

APPLICATION NO	PA/2021/271
APPLICANT	Mr Richard Hannigan, Frank Morgan School of Flying
DEVELOPMENT	Planning permission to erect a prefabricated modular building
LOCATION	Frank Morgan School of Flying, Plot 5a adjacent to Hangar 2, Franklin Way, Humberside Airport, Kirmington, DN30 6YH
PARISH	Kirmington
WARD	Ferry
CASE OFFICER	Nick Salt
SUMMARY RECOMMENDATION	Grant permission subject to conditions
REASONS FOR REFERENCE TO COMMITTEE	Application by a member of the council on behalf of flying school

POLICIES

National Planning Policy Framework:

Chapter 2: Achieving sustainable development

Chapter 4: Decision-making

Chapter 12: Achieving well-designed places

Paragraph 7 states, 'The purpose of the planning system is to contribute to the achievement of sustainable development. At a very high level, the objective of sustainable development can be summarised as meeting the needs of the present without compromising the ability of future generations to meet their own needs.'

Paragraph 8 states, 'Achieving sustainable development means that the planning system has three overarching objectives, which are interdependent and need to be pursued in mutually supportive ways (so that opportunities can be taken to secure net gains across each of the different objectives):

- (a) an economic objective – to help build a strong, responsive, and competitive economy, by ensuring that sufficient land of the right types is available in the right places and at the right time to support growth, innovation, and improved productivity; and by identifying and coordinating the provision of infrastructure;
- (b) a social objective – to support strong, vibrant and healthy communities, by ensuring that a sufficient number and range of homes can be provided to meet the needs of present and future generations; and by fostering a well-designed and safe built environment, with accessible services and open spaces that reflect current and future needs and support communities' health, social and cultural wellbeing; and

- (c) an environmental objective – to contribute to protecting and enhancing our natural, built, and historic environment; including making effective use of land, helping to improve biodiversity, using natural resources prudently, minimising waste and pollution, and mitigating and adapting to climate change, including moving to a low carbon economy.’

Paragraph 38 states, ‘Local planning authorities should approach decisions on proposed development positively and creatively...Decision-makers at every level should seek to approve applications for sustainable development where possible.’

Paragraph 54 states, ‘Local planning authorities should consider whether otherwise unacceptable development could be made acceptable with conditions or planning obligations.’

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

North Lincolnshire Local Plan:

Policy DS1: General Requirements

Housing and Employment Land Allocations DPD:

Policy HUME-1

CONSULTATIONS

Highways: No comments or objections.

Environmental Protection: Due to the current use of the site as an airfield there is the potential for the site to have been impacted upon by contaminants such as hydrocarbons and PFAS. Advise a condition relating to unexpected contamination.

Drainage (Lead Local Flood Authority): No objections or comments.

PARISH COUNCIL

No comments received.

PUBLICITY

Advertised by site notice. No comments received.

ASSESSMENT

Site description

The application site is part of the wider Humberside International Airport and forms part of a cluster of commercial buildings along Franklin Way and the west of the runway and airport terminal.

The site itself is approximately 200m² and currently consists of two small commercial buildings, with a larger building to the immediate west and the airport to the east. The site has been operated as part of a flying school, although is currently derelict.

Proposal outline

Proposed is a replacement prefabricated building measuring 64.8m², with a ridge height of approximately 3.2m. The building would be used for the established flying school and house all associated administration tasks, including those required by the Civil Aviation Authority. It would contain a briefing room used to conduct pre- and post-flight briefings for trainee pilots. It would also be used for theoretical lectures and for sitting online examinations in connection with the flying school.

Assessment

The key considerations in the assessment of this application are:

- **the principle of the development; and**
- **visual impact.**

Principle of development

The proposed development would relate to an established use on the site – that of a flying school. The expansion of the flying school would be considered an appropriate form of development for the area, given the airport location.

The building would not expand the built development outside the existing building line or into the taxi areas for the airport. The proposal would make a modest contribution to economic growth, as the applicant anticipates the employment of one additional full-time employee.

The site is within the development boundary of Humberside Airport as identified in the Housing and Employment Land Allocations DPD. Policy HUME-1 of the HELA DPD states that the site should be developed for a mix of B1 (Business/Light Industrial) and B8 (Storage and Distribution) uses, and ancillary uses which support or are associated with the airport functions. The proposal is considered to be ancillary to existing airport uses and the principle of the development is considered to be acceptable.

Design and appearance

The site is located within a commercial area which is not particularly sensitive in terms of design. It is therefore concluded that the scheme would not have an unacceptable impact on the character of the site or surrounding area. The building would sit alongside substantially larger commercial buildings and would replace an existing similarly sized building.

The industrial appearance and scale of the building would be in keeping with the appearance of the area and surrounding context in accordance with local plan policy DS1 and Core Strategy CS5.

Other matters

The site is not in close proximity to any residential use or other use which would be impacted by the additional industrial development.

The proposal would not result in any alterations to the existing access/egress arrangements at the site and would be unlikely to result in a significant increase in vehicle movements to and from the site. With these factors in mind, and given the lack of objection from Highways, it is considered that the scheme would not have an unacceptable impact on highway safety or capacity.

The council's Environmental Protection team have reviewed the proposal and note that, due to the current use of the site as an airfield, there is the potential for the site to have been impacted upon by contaminants such as hydrocarbons and PFAS. As such, a condition is recommended requiring any unexpected contamination to be dealt with in conjunction with the planning authority. This condition is considered to be reasonable for this proposal and shall be added to any approval.

Conclusion

In summary, the proposed building would support an established use (flying school), which is considered appropriate development for the site location at Humberside Airport. No unacceptable visual, amenity, highway or other impacts have been identified, and the proposal is therefore considered to accord with the relevant local and national planning policy as outlined above.

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:

- TQRQM21047103143569 - Location Plan;
- TQRQM21047101637219 - Block Plan;
- PBSE7795 rev A - Plans and Elevations.

Reason

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

3.

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

Reason

In the interests of the safety of construction workers and future site users.

Informative

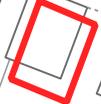
In determining this application, the council, as local planning authority, has taken account of the guidance in paragraph 38 of the National Planning Policy Framework in order to seek to secure sustainable development that improves the economic, social and environmental conditions of the area.

SGHIPHQL WAY

0 25 50 75 100 125 m

Car Park

SPURR ROAD



(telecommunication)

EI Sub Sta

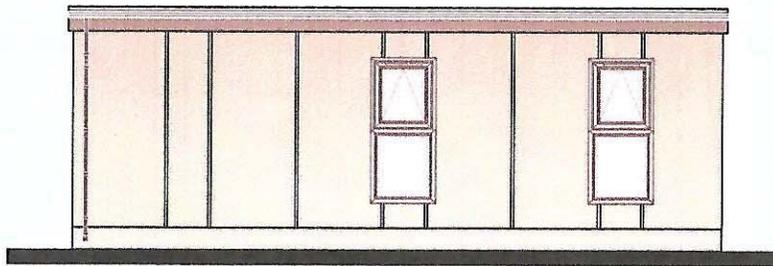
FRANKLIN WAY

**North
Lincolnshire
Council**

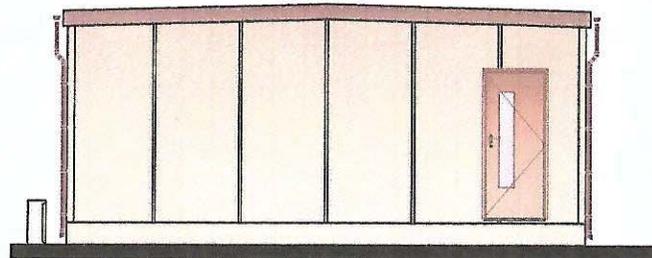
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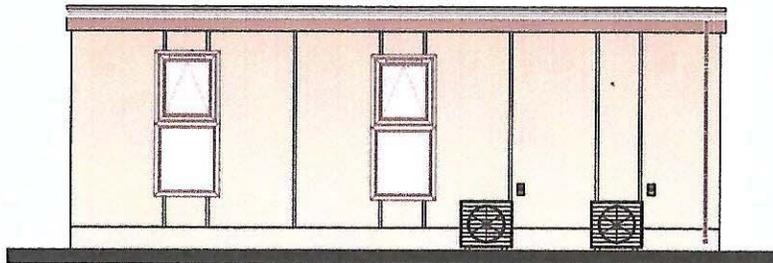
PA/2021/271 Proposed elevations (not to scale)



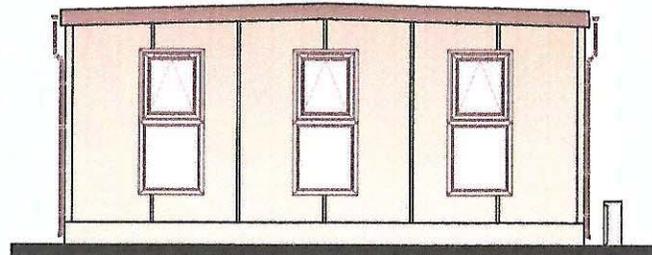
Elevation A



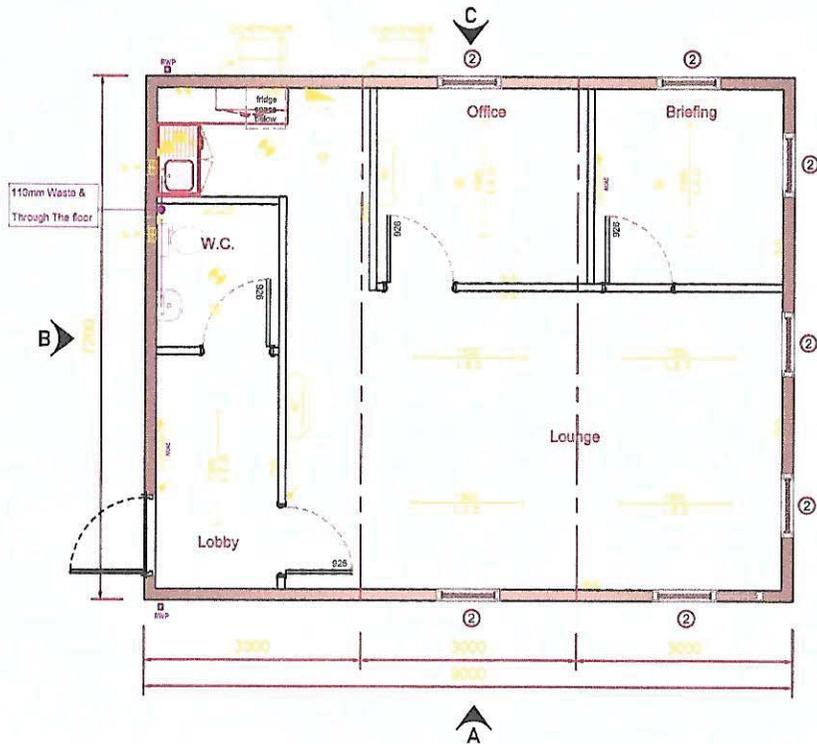
Elevation B



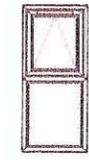
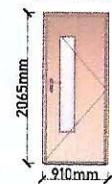
Elevation C



Elevation D



Extrenal Doors & Windows



Window Type 2
 910mm wide x 2065mm high
 White upvc, double glazed
 4000mm² (table vent) per sash
 Restrictor stays (100mm)
 and lockable handles

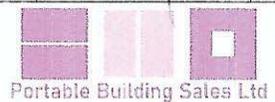
Building Specification

Main Body: Goosewing Grey, 10A05
 Finish: Plastic Coated Steel
 Corners: Goosewing Grey, 10A05
 Door: White uPVC
 Windows: White uPVC
 Flooring: TBC

Drawing Legend

- Distribution Board
- Electrical Inlet
- Single 13Amp Socket (450mm AFFL)
- Double 13Amp Socket (450mm AFFL)
- Double 13Amp Socket (1100mm AFFL)
- H/L Single Switch Fused Spur
- Below Work Top Level Single Switched Spur
- Switched Spur
- Unswitched Spur
- Telephone Outlet Socket (450mm AFFL)
- Data Point
- 20A DP Isolator
- 45A DP Isolator
- 6A Double Pole Pulswitch
- 20A Double Pole Lightswitch (1200 AFFL)
- HL Convector Heater
- Convector Heater
- Tubuler Heater
- Under Sink Water Heater
- Emergency Lighting
- Internal Bulkhead Light
- Fluorescent Light With Diffuser
- Category 2 Lighting
- LED Tubular Lighting
- Vapor Proof Fluorescent Light
- External Bulkhead Lighting
- Passive Infrared Sensor
- Extractor Fan
- Air Conditioning Condenser
- Air Conditioning Unit
- Cold Water Point
- Rainwater Down Pipe
- Foul Outlet
- Frost Thermostat

REV	DATE	DESCRIPTION	BY
A	04/01/2021	Layout updated	S.A.A.



Frank Morgan Project: Refurbished 3 bay Office Drawing: Plan & Elevations	
Drawn By: S.A.A.	Date: 05/01/2021
Checked By: A3	Scale: 1:75
Drawing Number: PBSE7795	Rev: A

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