

<b>APPLICATION NO</b>	<b>PA/2020/2033</b>
<b>APPLICANT</b>	Mr Murray
<b>DEVELOPMENT</b>	Planning permission to change the use of a former school to four apartments and a retail shop, with associated works
<b>LOCATION</b>	Old School, Station Road, Keadby, DN17 3BN
<b>PARISH</b>	Keadby with Althorpe
<b>WARD</b>	Axholme North
<b>CASE OFFICER</b>	Emmanuel Hiamey
<b>SUMMARY RECOMMENDATION</b>	<b>Grant permission subject to conditions</b>
<b>REASONS FOR REFERENCE TO COMMITTEE</b>	Objection by Keadby with Althorpe Parish Council

## **POLICIES**

### **National Planning Policy Framework:**

Chapter 2 (Achieving sustainable development)

Chapter 4 (Decision-making)

Chapter 5 (Delivering a sufficient supply of homes)

Chapter 9 (Promoting sustainable transport)

Chapter 11 (Making effective use of land)

Chapter 12 (Achieving well-designed places)

Chapter 14 (Meeting the challenge of climate change, flooding and coastal change)

### **North Lincolnshire Local Plan:**

Policy T2 (Access to Development)

Policy T19 (Car Parking Provision and Standards)

Policy HE9 (Archaeological Excavation)

Policy DS1 (General Requirements)

Policy DS14 (Foul Sewage and Surface Water Drainage)

Policy DS16 (Flood Risk)

Policy C2 (Community Facilities in Minimum Growth Settlements and Rural Hamlets and Villages in the Open Countryside)

**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 CS6 (Historic Environment)

Policy CS7 (Overall Housing Provision)

Policy CS17 (Biodiversity)

Policy CS19 (Flood Risk)

Policy CS25 (Promoting Sustainable Transport)

**CONSULTATIONS**

**LLFA Drainage Team:** Initially objected to the proposed development because it falls within the lower threshold assessment levels (5–9 properties) and the applicant failed to provide an adequate surface water drainage strategy for the whole site. Further, a revised submitted flood risk assessment still failed to provide an adequate surface water drainage strategy for the whole site. The whole site, including existing hard-paved areas, needs to comply with the 100-year flood event.

A further report has been submitted and the proposals are deemed acceptable in terms of surface water flood risk compliance. However, the LLFA Drainage Team are unable to change the pre-commencement condition to a compliance condition as they require a confirmation from Severn Trent Water on the proposed discharge rate and detailed confirmation on the adoption and maintenance of all drainage features within the proposed development. There also needs to be documentation in the welcome pack/deeds about the proposed drainage system, what it serves and its function, and failure to maintain it etc, also removal of it in the future could impact themselves and others. With this in mind, the LLFA Drainage Team has advised a revised pre-commencement condition to replace previous pre-commencement conditions.

**Environment Protection:** Has not objected to the application but has indicated that the change of use of a school to five apartments is a sensitive end-use. The site has previously been used for retail and storage; there is, therefore, the potential for the site to have been impacted by contamination. This includes metals, PAHs, TPH, ground gas and asbestos. It is the developer's responsibility to assess and address any potential contamination risks. However, as no supporting information has been provided that demonstrates potential risks can be reduced to an acceptable level, conditions are recommended to require the applicant to submit a Phase 1 report for this department's consideration should the planning authority be mindful to determine the application.

**Environment Agency:** Initially objected to the application because the Flood Risk Assessment (FRA) did not comply with the requirements set out in paragraphs 30 to 32 of the Flood Risk and Coastal Change section of the planning practice guidance. However, following a review of a further FRA, the Environment Agency has removed their objection and recommended conditions be applied to any permission granted.

**Tree and Landscaping Officer:** No comments to make on the application.

**Historic Environment Record (Archaeology):** No objection to the proposal. The applicant has described the history and architectural interest of the Old School building in the submitted Design and Access Statement. The proposals will conserve the Old School and improve the external appearance that contributes to the street scene and village heritage.

**Recycling Officer:** No objection to the application. However, have provided standard advice which requires all new properties to be integrated into the alternate weekly collection scheme to receive a fortnightly collection of their bins and boxes.

**Highways:** No objections subject to conditions.

**Yorkshire Water:** No comments to make.

## **PARISH COUNCIL**

Objected to the application when it was originally submitted because they have concerns over the access road. They also indicated that the access road is not wide enough for two-way traffic. Furthermore, there is the possibility of vehicles having to reverse back onto Station Road if a vehicle is exiting the development which would be dangerous in terms of public safety. They raised concerns over the ability of emergency vehicles to gain access to the rear of the development if required. Additionally, the drains in Keadby are already a problem and the proposed new development would put additional strain on an already overburdened network.

The application drawings were amended, and the parish council re-consulted in July 2022; however, no further comments have been received.

## **PUBLICITY**

A site notice was displayed. One letter of comment has been received which raises the following concerns:

- impact on the common boundary wall
- impact on sewage pipes which run through the adjacent property
- impact of the development on the roof of a garage attached to the building.

## **ASSESSMENT**

### **Constraints**

Development boundary

SFRA Flood Zone 2/3 (a) Fluvial

## **Planning history**

- 2/1982/0368: Use of disused classroom as a retail shop – approved 09/09/1982
- 2/1982/0696: Install a shop front – approved 08/02/1983
- 2/1980/0070: Erection of dwellings – approved 02/04/1980
- 2/1980/0103: Erection of new buildings and alterations to existing school premises for warehousing purposes – approved 02/04/1980
- 6/1987/0090: Outline planning permission to erect industrial buildings and layout industrial estate – approved 28/05/1987
- 6/1993/0109: Erect a building for manufacturing, storage, warehousing, office and amenity purposes – approved 03/06/1993
- PA/1999/0086: Planning permission to change the use of premises to storage and distribution, including ancillary offices – approved 17/03/1999
- PA/1999/0899: Planning permission to extend a warehouse, office block and car parks – approved 15/10/1999

## **Site and Proposal**

Planning permission is sought for a change of use of the former school to form four apartments and a retail shop plus associated works. The site is Old School, Station Road, Keadby. The former school complex at Keadby comprises the school building and the adjacent headmaster's house. The site is within the development boundary of Keadby.

The site is located at the southern end of Station Road. The footprint of the proposed development measures approximately 327 square metres; however, the entire site measures 1,793 square metres. The school is bounded to the west by Station Road, to the north by 18 Station Road, to the south by 14 Station Road and the east by a field.

The site contains a large L-shaped building (the former school complex and the adjacent headmaster's house). The building currently comprises a retail area and workshop areas plus small stores and kitchens.

The original proposal was for a change of use of the former school to five apartments with associated works. The proposed apartments included a kitchen and lounge on the ground floor and two bedrooms on the first floor. Two parking spaces were also proposed at the rear of the building for each apartment.

Following concerns raised by the LLFA Drainage Team and the Environment Agency, the proposal was amended. The following documents have been submitted overall:

- Amended Proposed Site Layout
- Amended Proposed Elevations
- Amended Existing Elevations

- Amended Floor Plans
- Surface Water Drainage Strategy
- Flood Risk Assessment
- Design & Access Statement (update received on 16/07/2022)

The amended plans and amended Design and Access Statement show four apartments and a retail shop plus associated works.

The development would contain a mix of one- and two-bedroom apartments together with a kitchen and lounge on the first floor, and a garage, utility rooms and lobby on the ground floor. This proposal also retains the existing retail area.

Additional parking provisions will be kept to the rear of the site (except two spaces to the front associated with the retail shop) and two car parking spaces would be allocated to each apartment. The existing access from Station Road will be retained and will allow vehicular access and manoeuvres within the site.

There would be no extensions or additions to the building, other than the installation of dormer windows and refurbishment works.

### **Key issues**

**The main considerations in assessing this application are:**

- **the principle of the development**
- **impact on the character and appearance of the conservation area**
- **impact on the amenity of adjoining occupiers**
- **the living conditions of future occupiers**
- **parking and highway safety**
- **drainage.**

### **Principle of the development**

This proposal involves the change of use of a former school to four apartments and a retail shop, with associated works.

The NPPF states that housing applications should be considered in the context of the presumption in favour of sustainable development and that relevant policies for the supply of housing that seeks to restrict housing outside of settlements should not be considered up-to-date if a five-year supply cannot be demonstrated. The presumption in favour of sustainable development means that permission should be granted unless any adverse impacts would significantly and demonstrably outweigh the benefits of the application when assessed against the policies of the NPPF. As the local planning authority has not demonstrated a five-year supply of housing, this application would be considered in the context of the presumption in favour of sustainable development.

Paragraph 120 of Chapter 11 (Making effective use of land) ensures substantial weight to the value of using suitable brownfield land within settlements for homes and other identified needs and supports appropriate opportunities to remediate despoiled, degraded, derelict, contaminated or unstable land. It promotes and supports the development of under-utilised land and buildings, especially if this would help to meet identified needs for housing where land supply is constrained and available sites could be used more effectively (for example converting space above shops, and building on or above service yards, car parks, lock-ups and railway infrastructure).

Policy CS2 (Delivering more Sustainable Development) supports development on previously developed land and buildings within the Scunthorpe urban area, the defined development limits of North Lincolnshire's market towns and small-scale developments within the defined development limits of rural settlements to meet identified local needs.

Policy CS3 (Development Limits) ensures that the countryside is protected from inappropriate development and that no uncontrolled expansion of settlements will take place. The policy states that development outside the defined boundaries will be restricted to that which is essential to the functioning of the countryside.

Policy CS7 (Overall Housing Provision) aims to give priority to the release of sites within the Scunthorpe urban area, then the market towns and small-scale development in rural settlements. The key requirement of this policy is to deliver development on previously developed land, contributing to the brownfield target.

Policy CS22 (Community Facilities and Services) states that the loss of community facilities or land allocated for such purposes will be resisted, unless there is no longer a need for the land or building in any form of community use, or there is an acceptable alternative means of meeting such need. Developers will be expected to make an appropriate contribution towards necessary improvements or additional provisions for community services and facilities arising from their development proposals.

Policy C2 (Community Facilities in Minimum Growth Settlements and Rural Hamlets, and Villages in the Open Countryside) requires the need to demonstrate that:

- (vi) facilities are no longer economically viable; and that
- (vii) all options for their continuance have been fully explored; and/or
- (viii) an accessible replacement facility exists elsewhere in the local centre.

Considering the principle of the development in keeping with the above policies, it must be acknowledged that the building is currently empty and therefore a change of use does not constitute a loss of community facility. It is also worth noting that there are several schools in Keadby and the surrounding area which serve the same purpose (a school). The proposed change of use of the vacant Old School to four apartments is acceptable and complies with policy CS22.

Regarding policy CS2 (Delivering more Sustainable Development), Keadby is a rural settlement and is highlighted in the council's Sustainable Settlement Survey as being one of the most sustainable settlements outside the Scunthorpe urban area. Further, the change of use of the Old School to apartments constitutes sustainable development.

Turning to policy CS7 (Overall Housing Provision), the key requirement of this policy is to deliver development on previously developed land, contributing to the brownfield target. The development plan defines a brownfield site as previously developed land which is, or was, occupied by a permanent (non-agricultural) structure, and associated fixed surface infrastructure. In this case, the site qualifies as a brownfield site and therefore the proposal meets the terms of the policy.

Turning to policy CS3 (Development Limits), the site is within the development boundary and not outside the defined boundary for Keadby where development is restricted to that which is essential to the functioning of the countryside. Therefore, this development meets the terms of policy CS3.

As indicated earlier, policy C2 requires it is demonstrated the:

- (i) facilities are no longer economically viable;
- (ii) all options for their continuance have been fully explored; and/or
- (iii) an accessible replacement facility exists elsewhere in the local centre.

The Old School, Station Road was erected in 1876 by the Althorpe and Keadby School Board under the provisions of the 1870 (Forster) Education Act. The front of the property was formerly used as a retail shop but has not been in use for a few years and the rear of the property has been used for storage.

By way of background, the retail shop area was originally a classroom, which was changed to a retail shop under the proposal for a change of use of a disused classroom to a retail shop (2/1982/0368), approved on 09/09/1982. In this case, the proposal would retain the retail shop area in its current use and therefore raises no issue in terms of longer economic viability.

Regarding the options for the continued use of the building, it is worth reiterating that the retail area would be retained. Regarding the general use of the building as a school, the site is currently vacant and while it is not known when it first became vacant, the planning history of the site implies it was earlier than 1982 when the disused classroom was changed to a retail shop (2/1982/0368).

From above, this application meets the criterion of policy C2, as it is believed the building functioned as a school for over two decades and is no more sustainable as a school, plus all options for its continuance as a school have been fully explored.

It is worth noting that accessible replacement facilities (schools) exist elsewhere in the local area (Althorpe & Keadby Primary School).

On balance, the site is not outside the defined boundary where development is restricted to that which is essential to the functioning of the countryside. Further, Keadby is a rural settlement and is highlighted in the council's Sustainable Settlement Survey as being one of the most sustainable settlements outside the Scunthorpe urban area. It is also judged that the building is currently vacant and therefore the change of use to four apartments, retaining the retail shop, would not result in a significant loss of community facilities and services.

In principle, the change of use of the existing school building into four apartments, retaining the retail shop, is welcomed by the planning authority and it complies with the relevant policies of the local development plan.

### **Layout, siting and design**

Policy DS1 (General Requirements) expects a high standard of design in all developments in both built-up areas and the countryside and proposals for poorly designed development will be refused. All proposals will be considered against the criteria of quality of design and amenity impact among others.

Policy CS5 of the North Lincolnshire Core Strategy requires that all new development in North Lincolnshire should be well-designed and appropriate for their context. It should contribute to creating a sense of place. The council will encourage contemporary design if it is appropriate for its location and is informed by its surrounding context. A design that is inappropriate to the local area or fails to maximise opportunities for improving the character and quality of the area will not be acceptable.

Considering the layout of the site, the proposal would retain the footprint of the existing building and therefore does not raise an issue. The applicant has confirmed in the Design & Access Statement that the proposal only seeks to split the school building into four apartments and retain the existing retail area. The details are shown on Floor Plan Dwg. No. 003.

The living accommodation of the proposed apartments would be confined to the first floor of the existing building with no extensions or additions, other than the insertion of dormer windows to the roof of the original building. The ground floor would contain the retail shop to be retained and the garages, utility rooms and lobby.

The refurbishment works as shown on the plans would ensure the building is fit for residential use.

Regarding appearance, there would not be a significant alteration to the building except for the installation of new dormer windows on the side (north elevation) and the rear (east elevation) of the building on the first floor. The key concern is whether the new dormer windows would harm the character of the building and the surrounding area.

In this case, having reviewed the number and design of the new dormer windows, the form, detailing and materials would relate well to the roof form and detailing/materials of the building. The design and appearance of the dormer windows are therefore acceptable.

### **Impact on the amenity of adjoining occupiers**

Core Strategy policy CS5 (Delivering Quality Design in North Lincolnshire) states, ‘...all new development in North Lincolnshire should be well designed and appropriate for their context. It should contribute to creating a sense of place. The council will encourage contemporary design if it is appropriate for its location and is informed by its surrounding context. A design which is inappropriate to the local area or fails to maximise opportunities for improving the character and quality of the area will not be acceptable.’

Policy DS1 (General Requirements) of the North Lincolnshire Local Plan is concerned in part with residential amenities. It states that planning applications for residential dwellings should not unreasonably reduce sunlight or daylight, or result in overshadowing,



overbearing impact or loss of privacy to adjacent dwellings. Policy CS5 of the Core Strategy is also relevant.

Further to this, the NPPF advises that planning should always seek to secure a good standard of amenities for all existing and future occupants of land and buildings.

Given this proposal relates to an existing building and no extensions are proposed, no issues would arise from overshadowing or overbearing impact.

Regarding the impact on the privacy of neighbouring properties, the new windows would be installed on the side and rear. There is no residential property to the rear (east elevation) and therefore the new dormer windows at the rear would not raise an issue of privacy.

There would be no new windows on the side (south elevation) and therefore there would not be an issue of privacy on the property to the south (14 Station Road).

The only privacy concern is the new dormer windows to the north side facing 18 Station Road. Having reviewed the impact of the development on the privacy of 18 Station Road, it is judged that the proposed new dormer windows to the roof of the original building would look at the gable of 18 Station Road, where the property currently enjoys a high level of privacy from mature hedging.

To avoid unanticipated impact from the new dormer windows to the roof of the original building, a condition would be applied to any permission granted to obscurely glaze the windows in the north elevation to a minimum of Privacy Level 3 in accordance with the Pilkington Scale of Obscuration.

## **Highways**

Policy T2 of the North Lincolnshire Local Plan states that all development should be served by satisfactory access. Policy T19 is concerned with parking provisions as well as general highway safety.

The existing access to the site off Station Road would be retained and would allow for vehicular manoeuvres within the site. Sufficient parking has been provided within the site to serve the apartments and the store. Highways have no objections to the application subject to conditions.

## **Flood risk and drainage**

Policy CS19 of the Core Strategy is concerned with flood risk and policy DS14 is concerned with foul sewage and surface water drainage.

Section 14 (Meeting the challenge of climate change, flooding and coastal change) requires that inappropriate development in areas at risk of flooding should be avoided by directing development away from areas at highest risk (whether existing or future). Where development is necessary for such areas, the development should be made safe for its lifetime without increasing flood risk elsewhere.

All plans should apply a sequential, risk-based approach to the location of the development, considering the current and future impacts of climate change to avoid, where possible, flood risk to people and property. They should do this, and manage any residual risk, by:

- (a) applying the sequential test and then, if necessary, the exception test as set out below;
- (b) safeguarding land from development that is required, or likely to be required, for current or future flood management;
- (c) using opportunities provided by new development to reduce the causes and impacts of flooding (where appropriate using natural flood management techniques); and
- (d) where climate change is expected to increase flood risk so that some existing development may not be sustainable in the long-term, seeking opportunities to relocate development, including housing, to more sustainable locations.

The sequential test aims to steer new development to areas with the lowest risk of flooding. Development should not be allocated or permitted if there are reasonably available sites appropriate for the proposed development in areas with a lower risk of flooding. The strategic flood risk assessment will provide the basis for applying this test. The sequential approach should be used in areas known to be at risk now or in the future from any form of flooding.

When determining any planning applications, local planning authorities should ensure that flood risk is not increased elsewhere. Where appropriate, applications should be supported by a site-specific flood risk assessment. Development should only be allowed in areas at risk of flooding where, in the light of this assessment (and the sequential and exception tests, as applicable) it can be demonstrated that:

- (a) within the site, the most vulnerable development is in areas of lowest flood risk unless there are overriding reasons to prefer a different location;
- (b) the development is appropriately flood resistant and resilient;
- (c) it incorporates sustainable drainage systems unless there is clear evidence that this would be inappropriate;
- (d) any residual risk can be safely managed; and
- (e) safe access and escape routes are included where appropriate, as part of an agreed emergency plan.

Applications for some minor development and changes of use should not be subject to sequential or exception tests but should still meet the requirements for site-specific flood risk assessments.

In this case, the site is located within SFRA Flood Zone 2/3 (a) Fluvial, an area more likely to flood. While the proposal seeks a change of use of an existing building, and would not require the sequential or exception tests, it should still meet the requirements for site-specific flood risk assessments.

An initial Flood Risk Assessment Final Report Rev A was issued dated 8 February 2022. Following an objection from the LLFA Drainage Team and the Environment Agency an updated Flood Risk Assessment prepared by EWE Associates Ltd, Final Rev B was issued dated 17 February 2022. A further updated Flood Risk Assessment, Final Report Rev C was issued on 28 March 2022. The updated report (Final Report Rev C) concludes that

there is a risk of flooding due to a breach at the proposed development site. However, it is considered that by raising the habitable first floor level above the 1 in 200 year plus climate change flood level, providing flood resilience and flood protection measures, and developing a flood warning and evacuation plan, the overall flood risk will be acceptable.

Following re-consultation on the amended Flood Risk Assessments (FRAs), the Environment Agency has indicated that the latest FRA (Final Report Rev C) and the amendments relate to surface water management only so do not affect their position. The condition requested in their response dated 25 February 2022 is therefore still appropriate.

The LLFA Drainage Team have commented on the Final Report Rev C, indicating that the submitted proposals are acceptable in terms of surface water flood risk compliance. However, they are unable to change the pre-commencement condition to a compliance condition as they require a confirmation from Severn Trent Water on the proposed discharge rate and detailed confirmation on the adoption and maintenance of all drainage features within the proposed development.

Further, there is also a need for documentation about the proposed drainage system, what it serves and its function, and its failure plus removal of it in future could impact themselves and others. With this in mind, the LLFA Drainage Team has recommended conditions be applied to any permission granted.

It is believed the recommended condition would address any outstanding concerns from the LLFA Drainage Team when discharged. Consequently, the proposal complies with policy DS16 of the North Lincolnshire Local Plan, policies CS18 and CS19 of the Core Strategy, and paragraphs 155, 157, 163 and 165 of the NPPF.

### **Contaminated land**

The NPPF states that to prevent unacceptable risks from pollution and land instability, planning policies and decisions should ensure that new development is appropriate for its location.

Policy DS11 is concerned with polluting activities. It states that planning permission for development, including extensions to existing premises and changes of use, will only be permitted where it can be demonstrated that levels of potentially polluting emissions, including effluent, leachates, smoke, fumes, gases, dust, steam, smell, or noise, do not pose a danger by way of toxic release.

Policy DS1 is also concerned with the protection of amenities.

The Environmental Protection team has not objected to the application. However, they have indicated that the application for the change of use of a school to four apartments is a sensitive end-use. The site has previously been used for retail and storage; there is, therefore, the potential for the site to have been impacted by contamination. This includes metals, PAHs, TPH, ground gas and asbestos. It is the developer's responsibility to assess and address any potential contamination risks. The condition recommended by Environmental Protection would be applied to any permission granted.

The Environmental Protection team has also recommended the inclusion of a condition restricting hours of working on the site.

The proposal would therefore accord with policy DS11 of the North Lincolnshire Local Plan.

## **Parish Council**

Keadby with Althorpe Parish Council objected to the application because of concerns about the access road. They indicated that the access is not wide enough for two-way traffic. There is also the possibility of vehicles having to reverse back onto Station Road if a vehicle is exiting the development which would be a dangerous situation. They also raised concerns over the ability of emergency vehicles to gain access to the rear of the development if required.

On sewage, they indicated that the drains in Keadby are already a problem, and the proposed new development would put additional strain on an already overburdened network.

Further consultation was carried out concerning changes to the proposed development, particularly reducing the number of dwellings from five flats to four, keeping car parking spaces at the ground level of the building and retaining the retail store area.

Keadby with Althorpe Parish Council has not responded to the re-consultation and therefore the original objection stands.

In response to the concerns raised by the parish council, Highways have no objections or adverse comments to make about access and public safety.

While the concerns of the parish council are planning matters and reasonable, the planning authority believes they do not raise a significant issue that would warrant the refusal of the application, given Highways' comments.

On the matter of the drains in Keadby, the LLFA Drainage Team acknowledges the problem and has recommended a pre-commencement condition that requires confirmation from Severn Trent Water on the proposed discharge rate and detailed confirmation on the adoption and maintenance of all drainage features within the proposed development.

Overall, the concerns of the parish council have been sufficiently addressed in this report.

## **Public comments**

Following changes to the plans, a fresh site notice was posted. No new comments have been received and none of the original objections from the public have been withdrawn.

The original concerns relate to a common boundary wall, the impact of the proposal on sewage pipes which run through the adjacent property and the impact of the development on the roof of a garage attached to the building.

On the concern about the potential impact of the proposal on the common boundary wall with the adjacent dwelling, it is judged that the proposal would not affect the boundary wall and therefore does not raise an issue.

On the matter of impact on sewage pipes which run through the adjacent property, this proposal is for a change of use of the former school to form four apartments and a retail shop plus associated works. The proposed works do not affect the existing drainage pipe and therefore it would not raise an issue. In the case of unanticipated damage, it is believed that the applicant would be responsible for any damage. This would, however, be a private legal matter. Generally, drainage matters have been addressed in this report.

## **Conclusion**

The building is no longer required for use as a school and its loss would not result in a shortfall of provisions for schools in the area.

The planning history of the site, together with the information submitted by the applicant, has sufficiently demonstrated that the building is no longer required as a school, that the loss of the community facility (school building) would not result in a shortfall of provision of schools in Keadby and the surrounding area, and that the existing facility is no longer viable for community use.

The proposal relates to an existing building and there are no significant alterations or extensions to the building; therefore, there are no planning issues with siting and layout.

The design and appearance of the proposal have been reviewed and it is judged that the works of the building would complement its character and would not impact negatively on the street scene. There would be no overbearing or overshadowing impact as there would be no change to the footprint or height of the building.

While there are privacy concerns from the addition of new dormer windows to the roof of the original building, this would not raise a significant issue and any unanticipated issue can be lessened by installing an obscure-glazed window.

The proposal would consequently provide an acceptable quality residential dwelling that does not have a significant adverse impact on neighbouring properties. Highways have not objected to or raised any issues and therefore the proposal will have a satisfactory level of access and parking.

The change of use of the building to apartments will contribute to the supply of new housing.

While there are drainage concerns, it is believed that the recommended pre-commencement conditions are adequate to lessen any impact.

All other relevant policies and considerations have been considered, the proposal complies with the relevant policies of the North Lincolnshire Local Plan and the Core Strategy as well as the NPPF. Accordingly, the proposal is recommended for approval.

## **Pre-commencement condition**

The pre-commencement condition has been agreed upon with the applicant.

## **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:

- Proposed Imp Areas Dwg. No. EWE/1894/02 Rev. O
- Drainage Strategy Dwg. No. EWE/1894/02
- Existing Elevations Dwg. No. 004 Rev. B
- Floor Plans Dwg. No. No. 003 Rev. B
- Proposed Site Layout Dwg. No. No. 002 Rev. B
- Proposed Elevations Dwg. No. No. 005 Rev. B.

Reason

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

3.

No development shall take place until a detailed surface water drainage scheme for the site has been submitted to and approved in writing by the local planning authority. The scheme shall be based on sustainable drainage principles and an assessment of the hydrological and hydrogeological context of the development. This must be based upon the submitted Flood Risk Assessment, prepared by EWE Associates Ltd, Final: Revision C, Dated: March 2022.

The drainage scheme shall demonstrate that surface water run-off generated up to and including the 1 in 100-year critical storm (including an allowance for climate change which should be based on current national guidance) will not exceed the run-off from the existing site. It shall also include details of how the resulting completed scheme is to be maintained and managed for the lifetime of the development so that flood risk, both on and off the site, is not increased. SuDS must be considered. Reference should be made to North Lincolnshire Council's SuDS and Flood Risk Guidance Document. Should infiltration not be feasible at the site, alternative sustainable drainage should be used, focusing on above-ground solutions.

Reason

To prevent the increased risk of flooding to themselves and others, to improve and protect water quality, and to ensure the implementation and future maintenance of sustainable drainage structures in accordance with policy DS16 of the North Lincolnshire Local Plan, policies CS18 and CS19 of the North Lincolnshire Core Strategy, and paragraphs 159 to 169 of the National Planning Policy Framework.

4.

The drainage scheme shall be implemented in accordance with the approved submitted details required by condition 3 above, completed prior to the occupation of any dwelling or building within each phase or sub-phase of the development on site, and thereafter retained and maintained in accordance with the scheme for the life of the development unless otherwise agreed in writing with the local planning authority.

Reason

To prevent the increased risk of flooding to themselves and others, to improve and protect water quality, and to ensure the implementation and future maintenance of sustainable drainage structures in accordance with policy DS16 of the North Lincolnshire Local Plan,

policies CS18 and CS19 of the North Lincolnshire Core Strategy, and paragraphs 159 to 169 of the National Planning Policy Framework.

5.

The development shall be carried out in accordance with the submitted Flood Risk Assessment by EWE Associates Ltd, Revision C dated March 2022 and the following mitigation measures it details:

- No habitable residential uses on the ground floor as stated within Section 2
- First-floor levels set no lower than 6.23m AOD, accounting for the residual risk posed to the development from breaching of the nearby defences, as stated within Section 5
- Flood resilience and resistance measures are to be implemented as detailed in Section 5.

These mitigation measures shall be fully implemented prior to occupation and subsequently in accordance with the scheme's timing/phasing arrangements. The measures detailed above shall be retained and maintained thereafter throughout the lifetime of the development.

Reason

To reduce the risk of flooding to the proposed development and future occupants, to ensure the safety of the occupants, and to aid clean up and lessen disruption to the business on the ground floor, in case of flooding.

5.

No dwelling on the site shall be occupied until the vehicular access to it and the vehicle parking and turning spaces serving it has been completed and once provided, the vehicle parking and manoeuvring spaces shall be retained.

Reason

In the interests of highway safety and to comply with policies T2 and T19 of the North Lincolnshire Local Plan.

6.

Unless otherwise agreed by the local planning authority, development other than that required to be carried out as part of an approved scheme of remediation must not commence until parts 1 to 4 below have been complied with. If unexpected contamination is found after development has begun, development must be halted on that part of the site affected by the unexpected contamination to the extent specified by the local planning authority in writing until part 4 has been complied with in relation to that contamination.

Part 1: Site Characteristics

A Phase 1 desk study shall be carried out to identify and evaluate all potential sources of contamination and the impacts on land and/or controlled waters, relevant to the site. The desk study shall establish a 'conceptual model' of the site and identify all plausible pollutant linkages. Furthermore, the assessment shall set objectives for intrusive site investigation works/Quantitative Risk Assessment (or state if none is required). Two full copies of the desk study and a non-technical summary shall be submitted to the local planning authority for approval prior to proceeding to further site investigation.

An investigation and risk assessment, in addition to any assessment provided with the planning application, must be completed in accordance with a scheme to assess the nature and extent of any contamination on the site, and whether it originates on the site. The contents of the scheme are subject to the approval in writing of the local planning authority. The investigation and risk assessment must be undertaken by competent persons and a written report of the findings must be produced. The written report is subject to the approval in writing of the local planning authority. The report of the findings must include:

- (i) a survey of the extent, scale and nature of contamination;
- (ii) an assessment of the potential risks to:
  - human health;
  - property (existing or proposed) including buildings, crops, livestock, pets, woodland, and service lines and pipes;
  - adjoining land;
  - groundwaters and surface waters;
  - ecological systems;
  - archaeological sites and ancient monuments;
- (iii) an appraisal of remedial options, and a proposal of the preferred option(s).

This must be conducted in accordance with DEFRA and the Environment Agency's 'Model Procedures for the management of Land Contamination, CLR 11'.

#### Part 2: Submission of Remediation Scheme

A detailed remediation scheme to bring the site to a condition suitable for the intended use by removing unacceptable risks to human health, buildings and other property and the natural and historical environment must be prepared and is subject to the approval in writing of the local planning authority. The scheme must include all works to be undertaken, proposed remediation objectives and remediation criteria, timetable of works and site management procedures. The scheme must ensure that the site will not qualify as contaminated land under Part 2A of the Environmental Protection Act 1990 in relation to the intended use of the land after remediation.

#### Part 3: Implementation of Approved Remediation Scheme

The approved remediation scheme must be carried out in accordance with its terms prior to the commencement of development other than that required to carry out remediation unless otherwise agreed in writing by the local planning authority. The local planning authority must be given two weeks' written notification of the commencement of the remediation scheme works.

Following the completion of measures identified in the approved remediation scheme, a verification report (referred to in PPS23 as a validation report) that demonstrates the effectiveness of the remediation carried out must be produced and is subject to the approval in writing of the local planning authority.



#### Part 4: Reporting of Unexpected Contamination

In the event that contamination is found at any time when carrying out the approved development that was not previously identified it must be reported in writing immediately to the local planning authority. An investigation and risk assessment must be undertaken in accordance with the requirements of Part 1, and where remediation is necessary a remediation scheme must be prepared in accordance with the requirements of Part 2, which is subject to the approval in writing of the local planning authority.

Following the completion of measures identified in the approved remediation scheme, a verification report must be prepared, which is subject to the approval in writing of the local planning authority in accordance with Part 3.

#### Reason

To ensure the site is safe for future users and construction workers.

7.

Construction and site clearance operations shall be limited to the following:

- 8 am to 6 pm Monday to Friday

- 8 am to 1 pm on Saturdays.

No operations shall take place on Sundays or public/bank holidays.

HGV movements shall not be permitted outside these hours during the construction phase without prior written approval from the local planning authority.

Installation of equipment on-site shall not be permitted outside these hours without prior written approval from the local planning authority.

#### Reason

To protect residential amenities.

8.

Before the dwellings/building is first occupied, the new dormer windows to the roof of the original building, located to the north elevation, shall be obscure glazed to a minimum of Privacy Level 3 in accordance with the Pilkington Scale of Obscuration and shall be retained in that condition thereafter.

#### Reason

To protect the living conditions presently enjoyed by the occupants of adjoining properties in accordance with policy DS5 of the North Lincolnshire Local Plan.

#### **Informative 1**

In determining this application, the council, as a 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.

## **Informative 2**

The development hereby granted planning permission requires works to be carried out within the limits of the adopted (public) highway. Therefore:

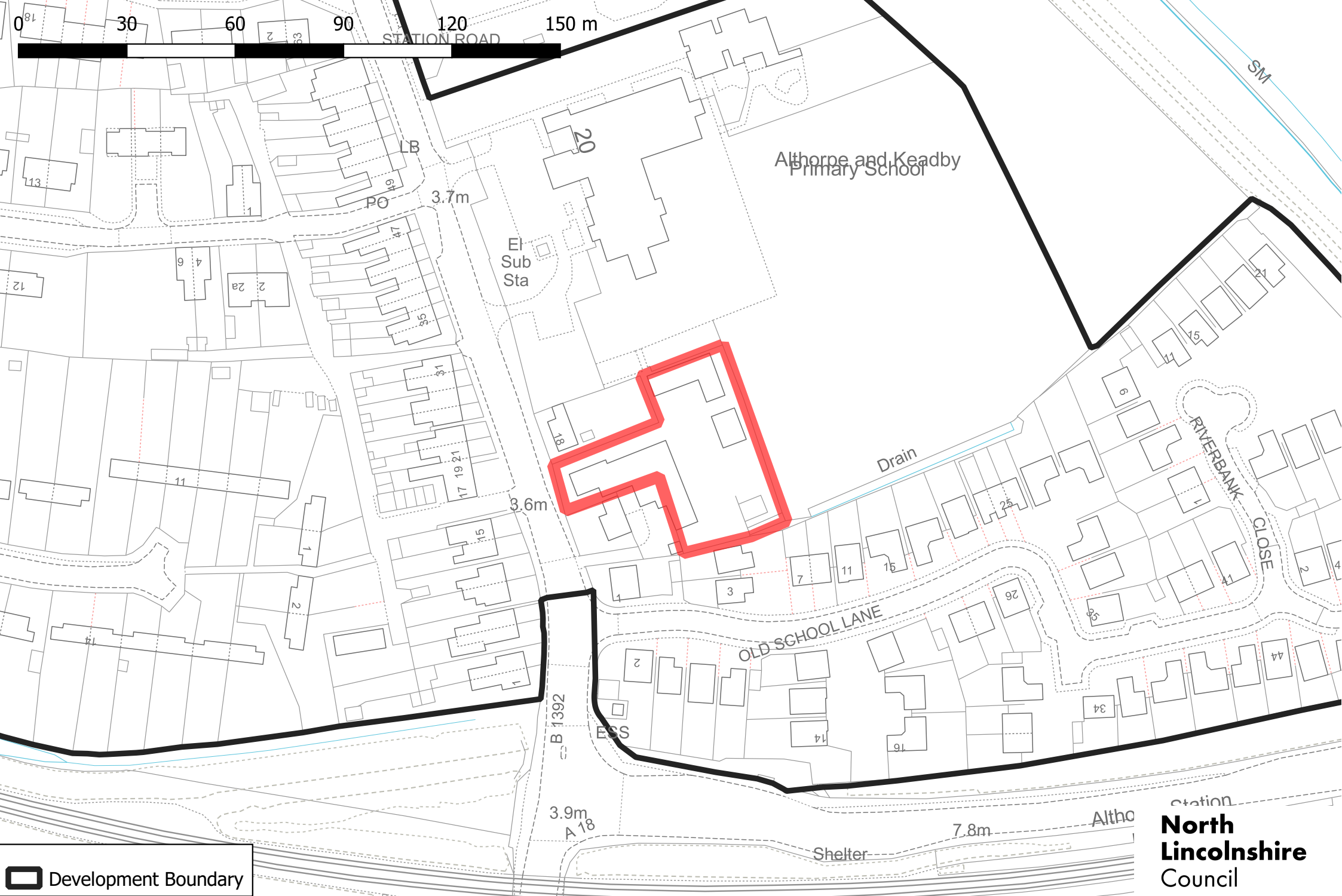
- before ANY construction works take place within the limits of the highway you MUST contact the highway authority on telephone number 01724 297000 to arrange for the relevant permissions/licenses to be issued;
- before ANY service (utility) connections take place within the limits of the highway you MUST contact the highway authority on telephone number 01724 297319 to arrange for the relevant permissions/licenses to be issued.

## **Informative 3**

The Environment Agency strongly recommends the use of floodproofing and resilience measures. Physical barriers raised electrical fittings and special construction materials are just some of the ways you can help reduce flood damage.

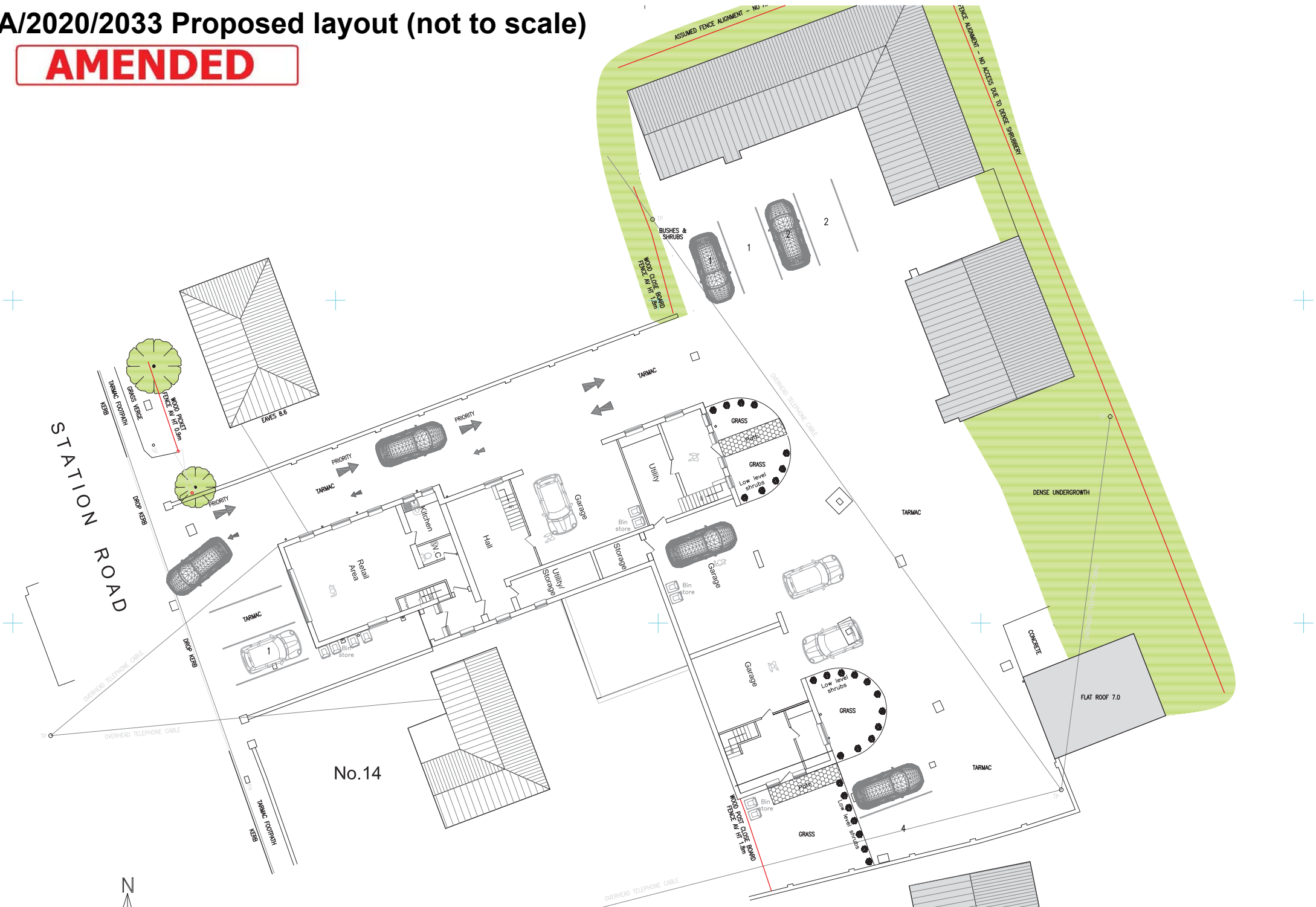
To find out which measures will be effective for this development, please contact your building control department. In the meantime, if you'd like to find out more about reducing flood damage, visit the flood risk and coastal change pages of the planning practice guidance. The following documents may also be useful:

- Department for Communities and Local Government: Preparing for floods  
<http://www.planningportal.gov.uk/uploads/odpm/4000000009282.pdf>
- Department for Communities and Local Government: Improving the flood performance of new buildings  
<http://www.communities.gov.uk/publications/planningandbuilding/improvingflood>.



**PA/2020/2033**

**AMENDED**



TITLE Conversion to apartments -  
The Old School, 20 Station Rd, KEADBY DN17 3BN

PROPOSED SITE PLAN

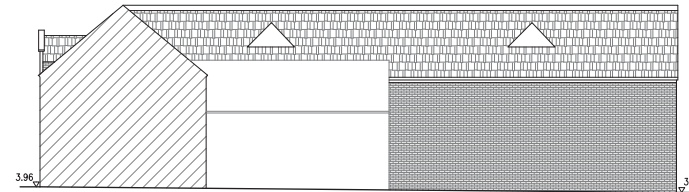
DRAWN BY CH	DATE DEC 2020	REV B
SCALE 1:100 @ A1 & 1:200 @ A3	DRAWING No. 002	

**CENTRELINE**  
DESIGN CONSULTING LTD.

Telephone: 01724 410150  
Mobile: 07834915720  
Email: info@centrefinedesigns.co.uk  
Website: www.centrefinedesigns.co.uk



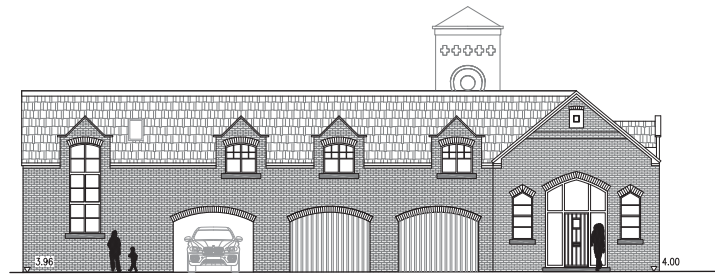
FRONT ELEVATION (STREET SCENE)



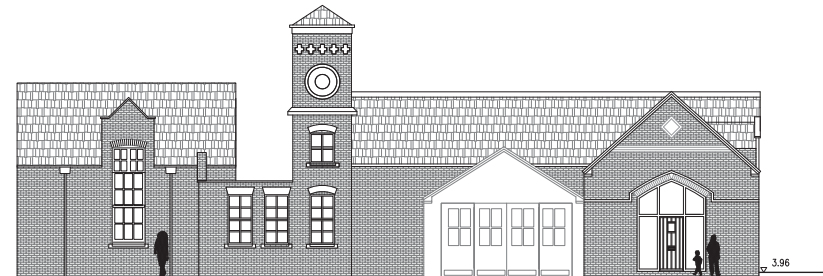
FRONT ELEVATION (FROM No. 14 GARDEN)



SIDE ELEVATION (ACCESS ROAD)



REAR ELEVATION

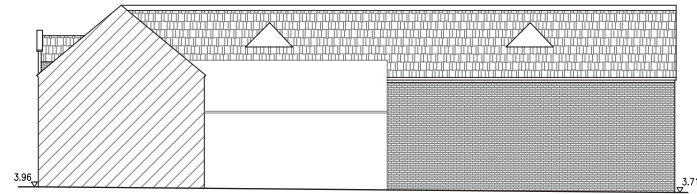


SIDE ELEVATION (FROM No. 14 GARDEN)

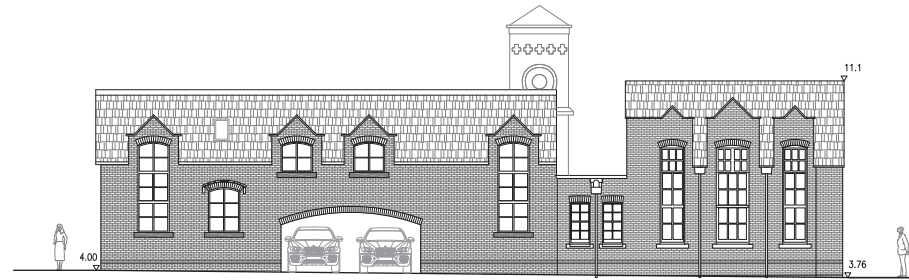
**AMENDED**



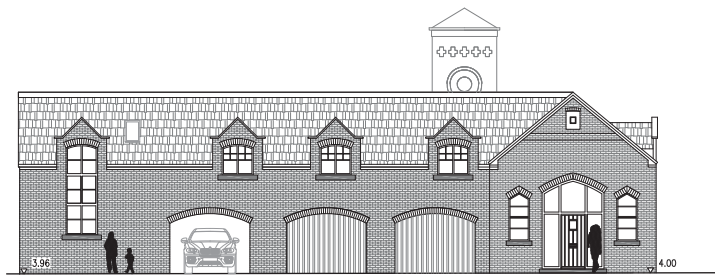
FRONT ELEVATION (STREET SCENE)



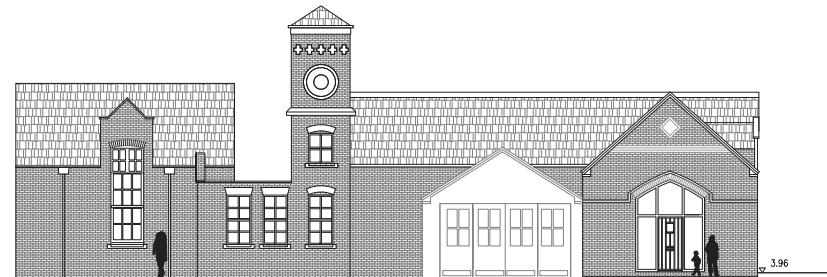
FRONT ELEVATION (FROM No. 14 GARDEN)



SIDE ELEVATION (ACCESS ROAD)



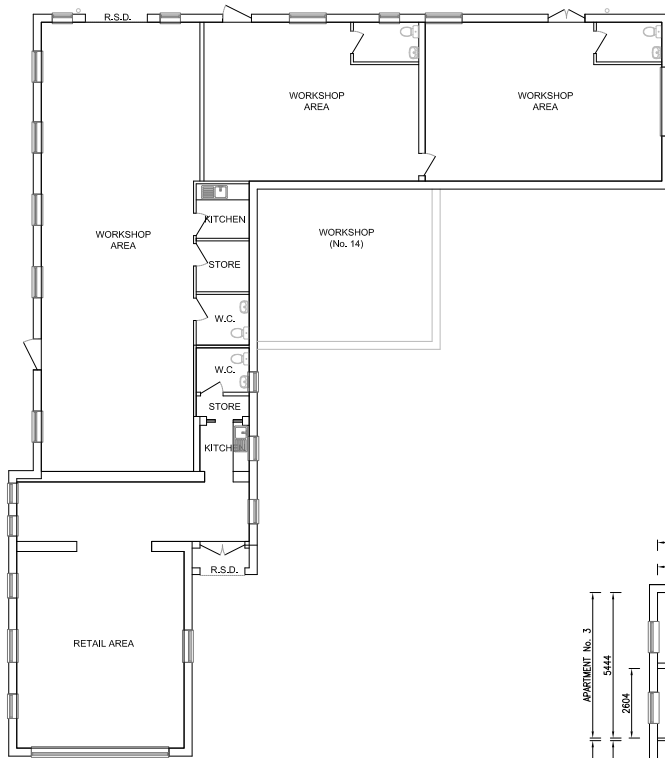
REAR ELEVATION



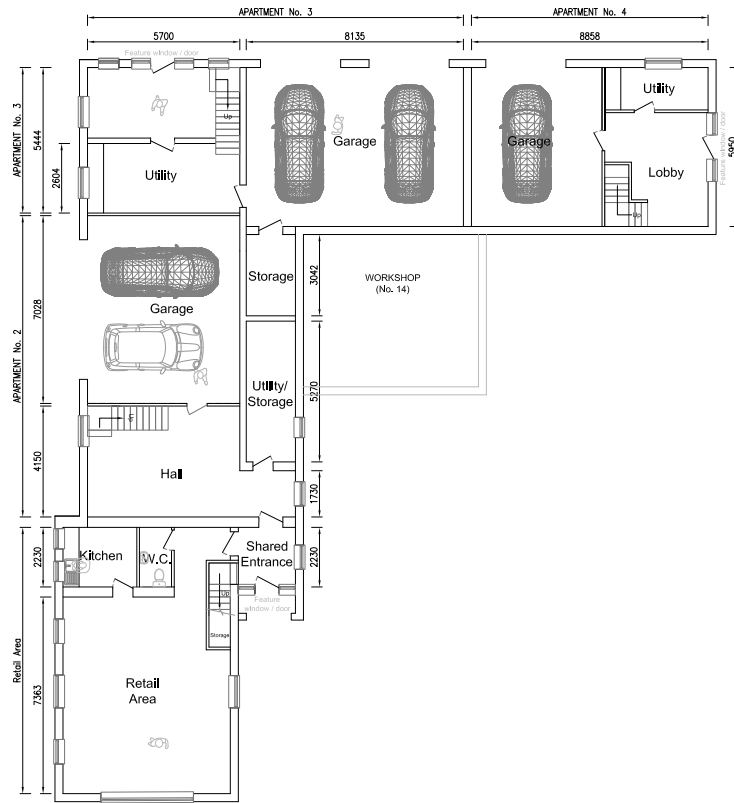
SIDE ELEVATION (FROM No. 14 GARDEN)

# PA/2020/2033 Existing & proposed floor plans (not to scale)

**AMENDED**



**EXISTING GROUND FLOOR PLAN**

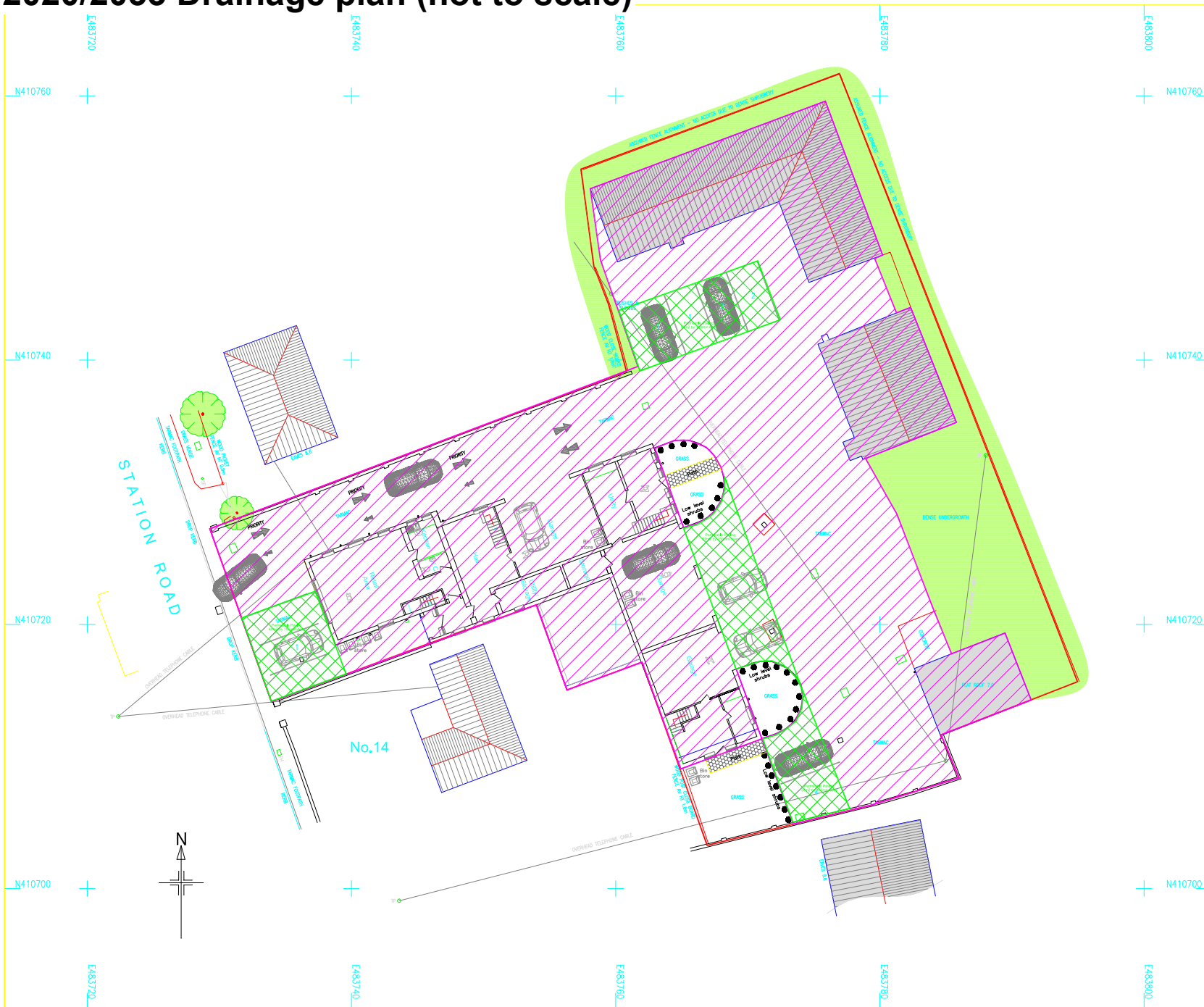


**PROPOSED GROUND FLOOR PLAN**





**PROPOSED FIRST FLOOR PLAN**

# PA/2020/2033 Drainage plan (not to scale)



## KEY:

-  Proposed roofed and paved area to continue draining to onsite sewer system. Impermeable Area = 1520m<sup>2</sup>
-  Permeable paving with minimum of 100mm thickness of voided sub-base. Total of 179m<sup>2</sup> to be introduced into site

REV	DESCRIPTION	DATE
0	For Approval	17/02/22

EWE Associates Limited  
 7 Wavenny Close  
 Burton Upon Stather  
 Scunthorpe  
 DN15 9DT  
 Tel: 07875 972270  
 Email: tea.levell@eweassociates.com

**PROJECT**  
 Proposed Development  
 The Old School  
 Station Road Keadby

**CLIENT**  
 Leesa Murray

**DRAWING TITLE**  
 Surface Water Drainage Strategy

**SCALE** 1:150      **DATE** 17/02/22

**DRAWN BY** LjF      **CHECKED BY** JF      **REVISION** 0

**DRAWING No**  
 EWE/1894/02

**PLANNING DRAWING ONLY**