

APPLICATION NO	2006/1150
APPLICANT	Rev R Westfield, Trustees Of New Life Church
DEVELOPMENT	Planning permission for change of use to a mixed use as a church for public worship and as a concert and conference venue and associated activities
LOCATION	New Life Church, Brumby Wood Lane, Scunthorpe
PARISH	SCUNTHORPE
WARD	Kingsway and Lincoln Gardens
SUMMARY RECOMMENDATION	Grant permission subject to conditions
REASONS FOR REFERENCE TO COMMITTEE	Third party request to address the committee
POLICIES	<p>Humberside Structure Plan: Scunthorpe is defined as an urban centre (policy S11).</p> <p>Regional Spatial Strategy for Yorkshire and the Humber: No specific policies apply.</p> <p>North Lincolnshire Local Plan: Policy DS1(iii) states that no unacceptable loss of amenity to neighbouring land uses should result in terms of noise, smell, fumes, dust or other nuisance, or through the effects of overlooking or overshadowing.</p>
CONSULTATIONS	Highways: No restrictions.
COMMUNITY CONSULTATION GROUP	No objections.
PUBLICITY	<p>Neighbouring properties have been notified and a site notice posted. Objections have been received which raise the following issues:</p> <ul style="list-style-type: none"> • increase in activity will increase regularity of noise and traffic • location is predominantly residential • noise from concerts and other activities • traffic and parking problems

ASSESSMENT

Planning permission is sought for the change of use of the New Life Church, Brumby Wood Lane from a place of worship to a mixed use of place of worship and concert and conference venue and associated activities.

The main issue in the consideration of this application is the impact of the proposals on the amenities of the area and the residential amenity of neighbouring properties.

The site is a modern church on the corner of Brumby Wood Lane and Ashby Road. The site has ample parking and Highways have no objections.

No structural or floorspace alterations will take place should planning permission be granted. The primary use will remain as a place of worship. This application would enable the church to host and run events for and within the community for paying organisations and to support the church financially.

The Kingsway and Lincoln Gardens Consultation and Community Consultation Group have raised no objections.

The issue of noise has been raised by objectors and this can be addressed by imposing a condition. The building is 20 metres from the nearest residential property and while conferences should not cause any material noise disturbance, concerts could be more of a disturbance if not controlled.

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.

The approved change of use shall not be brought into use until a written scheme detailing the maximum levels of noise to be emitted from the site has been agreed in writing by the Local Planning Authority. The scheme shall give specific monitoring points and noise shall be expressed as LAeqT over a time period of one hour. Once agreed, the noise levels shall not be exceeded at any time.

Reason

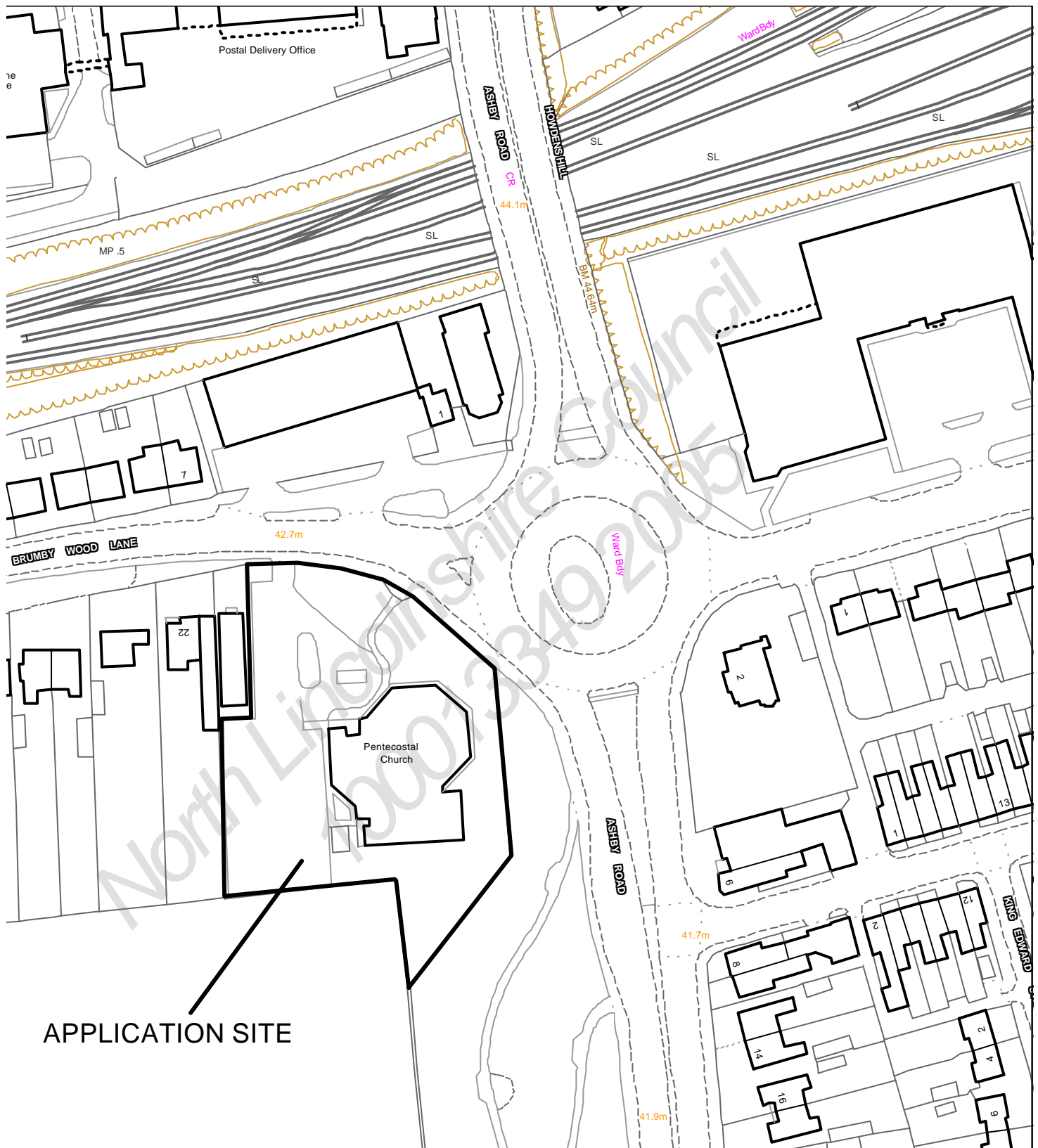
To minimise the impact of the development on adjacent properties in accordance with policy DS1 of the North Lincolnshire Local Plan.

4.

The use as a concert and conference venue with associated activities shall be discontinued on or before 31 October 2009 and the building shall revert to its former use solely as a church for public worship after that date unless application has been made and approval given for an extension to this temporary permission.

Reason

Permission is granted on this basis in order to allow time to assess the impact of the development on the surrounding area.



TITLE : 2006/1150

SCALE : 1:1250



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

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