

APPLICATION NO	PA/2014/0951
APPLICANT	Corporation of Trinity House
DEVELOPMENT	Outline planning application to erect two dwellings with appearance, landscaping, layout and scale reserved for subsequent approval
LOCATION	Land to the rear of The Cottages, Thorn Lane, Goxhill
PARISH	GOXHILL
WARD	Ferry
CASE OFFICER	Scott Jackson
SUMMARY RECOMMENDATION	Grant permission subject to conditions
REASONS FOR REFERENCE TO COMMITTEE	Moratorium on new dwellings in Goxhill

POLICIES

National Planning Policy Framework: Paragraph 49 states that housing applications should be considered in the context of a presumption in favour of sustainable development.

Paragraphs 56 and 64 relate to design and assert that good design is a key aspect of sustainable development and should contribute positively to making places better for people.

North Lincolnshire Local Plan: Policies H5 (New Housing Development), H8 (Housing Design and Housing Mix), T1 (Location of Development), T2 (Access to Development), T19 (Car Parking Provision and Standards) and DS1 (General Requirements) apply.

North Lincolnshire Core Strategy: Policies CS1 (Spatial Strategy for North Lincolnshire), CS2 (Delivering More Sustainable Development), CS3 (Development Limits), CS5 (Delivering Quality Design in North Lincolnshire), CS7 (Overall Housing Provision) and CS8 (Spatial Distribution of Housing Sites) apply.

CONSULTATIONS

Highways: No objections, recommend standard conditions HC2, HC8, HC11, HC13, HC18 and HC22.

Anglian Water Developer Services: No objections – there is available capacity to accommodate foul drainage from the development. The surface water strategy/flood risk assessment submitted with the planning application is not relevant to Anglian Water – the Environment Agency should be consulted. Request that the agreed surface water drainage strategy is reflected in any planning approval.

PARISH COUNCIL

No response received.

PUBLICITY

Neighbouring properties have been notified by letter. No comments have been received.

ASSESSMENT

The application site is an area of land to the north-east of a pair of semi-detached properties known as The Conifers and The Cottages; it has an existing vehicular access in its south-eastern corner, which is laid to tarmac and loose stone. The access provides off-street parking to the rear of The Conifers and The Cottages. The site contains a number of outbuildings, including greenhouses and garages. The ground level of the site is marginally above the level of the public highway and the site is bordered by a 3 metre hedge along its southern boundary. It is located to the south of Howe Lane, within the settlement boundary for Goxhill. The area is residential in nature and consists of pairs of semi-detached dwellings to the west and north-west; the land to the south constitutes agricultural land. This application seeks outline planning permission for the erection of two dwellings with all matters, except for means of access, reserved for subsequent approval.

The key issues in the determination of this application are the principle of development and impact on the drainage system.

The site is located in the settlement boundary for Goxhill where there is a presumption in favour of development. Policy CS2 (Delivering More Sustainable Development) of the adopted Core Strategy states that development should be focused on small-scale developments within the defined development limits of rural settlements. Policy CS8 (Spatial Distribution Of Housing Estates) applies and states that new housing within rural settlements will create opportunities for small-scale infill development that maintains the viability of the settlement and meets identified local needs without increasing the need to travel. In addition it is also worth noting that residential development is proposed in an area that is predominantly residential in nature, therefore the principle of residential development on garden land is considered acceptable in this case.

Whilst this application seeks outline planning permission with all matters (other than means of access) reserved for future approval, the applicant has provided an indicative site layout plan, which shows that two dwellings, together with space for garages, driveways and adequate private gardens, can be accommodated on the site. The plan also gives an indication of the size and scale of dwellings that could be accommodated on the application site and which would be in keeping with surrounding properties. The plan also shows sufficient space within the rear garden to accommodate soakaways for surface water disposal; this issue will be assessed in greater detail in the subsequent paragraph of this report.

There is a moratorium on new residential development in Goxhill and this is in place because of ongoing drainage issues in certain areas of the settlement. However it should be emphasised that every application for new housing development in the village must be considered on its own merits, giving full consideration to the drainage and sewerage conditions for each individual site. No objections have been received from Anglian Water in respect of the proposed method of foul drainage disposal, this being via mains sewerage in

this case. No comments have been received from the Environment Agency regarding drainage of the application site which lies in an area of low flood risk (Flood Zone 1). The proposal is for a more vulnerable use (residential) in an area at lowest risk of flooding (Flood Zone 1), therefore the proposed development is considered acceptable in flood risk terms. A condition is recommended requiring details of a surface water drainage scheme to be agreed before any development takes place on the site; this will include the submission of percolation tests. This will ensure that the drainage scheme is effective and that surface water flooding will not occur as a result of the development. Subject to this condition, and for the reasons outlined above, it is considered that the proposed dwellings will not result in an unacceptable burden on the drainage system in the area and will not lead to an increased risk of flooding.

Other issues

The rear garden currently serves as an area of off-street parking to the existing pair of semi-detached houses known as The Conifers and The Cottages. The proposal will therefore displace off-street parking available to these existing residential properties. This matter has been raised with the applicant's agent and they have agreed (via email) to provide off-street parking to serve these existing properties; this will be secured by way of a planning condition. It will also ensure that vehicles are not parked within the public highway close to the bend along Thorn Lane.

RECOMMENDATION Grant permission subject to the following conditions:

1.

Approval of the details of the layout, scale, appearance of the building(s), and the landscaping of the site (hereinafter called 'the reserved matters') shall be obtained from the local planning authority in writing before any development is commenced.

Reason

The application has been made under Article 3(1) of the Town & Country Planning (General Development Procedure) Order 1995.

2.

Plans and particulars of the reserved matters referred to in condition 1 above, relating to the layout, scale, appearance of any buildings to be erected, and the landscaping of the site, shall be submitted in writing to the local planning authority and shall be carried out as approved.

Reason

The application has been made under Article 3(1) of the Town & Country Planning (General Development Procedure) Order 1995.

3.

Application for approval of the reserved matters shall be made to the local planning authority before the expiration of three years from the date of this permission.

Reason

To comply with the provisions of Section 92 of the Town and Country Planning Act 1990.

4.

The development hereby permitted shall be begun either before the expiration of five years from the date of this permission, or before the expiration of two years from the date of approval of the last of the reserved matters to be approved, whichever is the later.

Reason

To comply with the provisions of Section 92 of the Town and Country Planning Act 1990.

5.

No development shall take place until details of:

- (i) the location and layout of the vehicular access; and
- (ii) the number, location and layout of vehicle parking and turning spaces, including the provision of parking spaces to serve the existing residential dwellings known as The Conifers and The Cottages, within the curtilage of the site;

have been submitted to and approved in writing by the local planning authority.

Reason

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

6.

The existing vehicular access to the site shall be improved within highway limits in accordance with details to be submitted to and approved in writing by the local planning authority.

Reason

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

7.

No development shall take place until details showing an effective method of preventing surface water run-off from hard paved areas within the site onto the highway have been submitted to and approved in writing by the local planning authority. These facilities shall be implemented prior to the access and parking facilities being brought into use.

Reason

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

8.

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.

9.

No development shall begin until details of the private driveway, including construction, drainage, lighting and where appropriate signage/street naming arrangements, have been agreed in writing with the local planning authority and no dwelling on the site shall be occupied until the private driveway has been constructed in accordance with the approved details. Once constructed the private driveway shall be retained.

Reason

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

10.

No development shall take place until a scheme for the disposal of surface water, including percolation tests where necessary, has been submitted to and 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.

11.

The development hereby permitted shall be carried out in accordance with the following approved plans: PA/2014/0951/001 and LEPL331974-100.

Reason

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

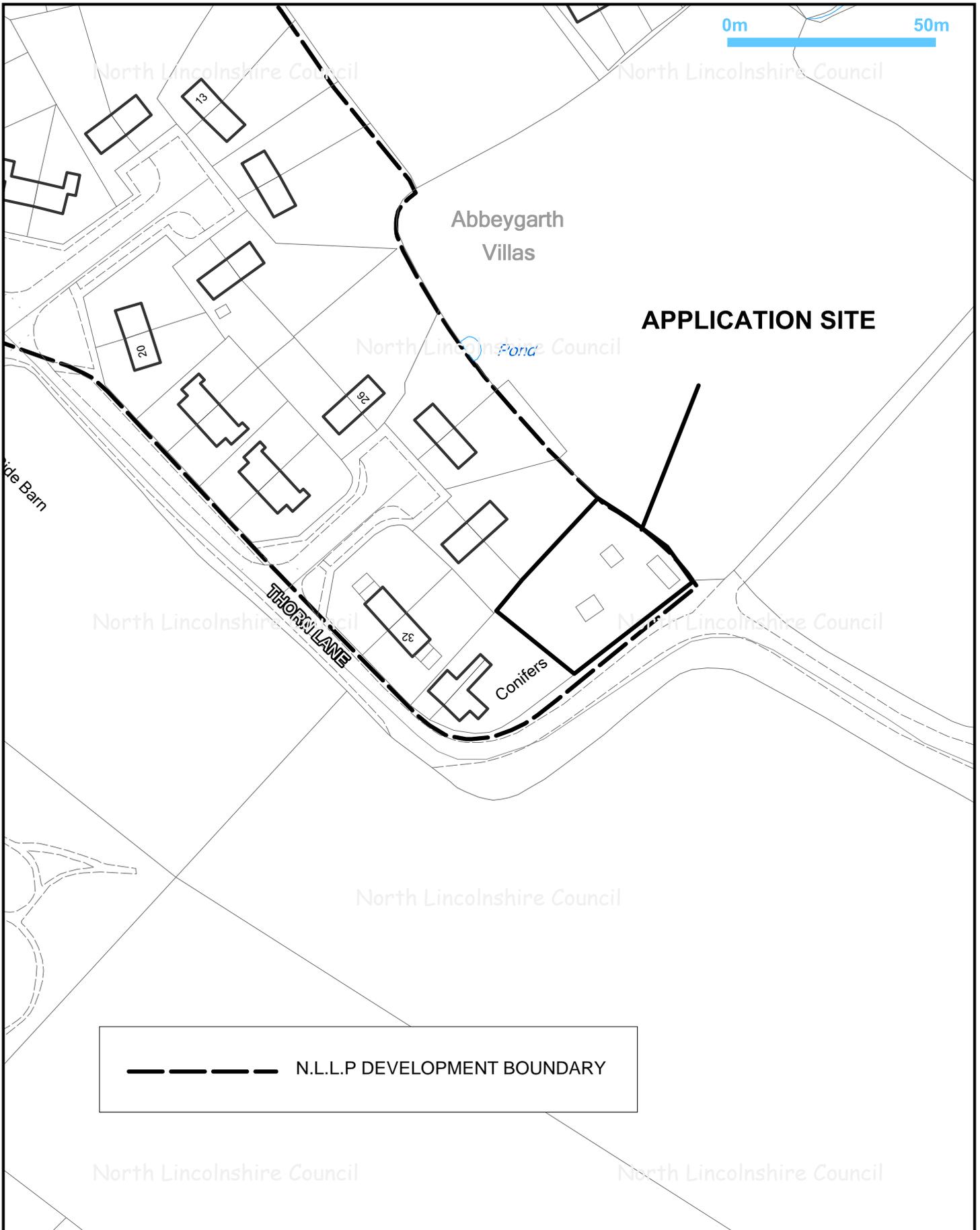
Informative 1

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.

Informative 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.



Title: PA/2014/0951		
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PA/2014/0951 Proposed Layout Not to scale



PLOT 2

PLOT 1

Existing shed to be removed.

Existing shed to be removed.

Existing field with Hedgerow boundary.

Existing access gate into field.

Existing Private Access Road to Farm.

New Hedge, species to be confirmed.

Existing vehicular access to be upgraded to meet Highways standards.

Garage to Plot

Garage to Plot 1

Existing mature tree to be retained.

Parking to Plot 1

Existing shed to be removed.

Existing grass verge.

New Trees, species to be confirmed.

New Hedge to replace existing Leylandii.

THORN LANE

Existing grass verge.

Existing field with Hedgerow boundary.

Existing walling

The Conifers

