

APPLICATION NO	PA/2018/558
APPLICANT	Gordon Harrison Ltd
DEVELOPMENT	Planning permission to change the use of part of the site to a garden centre and erect three polytunnels, office and potting shed
LOCATION	The Old Tile Yard, access road to works off Far Ings Road, Barton upon Humber, DN18 5RF
PARISH	Barton upon Humber
WARD	Barton
CASE OFFICER	Tanya Coggon
SUMMARY RECOMMENDATION	Grant permission subject to conditions
REASONS FOR REFERENCE TO COMMITTEE	Contrary to policy

POLICIES

National Planning Policy Framework:

Section 1 – Building a strong, competitive economy

Section 3 – Supporting a prosperous rural economy

Section 10 – Meeting the challenge of climate change, flooding and coastal change

Section 11 – Conserving and enhancing the natural environment

North Lincolnshire Local Plan:

DS1 (General Principles)

RD2 (Development in the Open Countryside)

HE5 (Development Affecting Listed Buildings)

T1 (Location of Development)

T2 (Access to Development)

T19 (Car Parking Provision and Standards)

LC1 (Special Protection Areas, Special Areas of Conservation and Ramsar Sites)

LC2 (Sites of Special Scientific Interest and National Nature Reserves)

LC4 (Development Affecting Sites of Local Nature Conservation Importance)

LC5 (Species Protection)

LC11 (Area of Amenity Importance)

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)

CS6 (Historic Environment)

CS11 (Provision and Distribution of Employment Land)

CS15 (Culture and Tourism)

CS14 (Retail Development)

CS17 (Biodiversity)

CS19 (Flood Risk)

CONSULTATIONS

Highways: No objection.

Environment Agency: No objection subject to a condition.

Ecology: No objection subject to conditions relating to biodiversity.

Heritage Officer: No objection subject to conditions relating to materials.

Environmental Health: No objection subject to conditions relating to opening hours.

TOWN COUNCIL

No objection but comments that the 'preservation of the residual clay workings to be retained and the structures to be in keeping with the rest of the complex.'

PUBLICITY

Advertised by site and press notices. No comments have been received.

ASSESSMENT

The proposal

The proposal is to develop a garden centre on part of the site adjacent to an existing car park. This area of the site comprises an area of hardstanding where tiles are currently being stored. The development will comprise three polytunnels, a packing shed, a sales building and external storage areas. A new boundary tiled wall with gates is proposed. The whole tile yard site is considered financially unviable by the applicant and the proposal would allow further income to be generated on the site and customers would also be able to use the café on the site and buy tiles, pots, plants for example. This will seek to assist the traditional hand-made tile manufacturing taking place on the site and secure the long-term future of the historic buildings on the site. The proposal will generate six new jobs.

The site

The site is located outside the development boundary of Barton upon Humber within the open countryside. The site is currently used for some tile making and as a café and training centre approved under (PA/2009/0511) and (PA/2016/1653). Many of the buildings are grade II listed buildings and are associated with the use of the site for tile making. Various ponds are located on the site and extensive car parking areas. The site is located in Flood Zone 2/3a (Tidal). The site is located within an Area of Amenity Importance (LC11) and is located close to the Humber Estuary Special Area of Conservation (SAC), Special Protection Area (SPA), Site of Special Scientific Interest (SSSI) and Ramsar Site.

The main issues associated with this application are whether this type of development is considered to be acceptable in principle and if so, whether the impact the proposal has on the highway, listed buildings, flood risk, ecology, the amenity of the locality and the amenity of neighbours is also considered to be acceptable in planning terms.

The principle of the development

The buildings in question are part of the historic tile works and are considered to be of local historic importance. The previously consented tourist and training use was approved as a means of securing the long-term use and maintenance of these historic buildings. As these uses are not providing sufficient funds to ensure the long-term financial viability of the site, it is logical that other uses should now be considered.

The site is located in the open countryside where development is strictly controlled; however, both local and national planning policy supports rural businesses and the diversification of rural businesses. Paragraph 28 of the National Planning Policy Framework (NPPF) supports the sustainable growth and expansion of all types of businesses and enterprise in rural areas through the conversion of existing buildings and well-designed new buildings. Policy CS11 of the Core Strategy supports development or activities that assist in rural regeneration and that strengthen or diversify rural business. Policy RD2 of the North Lincolnshire Local Plan also supports rural business. The proposal has the potential for linked trips to be carried out to the adjacent tile-making works, training centre and café on other areas of the site. This type of development (garden centre) is traditionally located within the open countryside. In addition, the proposed development is required in order to secure the long-term use and maintenance of the listed buildings on the site. This is also

supported through section 12 of the NPPF. As a result, this proposal is considered acceptable in principle.

Impact on the highway

Highways have been consulted on the application and have raised no objection to the proposal. It is therefore considered to be acceptable in highway terms and accords with policies T1, T2 and T19 of the North Lincolnshire Local Plan.

Impact on the adjacent listed buildings

The site is located within the grounds of the Old Tile Yards, Barton upon Humber which contain various listed buildings associated with the late 19th century brick and tile making industry on the South Humber Bank. This includes a mill house, a French shed, cottages and drying shed, old kiln lobby and chimney, and drying shed south-east of the cottages, all grade II listed. The proposed buildings are low-level single-storey structures and are situated on the south-eastern part of the site. There is some impact on the setting of the listed structures as some views to the listed structures will be impeded as you enter the site from the car park traveling northwards. However, as you enter the site the listed buildings can be appreciated together in their historic context as the new buildings are a separate group and do not disrupt this aspect. The new development will contribute to the economic viability of the tile yard. Whilst there is slight harm to the setting, this is mitigated by the design of the buildings which complement the industrial character of the site and, being single-storey, do not have a dominant presence. In this instance the benefit of the proposed development, contributing the long-term sustainability of the historic site, outweighs the slight identified harm to the setting of the listed buildings. The materials used in the construction of the buildings can be conditioned to ensure they do not detract from the character and appearance of the site and the setting of the listed buildings located on the site. The proposal therefore accords with the NPPF, policy CS6 of the Core Strategy and policy HE5 of the North Lincolnshire Local Plan.

Flood risk

In terms of flood risk, the site is located within a high risk of flooding (Zone 2/3a). A Flood Risk Assessment has been submitted with the application. The Environment Agency has raised no objection to the proposal subject to a condition in relation to the Flood Risk Assessment which will be imposed on the planning permission. In terms of the sequential test there are no other areas on the site at a lower risk of flooding and the proposal is required in order to improve the financial viability of the whole site and will safeguard this historic site. The sequential test is therefore passed. The use as a garden centre is regarded as 'less vulnerable' in terms of flood risk and is an acceptable form of the development in this flood zone. The proposal therefore accords with the NPPF, policy CS19 of the Core Strategy and policy DS16 of the North Lincolnshire Local Plan.

Ecology

In terms of ecology the site is located close to the Humber Estuary Special Area of Conservation (SAC), Special Protection Area (SPA), Site of Special Scientific Interest (SSSI) and Ramsar Site. As a result, an ecological appraisal has been submitted by the applicant and assessed by the case officer and the council's ecologist. It is considered that there is no likely significant effect on the Humber Estuary Special Area of Conservation (SAC), Special Protection Area (SPA), Site of Special Scientific Interest (SSSI) and Ramsar

Site. As a result a condition is proposed on the planning permission in relation to works and biodiversity enhancements. The proposal therefore accords with the NPPF, policy CS17 of the Core Strategy and policies LC1, LC2, LC4 and LC5 of the North Lincolnshire Local Plan.

Design and impact on the amenity of the locality

In terms of design the buildings proposed are located on the south-western corner of the site. The buildings are three polytunnels, a potting shed and an office building. The polytunnels are lightweight structures, and the potting shed and office building will be constructed from timber cladding and handmade tiles to reflect the rural character and tile works located on the site. The buildings are not substantial in size and are grouped on one area of the site to reduce their impact on the site. The proposal will not detract from the character and appearance of the area and will have minimal impact on the listed buildings and on the wildlife of the site. The proposal therefore accords with the NPPF, policies CS5 and CS6 of the Core Strategy, and policies RD2, LC11 and DS1 of the North Lincolnshire Local Plan.

Impact on neighbours

The nearest neighbour to the application site is approximately 250 metres away. The proposed garden centre is a fairly modest sized site and is likely to be used in conjunction with the existing café on the site. The hours and use can be controlled by planning conditions to ensure that residential amenity is safeguarded. The proposal therefore accords with policy DS1 of the North Lincolnshire Local Plan.

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: 2117/004, 2117/002 Rev A and 2117/003 Rev a.

Reason

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

3.

No development shall take place until details have been submitted to and approved in writing by the local planning authority of the make, type and colour of all external facing materials for the development, including the boundary wall and gates, and only the approved materials shall be used.

Reason

To ensure that the building is in keeping with its surroundings in the interests of visual amenity, in accordance with policy DS1 of the North Lincolnshire Local Plan and to

safeguard the setting of the adjacent listed buildings in accordance with policy HE5 of the North Lincolnshire Local Plan.

4.

The development permitted by this planning permission shall be carried out in accordance with the approved Flood Risk Assessment (FRA) dated May 2018, reference 047/003/Far Ings/FRA/0518, compiled by S M Foster Associates Limited and the following mitigation measures detailed within the FRA:

- finished floor levels to be set no lower than 3.5 metres above Ordnance Datum (AOD)
- flood resilience and resistance measures to be incorporated into the proposed development as stated.

The mitigation measures shall be fully implemented prior to occupation and shall subsequently remain in place for the lifetime of the development.

Reason

To reduce the risk of flooding to the proposed development and future occupants in accordance with policy CS19 of the Core Strategy and policy DS16 of the North Lincolnshire Local Plan.

5.

The works and biodiversity enhancements shall be carried out strictly in accordance with sections 6.3 and 6.4 of the submitted Preliminary Ecological Appraisal (document ref MBE/ECO/2018/12/1). The required bat box shall be installed prior to the operation of the new garden centre. All biodiversity features shall be retained thereafter.

Reason

To conserve and enhance biodiversity in accordance with policies CS5 and CS17 of the North Lincolnshire Core Strategy.

6.

The development shall not be used otherwise than as a garden centre and for no other purpose(s) (including any other purpose in Class A1 of the Schedule to the Town and Country Planning (Use Classes) Order 2005 or any provision equivalent to that class in any statutory instrument revoking and re-enacting that order with or without modification) without the prior approval in writing of the local planning authority.

Reason

To safeguard the character and appearance of the site as it lies within the open countryside where development is strictly controlled under policy CS3 of the North Lincolnshire Core Strategy and policy RD2 of the North Lincolnshire Local Plan.

7.

The garden centre hereby permitted shall only be open between the hours of:

- 9am to 5pm Monday to Friday;
- 9am to 5pm on Saturdays; and

- 11am to 4pm on Sundays and public/bank holidays.

Reason

In the interests of the residential amenity of the area in accordance with policy DS1 of the North Lincolnshire Local Plan.

Informative 1

The applicant's attention is drawn to the comments made by the Environment Agency.

Informative 2

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.



Barton
Reedbed

Drain

Drain

Track

Track

Path

Natu
Rese

FAR INGS ROAD

3m

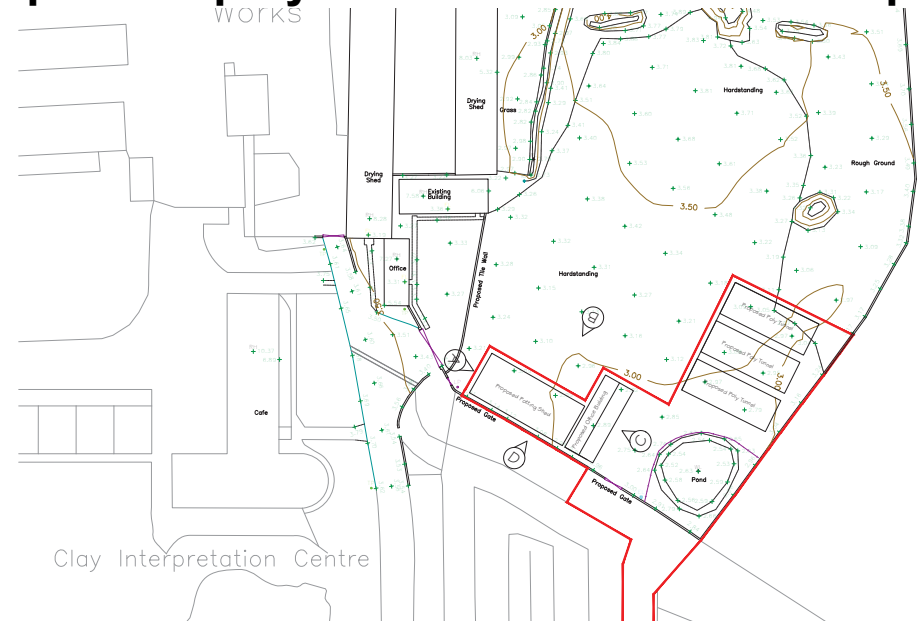
Drain

PA/2018/558

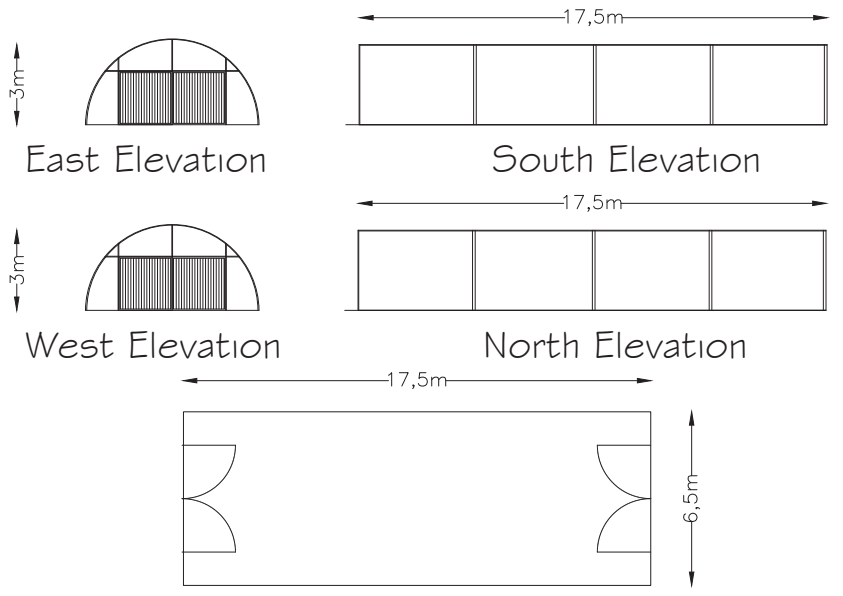
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PA/2018/558 Block plans & polytunnel elevations & floor plan (not to scale)



Site Layout - Scale 1:500



Typical Poly Tunnel - Scale 1:100



Site Layout - Scale 1:2500

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Notes:

- The accuracy and content of this drawing are dependent on the surveyed scale and survey specification, care should be taken when working with other plotted scales or from CAD.

Station Co-Ordinates:

AH1	502302.092	423297.125	3.683
AH2	502305.301	423275.359	3.622

Survey Control Data:

Datum for Levels: OS GPS Datum (OSGM15)
 Bench Mark: AH1
 Values: 3.683m
 Grid: Local Grid Based on OSGB36(15) at AH1

Standard Symbols:

- MH Manhole Cover
- IC Inspection Cover
- WH Water Outlet Hydrant
- FH Fire Hydrant
- SV Stop Valve
- GM Gas Valve
- WM Water Meter
- UC Unidentified Cover
- TE Telecom Cover
- LF Lamps Post
- EP Electricity Pole
- BR SIGN
- BS Sign Post
- RTS Road Traffic Sign
- TL Traffic Light
- CB Control Box (Traffic)
- GU Gully
- RE Roadside Eye
- BH Borehole
- TP Trial Pit
- JB Junction Box
- BOL Bollard
- LB Litter Bin
- PB Pillar Box
- TCB Telephone Call Box
- MB Manhole
- MP Marker Post
- EC Electricity Cable
- GP Gas Pipe
- RWP Rain Water Pipe
- SVP Soil and Vent Pipe
- SP Soil Pipe
- VP Vent Pipe
- WP Waste Pipe
- S/COB Stone Cobbles
- SPS Stone Paving Slabs
- CPS Concrete Paving Slabs
- B/S Brick Setts
- ELEC Electricity Cover
- OW Overhead Wire
- FL Floor Level
- SL Site Level
- CL Cover Level
- IL Invert Level
- B/W Barbed Wire
- CO/B Close Boarded
- CO/L Chain Link
- W/P Wood Paving
- H/R Hand Rail
- I/R Iron Rolling
- W/W Wire Mesh
- O/B Open Boarded
- WP/R Wood Post and Rail
- CP/R Concrete Post and Timber Panel
- P/W Post and Wire
- CP/D Concrete Post and Dropper
- PAL Palisade
- TS Tube Steel
- R/W Retaining Wall
- EH Eyes Height
- RH Ridge Height
- TH Tree Height
- SH Sill Height
- WH Wall Height

Existing Contour

Existing Tree

Tree Stump

Canopy Line

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Rev	Description of revision	Date

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 WF11 1AB

Site Name:
**Far Ings Road,
 Barton Upon Humber,
 North Lincolnshire.**

Surveyed: AH Drawn: BG Checked: CSm

Title:
**Proposed Poly Tunnels and
 Ancillary Buildings.**

Plotted Scale: As Shown	Date: 10 April 18	Sheet Size: A1
Drawing No. 2117/002	Revision a	