

APPLICATION NO	PA/2009/1188
APPLICANT	T Dobson Ltd
DEVELOPMENT	Planning permission to replace an extant planning permission (reference number PA/2004/1945 - extend cul-de-sac turning head) in order to extend the time limit for implementation
LOCATION	The Blackthorns, Broughton
PARISH	BROUGHTON
WARD	Broughton and Appleby
SUMMARY RECOMMENDATION	Grant permission subject to conditions
REASONS FOR REFERENCE TO COMMITTEE	Third party request to address the committee
POLICIES	<p>Regional Spatial Strategy for Yorkshire and the Humber: No specific policies apply.</p> <p>North Lincolnshire Local Plan: Policy ST2 (Settlement Hierachy) sets out the development expectancy in medium growth settlements.</p> <p>Policy ST3 (Development Limits) states that development outside development boundaries will be considered as development in the open countryside and will only be permitted if it is essential for the purposes of agriculture, forestry or to meet a special need associated with the countryside.</p> <p>Policy T2 (Access to Development) states that all development must be provided with a satisfactory access. In larger developments it should be served adequately by:</p> <ul style="list-style-type: none"> (i) being readily accessible by a choice of transport modes; and (ii) existing public transport services and infrastructure; or (iii) additions or extensions to such services linked directly to the development; and (iv) the existing highway network.

Policy T19 (Car Parking Provision and Standards) states that provision will be made for car parking where it would:

- (i) meet the operational needs of businesses; or
- (ii) be essential to the viability of a new development; or
- (iii) improve the environment or safety of streets; or
- (iv) meet the needs of people with disabilities; or
- (v) be needed by visitors to the countryside;

and comply with Appendix 2 – Parking Provision Guidelines.

CONSULTATIONS

Highways: Advise conditions.

TOWN COUNCIL

No objections.

PUBLICITY

Neighbouring properties have been notified and a site notice posted. Nine letters of objection have been received objecting on the following grounds:

- the potential for a large residential development off The Blackthorns, which is an unsuitable access
- danger to children playing in what is at present a quiet cul-de-sac
- the ramp will generate additional noise for adjacent residents resulting from the change in engine speeds
- adverse impact on the living conditions of 14 The Blackthorns which has habitable windows facing onto the road

ASSESSMENT

Planning permission is being sought for the extension of the time limit for the implementation of an extant permission (PA/2004/1945) to extend a cul-de-sac turning head at The Blackthorns, Broughton. At present the cul-de-sac serves 16 detached houses and bungalows. The curved alignment of the road reflects the applicant's land ownership.

The original planning permission was granted in February 2005 for a period of five years. At that time there was a considerable amount of objection from local residents on the basis that it would lead to the release of other land for housing. The Planning Committee at the time undertook a

site visit and decided to grant permission despite the objections.

The main issue which needs to be addressed is whether the existing cul-de-sac is capable of being suitably extended.

The majority of objections to this proposal relate to the number, size and design of any proposed residential units which would be served from the continuation of this road and its impact on nearby residents. Residents have raised a number of concerns with regard to pedestrian safety if such a development is allowed, however in response to that it should be noted that as the application is for the extension of the time limit, the principle of allowing the development has already been established, unless other material considerations have come to light in the determination of the new application.

This application is solely for permission to extend an existing cul-de-sac and is not about the development of other land outside the application site. Any proposal to release land to the south for housing would have to be the subject of a separate application and appropriate consideration at that time.

Therefore it is considered that as there have been no new material considerations brought forward in the determination of this application then there is no reason to refuse permission. Highways have stated that they have no concerns with the proposal, subject to the imposition of conditions. The proposal is therefore recommended for approval in accordance with policies DS1, T2 and T19 of the North Lincolnshire Local Plan.

RECOMMENDATION

Grant permission subject to the following conditions:

1.

The development must be begun before the expiration of three years from the date of this permission.

Reason

To comply with section 91 of the Town and Country Planning Act 1990.

2.

The extensions to the existing highway shall be laid out as shown on the submitted drawing 20058-501D and shall be completed to the satisfaction of the local planning authority in accordance with a constructional specification

to be agreed prior to the commencement of any work on site.

Reason

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



Drawing Title: 2009/1188

OS Grid Ref: SE95880931

Drawn by: KC

Scale: 1:1250

Date: 15/12/2009



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NORTH LINCOLNSHIRE COUNCIL 0100023560 2009



Highways and Planning Service

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