

APPLICATION NO	PA/2021/803
APPLICANT	Mr Mark Snowden, Keigar Homes Ltd
DEVELOPMENT	Planning permission to convert existing Providence House into 16 apartments and erect new office building with associated parking for both developments
LOCATION	Providence House, Holydyke, Barton upon Humber, DN18 5PR
PARISH	Barton upon Humber
WARD	Barton
CASE OFFICER	Emmanuel Hiamey
SUMMARY RECOMMENDATION	Subject to the completion of a Section 106 agreement, grant permission subject to conditions
REASONS FOR REFERENCE TO COMMITTEE	Member 'call in' (Cllrs Paul Vickers, Keith Vickers and Jonathan Evison – significant public interest)

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 LC12 (Protection of Trees, Woodland and Hedgerows)

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 CS22: (Community Facilities and Services)

Policy CS25 (Promoting Sustainable Transport)

CONSULTATIONS

Historic Environment Record: Has raised concerns about the application. However, has indicated that where the proposals are considered acceptable and should the planning authority consider that the public benefit of the proposals outweighs the assessed harm to the heritage assets and is minded to grant consent for the proposal, any permission should be subject to conditions that secure a programme of historic building recording of Providence House before any works to the building commence, and a programme of archaeological monitoring and recording during all groundwork associated with the construction of the development.

Conservation: Had no concerns with the conversion of Providence House. However, objected to the application on the basis that, whilst the new office building does reflect the lines and proportions of Providence House, it should be constructed from the correct traditional materials and detailing. An amended drawing has been submitted and the conservation officer has removed the objection subject to conditions.

Tree officer: Initially objected to the application due to the loss of trees, protected as they are within the conservation area. However, following further discussions, the officer has withdrawn the objection subject to conditions.

Drainage Team (Lead Local Flood Authority): No objection subject to conditions, due to the nature of the development.

Place, Planning and Housing: No objection. They have commented that the housing development in principle is acceptable and conforms with the development plans subject to the above policy requirements.

Section 106 officer: No objection. They have commented that the affordable housing requirement on this development would be three dwellings that would be secured through

section 106 to have some form of perpetuity. On education, a contribution will not be sought. Recreation is yet to respond but they may seek a contribution. Open space would normally request 10sqm per dwelling informal open space on site; however, looking at the landscape plan, it does not seem to have an area of informal open space at the size required, and so instead would expect an off-site contribution to improve existing play and open space in the area. This would be £6,682.60 towards Baysgarth Park. Highways do not seek a section 106 contribution for this application. Biodiversity net gain cannot be secured on-site through a condition; this may have to be secured through a section 106 agreement as an off-site contribution. Heads of terms have been agreed with Keigar Homes for Providence House.

Barton-upon-Humber Civic Society: Are pleased to see that the original elevation and window design of Providence House is to be retained and that the whole building is to be re-roofed. The Civic Society welcome the design of the new build office block showing a nod to the architectural details of Providence House. However, have recommended that slate would be more in keeping with the surrounding houses and buildings.

In addition, whilst accepting that Keigar would wish to have a board/advertising sign indicating their Head Office, it is felt that the strapline statement “When you’re ready for something special” displayed between the lower and upper windows on the front of the building facing Holydyke is inappropriate in this setting.

Environment Protection: Has commented on land contamination and air quality and has no objection to the application subject to conditions.

Highways: No objection subject to conditions.

Ecology: Initially objected to the application, until a bat and nesting bird survey had been carried out and considered. Following submission of the bat survey report, the officer has removed the objection subject to conditions.

TOWN COUNCIL

No objection to the application but has recommended that trees felled should be replaced. The council has raised concerns over parking and the provision of electric charging points, and the removal of the staircase.

PUBLICITY

Advertised by site and press notice. Four responses have been received objecting to the proposal on the following grounds:

- concerns over traffic
- concerns over parking spaces
- the proposed office block is set too near to the rear wall
- the scale of the office block
- the office block would dominate the surrounding area
- no outside amenities to support the apartments and office building

- Providence House is an outstanding building in Barton's history
- concerns about trees.

Two responses have been received supporting the proposal for the following reasons:

- sufficient parking provision
- the development will bring new housing into Barton
- would preserve a beautiful building
- would benefit the local community.

One response neither objected nor supported the proposal, but the comments made are included in the above.

ASSESSMENT

Planning history

PA/1998/1521: Works to trees within the conservation area – approved 7 January 1999

HCC5/1983/0029: Extension to an existing garage – approved 9 January 1984

HCC4/1983/0029: Extension to an existing garage – approved 27 December 1983.

Site description and proposal

This proposal seeks planning permission to convert an existing building into 16 apartments and erect a new office building with associated parking for both developments at Providence House, Holydyke, Barton Upon Humber.

The site is in the centre of Barton and is surrounded by a mix of commercial and residential properties. It is bounded to the north-east by housing, to the north-west and south-west are Barton's local police and fire stations, and to the south-east is a commercial/industrial steel business. The site is within the development boundary of Barton and is also within the conservation area.

The existing building, known as Providence House, has been empty since the local council relocated the Barton Library. The proposal seeks to renovate Providence House and make internal alterations adequate in size for their intended use and occupancy as living accommodation. It would contain 16 apartments consisting of 12 one-bedroom apartments and 4 two-bedroom dwellings.

The new office building would be located to the side of Providence House (east). The footprint of the building would measure 17.5m by 9m (approximately 360m²) and would be a three-storey new office building. The finish for the walls would be brick. The roof style would be gambrel roof and the roof covering tile.

There is existing shared access or entrance to the site between Providence House and the police station taken from Holydyke. Vehicular and pedestrian access will be achieved off

Holydyke and a new access road will be built in front of Providence House to serve the proposed parking areas and also the new office parking. There would be a total of 46 parking spaces, of which 21 parking spaces would be dedicated for Providence House, 21 parking spaces for the new office and 4 parking spaces for visitors.

The main planning considerations for the assessment of this application are:

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

Principle of development

This proposal involves the conversion of the existing community facility (Providence House) into 16 apartments and erecting a new office building with associated parking.

Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires planning applications to be determined in accordance with the development plan unless material considerations indicate otherwise. In this instance, the development plan consists of the saved policies of the North Lincolnshire Local Plan (NLLP) and the North Lincolnshire Core Strategy (NLCS). Material considerations exist in the form of national policy and guidance contained within the National Planning Policy Framework (NPPF) and the suite of documents comprising National Planning Practice Guidance (NPPG).

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 demonstrated a five-year supply of housing, this application should be considered in the context of the local development plan.

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 CS22 (Community Facilities and Services) states that the loss of a community facility 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 provision for community services and facilities arising from their development proposals. Providence House was a community facility (previously Barton Library) until the library was relocated.

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. It ensures that a range of development sites are identified, to ensure that there is a choice of locations, and dwelling types and sizes available. 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.

The proposal is within the development boundary of Barton and in the conservation area. Providence House has been designated as a building of townscape merit in the Barton Conservation Area Appraisal. This means it is a historic building that makes an important contribution to the character of the conservation area and its character and appearance must be conserved. As the building is not listed it is the exterior of the building that comes within legislative control.

Currently, Providence House lies empty and it is known that vacant buildings are at a greatly increased risk of damage and decay as well as being a potential blight on their locality. The best way to protect a vacant building is to keep it occupied, even if it is used on a temporary or partial basis.

Further, Barton Library is now situated in Baysgarth Leisure Centre and therefore there is an acceptable alternative library to meet the needs of the community. It is also worth noting that the developer would contribute to improvements or additional provision for community services and facilities such as recreation, open space and affordable housing arising from the overall development proposals.

Regarding the erection of the new office building with associated parking, this involves building on the grounds of Providence House.

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. Barton upon Humber is a market town and is highlighted in the council's Sustainable Settlement Survey as being one of the most sustainable settlements outside the Scunthorpe Urban Area.

Policy CS3 (Development Limits) ensures that the countryside is protected from inappropriate development and 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. The site is within the development boundary and therefore development is not restricted.

Overall, the principle of converting the existing Providence House into apartments is welcomed by the planning authority because it meets the terms of policy CS22 (Community Facilities and Services) and the erection of a new office building with associated parking for

both developments is acceptable because the site is within the development boundary of Barton upon Humber and in a sustainable location.

Loss of the community facility

Paragraph 93 of Chapter 8 (Promoting healthy and safe communities) requires that planning policies and decisions should aim to provide the social, recreational and cultural facilities and services the community needs, planning policies and decisions should plan positively for the provision and use of shared spaces, community facilities (such as local shops, meeting places, sports venues, open space, cultural buildings, public houses and places of worship) and other local services to enhance the sustainability of communities and residential environments and guard against the unnecessary loss of valued facilities and services, particularly where this would reduce the community's ability to meet its day-to-day needs.

As indicated earlier, policy CS22 (Community Facilities and Services) states that the loss of a community facility 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 provision for community services and facilities arising from their development proposals. This policy is aimed at the retention of community facilities in town and local centres which is considered essential in maintaining the long-term vitality and viability of these areas.

In this case, the applicant has indicated that the building was previously used as a library, which has been relocated and the building is vacant. Given the above, it has been demonstrated that the facility is no longer required in its use as a library, and there is an alternative Barton Library situated in Baysgarth Leisure Centre. Accordingly, the loss of the library would not result in a shortfall in the provision of the library and the existing building is fitting for conversion into 16 apartments.

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 other criteria.

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, provided that 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 overall layout of the site, the existing Providence House would be retained and therefore does not raise an issue. The new office building and the parking spaces provided at the site is acceptable because the siting and layout provide generous scaled circulation space around buildings without affecting the character of the area. The scale and proportions of the new office building would conform to the scale of the existing Providence House as the proportions of the new office building, and its relationship to Providence House and the surrounding buildings, fit in well.

Regarding the design, the conservation officer had no concern with the conversion of Providence House to apartments as the key exterior architectural features and fenestration have been retained and the character and appearance of the building have been conserved. However, they objected to the application on the basis that, whilst the new office building does reflect the lines and proportions of Providence House, it should be constructed from traditional materials and detailing. The officer recommended that the zinc sheeting be replaced with natural grey slates and all the new windows, including the entrance, are constructed from timber to better fit in with the character of the conservation area. The officer also recommended that the lettering at the front of the building must be removed.

An amended drawing has been submitted showing the lettering removed. The conservation officer has confirmed he is happy with the amended drawing (that is, the materials for Providence House and the new office block) subject to a condition that details of all new windows on both buildings (drawings or manufacturer's details) and manufacturer's details of the natural slate with a photo are submitted for consideration before installation.

The design of the driveway and the parking spaces would respect the character of the surroundings in layout, detailing and materials.

Overall, there is sufficient space within the grounds of Providence House to contain the new office building without causing any issue of over-development of the site and dominating Providence House. The finish material of the new office building would also complement Providence House.

Impact on neighbouring amenity

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. It requires that all proposals be considered against the quality of the design and amenity, among others. Further to this, the NPPF advises that planning should always seek to secure a good standard of amenity for all existing and future occupants of land and buildings.

In respect of amenity, policies require that new development be allowed providing that the development does not unreasonably reduce sunlight or daylight, or result in overshadowing, overbearing impact or loss of privacy to adjacent dwellings.

The site fronts Holydyke and is bounded by the police station to the west, an engineering workshop (which has permission to be demolished to erect seven townhouses, including the creation of a new access) to the east and Chapel Lane to the north. As it stands, the position of the existing Providence House does not raise any overbearing, overshadowing or privacy issues to any property.

Regarding the new office building, it would have windows to the north-facing Chapel Lane and the south-facing Holydyke. There would no windows to the east or west. Having reviewed the impact of the new office building, it is judged that the front windows would not raise any issues of privacy. Turning to the windows at the rear (north elevation) facing Chapel Lane, it is judged that the separation distance between the building and the dwelling beyond Chapel Lane is such that it is unlikely there would be an issue of privacy.

In terms of overbearing and overshadowing impacts, while the new office building would be three-storey, the position would be such that it would not raise a significant issue that would warrant refusal of the application.

Highways

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

As indicated earlier, there is an existing shared access or entrance between Providence House and the police station taken from Holydyke and a new access road will be built in front of Providence House to serve the proposed parking areas and also the new office parking.

The proposal indicates that there would be a total of 46 parking spaces in total, of which 21 parking spaces would be dedicated for Providence House, 21 parking spaces for the new office and 4 parking spaces for visitors.

Highways have reviewed the proposal and have no objection to the proposal subject to conditions. They have recommended that the development shall not be brought into use until the access roads to the parking areas and the parking spaces and access aisles, including surface markings, have been provided.

The planning authority therefore believes the requirement of policies T2 and T19 of the North Lincolnshire Local Plan have been met and there would not be an issue of public safety.

Flood risk and drainage

Policy CS19 (Flood Risk) of the Core Strategy is concerned with flood risk and policy DS14 (Foul Sewage and Surface Water Drainage) of the local plan is concerned with foul sewage and surface water drainage. Policy DS16 (Flood Risk) of the local plan seeks to ensure that new development should not be at risk from flooding.

Section 14 (Meeting the challenge of climate change, flooding and coastal change) of NPPF 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.

The site is located within SFRA Flood Zone 1. The applicant has submitted a Drainage Assessment prepared by EWE Associates Ltd dated April 2021.

The report indicates that Providence House and its paved areas included formalised drainage which discharges via a 150mm diameter combined sewer connection into the 225mm diameter combined sewer located within Chapel Lane to the north of the site. The proposal is to redevelop the existing building internally to provide 16 residential development apartments. As such, the existing surface water and foul water drainage will not be affected by the development. However, within approximately 50% of the site which is currently a car park a new commercial office building and car parking area will be provided. It is proposed that new drainage will be provided for this part of the site which will connect into the existing private drainage upstream of the existing connection into the AWS sewer.

The LLFA Drainage Team have reviewed that the proposal and have no objection, subject to conditions, due to the nature of the development. Nevertheless, they have commented that there is insufficient information to enable a full assessment of the development to be carried out. For example, detailed calculations and storage volumes are required and confirmation of infiltration rates will determine the detailed design for the development. The existing entrance and access road and car park on the western edge of the site also need including in the overall drainage assessment/design.

Notwithstanding the concerns raised by the LLFA Drainage Team, the planning authority believes that the recommended condition would mitigate any issue and therefore the proposal complies with policies DS14 and DS16 of the local plan, CS19 of the Core Strategy, and paragraphs 155, 157, 163 and 165 of the NPPF.

Land contamination

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.

Environmental Protection (Contaminated Land) have reviewed the application and have no objection subject to a condition. The proposal would accord with policy DS11 of the North Lincolnshire Local Plan.

On air quality, Environmental Protection have indicated that this application is for 16 apartments on land covering approximately 0.35ha with more than 10 parking spaces. This fulfils the Stage 1 Criteria of the guidance as the application involves 10 or more residential units with more than 10 car parking spaces. However, where practical, future occupiers should be able to make green vehicle choices and promote sustainable modes of transport in accordance with Section 9 of the NPPF. To prepare for increased demand in future years, appropriate cable provision should be included in the development.

If the local planning authority is mindful to grant permission the department recommends that the scheme includes provision for electric vehicle charging points. This would be conditioned.

Protection of trees

Policy LC12 (Protection of Trees, Woodland and Hedgerows) requires that proposals for all new development will, wherever possible, ensure the retention of trees, woodland and hedgerows. Particular regard will be given to the protection of these features within the setting of settlements, the protection of ancient woodlands and historic hedgerows and the amenity value of trees within built-up areas. Tree preservation orders will be made where trees that contribute to local amenity or local landscape character are at risk. Landscaping and tree and hedgerow planting schemes will be required to accompany applications for new development where it is appropriate to the development and its setting.

An Arboricultural Report and Arboricultural Method Statement have been submitted with the application. The statement identified 15 individual trees on the site. These comprise four

Category A trees, seven Category B Trees and four Category C Trees. The remaining trees are either of modest size, limited quality or at a concealed location and have a low visual amenity value.

On the drawing, trees T3, T4, T5 and T10 are identified as medium to large-sized trees of moderate to good quality that are visible from Holydyke. Trees T11, T12, T14 and T15 are identified as medium to large-sized trees of moderate to good quality that are visible either in part or from a limited number of locations on Holydyke.

To allow for the installation of new accessways and parking, and to mitigate post-development shading issues on the main building, T11 will need to be removed. Despite being a large mature tree, T11 is almost entirely hidden from the view of the general public. The tree is most visible from directly opposite Holydyke where only the upper crown is visible. The tree's removal will result in a relatively minor loss of visual amenity value.

To allow for the footprint of the new office building, and the associated hard surfacing and access ways, it will be necessary to remove T13, T14 and T15. The removal of these trees will result in a modest loss of visual amenity value. Trees T1, T6, T7 and T8 are to be removed to improve general landscaping. There are no Tree Preservation Orders (TPOs) in force on this site.

The tree officer has reviewed the proposal and has raised concerns regarding the loss of large mature trees. The officer has recommended that all paths and other structures such as parking areas within the root protection areas of the trees being retained will require a 3D cellular construction laid without any changes of levels in this area in line with BS5837:2012 recommendations. Further, the applicant would need to submit method statements of a suitable system of hard landscaping within the tree protection areas as the present suggestions of permeable block paving is not considered to be sufficient to prevent damage to roots as per Landscaping Plan PH/163/16 Rev A. Further discussions were carried out and following the discussions, the officer has advised that the recommendations can be conditioned and this has been agreed by the applicant. Accordingly, a pre-commencement condition would be applied to any permission granted.

Overall, the proposal complies with policy LC12 of the local plan.

Biodiversity

A biodiversity report has been submitted with the application. In summary, the report indicates that the main part of Providence House (the older part of the building) was found during the building inspection to have a high potential to support summer roosting by bats. The lack of any evidence of significant accumulations of droppings (including in the loft voids) and the type of PRF (potential roost feature) present (external crevices between sash windows and stonework) suggested that any roost would likely be that of small numbers of crevice-dwelling species such as pipistrelle.

The presence of bat droppings within two of the first-floor rooms suggested the presence of a roost in proximity. The basements of Providence House were considered to have a low potential for hibernation only.

The modern annexe part of the building (to the rear/northern elevation) was found to have negligible potential to support roosting bats. Similarly, the trees in the adjoining car park were also found to have negligible bat roost potential.

The single dusk survey completed on 9 September 2021 and focusing on the older part of Providence House where the PRF was located, confirmed the presence of a single common pipistrelle roost above the large, central window on the lower floor (eastern elevation). Gaps between the sash window and stonework were recorded here during the initial building inspection. Providence House is therefore confirmed as a summer roost for a low number (possibly just a single individual) of common pipistrelle. This type of roost is assessed as being a 'low status' roost and recommendations for further survey work and mitigation are made accordingly.

The ecologist has reviewed the report and has no objection to the proposal subject to conditions. Notwithstanding the above, the officer has indicated that works would result in harm to at least one bat roost. Consent can only be given if sufficient evidence is presented that the tests of European Protected Species (EPS) licensing are met. A further bat survey work is required concerning Providence House. Works to the more modern annexe can commence without additional surveys. Planning conditions are proposed to minimise harm to protected and priority species and habitats and to seek a net gain in biodiversity in accordance with policy CS17 of the Core Strategy and the National Planning Policy Framework.

The recommended conditions would be applied to any permission granted.

S106 planning obligations

Policy CS27 of the Core Strategy is concerned with planning obligations and states that where a development proposal generates an identified need for additional infrastructure, North Lincolnshire Council will, through the negotiation of planning obligations pursuant to Section 106 of the Town and Country Planning Act 1990 and in accordance with the guidance set out in Circular 05/2005, seek obligations that are necessary to make proposals acceptable in planning terms.

On this proposal, the applicant and the S106 Officer have agreed on the heads of terms for the following contributions:

Affordable housing

Off-site contribution	£194,589.60
Trigger point	On occupation of the 10 th dwelling
How many years does the council require to spend the contribution?	Five years within Barton and a further five years in North Lincolnshire

Open space

On-site open space	To be maintained by Keigar Homes
Trigger point	On occupation of the 1 st dwelling
How many years does the council require to spend the contribution?	10 years

Recreation

Off-site contribution	A contribution of £9,984 towards improving natural turf pitches, £6,210 for the improvement of swimming facilities at Baysgarth Leisure Centre and £1,036 for improvements to indoor bowling facilities at Scunthorpe indoor bowls
Trigger point	On occupation of the 10 th dwelling
How many years does the council require to spend the contribution?	10 years

Tree contribution

Off-site contribution	A contribution of £2,000 towards replacement trees at Baysgarth Park
Trigger point	On occupation of the 1 st dwelling
How many years does the council require to spend the contribution?	10 years

Public comments

This proposal has attracted several letters of objection and support.

All the concerns raised have been addressed in this report. These include concerns over traffic and parking spaces; the siting, layout and design of the proposal, particularly the new office building; the impact of the new office building on the surrounding area and neighbouring amenities; and the loss of trees.

Regarding the concern over the lack of outside amenities to support the apartments and the office building, since the proposal involves an existing building, the provision of amenity spaces is considered on its merit. For conversion and refurbishment of buildings of any size, private amenity space requirements are relaxed in part or whole, subject to overall design quality. In this case, the provision of amenity space is relaxed as a whole. The planning authority is waiving the need to provide amenity space in place of alternative provision in the form of nearby public open space. The planning authority is seeking an S106 off-site contribution for the use of public open space.

On the matter of the designation of Providence House as a building of townscape merit, as the building is not listed it is the exterior of the building that comes within legislative control. The planning authority has no issue with the exterior of the building.

Conclusion

In conclusion, Providence House is no longer required for its original use and has been empty since the local council relocated the Barton Library. The applicant has demonstrated that the facility is no longer required in its current use and the loss of the community facility

would not result in a shortfall of library provision in the town, and that the existing facility is no longer viable for community use.

The building's change of use and conversion to flats will contribute towards the supply of new housing. Further, the proposal will result in the sensitive and considerate renovation and refurbishment of the building. It will result in the long-term security and maintenance of the building and would preserve the character and appearance of the building under local plan policies.

The proposal is considered to provide a high standard of residential accommodation and is not expected to impact the amenities of any neighbours.

The siting and layout of the new office building would provide a development that would be acceptable in terms of appearance and impact on the street scene. It provides acceptable quality office development and does not have a significant adverse impact on Providence House and the neighbouring amenities. It would not result in the creation of inadequate and unsafe parking and will have no significant adverse impacts on highway safety.

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

Pre-commencement conditions

The pre-commencement conditions included in the recommendation have been agreed with the applicant/agent.

RECOMMENDATION

Subject to the completion of a formal agreement under Section 106 of the Town and Country Planning Act 1990 providing for the contributions set out in the 'heads of terms' specified above, the committee resolves:

- (i) it is mindful to grant permission for the development;**
- (ii) the decision be delegated to the Development Management Lead upon completion of the obligation;**
- (iii) if the obligation is not completed by 12 July 2022, the Development Management Lead be authorised to refuse the application on grounds of no provision of essential community benefits; and**
- (iv) the permission so granted be 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:

Dwg. No. PH/163/01

Dwg. No. PH/163/02

Dwg. No. PH/163/03

Dwg. No. PH/163/06

Dwg. No. PH/163/16

Dwg. No. PH/163/100

Dwg. No. PH/163/101

Dwg. No. PH/163/102 Rev B

Dwg. No. PH/163/103.

Reason

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

3.

No works affecting the external surfaces or the lofts of Providence House shall take place until:

- (a) two further bat activity surveys have been carried out as specified in the submitted Bat Survey Report dated October 2021 and the results have been submitted to the local planning authority; and
- (b) the local planning authority has been provided with either:
 - (i) a licence issued by Natural England pursuant to Regulation 55 of The Conservation of Habitats and Species Regulations 2017 authorising the specified development to go ahead; or
 - (ii) a statement in writing from the relevant licensing body to the effect that it does not consider that the specified activity/development will require a licence.

Furthermore, no works shall be carried out within the basements of Providence House until an automated bat detector survey has been carried out as specified in the submitted Bat Survey Report dated October 2021 and the results have been submitted to the local planning authority. Any mitigation works required as a consequence of the automated bat detector survey shall be agreed in writing with the local planning authority and shall be carried out in full.

For clarity, the extent of the areas restricted by this condition shall be defined in accordance with Figure 1 of the submitted Bat Survey Report dated October 2021.

Reason

To conserve bats in accordance with saved policy LC5 of the North Lincolnshire Local Plan and policy CS17 of the Core Strategy.

4.

Within three months of the commencement of development, the applicant or their successor in title shall submit a biodiversity management plan to the local planning authority for approval in writing. The plan shall include:

- (a) details of bat roosting features to be installed;
- (b) details of nesting sites to be installed to support swifts and house sparrows;
- (c) restrictions on lighting to avoid impacts on bat roosts, bat foraging areas, bird nesting sites and sensitive habitats;
- (d) proposed timings for the above works in relation to the completion of the buildings.

Reason

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

5.

The biodiversity management plan shall be carried out in accordance with the approved details and timings, and the approved features shall be retained thereafter unless otherwise approved in writing by the local planning authority. Prior to the completion of the approved development, the applicant or their successor in title shall submit a report to the local planning authority, providing evidence of compliance with the biodiversity management plan.

Reason

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

6.

No development shall take place until proposals for landscaping have been submitted to and approved by the local planning authority. The proposals shall include indications of all existing trees and hedgerows on the site, and details of any to be retained, together with measures for their protection during the course of development.

Reason

To enhance the appearance of the development in the interests of amenity.

7.

All paths and other structures such as parking areas within the root protection areas of the trees being retained shall require a 3D cellular construction laid without any changes of levels in this area in line with BS5837:2012 recommendations.

Reason

To ensure the work is carried out in a correct manner to protect the health of the trees and their contribution to the visual amenity and character of the local landscape.

8.

No development shall take place until method statements of a suitable system of hard landscaping within the tree protection areas have been submitted to and approved in writing

by the local planning authority, as the present suggestions of permeable block paving are not considered to be sufficient to prevent damage to roots as per Landscaping Plan PH/163/16 Rev A. This documentation must make clear that there have been changes to the arboricultural report and trees retained, to prevent any confusion or mistake over the works being considered on the trees.

Reason

To ensure the work is carried out in a correct manner to protect the health of the trees and their contribution to the visual amenity and character of the local landscape.

9.

No development shall take place until the applicant, or their agents or successors in title, has secured the implementation of an archaeological mitigation strategy comprising a Historic Building and Archaeological Record to be defined in a Written Scheme of Investigation that has been submitted to and approved in writing by the local planning authority. The strategy shall accord with a brief provided by North Lincolnshire Historic Environment Record and shall include details of the following:

- (i) measures and methodologies to ensure the preservation by record of the historic building, its fabric and fittings equivalent to Historic England's Level 2 building survey
- (ii) measures to ensure the preservation by record of archaeological features of identified importance within the footprint of the development
- (iii) methodologies for the recording and recovery of archaeological remains, including artefacts and ecofacts
- (iv) post-fieldwork methodologies for assessment and analyses
- (v) report content and arrangements for dissemination, and publication proposal
- (vi) archive preparation and deposition with recognised repositories, including the ADS
- (vii) a timetable of works in relation to the proposed development, including sufficient notification and allowance of time to ensure that the recording work is undertaken and completed in accordance with the strategy
- (viii) monitoring arrangements, including the notification in writing to the North Lincolnshire Historic Environment Record of the commencement of recording works and the opportunity to monitor such works
- (ix) personnel involved in the implementation of the strategy, including sub-contractors and specialists, their responsibilities and qualifications.

Reason

To comply with paragraph 205 of the NPPF, policy CS6 of the Core Strategy and policy HE9 of the North Lincolnshire Local Plan as the historic building and archaeological remains are non-designated heritage assets. Conversion and new development will result in the loss of architectural, historic and archaeological significance; the proposed historic building and the archaeological record will ensure that such evidence is appropriately recorded and a permanent archive created.

10.

The applicant shall notify the local planning authority in writing of the intention to commence the historic building recording at least one week/seven days before commencement. Thereafter, the recording shall be carried out in accordance with the approved details and timings.

Reason

To comply with paragraph 205 of the NPPF, policy CS6 of the Core Strategy and policy HE9 of the North Lincolnshire Local Plan as the historic building and archaeological remains are non-designated heritage assets. Conversion and new development will result in the loss of architectural, historic and archaeological significance; the proposed historic building and the archaeological record will ensure that such evidence is appropriately recorded and a permanent archive created.

11.

The historic building and archaeology reports shall be deposited at the North Lincolnshire Historic Environment Record and the archive at North Lincolnshire Museum within six months of the date of commencement of the development hereby approved by this permission or such other period as may be agreed in writing by the local planning authority.

Reason

To comply with paragraph 205 of the NPPF, policy CS6 of the Core Strategy and policy HE9 of the North Lincolnshire Local Plan as the historic building and archaeological remains are non-designated heritage assets. Conversion and new development will result in the loss of architectural, historic and archaeological significance; the proposed historic building and the archaeological record will ensure that such evidence is appropriately recorded and a permanent archive created.

12.

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. 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, based on the 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 fully 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 the 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 155, 157, 163 and 165 of the National Planning Policy Framework.

13.

The drainage scheme shall be implemented in accordance with the approved submitted details required by condition 12 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 the 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 155, 157, 163 and 165 of the National Planning Policy Framework.

14.

No development shall take place until details showing an effective method of preventing surface water run-off from hard paved areas within the site onto the highway have been approved in writing by the local planning authority. These facilities shall be implemented prior to the access and parking facilities being brought into use and thereafter so retained.

Reason

In the interests of highway safety and to comply with policy T19 of the North Lincolnshire Local Plan, policies CS18 and CS19 of the North Lincolnshire Core Strategy, and paragraph 163 of the National Planning Policy Framework.

15.

No development shall take place until details showing an effective method of preventing surface water run-off from the highway onto the developed site have been submitted to and approved in writing by the local planning authority. These facilities shall be implemented prior to the access and parking facilities being brought into use and thereafter so retained.

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 the 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 155, 157, 163 and 165 of the National Planning Policy Framework.

16.

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

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.

17.

A scheme for the provision of electrical vehicle charging points shall be submitted to and approved in writing by the local planning authority. The scheme shall be designed to take account of good practice guidance as set out in the Institute of Air Quality Management Land Use Planning and Development Control: <http://www.iaqm.co.uk/text/guidance/air-quality-planning-guidance.pdf>, and contemporaneous electrical standards, including:

- Electrical Requirements of BS7671:2008
- IET Code of Practice on Electrical Vehicle Charging Equipment installation 2012 ISBN 978-1-84919-515-7.

The approved scheme shall be installed in full and retained in perpetuity thereafter.

Reason

To facilitate the uptake of low emission vehicles and reduce the emission impact of traffic arising from the development in line with the National Planning Policy Framework.

18.

The development shall not be brought into use until the access roads to the parking areas and the parking spaces and access aisles, including surface markings, have been provided and all these facilities shall thereafter be so retained.

Reason

To provide safe and convenient access in accordance with policy T2 of the North Lincolnshire Local Plan.

19.

Manufacturer's details of the natural slate for the new office block, with accompanying photograph, together with scale drawings and material specifications of the new windows and doors for Providence House and the new office block, shall be submitted to and approved in writing by the local planning authority before installation.

Reason

To preserve and enhance the character of the Barton upon Humber conservation area and comply with policy HE2 of the North Lincolnshire Local Plan.

Informative 1

This application must be read in conjunction with the relevant Section 106 Agreement.

Informative 2

The Anglian Water combined sewer is 300mm diameter, not 225mm diameter as indicated in the report.

Informative 3

Geological records indicate the site to be underlain by boulder clay which is a relatively impermeable deposit. Some investigation into the existing surface water drainage arrangements for the current site should also be carried out.

Informative 4

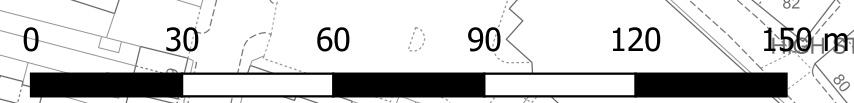
40% climate change needs to be considered in the detailed design (current national guidance standards).

Informative 5

The discharge rate from the site must be agreed with Anglian water. This rate is critical to the overall design.

Informative 6

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.

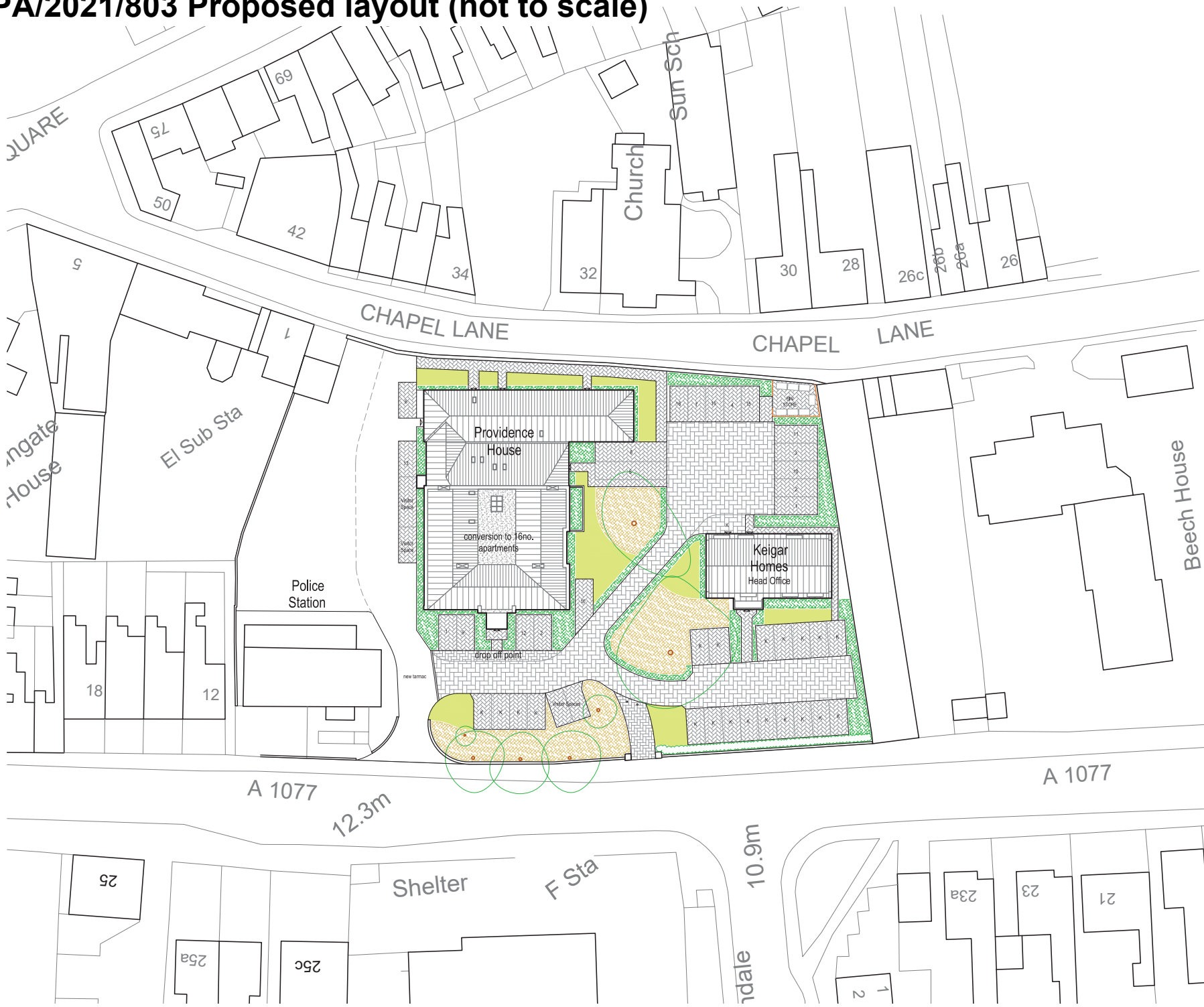


**North
Lincolnshire
Council**

PA/2021/803

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PA/2021/803 Proposed layout (not to scale)



Rev:	Details:	Drawn by:	Scale Approved:
KEIGAR HOMES LTD			
KEIGAR LODGE CANBERRA VIEW BARTON-UPON-HUMBER NORTH LINCOLNSHIRE DN15 5GR Tel: 01652 631939 Fax: 01652 631938			
KEIGAR HOMES			
Project Title: Proposed Development at Providence House, Holydyke BARTON UPON HUMBER			
Drawing Title: SITE LAYOUT			
Drawn by:	NwP	Date:	22.03.21
Scale:	1/500 @ A3		
Drawing No.:	PH / 163 / 03		

PA/2021/803 Proposed elevations (office building) (not to scale)



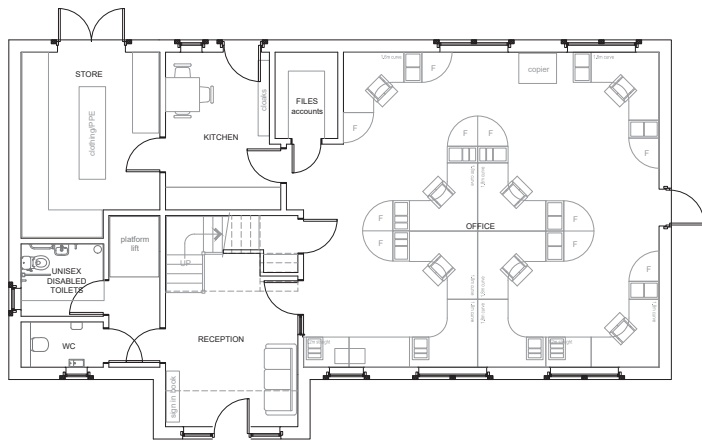
SIDE ELEVATION



FRONT ELEVATION

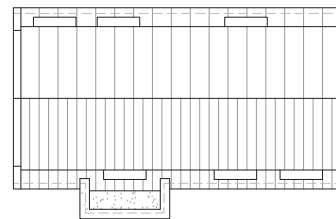


SIDE ELEVATION



GROUND FLOOR PLAN

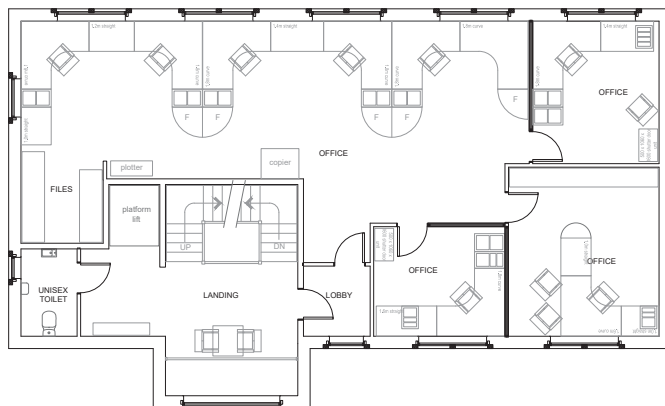
AMENDED



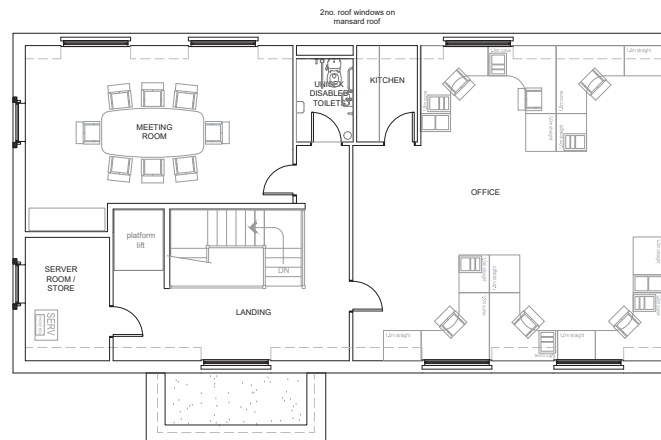
ROOF PLAN 1:200



REAR ELEVATION



FIRST FLOOR PLAN



SECOND FLOOR PLAN

MATERIALS

Walls - Ibstock Northumbrian Cottage facing brickwork with buff stone window surrounds and entrance portico

Roof - Natural Slate

Windows - Timber Painted Grey RAL7016

B	window specification revised.	NwP	27.09.21
A	mansard roof revised to incorporate slate, Brick type revised.	NwP	02.08.21
Rev:	Details:	Drawn by:	Date Approved:

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Providence House
 Proposed Head Office

Plans & Elevations

Drawn by:	NwP	Date:	31.03.21	Scale:	1 / 100 @A2
Project No:	PH/163/102	Revision:	B		