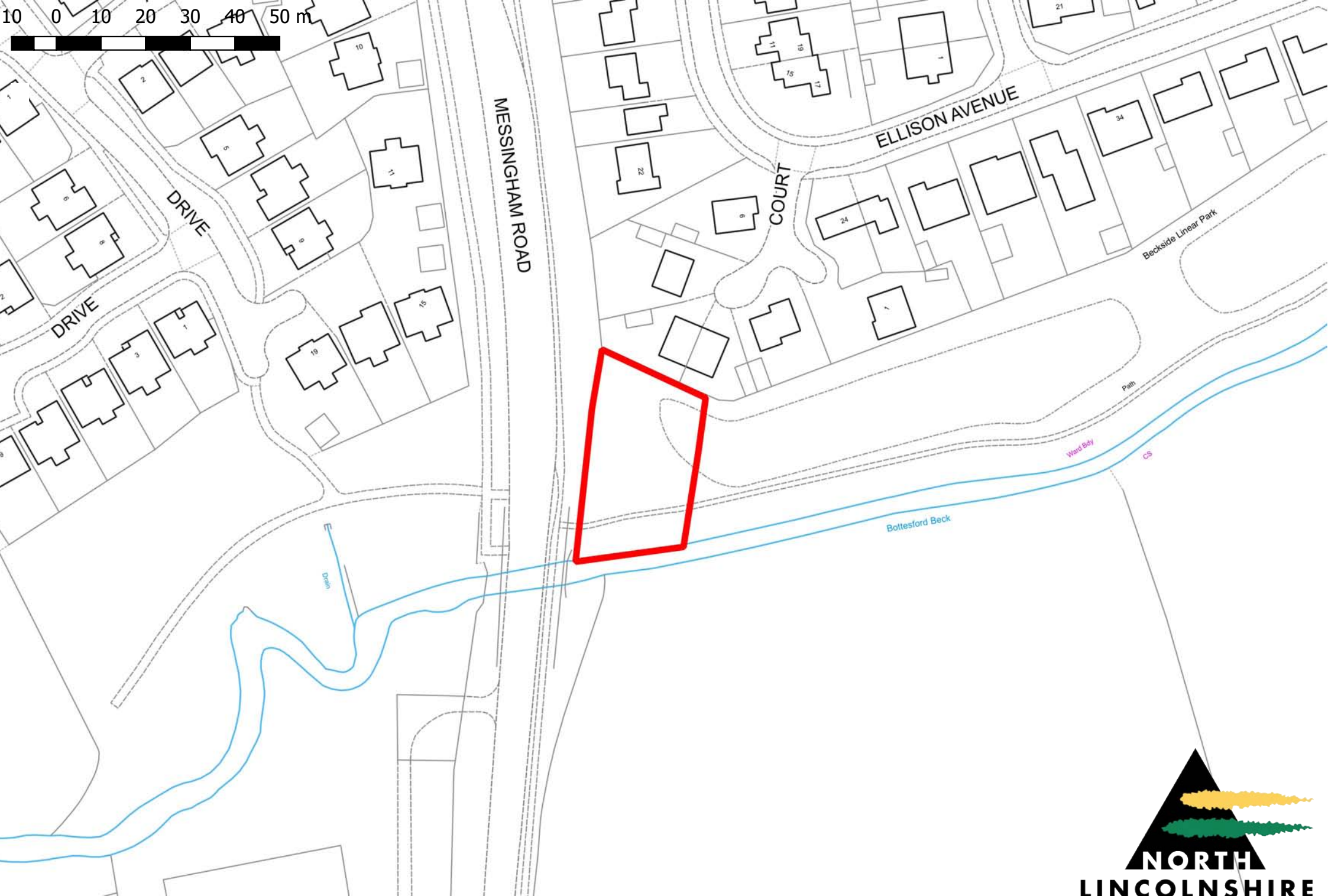
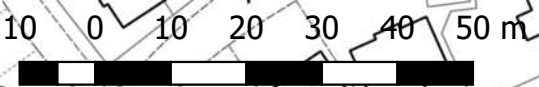
4.
The education and visitors centre hereby approved shall not be brought into first use until such time as the drainage proposals shown on drawings 14849-H-DR-101 T1 and 14849-H-DR-102 T1 have been implemented in their entirety and the building is connected to the approved system.

Reason

To ensure satisfactory drainage is provided in accordance with policy DS14 of the North Lincolnshire Local Plan.

Informative

In determining this application, the council, as local planning authority, has taken account of the guidance in paragraphs 186 and 187 of the National Planning Policy Framework in order to seek to secure sustainable development that improves the economic, social and environmental conditions of the area.

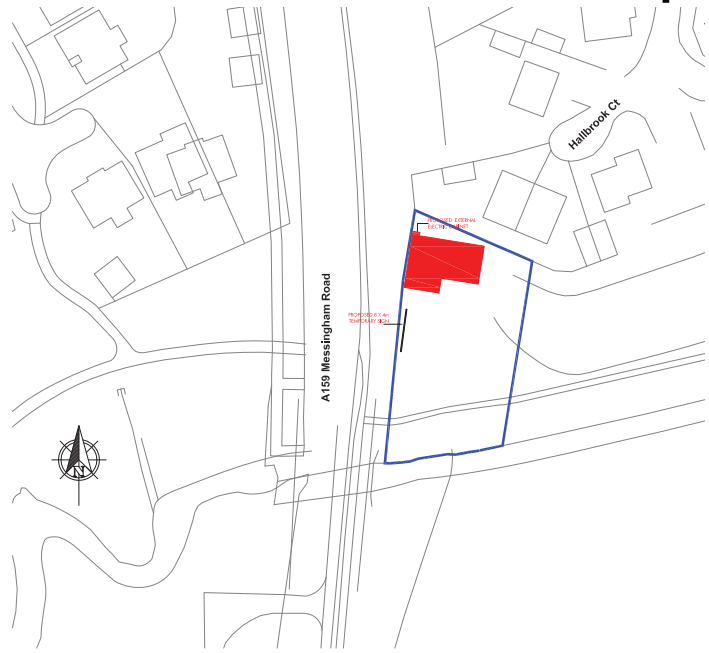


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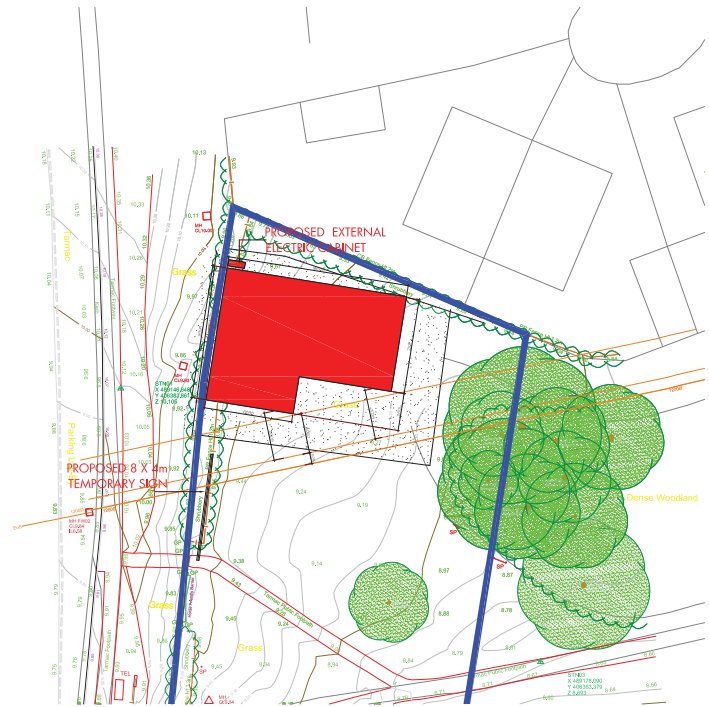
PA/2018/804 Site location and block plans (not to scale)



Proposed Block Plan




Location Plan



Proposed Block Plan With Topographical Overlay

Notes:
 Do not scale dimensions from this drawing. Check proposed dimensions on the site from the drawing. Check dimensions on site before commencing any work or site works.
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Project: Bottesford and Yaldrethorpe Education and Visitor Centre

Drawing Title: Location and Block Plan

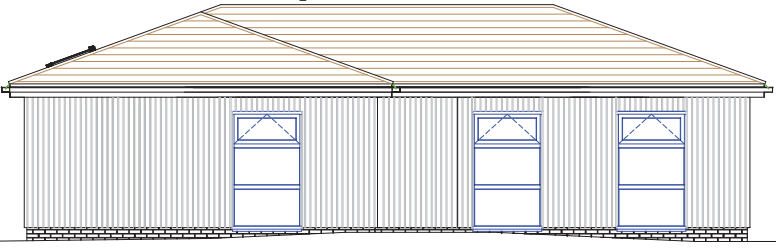
Project No.	Issue Stage	Drawing No.	Rev.
13770	Planning	BS(O)01	D

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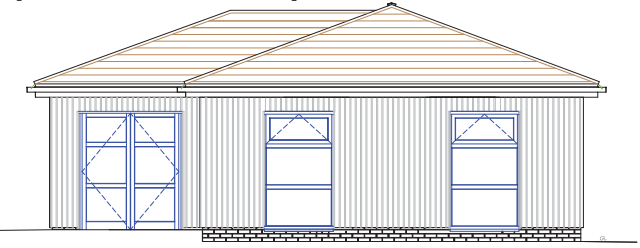
Contact: email: david.fox@northlincs.gov.uk tel: 01724 296622

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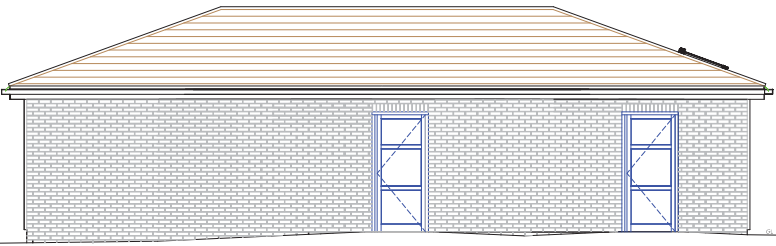
PA/2018/804 Proposed elevations and floor plan (not to scale)



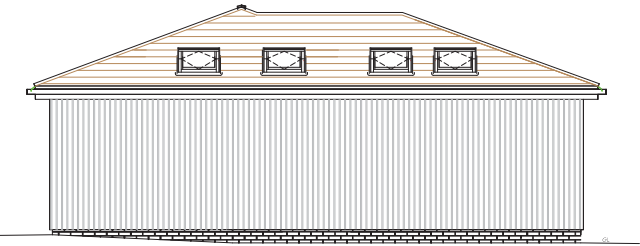
Proposed West Elevation



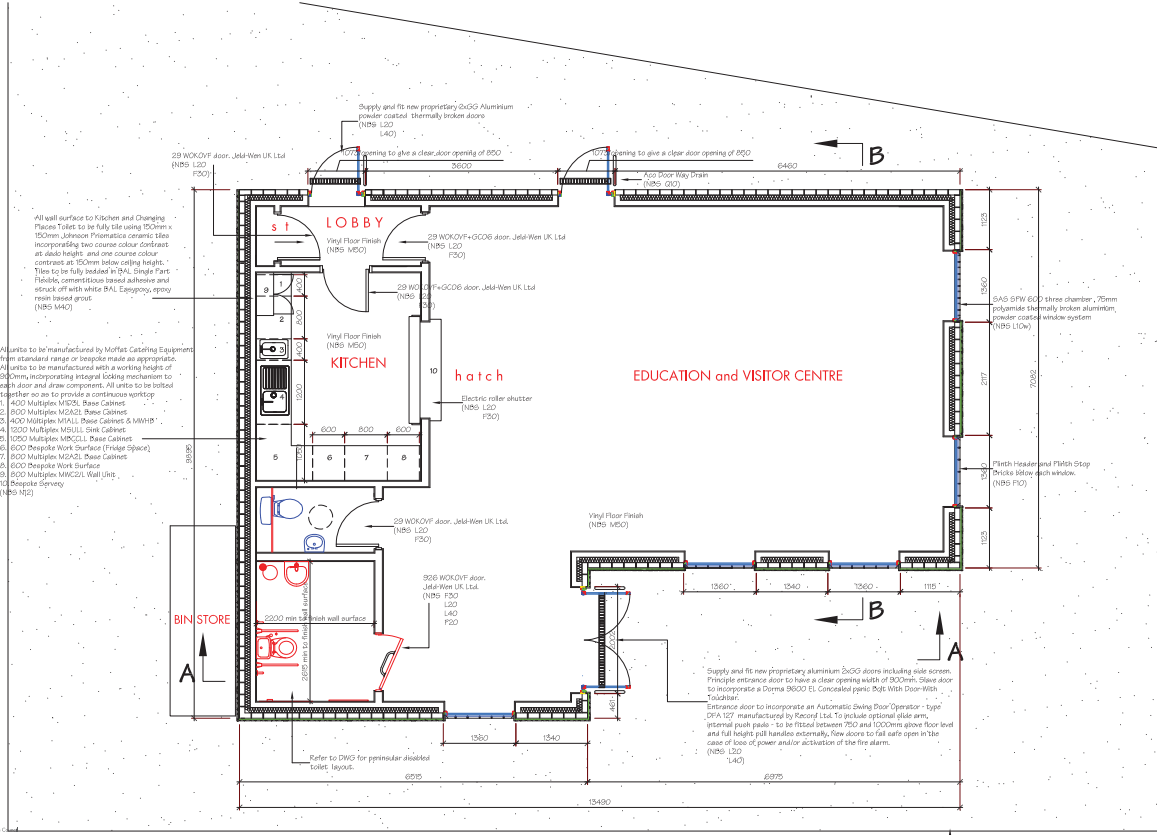
Proposed South Elevation



Proposed East Elevation



Proposed North Elevation



Proposed Plan

Walls and Plaster

To be constructed in class B eng. brick to dpc course/500mm (min) above ground level on RC concrete foundations - refer to MCA Eng no. 14849-H-DR-302-P1.
Construction to be constructed in 200mm cavity construction with 100mm Z21 - density 1400kg/m³ lightweight blockwork/brick block work, 100mm cavity and 100mm Z21 - density 1400kg/m³ lightweight blockwork/brick block work. Ancon stainless steel D7 wall ties at 400mm vertical c/c and 700mm staggered horizontal c/c and Z23 vertical c/c at opening reveals.
Ensure all new cavities are continuous as appropriate.
Include for weepholes Ducts at 900 centres as dpc.
All cavities around door openings to incorporate Thermabate cavity closures.
Cavity insulation to be 100mm DvTherm 50 Ultralite or similar approved, to give a U value of 0.28W/m²K.
New external walls to be 100x400mm Z21 - density 1400kg/m³ lightweight block.
Refer to MCA Eng no. 14849-H-DR-304-P1 for further structural details.
Walls to be finished internally with skim finish on Gypsum Hardhat undercoat. All new finished surfaces to be skid and polished with vinyl ID Dulux abrasion mat emulsion.
To all external corners, supply and fit Gralux InPro 160 Series Wall Corner Guards.

Floors

Fit 125mm ready built extensions, floors to be on 75mm sand & cement on 100mm Tuggan Koflex/100mm F3 insulation to give a U value of 0.22W/m²K. screed, on 175mm RC concrete on 100mm sand bedding on 400x300mm grid, on 100mm wall.
Light well compressed approved rebar. Refer to MCA Eng no. 14849-H-DR-302-P1.

Roof

Roof to be Dextra Plus Tile on 50x250mm battens on 50x250mm counter battens on Procor Reinforced Insulcrete roofing membrane, 60mm Thermagrip TPO roof insulation on proprietary made Truss Rafters at 400 Centres.
All rafters to be GRP manufactured by Hankenke Danba, product reference HD 55/7 Supply and fit supported hatch - self support 120, 240 and 400mm wide chylated walkway to the full length of the roof for access only.

Glazing

All glazing to be 15mm Knauf Fire Famed with skim finish. All new finished surfaces to be painted withICI Dulux abrasion mat emulsion.

Lateral Support of Rafters

Wall plate to be strapped to the brickwork using 20mmx20mmx1000mm galvanneal mild steel straps. To be placed at not more than 2000mm centres.
Gable end to be strapped to the rafters using 20mmx20mmx1000mm galvanneal mild steel straps. To be placed at not more than 2000mm centres.
Roof rafters to be secured to wall plate using proprietary framing anchors in accordance with manufacturers instructions.

Lintels and Throats

Lintels above newly formed internal doors and serevery to be Naylor K6 concrete lintels.
Lintels above newly formed external windows and external doors to be Charter IntegraB L4-20.
All new lintel/heads to have 100mm end bearing on 100mm thick concrete piers, grade C20 concrete to be used.
Refer to MCA Eng no. 14849-H-DR-302-P1 for further structural details.

Doors

Refer to MCA Eng no. 14849-H-DR-107-01 and 14849-H-DR-102-01

Ventilation

Windows to provide 0,200m² secure background ventilation. Purge ventilator to provide 1000l of floor area per window opening or in accordance with CIBSE Application Manual AM10 Natural Ventilation in Non-domestic Buildings - which ever is the greatest.
Mechanical Ventilation is to be provided to the rooms listed below, ducted to the outside in accordance with the following rates:-
Cubicles - 50 litres per second
Toilets - 6 litres per second

Glazing

Glazing to be not less than 10mm low-E. Glazing located between finished floor level and 2000mm to be laminated. All glazing in critical locations to be safety glaze to BS 6226.

Windows

Windows to be SAS SPW 6000 three chamber, 75mm polyamide thermally broken aluminium powder coated window system.
Roof windows to be Yelux white polyurethane finish - centre piece. All windows to be electrically controlled. Refer to Yelux 25022505 for more details.
All windows to be fixed in accordance with manufacturers instructions.

Doors

New external and internal doors to be SAS 2 1000 Aluminium Powder Coated with a U value of not more than 1.8W/m²K, complete with full height pole handles, anti-finger trap feet door strike, upper and lower lockable, integrated door opening device and a heel door access to comply with Document M of the Building Regulations. All Doors to have to have a clear opening with of 850mm. Door side-screens to be integral with doors - to be fully glazed.
New internal doors to be half hour fire, solid core door in American White Oak veneer or similar approved. Include for all door furniture.

Ramps

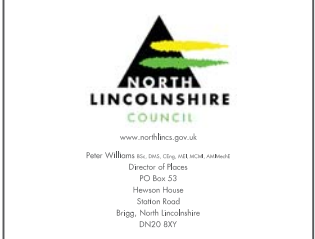
To all newly formed external doors, construct ramps to a gradient of 1:22.

Fire Safety

All exposed Glulam roof timbers to provide a Class D surface spread of flame.
Roller shutters in Kitchen serevery to be connected to the fire alarm system by fusible link with controlled descent.
Fire signage to be provided for in accordance with BS5449 2002.

Ground contamination

Refer to Environmental Protection Group Ltd report.



Project
Bottesford and Yaldethorpe Education and Visitor Centre

Drawing Title
Proposed Elevations and Plan

Project No.	Issue Stage	Drawing No.	Rev.	
13770	Planning	BS(1)02	E	
Drawn	Checked	Scale	Sheet Size	Date
DTPax	XXX		A1	March 2017
Contact	email: david.fox@nrlincs.gov.uk			
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Notes:

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