

APPLICATION NO	PA/2009/0257
APPLICANT	Keigar Homes
DEVELOPMENT	Application for approval of reserved matters pursuant to outline planning permission PA/2003/1121 dated 22/06/2006 for the erection of 135 dwellings, including formation of access, layout of internal access roads and provision of local play area
LOCATION	Land at junction of Barrow Road and Falkland Way, Barton-upon-Humber
PARISH	BARTON-UPON-HUMBER
WARD	Barton-upon-Humber
SUMMARY RECOMMENDATION	Grant approval subject to conditions
REASONS FOR REFERENCE TO COMMITTEE	Member 'call in' (Councillor Sidell) Objection by Barton-upon-Humber Town Council Third party request to address the committee
POLICIES	<p>Regional Spatial Strategy for Yorkshire and the Humber: Policies H1 (Provision and Distribution of Housing), H4 (Provision of Affordable Housing), H5 (Housing Mix) and T2 (Parking Provision) are all relevant to this proposal.</p> <p>North Lincolnshire Local Plan: Policy ST2 (Settlement Hierarchy) identifies Barton as a principal growth settlement.</p> <p>Policy H1 (Housing Development Hierarchy) identifies Barton as a focus for housing development after Scunthorpe and the Bottesford Urban Area.</p> <p>Policy H5 (New Housing Development) sets out the main criteria for assessing new housing developments in the principal growth settlements, including design, parking and access, open space, layout and materials.</p> <p>Policy H8 (Housing Mix and Design) requires development proposals to respect the character of the local environment in terms of scale, massing, detail and form, and create a high standard of layout which maintains or enhances the character of the area and creates an appropriate mix of dwelling size and type.</p>

Policy H10 (Public Open Space Provision in New Housing Development), in conjunction with SPG 13, sets out the requirements for the provision of open space and play areas.

Policy LC12 (Protection of Trees, Woodland and Hedgerows) seeks to ensure the protection of such features where necessary.

Policy HE9 (Archaeological Evaluation) requires the assessment of sites for archaeological importance and, where appropriate, the protection and or preservation of any remains.

Policy T2 (Access to Development) requires all development proposals to provide satisfactory access.

CONSULTATIONS

Highways: No objections subject to conditions.

National Grid: No objections.

Barton Civic Society: Object on the grounds that the dwellings fronting Barrow Road will obscure views of the Humber Bridge. The properties on this frontage should be low rise.

TOWN COUNCIL

Object on the following grounds:

- The development makes no provision for the increase in traffic on the A1077 and the new estate roads are too narrow for service vehicles.
- Properties on Barrow Road are three-storey and will affect views of the Humber Bridge, which is a tourist attraction.
- No provision for surface water or foul drainage; the extra development will exacerbate an existing problem.
- No provision for the adjacent cemetery to extend.
- Due to number of dwellings and local public objections, a town consultation exercise should be carried out.

PUBLICITY

Residents have been notified by letter, site notices posted on Falkland Way and Barrow Road and notice published in the local press. Eight letters have been received which raise the following issues:

- Three-storey properties on Barrow Road do not fit in with the character of the area and should be bungalows like the dwellings on the opposite side of the road.
- Three-storey properties on Barrow Road will create overlooking and loss of privacy.
- The cycleway onto Barrow Road leads to a footpath, not a cycleway.
- 137 dwellings on this site is over-development.
- The A1077 cannot take any more traffic.
- Due to the current economic climate, no more houses are needed in the town at present.
- Greenfield sites should be retained, not built on; brownfield sites should be built on first.

ASSESSMENT

Outline planning permission for residential development was approved on this site on 22 June 2006 subject to a Section 106 agreement. The application was approved subject to conditions relating to highway matters, landscaping, protection of trees and archaeology. The Section 106 agreement made provision for public open space and play equipment, the provision of affordable housing and a financial contribution towards education.

This current application seeks the approval of the reserved matters following the grant of outline planning permission.

The main issues in determining this application are whether the scale of the development would have an impact on the highway network and whether the layout and design of the housing is in keeping with the character of the area.

Permission is sought to erect 135 houses, with access onto Falkland Way. The application also provides a central area of open space with play equipment, cycle and footways through the site and landscaping. A range of house types and sizes are proposed including 35 two-bedroomed dwellings, 65 three-bedroomed dwellings, 30 four-bedroomed dwellings, 4 six-bedroomed dwellings and one 3/4-bedroomed dwelling. The houses range from detached to semi-detached and terraced properties and are 1½, 2 and 2½ storeys high, with 19 different house designs.

Vehicular access to the site is from one main access point onto Falkland Way in accordance with the requirements of the outline permission. The proposal also includes an area of public open space which accords with the specifications of the outline permission and the Section 106 agreement.

The Section 106 agreement also required 10% of the dwellings to be provided for affordable housing and 13 of the dwellings have been allocated as such in this submission. Negotiations are currently taking place regarding the total of the contribution for education.

As the principle of developing this site for residential purposes has already been established with the approval of the outline application, it is only the layout and detailed particulars of the design that are to be considered at this stage. No objections have been raised by the highways department regarding the design and layout of the access, or that the development will create undue pressure on the local highway network.

In relation to the overall layout of the site, it is considered that the scale, density and layout are appropriate for this area. The site measures approximately 4.3 hectares in area and, with a total of 135 dwellings, represents a figure of 32 dwellings per hectare. PPS3 (Housing) specifies a minimum of 30 dwellings per hectare and endorses the efficient use of land. It is considered that the current layout of the site does not represent over-development. The proposed dwellings have adequate private amenity space and parking facilities and adequate separation distances between properties, and the overall site is served by sufficient areas of public open space. There is a wide range of house types and sizes which will cater for a variety of different needs, including those seeking affordable housing. The site provides adequate areas of public open space, both formal and informal, with landscaped areas and pedestrian access through the site onto Barrow Road.

The site is important in relation to archaeology and works have already commenced to satisfy the conditions of the outline permission by way of on-site investigations. The site and monuments officer has, however, asked for further conditions to ensure that the timescale for such works complies with the submitted scheme of works, otherwise there are no objections to the current application. The proposed on-site road layout allows the preservation of the route of a medieval track which runs

east-west from Falkland Way and forms the main access into the site.

The town council have objected to the application on the grounds that the development will increase traffic on the A1077 and the new access roads are of insufficient size. Concern has also been expressed about the height of properties on Barrow Road and their impact on views of the Humber Bridge and that the drainage on the site is inadequate. It has also been suggested that there is no provision for an extension of the cemetery and that, due to the size of the development, town-wide consultation should take place. In addition to the issues raised by the town council, letters have been received from eight local residents concerned that the dwellings on Barrow Road are too high and do not reflect the character of the area, and that they will lead to overlooking and loss of privacy. Neighbours are also concerned that the layout represents over-development and that a greenfield site will be lost, and reiterate the comments of the town council in relation to traffic on the A1077.

In relation to traffic issues, no objections have been raised by Highways in relation to the traffic likely to be generated by the development and the on-site roads have been designed in conjunction with Highways. There are no objections, therefore, to this aspect of the development. In terms of the design of the properties facing Barrow Road, it is not considered that the 2½ storey dwellings are out of keeping with the character of the area or detract from views of the Humber Bridge. The Barrow Road frontage of the application site is lower than the bungalows on the opposite side of the road and is also lower than the carriageway. Whilst it is true that the properties are not bungalows, which is the preference of the neighbours and town council, it is considered that, due to the lower ground levels of the site, the dwellings will not be overly intrusive or dominant. In addition, the layout shows small groups of 2 and 2½ storey dwellings with gaps between and slightly staggered frontages set back approximately 10 metres from Barrow Road, which will break up the appearance of the development and still give a sense of space. No evidence has come to light to indicate that there are drainage problems on the site and in relation to town-wide consultation, it is considered that sufficient publicity has already been given to the application with neighbour letters, and site and press notices. The issue of the potential of the cemetery to be extended is not a matter to be addressed during the processing of this application, although concern has been

expressed by Neighbourhood Services about the provision of a substantial boundary between the cycleway and the cemetery, which can be addressed by the imposition of conditions.

Neighbours have expressed concern about the height of the properties on Barrow Road and the potential for overlooking and loss of privacy. However, the proposed new dwellings have been located sufficient distances from existing properties to avoid this problem. Over-development has also been referred to, in addition to concerns about the loss of a greenfield site. However, the principle of developing this site has already been established and is not at issue and, as referred to above, the density of the site is in accordance with Government guidelines.

On balance, therefore, it is considered that the details of the proposed layout comply with the terms of the approved outline permission and the signed Section 106 agreement, and comply with current local plan policies in relation to layout and design.

RECOMMENDATION

Grant approval subject to the following conditions:

1.

No development shall take place until the applicant, or their agents or successors in title, has secured the implementation of the programme of archaeological work in accordance with the document 'Specification for an Archaeological Scheme of Works: Land between Barrow Road and Falkland Way, Barton-upon-Humber June 2009' prepared by Allen Archaeological Associates, and until a timetable for the archaeological investigations has been submitted by the applicant at least 28 days prior to the proposed commencement date, and approved 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.

2.

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.

3.

A copy of any analysis, reporting, publication or archiving required as part of the mitigation strategy shall be deposited at the North Lincolnshire Sites and Monuments Record Office 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.

4.

No development shall take place until details of the positions, design, materials and type of boundary treatment to be built/planted have been agreed in writing by the local planning authority. The agreed boundary treatment shall be built/planted before the dwellings are occupied, and once built/planted it shall be retained.

Reason

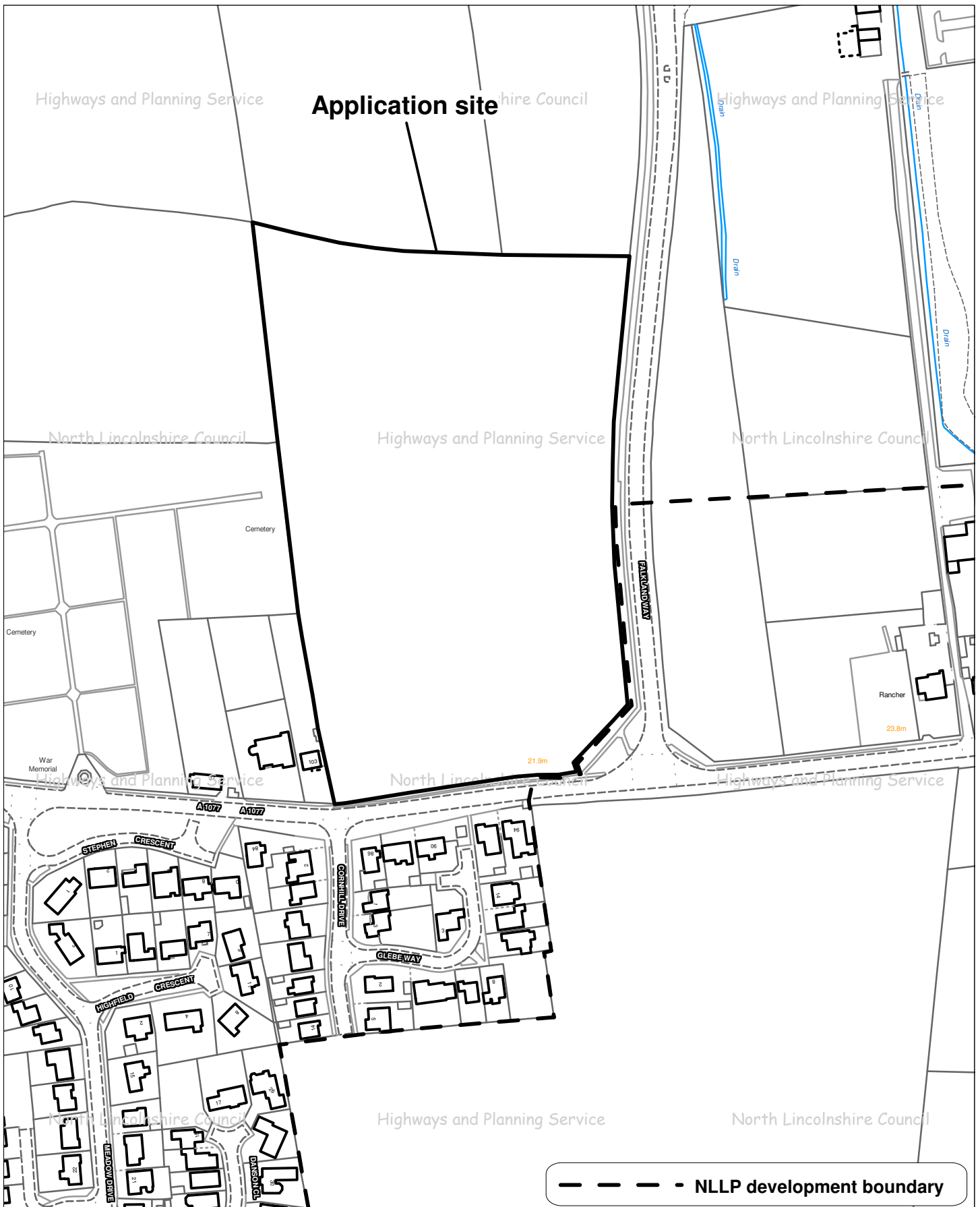
To provide an appropriate level of screening in accordance with policies H8 and DS1 of the North Lincolnshire Local Plan.

5.

The development shall be carried out in accordance with the amended details received by the local planning authority on 9 July 2009.

Reason

For the avoidance of doubt.



Drawing Title: 2009/0257

OS Grid Ref: TA04122181	Drawn by: KC	Scale: 1:2500	Date: 04/08/2009
-------------------------	--------------	---------------	------------------



Based upon the Ordnance Survey mapping with the permission of Ordnance Survey on behalf of the Controller of Her Majesty's Stationery Office. © Crown Copyright.
 Unauthorised reproduction infringes Crown Copyright and may lead to prosecution or civil proceedings.
 NORTH LINCOLNSHIRE COUNCIL 0100023560 2009



Highways and Planning Service
 Service Director,
 G Pople

The Ordnance Survey map data included within this publication is provided by North Lincolnshire Council under license from Ordnance Survey in order to fulfil its public function to act as a highways and planning authority. Persons viewing this mapping should contact Ordnance Survey copyright for advice where they wish to license Ordnance Survey map data for their own use.

