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| APPLICATION NO | PA/2011/0607 |
| APPLICANT | Robinson & Co Developments Ltd |
| DEVELOPMENT | Planning application to replace an extant planning permission (PA/2008/0851 dated 25/07/2008) to demolish White Cottage and erect a block of four dwelling houses |
| LOCATION | White Cottage, Moat Lane, South Killingholme |
| PARISH | SOUTH KILLINGHOLME |
| WARD | Ferry |
| SUMMARY RECOMMENDATION | Grant permission subject to conditions |
| REASONS FOR REFERENCE TO COMMITTEE | Objection by South Killingholme Parish Council |

POLICIES

Regional Spatial Strategy for Yorkshire and the Humber: No specific policies apply.

North Lincolnshire Local Plan: Policy DS1 (General Requirements) sets out the standards of design for all new developments.

North Lincolnshire Core Strategy: Policies CS1 (Spatial Strategy for North Lincolnshire) and CS7 (Overall Housing Provision) apply.

CONSULTATIONS

Highways: No objection subject to conditions (2 to 5).

Environment Agency: No objection.

Anglian Water: No objection subject to a condition.

PARISH COUNCIL

Object on the following grounds:

- inappropriate to build four dwellings on the site
- inadequate access and parking facilities
- increased traffic generation from four dwellings could prove a danger to existing residents
- loss of light and reduction of privacy to neighbouring property

PUBLICITY

The application has been advertised by means of a site notice and neighbouring properties have been notified. No representations have been received.

ASSESSMENT

Planning permission is sought to replace extant planning permission (PA/2008/0851) to demolish White Cottage on Moat Lane and erect a block of four dwellings. That permission expired on 25 July 2011 but this application was validated on 3 June 2011. The reason the applicant wishes to extend the life of the application is due to the lack of development funding by High Street banks and other lending institutions owing to the present economic situation. However, it is intended to commence the development as soon as funding becomes available.

The main issue which needs to be addressed is whether there has been any material change in circumstances since the previous application was approved in 2008.

The parish council does not consider that the site is appropriate to accommodate four dwellings. However, the principle of development was established by PA/2008/0851 which was to replace an existing dwelling and erect a further three dwellings which complied with the settlement policy of the North Lincolnshire Local Plan and accords with Core Strategy policies CS1 and CS7.

With regard to the concerns raised about inadequate access and parking facilities, and the impact of increased traffic generation on the adjacent residential area, Highways have not identified these as issues. Insofar as loss of light and reduction of privacy is concerned, these issues were raised by neighbouring residents prior to the previous application being determined. They were adequately assessed and found to lack any substance. It needs to be stated that the parish council did not object to the original application.

The Environmental Protection team has identified the site as a potential source of land contamination and has requested a condition to address this possibility. The water authority has recommended that a condition be imposed to ensure that surface water is disposed of satisfactorily. Otherwise there has been no change in circumstances since the previous application was granted planning permission.

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 loose material shall be placed on any driveway or parking area within 10 metres of the adopted highway unless measures are taken in accordance with details to be submitted to and approved in writing by the Local Planning Authority to prevent the material from spilling onto the highway. Once agreed and implemented these measures shall be retained.

Reason

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

3.

No dwelling on the site shall be occupied until the vehicular access to it and the vehicle parking spaces serving it have been completed and, once provided, the vehicle parking spaces shall be retained.

Reason

In the interests of highway safety and to comply with policies T2 and T19 of the North Lincolnshire Local Plan.

4.

Nothing shall at any time, whether permitted by the Town and Country Planning General (Permitted Development) Order or not, be erected, retained, planted or allowed to grow over 1.05 metres in height above the level of the adjoining carriageway for a distance of 2 metres from the highway boundary across the site frontage.

Reason

In the interests of highway safety and to comply with policies T2 and T19 of the North Lincolnshire Local Plan.

5.

No development shall take place until details of the relocation of the street lighting column to a position that does not conflict with the access has been submitted to and approved in writing by the local planning authority.

Reason

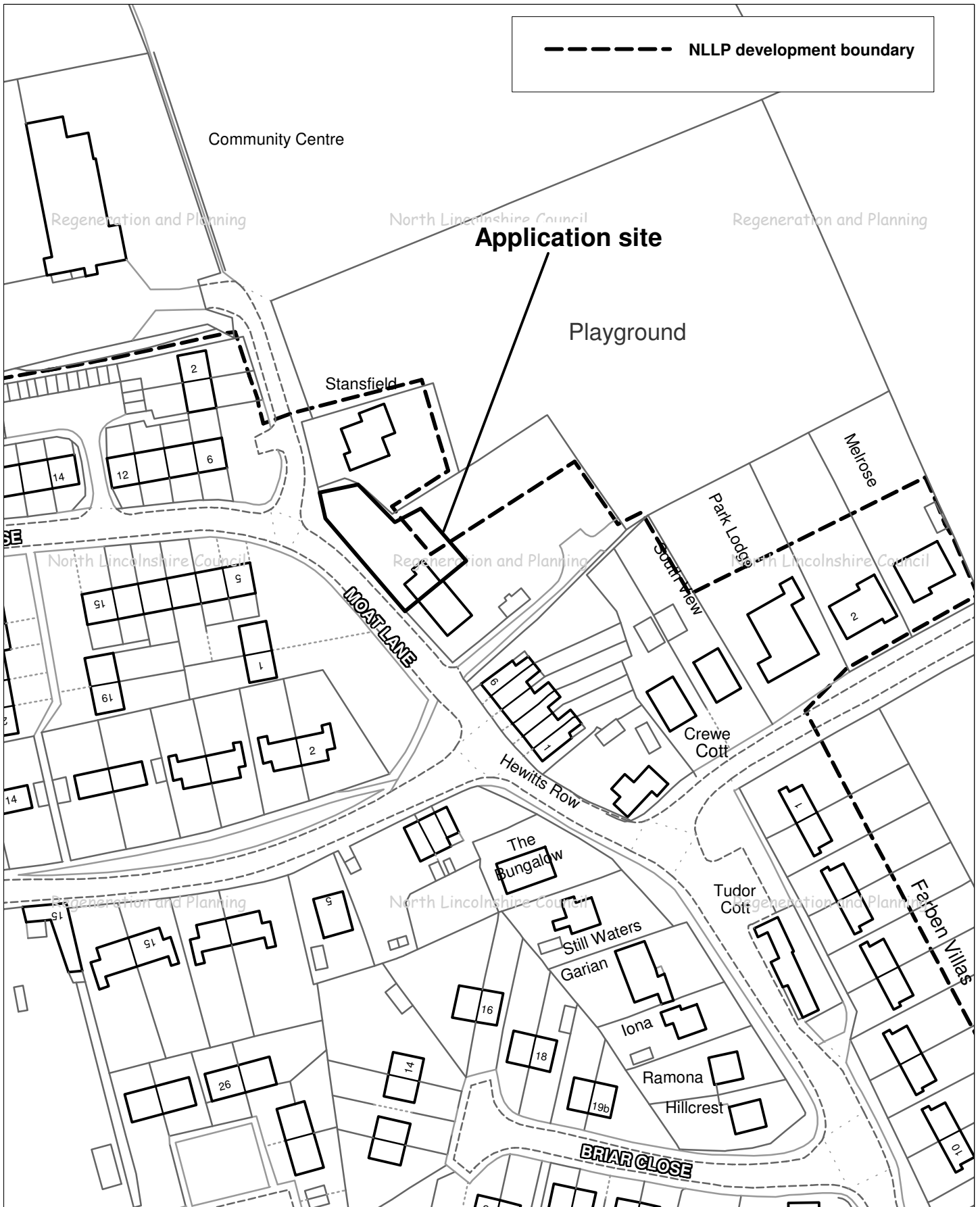
In the interests of safety and amenity.

6.

No development shall take place until a scheme for the disposal of 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.



----- NLLP development boundary

Community Centre

Regeneration and Planning

North Lincolnshire Council

Regeneration and Planning

Application site

Playground

Stansfield

Melrose

Park Lodge

Soart View

MORT LANE

Regeneration and Planning

North Lincolnshire Council

Crewe Cott

Hewitts Row

The Bungalow

Tudor Cott

Regeneration and Planning

North Lincolnshire Council

Regeneration and Planning

Still Waters

Garian

Iona

Ramona

Hillcrest

Falben Villas

BRIAR CLOSE

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NORTH LINCOLNSHIRE COUNCIL 0100023560 2011



Regeneration and Planning
Head,

Marcus Walker BA (Hons), Dip URP, MA, MRTPI

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