

APPLICATION NO	PA/2014/1022
APPLICANT	Mr & Mrs I Westray
DEVELOPMENT	Outline planning permission to erect two dwellings with all matters reserved for subsequent approval
LOCATION	Land adjacent to The Hawthornes, King Street, Goxhill
PARISH	GOXHILL
WARD	Ferry
CASE OFFICER	Leanne Pogson
SUMMARY RECOMMENDATION	Grant permission subject to conditions
REASONS FOR REFERENCE TO COMMITTEE	Officer discretion (Goxhill moratorium)

POLICIES

National Planning Policy Framework: Establishes a presumption in favour of sustainable development that should be seen as a golden thread running both through plan-making and decision taking. Core Planning Principles – underpin decision-taking and include, in part, the securing of high quality design and standards of amenity, different roles and the character of different areas, and encourage the effective use of land. Establishes an overarching requirement to significantly boost the supply of housing.

Section 6 – Delivering a wide choice of quality homes and will permit housing development on windfall sites where such sites have provided a reliable source of supply.

Section 7 – Requiring good design is an aspect of sustainable development and planning policies should not attempt to impose architectural styles or particular tastes.

National Planning Policy Guidance: Rural housing is essential to ensure viable use of local facilities such as schools, local shops, cultural venues, public houses and places of worship.

North Lincolnshire Local Plan: Policies H5 (New Housing Development), DS1 (General Requirements), T2 (Access to Development) and DS14 (Foul Sewage and Surface Water Drainage) apply.

North Lincolnshire Core Strategy: Policies CS2 (Delivering more Sustainable Development), CS3 (Development Limits) and CS5 (Delivering Quality Design in North Lincolnshire) apply.

CONSULTATIONS

Highways: Advise conditions.

PROW: No objections.

Historic Environment Record: Advise conditions regarding archaeological monitoring and recording.

Environmental Health: Advise conditions regarding hours of construction.

Anglian Water Developer Services: Awaiting a response.

Drainage Team: The proposed development has the potential to suffer from a level of flooding due to surface water run-off or drainage overflow. Care should be taken with floor levels and openings. Any advice offered by the Environment Agency or drainage authority should be acted upon.

PARISH COUNCIL

No comments received.

PUBLICITY

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

ASSESSMENT

The application site is the rear garden of a detached house (The Hawthornes) located to the north-west of the site. There are a number of large mature trees across the frontage of the host property which does not form part of the application site. This application seeks outline permission for the erection of two detached dwellings with all matters reserved. There is a detached bungalow to the south, which is the last property in the cul-de-sac. It is proposed to separate the majority of the large rear garden of the host property (The Hawthornes)' and to create a vehicular access adjacent to the access serving the bungalow. The site is well landscaped with trees and hedges, none of which are covered by a tree preservation order (TPO), and most of which will be removed to accommodate the proposed development. It should be noted that outline permission was granted in 2004 for a similar development (PA/2003/1915), although this has since lapsed. The site is inside the development boundary for Goxhill.

The main issue in determining this application is whether the proposed development would have an adequate drainage system and would not increase the risk of flooding in the vicinity.

Goxhill has suffered from surface water drainage problems since the floods of 2007. As such all proposals for new housing development must have satisfactory drainage. The council's drainage team has commented on the application stating that the site has a potential to suffer from a level of surface water flooding or drainage overflow and so care must be taken with floor levels and openings. As this application is at outline stage only, no details have been provided regarding levels, openings or drainage systems. It is suggested that stringent drainage conditions be imposed if permission is granted to ensure a satisfactory drainage scheme is achieved. Percolation and other checks may be necessary to determine the best scheme for this site, however it is considered that an appropriate drainage system can be achieved and would be dependent on the siting and design of the property, which will be assessed with the submission of reserved matters. The proposal therefore complies with policy DS14 of the local plan which states that there is a

requirement for satisfactory provision to be made for the disposal of foul and surface water from new developments either by agreeing details before planning permission is granted or by imposing conditions on a planning permission.

The proposed site is considered appropriate in all other respects for residential development for one or two dwellings with no adverse impact on the character of the area or on the amenity of neighbouring properties.

RECOMMENDATION Grant permission subject to the following conditions:

1.
Approval of the details of the layout, scale, and appearance of the building(s), the means of access thereto 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, and appearance of any buildings to be erected, the means of access to the site 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 an archaeological mitigation strategy, as defined in a brief prepared by North Lincolnshire's Historic Environment Record, has been submitted to and approved in writing by the local planning authority. The strategy shall include details of the following:

- (i) measures to ensure the preservation in situ, or the preservation by record, of archaeological features of identified importance
- (ii) methodologies for the recording and recovery of archaeological remains, including artefacts and ecofacts
- (iii) post-fieldwork methodologies for assessment and analyses
- (iv) report content and arrangements for dissemination, and publication proposals
- (v) archive preparation and deposition with recognised repositories
- (vi) a timetable of works in relation to the proposed development, including sufficient notification and allowance of time to ensure that the site work is undertaken and completed in accordance with the strategy
- (vii) monitoring arrangements, including the notification in writing to North Lincolnshire's Historic Environment Record of the commencement of archaeological works and the opportunity to monitor such works
- (viii) a list of all staff involved in the implementation of the strategy, including sub-contractors and specialists, their responsibilities and qualifications.

Reason

To comply with policy HE9 of the North Lincolnshire Local Plan because the site lies in an area of archaeological interest.

6.

The archaeological mitigation strategy shall be carried out in accordance with the approved details and timings, subject to any variations agreed in writing by the local planning authority.

Reason

To comply with policy HE9 of the North Lincolnshire Local Plan because the site lies in an area of archaeological interest.

7.

A copy of any analysis, reporting, publication or archiving required as part of the mitigation strategy shall be deposited at North Lincolnshire's Historic Environment Record within six months of the date of completion of the development hereby approved by this permission or such other period as may be agreed in writing by the local planning authority.

Reason

To comply with policy HE9 of the North Lincolnshire Local Plan because the site lies in an area of archaeological interest.

8.

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 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.

9.

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.

10.

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.

11.

Notwithstanding the provisions 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), nothing shall at any time 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.

12.

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.

13.

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.

14.

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 the dwelling shall not 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.

Informative 1

- (i) Developers are advised to contact the North Lincolnshire Historic Environment Record for a discussion about the archaeological mitigation strategy at least 20 working days prior to the proposed commencement of development (email alison.williams@northlincs.gov.uk or telephone 01724 297471).
- (ii) Measures to achieve preservation by record of any archaeological remains should include a programme of archaeological observation and recording work during all groundwork associated with the development, followed by appropriate assessment, analysis and reporting of the results. The Historic Environment Office can prepare a brief for this mitigation strategy; alternatively an archaeological contractor may prepare a specification for approval.

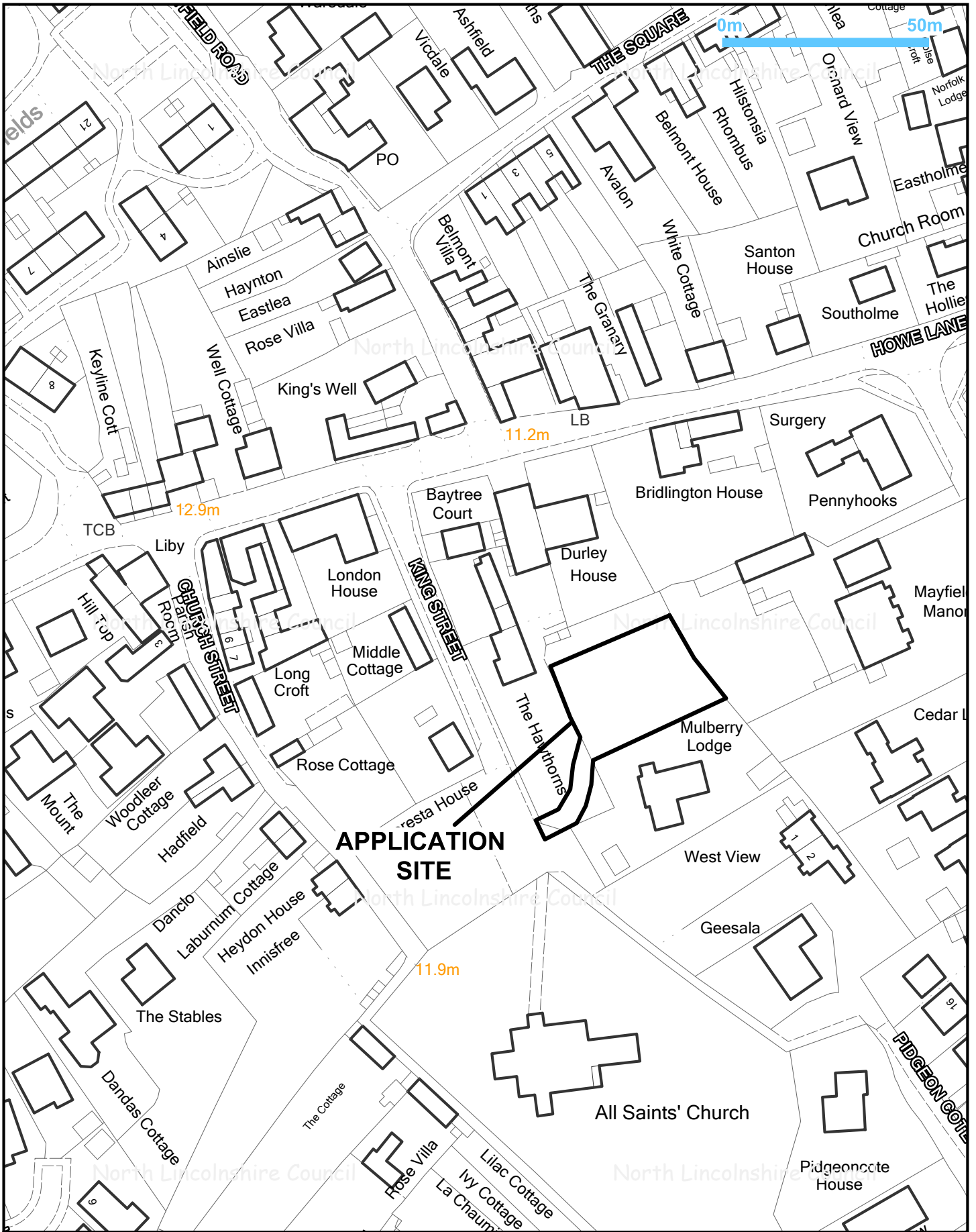
Informative 2

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 3

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/2014/1022

Drawn by: Sue Barden

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