

APPLICATION NO	PA/2009/1096
APPLICANT	Redrow Homes (Yorkshire) Ltd
DEVELOPMENT	Planning permission to erect 12 dwellings (substitution of house types for plots 5-16 inclusive)
LOCATION	Land off Tofts Road, Clipson Crest, Barton-upon-Humber
PARISH	BARTON-UPON-HUMBER
WARD	Barton-upon-Humber
SUMMARY RECOMMENDATION	Grant permission subject to conditions
REASONS FOR REFERENCE TO COMMITTEE	Objection by Barton Town Council
POLICIES	<p>Regional Spatial Strategy for Yorkshire and the Humber: Policy H1 (Provision and Distribution of Housing) states that the region's housing stock should be improved and increased to provide appropriate accommodation for all households wanting homes, and the need to place a greater emphasis on meeting local needs in rural areas.</p> <p>North Lincolnshire Local Plan: Policy H2 (Proposed Housing Sites) sets out the housing land requirements for North Lincolnshire for the plan period of July 2001-December 2009. This policy identifies Tofts Road West (Site H2-20) as a 4 hectare site which could accommodate an estimated 120 dwellings.</p> <p>Policy H5 (New Housing Development) states that development should be in keeping with the scale and character of the settlement and the scale, layout, height and materials of construction should be in keeping and compatible with the character and amenity of the immediate environment. Provision should be made within the curtilage of each dwelling for an area of private amenity space.</p> <p>Policy H8 (Housing Design and Housing Mix) states that new residential development should respect and reflect the form, scale, massing, design, detailing, materials and nature of the local environment and create an appropriate mix of dwelling sizes and type.</p>

Policies ST2 (Settlement Hierarchy), H1 (Housing Development Hierarchy), T1 (Location of Development), T2 (Access to Development) and DS1 (General Requirements) also apply.

CONSULTATIONS

Highways: No objections or comments.

TOWN COUNCIL

Object on the following grounds:

- questions raised about the current width of Tofts Road and request that the road be widened to its junction with Horkstow Road
- assurances needed about whether drainage issues from the site have been addressed

PUBLICITY

Neighbouring properties have been notified and a site notice posted. No letters of representation have been received.

ASSESSMENT

This planning application is seeking amendments to 12 houses which were approved under the reserved matters planning application (PA/2006/1777) for 159 dwellings. It should be noted that no other changes are proposed to the layout of the site other than the design of the dwellings.

The key issues in determining this application are whether a programme of road widening along Tofts Road should be undertaken and whether the drainage issues from the site have been resolved.

It should be noted that this planning application is for 12 replacement dwellings and that no other matters such as layout and accesses are affected. The matters relating to road widening have already been addressed by the council's Highway department on the original reserved matters planning application (PA/2006/1777). Furthermore, the widening of Tofts Road remains unaffected by this planning proposal.

With regard to drainage, it should be noted that this issue was previously resolved between the local planning authority, Anglian Water and the Environment Agency. However, as this planning application proposes new development, it is considered prudent to impose a condition requesting details of drainage disposal prior to any development taking place. This will allow the local planning authority and the infrastructure provider to assess the impact of new development upon the existing drainage system.

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.

No development shall take place until details have been submitted to and approved in writing by the local planning authority of the make, type and colour of all external facing materials for the development and only the approved materials shall be used.

Reason

To ensure that the building is in keeping with its surroundings in the interests of visual amenity, in accordance with policy DS1 of the North Lincolnshire Local Plan.

3.

No development shall take place until a scheme for the disposal of foul and surface water has been agreed in writing by the local planning authority and none of the dwellings shall be occupied until it is connected to the approved drainage system.

Reason

To ensure satisfactory drainage is provided in accordance with policy DS14 of the North Lincolnshire Local Plan.

4.

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

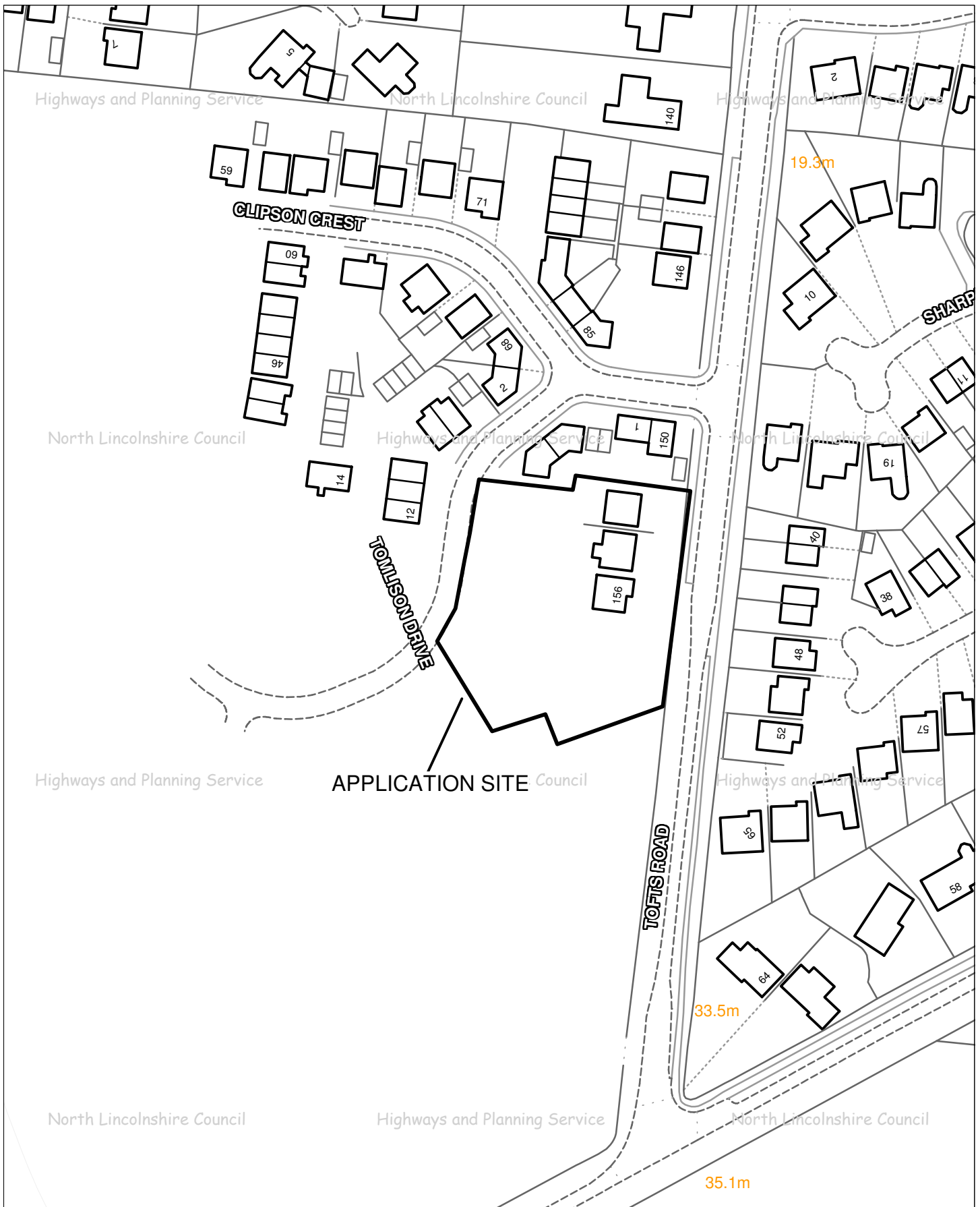
To enhance the appearance of the development in the interests of amenity.

5.

All the approved landscaping shall be carried out within twelve months of development being commenced (unless a longer period is agreed in writing by the local planning authority). Any trees or plants which die, are removed or become seriously damaged or diseased within five years from the date of planting shall be replaced in the next planting season with others of similar size and species to those originally required to be planted, unless the local planning authority agrees in writing to any variation.

Reason

To ensure the implementation and maintenance of the submitted scheme of landscaping for the proposed development.



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Highways and Planning Service

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