

Community Facilities

Introduction

- 11.1 Local community facilities meet a wide range of social, educational, cultural and recreational needs in North Lincolnshire. They also provide a focus for people to meet and socialise, and assist in developing a sense of community.
- 11.2 Facilities are provided by a wide variety of organisations from the public, private and voluntary sectors. They include schools, hospitals, medical centres, youth centres, village halls, community centres, nurseries and libraries and also venues for youth clubs, sports clubs, interest groups, playgroups, community groups and general leisure interests.
- 11.3 The actual provision and funding of community facilities is generally outside the scope of land use planning but the Council, through this Local Plan, and also through its development control function, has a role to play in:
- identifying and safeguarding sites to meet the projected needs of organisations which provide community services;
 - negotiating with developers for the provision of, or contribution towards, community facilities needed as a result of major new developments;
 - seeking to prevent the loss of community facilities which serve an important local need;
 - giving favourable consideration to proposals for new, replacement and extended community facilities wherever possible.

- 11.4 Local planning authorities are required to have regard to social considerations when preparing Local Plans. This will involve not only considering the broad relationship of planning policies and proposals to social needs and problems, and their impact on different groups in the population, but also making provision for land for schools and higher education, for places of worship and other community facilities and to establish criteria by which all planning applications for community facilities will be considered.

Health Authorities

- 11.5 Hospitals, doctors' and dentists' surgeries, medical centres, clinics and pharmacies are important in maintaining the health and welfare of North Lincolnshire's residents. Scunthorpe has the main hospital in the area and Messingham, Brigg and Bottesford have both surgeries and medical centres. Barnetby, Barrow upon Humber, Barton upon Humber, Burton upon Stather, Belton, Epworth, Haxey, Kirton in Lindsey, Owston Ferry, Ulceby and Winterton have either a surgery or a medical centre.
- 11.6 The Council will encourage the growth and expansion of facilities in other local and village centres so as to reduce the distance local residents are required to travel to other medical facilities, through allocating and protecting land required to meet the forward plans of health authorities. Developers may be required to provide additional health facilities, through entering into planning obligations under Section 106 of the Town and Country Planning Act 1990 wherever the pressure from major development results in demand for health facilities that cannot be met by existing provision.

Education

11.7 North Lincolnshire Council is a statutory education authority. There are 71 primary schools and 14 secondary schools, with Scunthorpe, Bottesford, Brigg, Barton upon Humber, Epworth, Crowle, Kirton in Lindsey and Winterton having both primary and secondary school facilities. An independent sixth form college and the North Lindsey College are also located in Scunthorpe. There are also a number of private schools in the area, together with 12 youth centres, 3 Adult Education centres, and an Outdoor Pursuits Course.

C1 - Educational Facilities

The following sites are allocated for new and extended school and college facilities:

- 1) Land between John Leggott College and North Lindsey College, Kingsway, Scunthorpe**
- 2) Land to the west of Old Warp Lane, South Ferriby**
- 3) Land at York Road, Brigg. Proposed for development of an additional Primary School**
- 4) Land adjacent to Bowmandale Primary School, Barton upon Humber.**
- 5) Land at Ancholme Park, Brigg. Proposed for the development of a new primary school to replace the existing Brigg Primary School. This development will**

also include the provision of playing fields, the extension of Atherton Way access road, a footpath link to Grammar School Road, coach and car parking, and landscaping.

Where major new housing proposals would result in an increased demand for education facilities which cannot be met by existing schools and colleges, a developer may be required to enter into a planning obligation under Section 106 of the Town and Country Planning Act 1990, in order to secure the provision of, or contribution towards, new or extended facilities.

11.8 *The Local Plan aims to protect land to meet future needs for new and extended educational facilities. In cases where major new housing development proposals would result in demand for education facilities which cannot be met by existing schools and colleges, the Council may require a developer to enter into a planning obligation under Section 106 of the Town and Country Planning Act 1990 in order to secure the provision of, or contributions towards new or extended facilities.*

Protection of Community Facilities in Rural Local Centres

11.9 The Local Plan enables the retention of services in rural areas in accordance with its aim of achieving sustainable development. In the minimum growth settlements and rural hamlets and villages in the open countryside it is necessary to retain a level of essential services, which would avoid unnecessary trips and hardship for those with limited mobility.

11.10 One of the major issues facing these small centres is the loss of existing community facilities through change of use and vacancy. As both public and private organisations rationalise, there is a trend towards the closure of marginal facilities. This, however, can deprive rural communities of essential facilities required to meet their welfare and social needs, and in the long term can lead to wider decline in these centres. It is therefore the Council's aim to help retain and improve key village services, such as village schools, post offices, banks, doctors' surgeries and public houses, churches, chapels and village halls.

C2 - Community Facilities in Minimum Growth Settlements and Rural Hamlets and Villages in the Open Countryside.

Proposals which would lead to the loss of key village services, (Uses falling under Classes A1, A2, A3, C1, C2, D1 and D2 of the Town and Country Planning (Use Classes) Order 1987), including the change of use of vacant premises to uses outside these classes located in rural local centres will only be permitted where it can be demonstrated that these facilities are not economically viable and that all options for their continuance have been fully explored, and/or an accessible replacement facility exists elsewhere in the local centre.

11.11 *The retention of community facilities in rural local centres is considered essential in maintaining the long term vitality and viability of these areas.*

Planning for Accessibility

11.12 PPG1 states that good planning and design of new developments should consider the need to create a more

accessible environment for all people. Access issues do not only affect people with disabilities. In fact, most people will have difficulty at some stage of their lives with the way buildings have been designed. All those with a physical, sensory or learning impairment, everyone with a temporary disability through illness or injury, anyone whose mobility is reduced by being pregnant, pushing a pushchair or carrying children, shopping or luggage, or anyone with increasing frailty through old age have specific access needs. Continuing to view access as a medical or welfare issue rather than as an environmental one has often led to access provision that segregates people with mobility difficulties, for example buildings which have platform lifts or stair lifts beside main entrance stairs, resulting in a lack of alternative access if these break down. For these reasons the Council will continue to directly involve disabled people and access groups in decision making processes.

11.13 Ensuring that people have access to new and altered buildings is a material planning consideration and must be taken into account in determining applications. Planning authorities can also seek to ensure that consideration is given to the provision of adequate access for disabled people in the preparation of site layouts and in the relationship between buildings and their associated car parking area and other public access points.

11.14 Part M of the Building Regulations 1991 (as revised) requires that reasonable provision be made for disabled people to gain access to and use new buildings; this includes considerations such as internal layout and circulation and the location and design of ramps, stairs, doors and sanitary conveniences. Also controlled are means of access to buildings from the point of entrance to the site and

from car parking. This includes detailed requirements for paths, ramps, surface types and provision of dropped kerbs.

- 11.15 There is a degree of overlap in the responsibilities of building control and planning officers in ensuring reasonable provision for disabled access. It is therefore important that a co-ordinated approach is taken and that developers contact planning and building control staff at an early stage to agree acceptable provision.

C3 - Planning for Accessibility

Access provision for all people, particularly those with disabilities and restricted mobility, will be required in proposals for the construction of new offices, shops, factories, educational establishments and other buildings which the public are likely to use.

Planning applications will be assessed against the following criteria, where relevant:

- i) provision of a suitable means of access to the building, particularly for people with disabilities or restricted mobility, which is well signposted and easily accessed from adjoining streets, pedestrian routes and car parks; and**
- ii) provision of suitable special car parking facilities for people with disabilities which are conveniently located for ease of access to the building; and**
- iii) provision of dropped kerbs and access ramps to facilitate ease of**

access around the building especially to disabled parking provision and any main open spaces and recreational areas; and

- iv) access into, and around the outside of buildings should be designed to minimise difficulties for partially sighted people and blind people; and**
- v) where a development proposal involves more than one building, a suitable route between the buildings for people with disabilities will be required; and**
- vi) these requirements will also apply to the alteration and change of use of existing buildings to shops, offices, factories, educational establishments or other uses to which the public are likely to have access, unless the applicant can demonstrate that this is neither practicable, nor reasonable.**

11.16 *The ability (or otherwise) to provide suitable disabled access including access to and from and around the site will be a material planning consideration in determining the acceptability of the proposal.*

11.17 *The Council is committed to ensuring better access within the built environment for all sectors of the community, particularly people with disabilities. Ensuring adequate access to new and altered buildings is an important means of achieving this.*

11.18 *Quality access provision benefits all sections of the community. Consideration of innovative schemes, and a comprehensive integration of access provision into the design of a scheme will ensure compliance with the policies in this Local Plan and ensure a better scheme. Buildings should not segregate or marginalise people with mobility difficulties, requiring disabled people to ask for assistance or use undignified and noisy equipment. Successful improvements might include automatic, rather than revolving doors, ramps designed to integrate into the architecture, and better use of coloured and textured surfaces to assist partially sighted people.*

Children’s Day Care Provision

11.19 There is a growing need for day care facilities for children, as increasing numbers of parents find the need to combine work with childcare responsibilities. The growth of such facilities is an important contributor to allowing more people to enter employment and expanding choice in pre-school education. Such facilities include day nurseries, crèches and playgroups.

11.20 Proposals for childcare provision have planning implications including the impact on the amenity of residential areas and the safety and well-being of young children.

11.21 The use of existing dwelling houses for these purposes will require planning permission once the level of child-space provision from the premises reaches a level where the intensity of the use of the property represents a material change of use. This level will be nominally set at the supervision of 5 or more children at any one time (excluding a family’s own children) although the individual circumstances may dictate that

planning permission is required for a lesser number.

C4 - Children’s Day Care Provision

Applications for new build and the conversion of properties to children’s day nurseries, crèches and playgroups will be determined subject to the following criteria:

- i) the property should be located within an area providing a safe environment for children; and**
- ii) there are facilities for outdoor play separate from car parking and service areas. Where appropriate a carefully designed landscaping scheme shall be incorporated in the development or additional landscaping will be required to supplement existing screening, including the boundaries of the property; and**
- iii) there is on-site provision for resident and staff cars including satisfactory vehicular access and turning facilities within the site. The layout and design of these areas will be expected to maximise the safety of children within the site; and**
- iv) there is adequate space on the highway, or within the site as a dropping-off zone, which allows vehicles to park without causing a**

hazard to other users on the highway; and

- v) **the proposal does not detrimentally alter the character of the area by way of visual impact or cause undue disturbance to neighbours. Where a proposal is within or adjacent to a residential area, conditions will be imposed restricting the hours of operation to those of the working day, i.e. 8.00 am to 6.00 pm Monday to Saturday inclusive, and may also be imposed limiting the number of children being cared for at any one time.**

Any consent may be restricted to the specific use applied for, or to only some of the other uses within Use Class D1 (Non-Residential Institutions) of the Town and Country Planning (Use Classes) Order 1987 (as amended).

11.22 *The provision of childcare facilities, while of considerable community benefit, can result in loss of amenity through noise and disturbance, and excessive vehicle movements in residential areas. In other locations, particularly industrial areas, the surrounding environment of heavy vehicles can prove unsuitable for childcare facilities. Because other uses within Class D1, such as a house resulting in public assembly could potentially cause amenity problems in some locations, the Council will aim to restrict some or all changes of use within the Use Class D1 where appropriate.*

Churches, Prayer Houses and Other Places of Worship

11.23 Places of worship provide an important focus for local communities, often providing meeting and educational facilities in addition to organised worship. In the past applications have been received from Christian groups, and ethnic communities for new facilities. In the Crosby area of Scunthorpe there have been a number of residential buildings converted to provide prayer houses for local ethnic communities.

11.24 While the Council supports the provision of places of worship within the communities they serve, nevertheless, there is a need to ensure that any such developments do not adversely affect the amenity of any adjoining residential properties. In some cases where new or extended places of worship are proposed, it may be necessary to consider whether the site is suitable to accommodate a non-traditional building design of a non-domestic scale.

C5 - Churches, Prayer Houses and Other Places of Worship

Applications for planning permission for the change of use of properties and the extension of existing places of worship, and the construction of new buildings as places of worship will be approved subject to the following criteria;

- i) **the property should preferably be detached. Applications for the conversion of semi-detached or terraced houses to places of worship will**

only be approved where the adjoining property is in some form of non-residential use or is occupied by a religious official associated with the proposed development; and

- ii) the proposal does not lead to loss of amenity to any residential properties in the vicinity.**

Any consent may be restricted to the specific use applied for, or to only some of the other uses within Use Class D1.

11.25 The Council's aim is to assist local communities in providing places of worship for all denominations and religions within the neighbourhoods they serve, while protecting the amenity of residents in these areas.

Cemeteries

11.26 Cemeteries are a necessary community need. This function is not only related to a practical social land use, but also has recreational and archaeological value in terms of providing open space and historical information.

C6 - Cemeteries

Cemetery sites are proposed at the following locations:

- 1) Land at Plymouth Road, Scunthorpe**
- 2) Land adjacent Barton cemetery**
- 3) Land off Wiltshire Ave, Burton upon Stather**

If a need is identified for any other new cemeteries in North Lincolnshire, sites should be located adjacent or in close proximity to existing cemetery and crematoria facilities.

11.27 *A need has been identified to extend the existing cemetery facilities on land adjoining Barton cemetery, on land off Wiltshire Ave, Burton upon Stather and at Plymouth Road, Scunthorpe. The policy also addresses the possible need for further cemetery facilities arising in North Lincolnshire. If a need does arise, sites should be located adjacent or in close proximity to existing cemeteries and crematoria in order to help to reduce vehicle journeys and trip lengths.*

Community Centres

11.28 Community centres in North Lincolnshire serve a multipurpose function, accommodating sports and leisure uses, a meeting place for community groups and societies, and social functions. Their form varies, from the ethnic community centres that have been developed through the initiative of community groups in the Crosby area of Scunthorpe, to village halls in rural settlements.

11.29 The Council will continue to support existing community centres, and encourage the growth and expansion of such facilities through the securing of government and voluntary sector grant funding. The provision of additional community centres to serve new housing developments will be sought where appropriate, through the use of planning obligations under Section 106 of the Town and Country Planning Act 1990 (as amended).

11.30 There will remain a need to control the development of community centres so as to ensure that no detrimental loss of amenity occurs to the surrounding area.

C7 - Community Centres

Applications for new and extended community centres, and the change of use of existing premises into a community centre will be permitted subject to the following criteria:

- i) the premises should ideally be detached. Permission for the conversion of semi-detached or terraced dwelling houses, will only be given favourable consideration where the adjoining property is in some form of non-residential use, or a scheme of soundproofing is installed and is of a suitable standard to avoid any loss of amenity; and**

- ii) the proposal site is suitably located so as to avoid detrimental loss of amenity to a residential area. Where necessary, conditions will be imposed limiting the types of activity that can be undertaken from the premises, with particular reference to private parties, discos and live entertainment. Alternatively, conditions may be imposed restricting the hours when some, or all, of these activities may be carried out.**

Any permission may be restricted to the specific use applied for, or to only some of the other uses within Use Class D1.

11.31 *The provision of community centres is essential to provide meeting and social facilities for local communities. In*

seeking to extend such provision, the council will aim to ensure that there is no resulting detrimental loss of residential amenity.