APPLICATION NO	**PA/2013/0701**
APPLICANT	Mr David Powell, Powell Engineering UK Ltd
DEVELOPMENT	Planning permission to erect two detached dwelling houses and two detached domestic garages
LOCATION	High Street, Belton
PARISH	**BELTON**
WARD	Axholme Central
CASE OFFICER	Graeme Moore
SUMMARY RECOMMENDATION	**Grant permission subject to conditions**
REASONS FOR REFERENCE TO COMMITTEE	Objection by Belton Parish Council

POLICIES

National Planning Policy Framework: Paragraph 55 – to promote sustainable development in rural areas, housing should be located where it will enhance or maintain the vitality of rural communities. For example, where there are groups of smaller settlements, development in one village may support services in a village nearby.

North Lincolnshire Local Plan: Policies DS1 (General Requirements) and H8 (Housing Design & Housing Mix)

North Lincolnshire Core Strategy: Policies CS1, CS2, CS3 and CS5

CONSULTATIONS

Highways: Advise conditions 3 and 4.

Environment Team (HER): No objections.

Environmental Health: Advise a condition in relation to contaminated land.

PARISH COUNCIL

Object to the proposal on the grounds that the access and egress to the site is narrow and does not give a sufficient view of oncoming traffic. The parish council has been re-consulted on the amended proposal, however their next scheduled meeting is after the publication date of the committee papers.

PUBLICITY

Neighbouring properties have been notified and one letter has been received objecting on the grounds that the proposal would lead to a loss of light to their lounge and the access and egress to the site is dangerous.

ASSESSMENT

This application relates to a site to the rear of 91 High Street where it is proposed to erect two detached four-bedroom dwellings with detached garages. The site has had the benefit of an approval for two detached dwellings (PA/2009/1166 dated 09/12/2009).

The site was originally occupied by an industrial building which has now been demolished. It is surrounded by residential development to the north, south and east. The site would be accessed from High Street via a track to the north of 91 High Street which will also serve two other dwellings approved to the north of the site.

The main issues which need to be addressed in determining this proposal are whether it is acceptable in planning policy terms and if so, whether the proposed access, layout, siting and design are also satisfactory.

The principle of residential development for two units on this site had been established by virtue of planning permission PA/2009/1162. Notwithstanding the parish council's and an objector's comments, only two dwellings will be accommodated on this site which accords with planning policy. Whilst the development boundary for Belton runs adjacent to plot 2, no development occurs outside the development boundary other than the private garden of plot 2.

Since the submission of the application, amended plans have been submitted which detail the rotation of the dwelling on plot 2 by 90 degrees so that the primary elevation faces west and the detached garage is now sited where the dwelling was originally proposed. This further mitigates the impact that the development would have on the properties to the rear, whilst also providing a natural 'end' to the cul-de-sac location.

Concerns relating to the access are noted but Highways have raised no objection to the proposal subject to conditions, one of which relates to the width of the access road being 5 metres for the first 10 metres to enable the passing of cars. The width will reduce to approximately 4.2 metres for the rest of the access road, which is more than the minimum width required for two vehicles to pass.

With regard to the backland location, it is not felt that two dwellings will cause such increased noise and disturbance to adjacent residential properties that undue harm to existing residential amenity would result.

The concerns expressed about inadequate drainage have been recognised by the local drainage board and the water authority and appropriate conditions have been requested to address possible problems. Concerns have also been raised in relation to the distance between the two dwellings and possible loss of light, however there is a distance of over 10 metres between the properties, which is considered sufficient, and there are no habitable room windows in the proposed properties that would overlook the existing properties to the south.

The Environmental Protection team has identified the site as a possible source of contamination associated with its previous industrial use and has requested a condition be applied to any permission.

Therefore, in accordance with policies H8 and DS1 of the North Lincolnshire Local Plan and policies CS1, CS2 and CS3 of the North Lincolnshire Core Strategy, the proposal is recommended for approval.

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 hereby permitted shall be carried out in accordance with the following approved plans: 6075-01 Revision C, 6075-02 Revision G, 6075-03, 6075-04 Revision C, 6075-05 revision D, 6613-13 and 6613-15.

Reason
For the avoidance of doubt and in the interests of proper planning.

3.
No dwelling on the site shall be occupied until the vehicular access to it and the vehicle parking and turning space serving it have been completed and, once provided, the vehicle parking and manoeuvring space 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.
No dwelling on the site shall be occupied until the private driveway has been completed, to a standard to be agreed beforehand in writing with the local planning authority, up to its junction with the vehicular access to that dwelling.

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 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.

6.
If, during development, any odorous, discoloured or otherwise visually contaminated material is found to be present at the site then no further development shall be carried out until a written method statement detailing how this contamination shall be dealt with has been submitted to and approved in writing by the local planning authority.

Reason
To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other off-site receptors in accordance with policy DS7 of the North Lincolnshire Local Plan.

7.
Notwithstanding the provisions of Classes A to E of Part 1 of Schedule 2 of the Town and Country Planning (General Permitted Development) (Amendment) (No. 2) (England) Order 2008, or any order revoking and re-enacting that order with or without modification, no buildings, structures or extensions shall be erected on the site other than those expressly authorised by this permission.

Reason
In order to protect the amenity of adjacent properties in accordance with policy DS1 of the North Lincolnshire Local Plan.

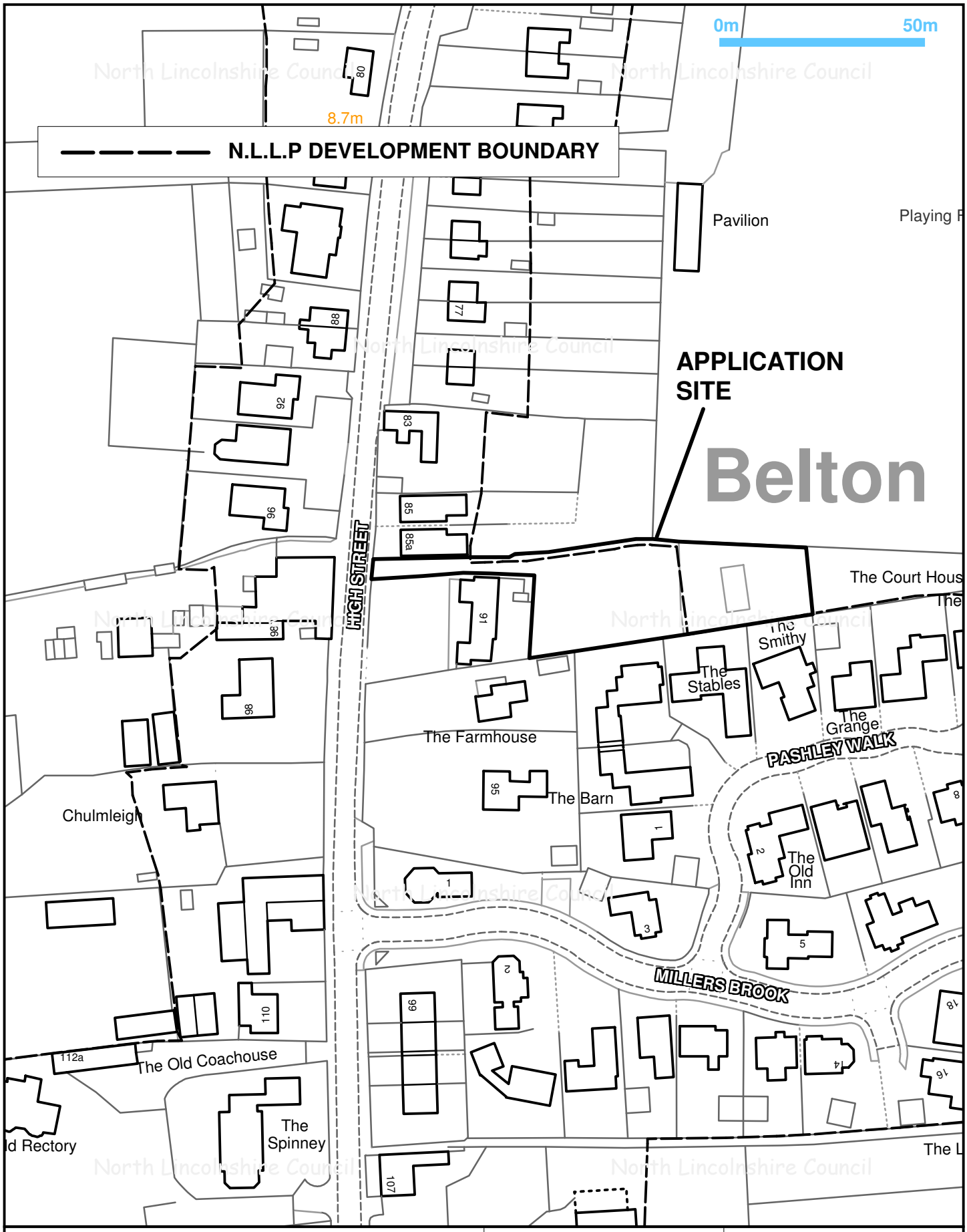
Informatives

1. The development hereby granted planning permission requires works to be carried out within the limits of the adopted (public) highway. Therefore:

   - before ANY construction works take place within the limits of the highway you MUST contact the highway authority on telephone number 01724 297000 to arrange for the relevant permissions/licenses to be issued;

   - before ANY service (utility) connections take place within the limits of the highway you MUST contact the highway authority on telephone number 01724 297319 to arrange for the relevant permissions/licenses to be issued.

2. In determining this application, the council, as local planning authority, has taken account of the guidance in paragraphs 186 and 187 of the National Planning Policy Framework in order to seek to secure sustainable development that improves the economic, social and environmental conditions of the area.



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Director of Places
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PA/2013/0701 Layout Plan Not to Scale