

APPLICATION NO	2006/0597
APPLICANT	Techcrete UK Ltd
DEVELOPMENT	Planning permission to erect an extension to an existing building to provide a finishing hall, erect a new building to provide a finishing hall, and construct new storage bins
LOCATION	Techrete, Station Road, Hibaldstow
PARISH	HIBALDSTOW
WARD	Ridge
SUMMARY RECOMMENDATION	Grant permission subject to conditions
REASONS FOR REFERENCE TO COMMITTEE	Officer discretion
POLICIES	<p>Humberside Structure Plan: This site is located within the open countryside and policy E3(iv) says that new proposals for industry and commerce will not normally be permitted. Policy E8(c) indicates that the economic and physical regeneration of older industrial areas will be encouraged where it involves redevelopment, conversion or modernisation of existing inadequate premises.</p> <p>Regional Spatial Strategy for Yorkshire and the Humber: Policy E2 encourages employment opportunities and developments in rural areas to support a healthy and diverse rural economy but at the same time should protect and enhance the quality of the countryside.</p> <p>North Lincolnshire Local Plan: Policy RD2 states that development in the open countryside will be strictly controlled.</p> <p>Policy DS1 sets out general design requirements.</p>
CONSULTATIONS	<p>Highways: No objections but suggest conditions.</p> <p>Environment Agency: No objections.</p> <p>Network Rail: Have commented that it has no objection in principle and lists a number of general matters that the applicant needs to take into account in implementing the proposal. These relate to safety issues for the railway line.</p>

PARISH COUNCIL

No objections in principle but in view of the residents' concerns regarding the site generally, it should be considered in conjunction with 2000/0588 (overhead gantry crane) and the committee should make a site visit. If approved, conditions should be imposed to protect the environment and residential amenity.

PUBLICITY

Neighbouring properties have been notified, and a site and press notice posted. Nine letters have been received objecting to the proposal on the following grounds:

- dust
- gantry cranes cause disturbance from noise and light
- vibration
- extra hardstanding will cause drainage difficulties
- extra bays will dominate the landscape
- extra traffic will cause hazards
- the proposal will bring the building closer to houses in Manton Court
- water floods out of the yard following heavy rain

ASSESSMENT

The site is used for the prefabrication of concrete panels for use in building projects. It comprises a large production building, two smaller buildings for treating and finishing the panels, an office building, storage yards, car park and two cranes. This is a site that has been used for concrete manufacturing for several decades and these proposals are the current owners' improvements to the site.

This application would result in the removal of the existing finishing building, and the construction of a six-bay extension to the rear of the existing large production building and a new separate building, both for use as finishing halls. The separate building would be for the applied surface finishing.

All this activity currently takes place on site. The extension and new building would be fully enclosed. Therefore there should be no material impact from outside the site.

The key issues in relation to the buildings are environmental considerations and the visual

appearance of the buildings and thereby their impact on neighbours.

The proposal would result in a 30 metre extension to the existing concrete panel south-facing wall which is visible from properties on Castle Keep and Manton court. Owing to the separation distance, some existing immature landscaping along the boundary and in the context of the existing 75 metre long wall, it is considered that there would be no material harm to visual amenity. However, it is considered that the appearance of this wall would be improved if this section was to be built in the same cladding material as the rest of the proposed extension. The detached building would be 15 metres wide by 22 metres long and of the same height as the main building. Its impact too is considered not to be harmful.

The use of concrete panels is proposed in the separate building and in the south-facing wall of the extension. The remainder of the extension would be PVC-coated metal cladding.

The other element of the application is new aggregate storage bins. These would be located alongside the existing ones on the north side of the existing building. As such there should be no material extra impact.

The site is monitored by the council's environmental protection officers.

With respect to the concerns of objectors, these have been addressed by virtue of the imposition of conditions 3 and 4 shown in the recommendation. Other concerns relating to the gantry crane can only be properly addressed as part of the separate application no. 2006/0588 which is still under consideration. The applicant company is fully aware of the concerns by local residents about environmental issues relating to their use of this site. It has, over the last few months, spent a considerable amount of time and effort in meeting and addressing the concerns of local residents on such matters as noise and dust.

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 shall be carried out in accordance with the submitted drawings and particulars unless otherwise agreed in writing by the local planning authority in which case the development shall be carried out in accordance with the agreed amended details.

Reason

To ensure that the development is carried out in accordance with the provisions of the Town and Country Planning Act 1990 or any amending legislation.

3.

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.

Reason

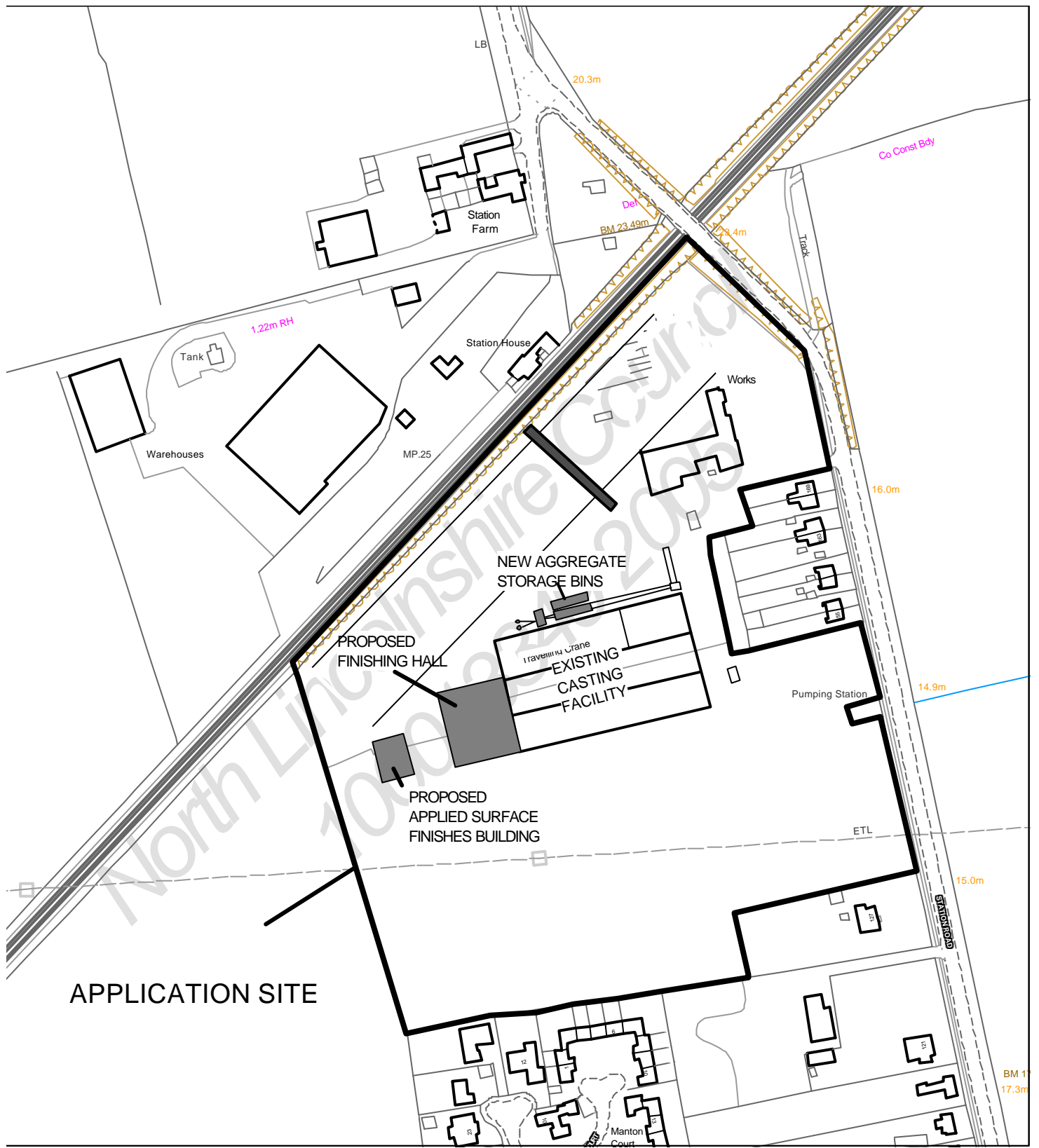
In the interests of highway safety and to comply with policy T19 of the North Lincolnshire Local Plan.

4.

The external finish of the southern wall of the extension to the finishing hall shall be constructed in the same material as all the other elevations.

Reason

In the interests of visual amenity in accordance with the provisions of policy DS1 of the North Lincolnshire Local Plan.



APPLICATION SITE

TITLE: 2006/ 0597

SCALE: 1:2500



North Lincolnshire Council
 Planning and Regeneration Service
 Church Square House, Scunthorpe, DN15 6XQ

Reproduced from the Ordnance Survey mapping with the permission of Ordnance Survey on the behalf of the Controller of Her Majesty's Stationery Office © Crown copyright.

Unauthorised reproduction infringes Crown copyright and may lead to prosecution or civil proceedings.

NORTH LINCOLNSHIRE COUNCIL 100013349 2005