

APPLICATION NO	2006/1280
APPLICANT	Enterprise Inns Plc
DEVELOPMENT	Planning permission to erect a single-storey extension to rear and extend car park
LOCATION	Marrowbone and Cleaver, High Street, Kirmington
PARISH	KIRMINGTON & CROXTON
WARD	Ferry
SUMMARY RECOMMENDATION	Grant permission subject to conditions
REASONS FOR REFERENCE TO COMMITTEE	Third party request to address the committee
POLICIES	<p>Humberside Structure Plan: Kirmington is defined as a non-selected settlement.</p> <p>Regional Spatial Strategy for Yorkshire and the Humber: No specific policies apply.</p> <p>North Lincolnshire Local Plan: Policy DS1 (General Requirements) states that no unacceptable loss of amenity to neighbouring land uses should result in terms of noise or other nuisance, and that the design and external appearance should reflect or enhance the character, appearance and setting of the area. Policy T19 (Car Parking Provision and Standards) also applies.</p>
CONSULTATIONS	Highways: No objections.
PARISH COUNCIL	No response received.
PUBLICITY	<p>Neighbouring properties have been notified and two letters of objection have been received in relation to the car park extension, raising the following material issues:</p> <ul style="list-style-type: none"> • increased noise and lights into neighbouring properties from cars in the proposed car park extension • a wall/hedge along this boundary would block out light to affected rooms • loss of privacy

ASSESSMENT

The Marrowbone and Cleaver public house is located on High Street, Kirmington, close to the corner with Post Office Lane. There is an existing car parking area to the rear (south) and a grassed beer garden beyond the car park.

Planning permission is being sought to erect a conservatory-type extension to the rear of the public house and to extend the existing car park onto the beer garden to create 10 additional spaces. There are dwellings to both the east and west of the proposed car parking area, with windows facing onto it. There are open low fences to these boundaries.

The main issue in determining this application is whether the proposed car park extension would have a detrimental impact on the amenity of neighbouring occupiers.

The plans as proposed show no provision for boundary treatment to the car park as extended. As such it is considered that headlight glare and noise and disturbance could have an adverse impact on neighbouring properties. However, a condition is proposed to erect a 1.5m high wall to the side boundaries of the proposed car park extension to prevent any glare and minimise any noise. This would increase privacy to neighbouring properties.

It is not considered that the erection of a wall of this height would result in a significant loss of light or overbearing impact to the neighbouring properties.

No objections have been received in respect of the proposed extension.

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

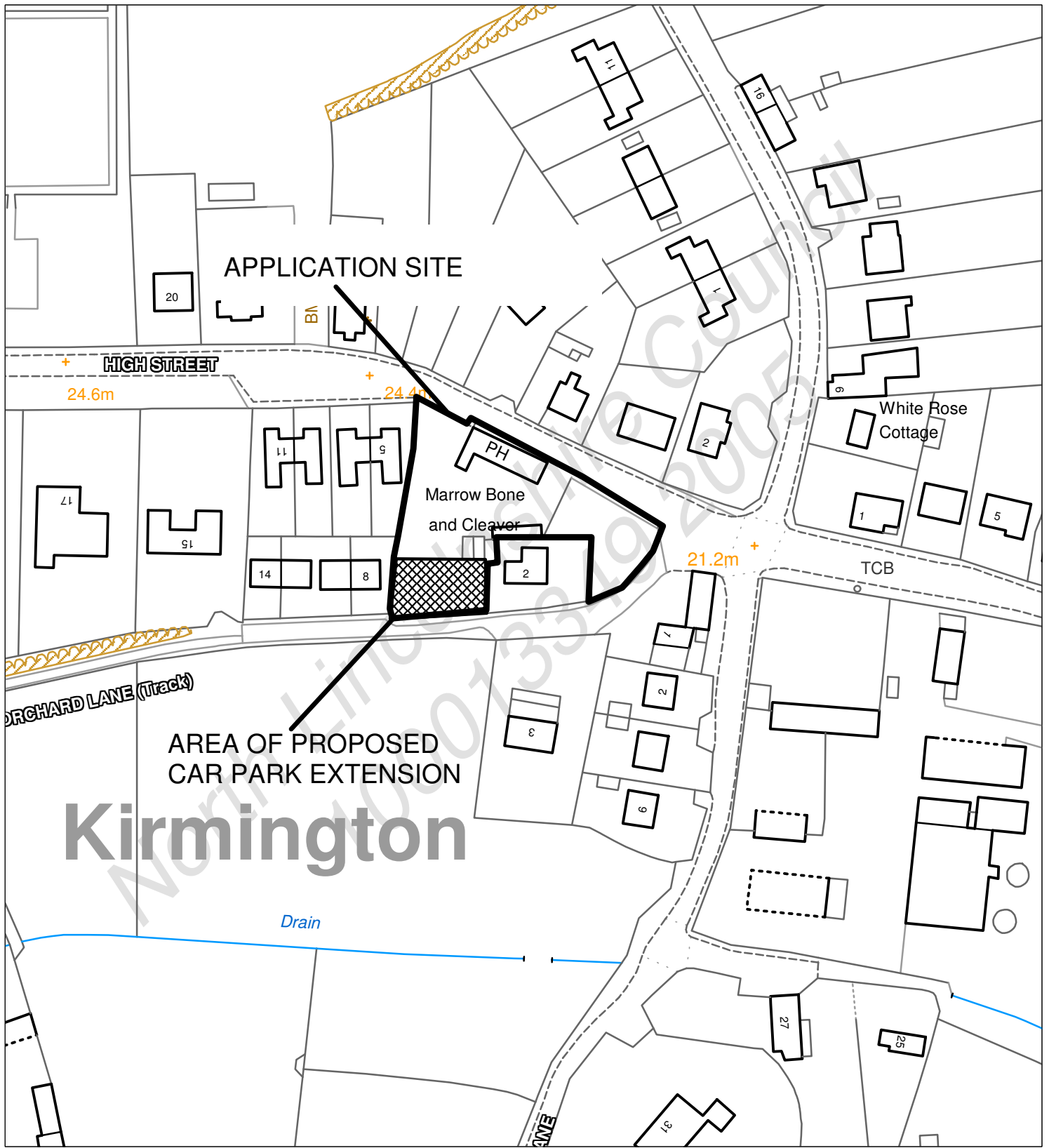
To ensure that the development is carried out in accordance with the provisions of the Town and Country Planning Act 1990 or any amending legislation.

3.

No development shall take place until details of a 1.5m high screen wall to be built along the east and west boundaries of the car park extension have been agreed in writing by the Local Planning Authority. The agreed walls shall be erected before the car park extension is first brought into use and once built shall be retained.

Reason

To provide an appropriate level of screening in accordance with policies H8 and DS1 of the North Lincolnshire Local Plan.



TITLE: 2006/1280

SCALE: 1:1250



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 Planning and Regeneration Service
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