

APPLICATION NO PA/2021/1611

APPLICANT The Treasurer, Glanford Boat Club

DEVELOPMENT Planning permission to erect a steel-framed building

LOCATION Boat Club, Island Carr Road, Brigg, DN20 8PD

PARISH Brigg

WARD Brigg and Wolds

CASE OFFICER Scott Jackson

SUMMARY RECOMMENDATION **Approve with conditions**

REASONS FOR REFERENCE TO COMMITTEE Manager discretion

POLICIES

National Planning Policy Framework:

12 – Achieving well-designed places

14 – Meeting the challenge of climate change, flooding and coastal change

North Lincolnshire Local Plan:

DS1 – General Requirements

DS7 – Contaminated Land

DS16 – Flood Risk

R6 – Water Based Leisure

North Lincolnshire Core Strategy:

CS1 – Spatial Strategy for North Lincolnshire

CS2 – Delivering More Sustainable Development

CS5 – Delivering Quality Design in North Lincolnshire

CS16 – North Lincolnshire’s Landscape, Greenspace and Waterscape

CS19 – Flood Risk

New North Lincolnshire Local Plan Submission: The new North Lincolnshire Local Plan was submitted for public examination to the Planning Inspectorate on 11 November 2022.

Examination of the Plan has therefore commenced, although public hearing sessions are not anticipated until later in 2023.

The Submitted North Lincolnshire Local Plan can be given some weight as a material planning consideration in the determination of planning applications. The relevant policies concerning this application are:

SS1 – Presumption in Favour of Sustainable Development

SS2 – A Spatial Strategy for North Lincolnshire

SS3 – Development Principles

DQE3 – Biodiversity and Geodiversity

DQE5 – Managing Flood Risk

DM3 – Environmental Protection

CONSULTATIONS

Highways: No objections or comments.

Environment Agency: The submitted Flood Risk Assessment (FRA) does not fully comply with the requirements set out in the Planning Practice Guidance, Flood Risk and Coastal Change section, paragraph 030.

However, the submission of a more detailed FRA is unlikely to result in changes to our position given the proposal is for a less vulnerable use and the site is mostly outside of Flood Zones 2 and 3. The proposal is for the storage of a mobile crane and boats, therefore we would not request raised finished floor levels, an area of safe refuge, or a flood warning and evacuation plan.

We therefore do not wish to object to the application or to request that an amended FRA is submitted.

LLFA Drainage: No objections or comments.

Ancholme Internal Drainage Board: Comments made in relation to the suitability and method of surface water disposal.

Environmental Protection: The proposed development site is immediately adjacent to a historic landfill, which has potential asphyxiation and an explosion risk.

It is the developer's responsibility to assess and address any potential contamination risks, however no supporting information has been provided that demonstrates potential risks can be reduced to an acceptable level. Recommend a condition in respect of contaminated land investigation.

TOWN COUNCIL

No objection.

PUBLICITY

A site notice has been displayed and two responses have been received from the same objector raising the following issues:

- The building can be seen from the footpath adjacent the River Ancholme.
- The land on which the building is on is not owned by the boat club.
- The building has been erected without planning permission.
- It is a monstrosity and a blot on the landscape.

ASSESSMENT

Planning history

7/1975/0374: Extend existing clubhouse

PA/2002/1906: Planning permission to erect galvanised palisade fencing and to replace existing wooden frame windows with UPVC

PA/2005/0455 Planning permission to replace a section of 2.6-metre-high palisade fencing with 3.6-metre-high palisade fencing

PA/2009/1336: Planning permission to erect a boat house.

The application site consists of a boat club which is located on the confluence point of the Old and New River Ancholme, it has a clubhouse along its western boundary (facing the New River Ancholme) and is accessed from Island Carr Road to the south. It is within the defined settlement limit for Brigg and in flood zone 2/3a. Planning permission is sought to erect a steel-framed building for the storage of a mobile crane which is used to lift boats in and out of the River Ancholme (due to seasonal changes in weather conditions) and for maintenance during the summer months.

The main issues in the determination of this application are:

- **the principle of development;**
- **impact on the character and appearance of the area; and**
- **flood risk.**

Principle of development

Planning permission is sought to erect a steel-framed building for the storage of a mobile crane which is used to lift boats in and out of the River Ancholme (due to seasonal changes in weather conditions) and for maintenance during the summer months. Therefore, it is accepted this building is required to serve the boat club established at this location and is proposed for a function directly related to the operations of the boat club; a location adjacent or in close proximity to the River Ancholme is therefore required. In addition, the proposed building is within the defined settlement boundary for Brigg, the development will result in the retention of a building which is functionally linked to the existing site, and which

won't result in an alien or discordant feature within the rural landscape (if it had been located outside the settlement boundary).

The proposal is considered to comply with policy R6 (Water Based Leisure) of the North Lincolnshire Local Plan as it is for development related to recreational activities on the River Ancholme, it will not prejudice important amenity, landscape or ecological characteristics of the waterway and will not prejudice the operational requirements of the river or have an adverse impact on the provision of access points and footpath links.

Character and appearance

It is worth noting this building has been erected on the land and as such its built impact upon the character and appearance of the area can be assessed on that basis. The objections on the grounds of the built impact and size of the building are noted, however the building is sited in close proximity to existing steel profile sheds located on the site to the south (a distance of 35m); these are much bulkier and taller in their overall scale and therefore the retention of the building on the application site is not considered to be at odds with the character and appearance of the area. Views of the building are limited and only available from the footpath which runs along the eastern side of the Old River Ancholme (Ancholme Valley Way). Such views are of a steel profile shed, green in colour (which allows it to assimilate into its surroundings), which is viewed in conjunction with existing, bulkier sheds located on the industrial estate to the south.

Flood risk

The building is located adjacent to the River Ancholme and is within flood zone 2/3a, an area at the highest level of flood risk. The plans show the building is a sufficient distance away from the River Ancholme (more than 8m) to ensure it doesn't obstruct access to the river by the Environment Agency for maintenance purposes and doesn't require an Environmental Permit in that regard.

Being within flood zone 2/3a, there is a requirement to assess flood risk. Whilst the FRA submitted with the application provides limited information in relation to flood risk, the proposal is for 'water-compatible development' in a high flood risk zone, and applying the level of vulnerability against the relevant flood zone in the NPPG, the development is appropriate in flood risk terms. In addition, the Environment Agency has raised no objection, and does not require details of finished floor levels, an area of safe refuge to be created, or a flood warning and evacuation plan for the building as it is to be used for storage purposes only and will not increase the level of vulnerability if operational. The proposed development is therefore considered to be acceptable in flood risk terms and will not increase flood risk in this case.

Other issues

Environmental Protection has highlighted historic use of neighbouring land (a former landfill site) has potential asphyxiation and an explosion risk to the proposed development. However, it is noted by the local planning authority that the building is not in constant use and the risk to human health is mitigated by this factor to some extent. However, it is acknowledged there remains a risk from contamination and as such a condition is recommended in respect of contaminated land investigation; this will determine whether any mitigation measures are required for the building and aligns with the consultation response from Environmental Protection.

RECOMMENDATION Grant permission subject to the following conditions:

1.

Part 1: Site Characteristics

Within six months of the date of this permission, a Phase 1 desk study shall be carried out and submitted to the local planning authority 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 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, whether or not 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 the Environment Agency's Land Contamination Risk Management (LCRM) guidance October 2020.

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 building coming into first use, unless otherwise agreed in writing by the local planning authority. The local planning authority must be given two weeks' written notification of commencement of the remediation scheme works.

Following 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.

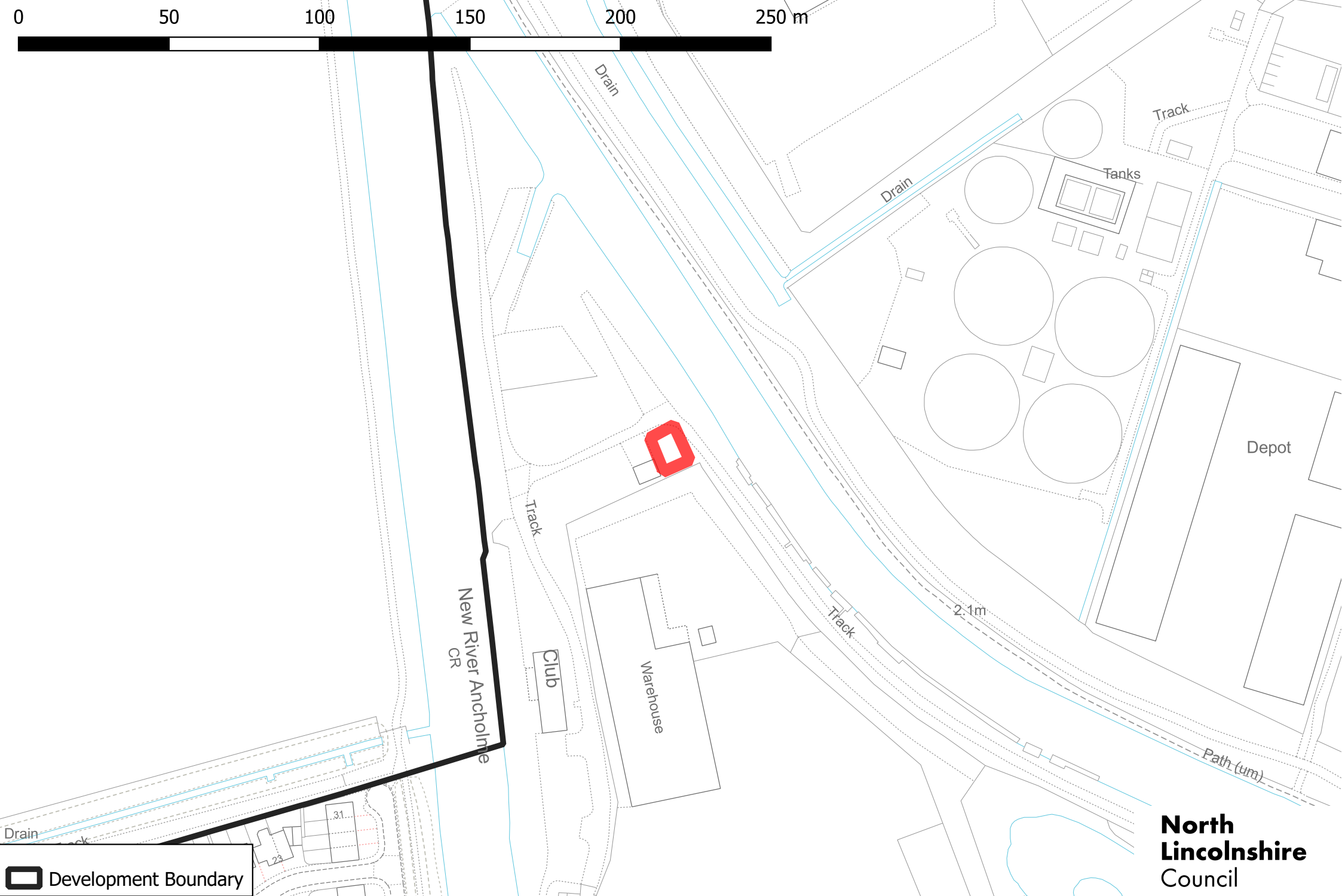
Following completion of measures identified in the approved remediation scheme a verification report must be prepared, which is subject to the approval in writing of the local planning authority in accordance with Part 3.

Reason

To ensure 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.

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.



 Development Boundary

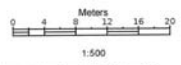
**North
Lincolnshire
Council**

PA/2021/1611

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Produced 03 Sep 2021 from the Ordnance Survey MasterMap (Topography) Database and incorporating surveyed revision available at this date.
The representation of a road, track or path is no evidence of a right of way.
The representation of features as lines is no evidence of a property boundary.



Gianford Boat Club, Boat Club, Island Carr Rd, Island Carr Industrial Estate, Brigg DN20 8PD

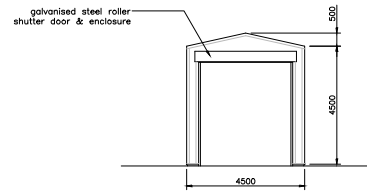
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Stanfords Order Reference: 011495213
Centre coordinates: 499335 407531

THIS DRAWING(S) ARE LIMITED IN THE AMOUNT OF INFORMATION THEY CONTAIN AND DOES NOT PURPORT TO CONTAIN A FULL SPECIFICATION OF THE WORKS. IT IS ONLY AN OUTLINE OF THE SCOPE OF WORKS REQUIRED FOR BUILDING REGULATION APPROVAL. THIS DOCUMENT ALONE MUST NOT BE USED AS A CONTRACT DOCUMENT. ALL DIMENSIONS SHALL BE TAKEN ON SITE AND NO DIMENSIONS SHALL BE SCALED FROM DRAWING(S). ALL GIVEN DIMENSIONS SHALL BE CHECKED ON SITE BY THE CONTRACTOR AT COMMENCEMENT OF THE PROJECT. THE WORKS WILL NOT BE SUPERVISED NOR INSPECTED BY JD ASSOCIATES OR ANY REPRESENTATIVE. IT IS THE CLIENT OR THEIR APPOINTED REPRESENTATIVE'S RESPONSIBILITY TO CONTROL WORKMANSHIP, SUBSTITUTION OF MATERIALS, ADHERENCE TO SPECIFICATIONS, VARIATIONS TO CONTRACT E.T.C.

BEFORE ANY MECHANICAL EXCAVATION TAKES PLACE A THOROUGH CHECK TO BE UNDERTAKEN FOR ANY UNDERGROUND SERVICES WITHIN THE AREA OF ALL EXCAVATIONS. IF THERE IS ANY DOUBT AS TO THE PRESENCE OF ANY SERVICES HAND EXCAVATED TRIAL HOLES TO BE CAREFULLY UNDERTAKEN TO CHECK FOR THEIR PRESENCE.

THIS DRAWING REPRESENTS AN AS MEASURED LAYOUT OF THE EXISTING PREMISES FOR THE SOLE PURPOSE OF INDICATING AN OVERALL SCHEME AND NO DIMENSIONS MUST BE SCALED FROM THIS DRAWING

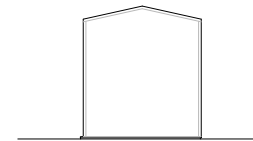
N.B. Please note all internal dimensions are to face of blockwork and not to plastered finishes.



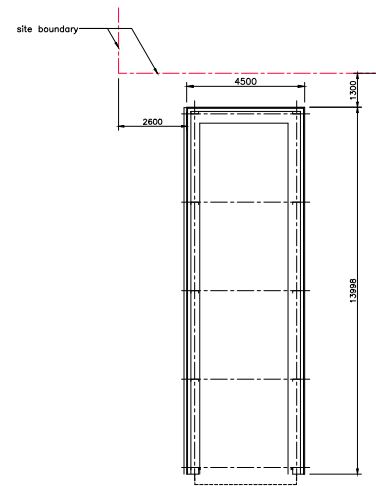
front elevation



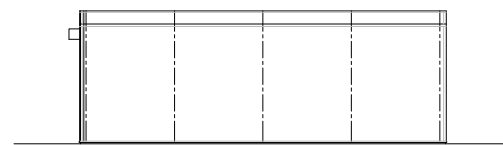
side elevation



rear elevation



layout plan



side elevation

external facing materials

- 1) all roof cladding, ridge flashing, wall cladding and trims etc – Juniper Green profiled steel sheeting.

all the work indicated on this drawing must comply with Health & Safety CDM 2015 Regulations; further information can be obtained at hse.gov.uk L153

| Date | Issue | Description |
|----------|-------|-----------------------------|
| 06/09/21 | 0 | Planning application issue. |



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Client
 Glanford Boat Club,
 Coal Dyke End, Island Carr Road,
 Brigg, N Lincs, DN20 8PD.

Project
 Garage to house mobile crane,
 Glanford Boat Club, Coal Dyke End,
 Island Carr Rd, Brigg, DN20 8PD.
 GA drawing for retrospective Planning Permission.



| Date | Scale | Draw Size | AI |
|------------------|--------------|-----------|----|
| July 2021 | 1:100 | 0 | |
| 172021-01 | Issue | | |