

APPLICATION NO PA/2017/646

APPLICANT Mr & Mrs Frank Lockwood

DEVELOPMENT Outline planning permission to demolish existing buildings and outbuildings and erect two two-bedroom semi-detached bungalows and six two-bedroom townhouses (in two blocks of three) including associated roads and parking areas

LOCATION Saxons, 17 Greengate Lane, South Killingholme, DN40 3HB

PARISH South Killingholme

WARD Ferry

CASE OFFICER James Roberts

SUMMARY **Grant permission subject to conditions**

RECOMMENDATION

REASONS FOR REFERENCE TO COMMITTEE Objection by South Killingholme Parish Council

POLICIES

National Planning Policy Framework: Chapters 4 (Promoting sustainable transport), 6 (Delivering a wide choice of high quality homes), 7 (Requiring good design), 10 (Meeting the challenge of climate change, flooding and coastal change) and 11 (Conserving and enhancing the natural environment).

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), CS8 (Spatial Distribution of Housing Sites), CS17 (Biodiversity) and CS19 (Flood Risk).

North Lincolnshire Local Plan: Policies H8 (Housing Design and Housing Mix), LC5 (Species Protection), DS16 (Flood Risk), T2 (Access to Development) and DS1 (General Requirements).

CONSULTATIONS

HSE: No objections.

Spatial Policy: No objections.

HER Team: No objections.

Drainage: No objections subject to conditions.

Ecology: No objections subject to conditions.

Highways: No objections subject to conditions.

Environmental Health: Request further information in relation to land contamination.

PARISH COUNCIL

Objects on the following grounds:

- The proposal would unacceptably increase congestion during the construction phase.
- The proposal would have insufficient off-street parking.
- The proposal would result in over-development of the site.
- The proposal may harm protected bats.

PUBLICITY

The application has been advertised by site notice. Two letters of objection have been received raising the following concerns:

- The proposal would result in over-development of the site.
- The proposal would result in an unacceptable increase in traffic.
- The proposal may harm local wildlife.

ASSESSMENT

The application site comprises an existing dwelling and garden area located off Greengate Lane, South Killingholme. The host property is a detached bungalow and the site contains a number of outbuildings. The site is roughly rectangular in shape and is relatively flat.

Outline planning permission is sought for eight dwellings. The applicants seek permission for the principle of development, access, layout and scale. The submitted plans show two terraces (three dwellings in each) and a pair of semi-detached bungalows. Vehicular access to the site would be to the front of the site, off Greengate Lane.

Principle

The proposal represents a small-scale infill development within an existing rural settlement. The council's Core Strategy does not preclude development of this nature in such locations and it is considered that the proposal would make a small contribution to the delivery of housing in rural parts of North Lincolnshire. The broad principle of development is therefore considered acceptable.

Flood risk/drainage

The site is not located within an area known to be at risk from flooding. Furthermore, and subject to suitable conditions, it is considered that the proposed scale of development would not place excessive pressure on existing drainage infrastructure. The proposal is therefore considered acceptable in this regard.

Design/impact on neighbours

The application seeks outline permission with matters of appearance and landscaping reserved. The layout of the scheme is submitted for consideration at this stage along with the scale. The applicant has specified that the maximum height of the bungalows would be 5.65 metres, with the maximum heights of the terraces being 8.45 metres.

The application site is located between existing built form and is of no particular benefit to the locality.

Whilst the scheme seeks outline permission, the submitted plans demonstrate eight detached dwellings set within sufficiently-sized plots. Having regard to the character of the area it is considered that that the dwellings could be developed within the site without resulting in material harm to the character of the surrounding area and without resulting in over-development of the site. Furthermore, the fact that the dwellings could be designed so as to be set within well-sized plots would ensure that satisfactory standards of living accommodation could be provided within the site and at neighbouring dwellings. Careful consideration will need to be given to window/door openings at reserved matters stage.

It is therefore considered that the proposed scheme could be designed to ensure that it would not have a harmful impact on the character of the site or locality and would not have an unacceptable impact on neighbouring living conditions.

Land contamination

It is noted that the council's Environmental Health team has requested further information in relation to land contamination. However, the site appears to have been used as a dwelling (and associated garden area) for a significant period of time. With this in mind it is considered that the suggestion is considered overly onerous. A condition ensuring that any contaminants found during construction are appropriately dealt with is considered more appropriate.

Highways

It is accepted that the proposal would result in an intensification in vehicular movements at the site. However, given the scale of the proposed development, it is considered that the level of increase would be acceptable. Furthermore, there is adequate space within the site for off-street parking to be provided and the council's Highways team is satisfied with the provision. In light of these factors, and given the lack of objection from the council's Highways team, it is considered that the proposal would not have a detrimental impact on vehicular or pedestrian safety.

Ecology

The applicant has submitted an ecological report which demonstrates that the proposal will not be detrimental to any protected species. In accordance with the National Planning Policy Framework the applicants and the council's Environment Team both recommend ecological enhancements which can be adequately controlled via condition.

Other issues

The following issues raised by objectors have not been directly addressed in this report:

- The proposal would unacceptably increase congestion during the construction phase – *some increase in traffic is to be expected during the construction phase. However, this would be for a relatively limited period and would provide insufficient grounds for refusal. A condition is recommended ensuring that a traffic management plan be agreed prior to works commencing.*

Conclusion

For the reasons set out above, and having regard to the development plan and all other material considerations, the scheme is considered acceptable.

RECOMMENDATION Grant permission subject to the following conditions:

1.

Approval of the details of the 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 5(1) of the Town & Country Planning (Development Management Procedure) (England) Order 2015.

2.

Plans and particulars of the reserved matters referred to in condition 1 above, relating to the 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 5(1) of the Town & Country Planning (Development Management Procedure) (England) Order 2015.

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 a biodiversity management plan has been submitted to and approved in writing by the local planning authority. The plan shall include:

- (a) details of measures to avoid harm to bats and nesting birds during demolition, vegetation clearance and construction works;

- (b) details of bat roosting features to be installed;
- (c) details of nesting sites to be installed to support house sparrows;
- (d) restrictions on lighting to avoid impacts on bat roosts, bat foraging areas, bird nesting sites and sensitive habitats;
- (e) provision for hedgehogs to pass through any fencing installed between gardens and between areas of grassland;
- (f) prescriptions for trees and shrubs of high biodiversity value to be planted and retained, including fruit trees;
- (g) proposed timings for the above works in relation to the completion of the buildings.

Reason

To conserve and enhance biodiversity in accordance with policies CS5 and CS17 of the North Lincolnshire Core Strategy.

6.

The biodiversity management plan shall be carried out in accordance with the approved details and timings, and the approved features shall be retained thereafter, unless otherwise approved in writing by the local planning authority. The applicant or their successor in title shall submit photographs of the installed bat roosting and bird nesting features, within two weeks of installation, as evidence of compliance with this condition.

Reason

To conserve and enhance biodiversity in accordance with policies CS5 and CS17 of the North Lincolnshire Core Strategy.

7.

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.

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.

Within three months of the completion of the new access, any redundant access to the site shall be removed and the area reinstated to footway/verge (including the provision of full height kerbs) 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.

10.

The existing footway fronting the site shall be improved in accordance with details to be submitted to and approved in writing by the local planning authority. The works shall be completed in accordance with the approved details prior to the occupation of the penultimate dwelling on site.

Reason

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

11.

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.

12.

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.

13.

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.

14.

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.

15.

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.

Reason

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

16.

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.

Reason

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

17.

No development shall take place until a strategy for the management of surface water drainage, that includes the implementation of SuDS, and their adoption and maintenance arrangements, has been submitted to and agreed in writing by the local planning authority. The drainage scheme shall be implemented in accordance with the approved submitted details and shall be completed prior to the occupation of any dwelling or building within each phase or sub-phase of the development on site and thereafter retained and maintained in accordance with the scheme for the life of the development unless otherwise agreed in writing with the local planning authority.

Reason

To prevent the increased risk of flooding to themselves and others, to improve and protect water quality, and to ensure the implementation, and future adoption and maintenance, of the sustainable drainage structures in accordance with policy DS16 of the North

Lincolnshire Local Plan, and policies CS18 and CS19 of the North Lincolnshire Core Strategy.

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.

PA/2017/646 – Site Location



© Crown copyright and database rights 2017 Ordnance Survey 0100023560



Ex Hedge to remain

Ex Hedge to remain

Block paved driveway

T = TOWNHOUSES
B = BUNGALOW
P = PARKING BAYS

Need 1.8m high timber panel fencing to all other boundaries & division of plots

Pear tree

Silver Birch