

NORTH LINCOLNSHIRE COUNCIL

PLANNING COMMITTEE

**ADDENDUM TO APPLICATIONS PA/2013/1000,
PA/2013/1001, PA/2013/1002 AND PA/2013/1003**

The following are additional/replacement conditions advised by Highways in the interests of highway safety and to comply with policy T19 of the North Lincolnshire Local Plan:

Application 1 (PA/2013/1001)

- 1) No development shall take place until a design code for all major infrastructure proposed on the development, including layout and method of constructing, lighting and draining of all carriageways, footways, cycleways, verges and potentially adoptable open space, have been submitted to and approved in writing by the Local Planning Authority.
- 2) No development shall take place until details of the junction improvement works within the adopted highway have been submitted to and approved in writing by the Local Planning Authority including:
 - a) the junction at West Common Lane, Scotter Road and Brumby Common (Farmers) Lane;
 - b) the formation of the access for public transport vehicles at the junction with Scotter Road and Plymouth Road, including potential direct connection to Plymouth Road;
 - c) the junction of Brumby Wood Lane and Scotter Road; and
 - d) the proposed improvements to Berkley Circle.

Once approved all of these works shall be the subject of full engineering drawings that have been subject to a stage two safety audit.

- 3) All works approved under condition 2 sub-sections a, b and c shall be completed prior to the occupation of any dwelling on site. All works approved under sub-section d shall be completed prior to the occupation of the 151st dwelling on site.
- 4) No development shall take place until details showing the following have been submitted for approval by the Local Planning Authority:
 - a) the proposed new east-west link road

- b) the major (primary and secondary) internal development roads
- c) the major drainage infrastructure (including SUDS)
- d) the location and layout of the proposed village centre
- e) the location and layout of the retirement/care home, health care facility and community facility
- f) proposed bus strategy including bus routes and bus stop locations/infrastructure
- g) the location and layout of the major open space/play areas and allotments
- h) the reconfiguration of Brumby Common (Farmers) Lane for use by NMUs
- i) the routing of all other primary footway/cycleway infrastructures and their links with adjacent areas (including the Scunthorpe Ridgeway)
- j) street-lighting, street furniture, signage and highway trees (which will have suitable root containment systems provided)
- k) a suitable development timetable and phasing plan.

All works submitted for approval under points a, b, c, d, g, h and i shall comprise full engineering drawings that have been the subject of a stage two safety audit.

- 5) In respect of all non-major development roads, ie those not covered by the design code, the following standard highway conditions shall apply to each separate phase:
- a) 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. (HC11)
 - b) 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. (HC13)
 - c) 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. (HC16)
 - d) 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. (HC22)

- e) Works shall not commence on site until wheel cleaning facilities, in accordance with details to be submitted to and approved in writing by the local planning authority, have been provided within the curtilage of the site, and this facility shall be retained for the duration of the works. (HC25)
- f) No development shall begin until details of:
 - (i) the layout, drainage, construction, services and lighting of the proposed access road, including the junction with the adjacent highway; and
 - (ii) the number and location of vehicle parking space(s) on the site;have been submitted to and approved in writing by the local planning authority. (HC26)
- g) No dwelling on the site shall be occupied until the access road has been completed to at least base course level and adequately lit from the junction with the adjacent highway up to the access to the dwelling. (HC28)
- h) No other works shall be commenced on the site until the access road junction with the adjacent highway, including the required visibility splays, has been set out and established. (HC29)
- i) No dwelling on the site shall be occupied until the footway has been constructed up to base course level from the junction with the adjacent highway to the access to the dwelling. (HC30)
- j) No works shall be commenced on the penultimate dwelling on the site until the access road has been completed. (HC31)
- k) 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), no development shall take place within any service strip adjacent to any shared surface road, and any planting or landscaping within this service strip shall be of species which shall be agreed in writing with the local planning authority prior to planting. (HC32)

- 6) No development shall take place on the retirement/care home, health care facility, retail/business uses within the village centre or community facility until full details showing the following have been submitted for approval. The works, once approved, shall be completed on any given unit before it is brought into operation.

- a) the means of pedestrian and vehicular access
 - b) the pedestrian and cycle links to the remainder of the development and surrounding area
 - c) within site vehicle parking turning and servicing facilities and
 - d) adequate cycle parking facilities.
- 7) A suitable site and development specific travel plan shall be provided for the retail/business uses within the village centre, retirement/care home, health care facility and community facility. These travel plans shall be provided prior to the commencement of any operation on site and shall be reviewed, updated and amended as necessary for the first five years of operation of any given development.
- 8) A residential travel plan shall be provided and approved in writing by the local planning authority prior to the first occupation on the site. Once operational, the plan shall be implemented, reviewed, updated and amended as necessary for five years from the date of the first occupation. The residential travel plan shall include details of:
- a) residential travel plan co-ordinator, including name, contact details, job description, weekly hours and annual budget for promotion, publicity and monitoring;
 - b) details of how sustainable transport such as walking, cycling and public transport will be promoted; and
 - c) monitoring strategy.
- 9) No development shall take place until a construction phase traffic management plan showing details of all associated traffic movements, including delivery vehicles and staff/construction movements, any abnormal load movements, contractor parking and welfare facilities, storage of materials and traffic management requirements on the adjacent highway, has been submitted to and approved in writing by the local planning authority. Once approved the plan shall be implemented, reviewed and updated as necessary throughout the construction period. (HC42)
- 10) The public open spaces, play areas, playing fields and allotments shall not be brought into use until adequate and safe vehicular, cycle and pedestrian means of access have been provided along with (where appropriate) suitable vehicle and cycle parking facilities in accordance with details to be submitted to and approved in writing by the Local Planning Authority. Once provided these facilities shall be so retained.

These replace conditions 11 to 14 inclusive on the agenda.

Also, condition 2 on the agenda should read: *'The development hereby permitted shall be begun either before the expiration of **5 years** from the date of this permission or **2 years** from the date of the **last** matters being discharged.'*

And condition 3 on the agenda should read: *'The first application for approval of reserved matters shall be made to the Local Planning Authority before the expiration of **3 years** from the date of this permission. All subsequent reserved matters applications are to be made within a period of **6 years** from the date of this permission.'*

Application 2 (PA/2013/1002)

- 1) No development shall take place until the details of the following have been submitted to and approved in writing by the Local Planning Authority:
 - a) the proposed new roundabout junction
 - b) the proposed new signalised junction
 - c) the proposed new east-west link road
 - d) the provision of a combined footway/cycleway from Frodingham Grange roundabout along the hard shoulders to the proposed signalised junction and any carriageway/verge alterations that may be necessary
 - e) the major drainage infrastructure and highway drainage works
 - f) any necessary accommodation works at Frodingham Grange roundabout
 - g) removal of safety fencing
 - h) replacement of road signage to reflect de-trunking of the route
 - i) suitable within highway planting.

All works, once approved, shall be the subject of full engineering drawings that have been subject to a stage two safety audit.

Also, condition 2 on the agenda should read: *'The development hereby permitted shall be begun before the expiration of **5 years** from the date of this permission.'*

And replace condition 6 on the agenda with: *'No development shall take place until a construction phase traffic management plan showing details of all associated traffic movements, including delivery vehicles and staff/construction movements, any abnormal load movements, contractor parking and welfare facilities, storage of materials and traffic management requirements on the adjacent highway, has been submitted to and approved in writing by the local planning authority. Once approved the plan shall be implemented, reviewed and updated as necessary throughout the construction period. (HC42)'*

Application 3 (PA/2013/1003)

- 1) No development shall take place until a design code for all major infrastructure proposed on the development, including layout and method of constructing, lighting and draining of all carriageways, footways, cycleways, verges and potentially

adoptable open space, have been submitted to and approved in writing by the Local Planning Authority.

- 2) No development shall take place until details of the method of accessing the site from the M(A)181 have been submitted to and approved in writing by the Local Planning Authority and no development shall be occupied until the access arrangements have been provided in accordance with the approved details.
- 3) Prior to the commencement of any development on site the details of the following shall be submitted for approval:
 - a)
 - (i) the number, location and layout of vehicular accesses to the site
 - (ii) the number, location and layout of vehicle parking spaces, including access aisles, surface markings and turning facilities
 - (iii) the location and layout of vehicle loading, off-loading and turning facilities for delivery vehicles
 - (iv) the pedestrian means of access to all buildings
 - (v) adequate cycle parking
 - b) the major (primary and secondary) internal development roads for the site
 - c) the major drainage infrastructure (including SUDS)
 - d) the location and layout of the proposed commercial units
 - e) proposed bus strategy, including bus routes and bus stop locations/infrastructure
 - f) the location of the Major Public Open Space
 - g) the reconfiguration of Brumby Common (Farmers) Lane for use by NMUs
 - h) the routing of all other primary footway/cycleway infrastructures and their links with adjacent areas
 - i) provision of street-lighting, street furniture, signage and highway trees (which will have suitable root containment systems provided)
 - j) a suitable development timetable and phasing plan.

All works submitted for approval under condition 3 (a, b, c, d, f, g, h, i) shall comprise full engineering drawings that have been the subject of a stage two safety audit and all works needed to facilitate any individual unit shall be completed in accordance with the approved details prior to that unit being brought into use.

- 4) No individual unit on the site shall be brought into use until:
 - (a) the access roads to the service and customer parking area;
 - (b) the loading, off-loading and turning areas for all vehicles; and

- (c) the parking spaces and access aisles (including surface markings);

have been provided in accordance with the approved details and all these facilities shall thereafter be so retained.

- 5) A Travel Plan for each unit shall be provided and approved in writing by the Local Planning Authority, prior to occupation. Once operational, the Travel Plan shall be implemented, reviewed, updated and amended as necessary for the first five years of operation for each development. The Travel Plan shall include details of:
 - a) Travel Plan Co-Ordinator including name, contact details, job description, working hours, annual budget for promotion, publicity and monitoring;
 - b) details of how sustainable transport such as walking, cycling and public transport will be promoted;
 - c) Monitoring Strategy.

Also, condition 2 on the agenda should read: *'The development hereby permitted shall be begun either before the expiration of 8 years from the date of this permission or 3 years from the date of the **last** reserved matters being discharged.'*

And replace condition 12 on the agenda with: *'No development shall take place until a construction phase traffic management plan showing details of all associated traffic movements, including delivery vehicles and staff/construction movements, any abnormal load movements, contractor parking and welfare facilities, storage of materials and traffic management requirements on the adjacent highway, has been submitted to and approved in writing by the local planning authority. Once approved the plan shall be implemented, reviewed and updated as necessary throughout the construction period. (HC42)'*

Application 4 (PA/2013/1000)

- 1) No development shall take place until a design code for all major infrastructure proposed on the development, including layout and method of constructing, lighting and draining of all carriageways, footways, cycleways, verges and potentially adoptable open space, have been submitted to and approved in writing by the Local Planning Authority.
- 2) No development shall take place until details of the method of accessing the site from the M(A)181 have been submitted to and approved in writing by the Local Planning Authority and no development shall be occupied until the access arrangements have been provided in accordance with the approved details. These works shall be the subject of full engineering drawings that have been subject to a stage two safety audit.
- 3) Prior to any work commencing on site the details of the following shall be submitted for approval:
 - a) the major (primary and secondary) internal development roads
 - b) the major drainage infrastructure (including SUDS)
 - c) the location and layout of the proposed Village Centres

- d) the location of the retirement/care home, health care facility and community facility in relation to the highway infrastructure
- e) proposed bus strategy, including bus routes and bus stop locations/infrastructure
- f) the location of the Major Open Space/Play Areas and Allotments
- g) the reconfiguration of Brumby Common (Farmers) Lane for use by NMUs
- h) the routing of all other primary footway/cycleway infrastructures and their links with adjacent areas (including Scunthorpe Ridgeway)
- i) the location and layout of the proposed school
- j) provision of street-lighting, street furniture, signage and highway trees (which will have suitable root containment systems provided)
- k) the proposed development timetable and phasing.

All works submitted for approval under condition 3 (a, b, c, f, g, h) shall comprise full engineering drawings that have been the subject of a stage two safety audit.

- 4) In respect of all non-major development roads, ie those not covered by the Design Code, the following standard highway conditions shall apply to each separate phase:
 - a) 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. (HC11)
 - b) 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. (HC13)
 - c) 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. (HC16)
 - d) 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. (HC22)
 - e) Works shall not commence on site until wheel cleaning facilities, in accordance with details to be submitted to and approved in writing by the local planning authority, have been provided within the curtilage of the site, and this facility shall be retained for the duration of the works. (HC25)

- f) No development shall begin until details of:
 - (i) the layout, drainage, construction, services and lighting of the proposed access road, including the junction with the adjacent highway; and
 - (ii) the number and location of vehicle parking space(s) on the site;have been submitted to and approved in writing by the local planning authority. (HC26)
 - g) No dwelling on the site shall be occupied until the access road has been completed to at least base course level and adequately lit from the junction with the adjacent highway up to the access to the dwelling. (HC28)
 - h) No other works shall be commenced on the site until the access road junction with the adjacent highway, including the required visibility splays, has been set out and established. (HC29)
 - i) No dwelling on the site shall be occupied until the footway has been constructed up to base course level from the junction with the adjacent highway to the access to the dwelling. (HC30)
 - j) No works shall be commenced on the penultimate dwelling on the site until the access road has been completed. (HC31)
 - k) 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), no development shall take place within any service strip adjacent to any shared surface road, and any planting or landscaping within this service strip shall be of species which shall be agreed in writing with the local planning authority prior to planting. (HC32)
- 5) No development shall take place on the retirement/care home, health care facility, retail/business uses within the village centre or community facility until full details showing the following have been submitted for approval. the works once approved shall be completed on any given unit before it is brought into operation.
- a) the means of pedestrian and vehicular access
 - b) the pedestrian and cycle links to the remainder of the development and surrounding area
 - c) within-site vehicle parking turning and servicing facilities
 - d) adequate cycle parking facilities.
- 6) No development shall take place on the proposed primary school until full details showing the following have been submitted for approval. The works once approved shall be completed before the school is brought into operation.
- a) the means of pedestrian and vehicular access

- b) the pedestrian and cycle links to the remainder of the development and surrounding area
 - c) within-site vehicle parking turning and servicing facilities
 - d) adequate cycle parking facilities
 - e) a school Travel Plan in accordance with current guidance.
- 7) A suitable site and development specific Travel Plan shall be provided for the retail/business uses within the village centre, retirement/care home, health care facility and community facility. these Travel Plans shall be reviewed, updated and amended as necessary for the first five years of operation of any given development.
- 8) A residential travel plan shall be provided and approved in writing by the Local Planning Authority prior to the first occupation on the site. Once operational, the plan shall be implemented, reviewed, updated and amended as necessary for ten years from the date of the first occupation. The residential travel plan shall include details of:
- a) Residential Travel Plan Co-ordinator, including name, contact details, job description, weekly hours and annual budget for promotion, publicity and monitoring;
 - b) details of how sustainable transport such as walking, cycling and public transport will be promoted;
 - c) Monitoring Strategy.
- 9) No development shall take place until a construction phase traffic management plan showing details of all associated traffic movements, including delivery vehicles and staff/construction movements, any abnormal load movements, contractor parking and welfare facilities, storage of materials and traffic management requirements on the adjacent highway, has been submitted to and approved in writing by the local planning authority. Once approved the plan shall be implemented, reviewed and updated as necessary throughout the construction period. (HC42)
- 10) The public open spaces, play areas, playing fields and allotments shall not be brought into use until adequate and safe vehicular, cycle and pedestrian means of access have been provided along with (where appropriate) suitable vehicle and cycle parking facilities in accordance with details to be submitted to and approved in writing by the Local Planning Authority. Once provided these facilities shall be so retained.
- 11) All connecting roads to the south of the site shall be constructed in accordance with details to be submitted to and approved in writing by the Local Planning Authority and shall be completed in accordance with these details to allow connection to subsequent areas of development.

These replace conditions 11 to 14 inclusive on the agenda.

Also, condition 2 on the agenda should read: *'The development hereby permitted shall be begun either before the expiration of 8 years from the date of this permission or 3 years from the date of the **last** reserved matters being discharged.'*

And condition 3 on the agenda should read: *'The first application for approval of reserved matters shall be made to the Local Planning Authority before the expiration of **8 years** from the date of this permission. All subsequent reserved matters applications are to be made within a period of **15 years** from the date of this permission.'*

HEAD OF DEVELOPMENT MANAGEMENT

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