

APPLICATION NO PA/2019/705

APPLICANT Mr Sebastian Zegocki, Brit-Pol Ltd

DEVELOPMENT Planning permission to erect a fuel storage tank

LOCATION Land south of Unit B, access roads in disused airfield, North Killingholme

PARISH North Killingholme

WARD Ferry

CASE OFFICER Tanya Coggon

SUMMARY RECOMMENDATION **Grant permission subject to conditions**

REASONS FOR REFERENCE TO COMMITTEE Objection by North Killingholme Parish Council

POLICIES

National Planning Policy Framework:

Chapter 2 – Achieving Sustainable Development

Chapter 4 – Decision-making

Chapter 6 – Building a Strong Economy

Chapter 12 – Achieving Well-designed Spaces

North Lincolnshire Local Plan:

DS1 (General Policies and Principles)

T2 (Access to Development)

North Lincolnshire Core Strategy:

CS1 (Spatial Strategy for North Lincolnshire)

CS2 (Delivering More Sustainable Development)

CS5 (Delivering Quality Design in North Lincolnshire)

CS11 (Provision and Distribution of Employment Land)

North Lincolnshire Housing and Employment Allocations DPD: Policy NKAЕ - 1

CONSULTATIONS

Highways: No objection.

Environmental Health: No comments.

PARISH COUNCIL

Object. The application appears inaccurate as it states that hazardous materials are not involved – clearly a fuel storage tank will contain hazardous materials. The site indicated as the storage site is not the site where a licence has been granted. Lighting appears to have been erected – which is causing light contamination.

It is requested that the enforcement officer visits the site as work appears to have commenced without the planning permission being granted.

PUBLICITY

Advertised by site notices. No responses have been received.

ASSESSMENT

The proposal

This proposal is to site a storage tank at the rear of an existing warehouse and on an area of hardstanding currently being used for the parking of vehicles. The storage tank will contain 41.6 tonnes of diesel for the applicant's existing haulage business being run from the site. The storage tank will be 8.95 metres long, 3 metres wide and 3.5 metres high. It will resemble a steel container and will be painted in a black finish.

Issues

The main issues associated with this proposal are whether it is acceptable in principle, and if so, whether its design, impact on the highway and on the amenity of the locality are also acceptable.

The site

The site forms part of the industrial allocation NKAЕ-1 for B1 and B8 uses on North Killingholme Airfield as identified in the Housing and Employment Land Allocations DPD. The site operates as a haulage yard with the storage tank to be located within an existing parking/storage area for HGVs. The site is enclosed by fencing and there is significant bunding on the southern and western boundary of the hardstanding area. There are no residential properties close to the site. The site is surrounded by open countryside to the south, east and west.

The principle of the development

The site is an allocated industrial site for B1 and B8 uses. The storage tank is required in connection with the existing haulage business being run from the site. The proposed storage tank is an acceptable use in this location and accords with policy NKAЕ-1, policy CS11 of the Core Strategy and section 6 of the NPPF.

Design

In terms of design, the storage tank resembles a container-type structure. It is screened in part by an existing building on the site, the boundary fencing and bunding to the site boundaries. The storage tank will be viewed in context with the existing industrial site and therefore, in design terms, the proposal is acceptable and accords with Section 12 of the NPPF, and policies CS5 of the Core Strategy and DS1 of the North Lincolnshire Local Plan.

Highways

In terms of highways, no objections have been received. The proposal is therefore considered to be acceptable in highway terms and accords with policy T2 of the North Lincolnshire Local Plan.

Impact on the amenity of the locality

In terms of impact on the amenity of the locality, the storage tank is located to the rear of an existing warehouse known as Unit B. The site is also partially screened by the boundary fencing and bunding. The storage tank is a relatively small building that is 3.5 metres in height and will be viewed in context with the surrounding industrial development on North Killingholme Airfield. No adverse impacts on the amenity of the locality will therefore result and the proposal accords with Section 12 of the NPPF, and policies CS5 of the Core Strategy and DS1 of the North Lincolnshire Local Plan.

Issues raised by the parish council

The comments made by the parish council are noted. The proposal does not require a hazardous substance application due to the type and amount of fuel being stored. The site is an allocated industrial site in the council's Housing and Employment Land Allocations DPD, where this type of development is considered to be acceptable. The issue of lighting on the site will be investigated by the council's enforcement officer, but is not material to the determination of this application.

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: 19.2702.01A and agent's email dated 10 June 2019.

Reason

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

Informative

In determining this application, the council, as local planning authority, has taken account of the guidance in paragraph 38 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.

