

**APPLICATION NO** PA/2010/1188  
**APPLICANT** Mr R Smith  
**DEVELOPMENT** Planning permission to erect three dwellings  
**LOCATION** Land adjoining 2 Holme Hill, Crowle  
**PARISH** CROWLE  
**WARD** Axholme North

**SUMMARY** Grant permission subject to conditions  
**RECOMMENDATION**

**REASONS FOR REFERENCE TO COMMITTEE** Third party request to address the committee

## **POLICIES**

**Regional Spatial Strategy for Yorkshire and the Humber:** Policy H1 (Provision and Distribution of Housing) states that the region's housing stock should be improved and increased to provide appropriate accommodation for all households wanting homes.

**North Lincolnshire Local Plan:** Crowle is identified as a medium growth settlement (policy ST2) and the site lies within the town development boundary (policy ST3).

Policy H5 (New Housing Development) applies and sets out the criteria against which to assess new housing proposals.

Policy H8 (Housing Mix and Design) applies and states that new residential development will be permitted provided that it respects the form, scale, massing, design, detailing and materials of the local environment.

Policy DS1 (General Requirements) requires a high standard of design in all developments.

## **CONSULTATIONS**

**Highways:** No objection subject to conditions (3 and 4).

**Isle of Axholme Internal Drainage Board:** No objections subject to conditions to ensure that surface water disposal is satisfactorily dealt with.

## **TOWN COUNCIL**

No objections.

## **PUBLICITY**

Neighbouring properties have been notified and a site notice posted. One letter has been received raising the following issues:

- the development is not in keeping with the area
- the proposed dwellings would be at a raised level and would be dominating
- problem of surface water disposal
- removal of a boundary hedge which supports wildlife

## **ASSESSMENT**

The site already has the benefit of planning permission for two relatively large four-bedroom bungalows granted in February 2005 (PA/2004/1730). The applicant now proposes to change the dwelling type from bungalows to houses. The development now comprises three-bedroom houses and a four-bedroom detached house which it is felt will give a more economic and sustainable use of the land, moving away from larger low-density bungalows towards more compact family houses. The proposed development would gain access from Holme Hill which already serves two bungalows to the south of the application site giving an acceptable highway standard of five dwellings off a private road.

**The main issues which need to be addressed in determining the application are whether the design of the dwellings is acceptable for this elevated site and whether they would have an adverse impact on the living conditions of occupiers of any adjacent dwellings.**

The objector's claim that the proposed dwellings would be out of keeping with and dominate their surrounds is difficult to substantiate. It is accepted that the application site is higher than surrounding land. However, the existing adjacent bungalow and the semi-detached link houses have ridge roof heights of 6 metres and 6.5 metres respectively. The detached house, which is set at a lower level, has a ridge roof height of 7 metres. The objector's bungalow is approximately 29 metres and 34 metres apart from the nearest elevations of the semi-detached houses and detached house respectively. Hence objections on grounds of overshadowing/dominating effect and loss of privacy are not supported due to separation distance. The suggestion that the boundary hedge along the northern boundary of the application site would be removed is unfounded and the applicant has in fact confirmed that it will be retained. Surface water disposal has been recognised as a possible issue by the drainage board who have requested appropriate conditions to address any problem.

The Environmental Protection team have identified the site as a possible source of contamination and have also requested appropriate conditions to deal with this matter.

## **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 development hereby permitted shall be carried out in accordance with the following approved plans: (A6)-002, (A6)-003 and (A6)-005.

Reason

For the avoidance of doubt and in the interests of proper planning.

3.

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.

Reason

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

4.

No development shall begin until details of the private driveway, including drainage and lighting arrangements, have been submitted to and approved in writing by 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.

5.

The development shall be carried out in accordance with the amended details received by the local planning authority on 8 December 2010.

Reason

To define the terms of the permission for the avoidance of doubt.

6.

Unless otherwise agreed by the local planning authority, development other than that required to be carried out as part of an approved scheme of remediation must not commence until parts 1 to 4 below have been complied with. If unexpected contamination is found after development has begun, development must be halted on that part of the site affected by the unexpected contamination to the extent specified by the local planning authority in writing until part 4 has been complied with in relation to that contamination.

### **Part 1: Site Characteristics**

An investigation and risk assessment, in addition to any assessment provided with the planning application, must be completed in accordance with a scheme to assess the nature and extent of any contamination on the site, whether or not it originates on the site. The contents of the scheme are subject to the approval in writing of the local planning authority. The investigation and risk assessment must be undertaken by competent persons and a written report of the findings must be produced. The written report is subject to the approval in writing of the local planning authority. The report of the findings must include:

- (i) a survey of the extent, scale and nature of contamination;
- (ii) an assessment of the potential risks to:
  - human health
  - property (existing or proposed), including buildings, crops, livestock, pets, woodland and service lines and pipes
  - adjoining land
  - groundwaters and surface waters
  - ecological systems
  - archaeological sites and ancient monuments;
- (iii) an appraisal of remedial options, and a proposal of the preferred option(s).

This must be conducted in accordance with DEFRA and the Environment Agency's 'Model Procedures for the Management of Land Contamination, CLR 11'.

### **Part 2: Submission of Remediation Scheme**

A detailed remediation scheme to bring the site to a condition suitable for the intended use by removing unacceptable risks to human health, buildings and other property and the natural and historical environment must be prepared, and is subject to the approval in writing of the local planning authority. The scheme must include all works to be undertaken, proposed remediation objectives and remediation criteria, a timetable of works and site management procedures. The scheme must ensure that the site will not qualify as contaminated land under Part 2A of the Environmental Protection Act 1990 in relation to the intended use of the land after remediation.

### **Part 3: Implementation of Approved Remediation Scheme**

The approved remediation scheme must be carried out in accordance with its terms prior to the commencement of development other than that required to carry out remediation, unless otherwise agreed in writing by the local planning authority. The local planning authority must be given two weeks written notification of commencement of the remediation scheme works.

Following completion of measures identified in the approved remediation scheme, a verification report (referred to in PPS23 as a validation report) that demonstrates the effectiveness of the remediation carried out must be produced, and is subject to the approval in writing of the local planning authority.

### **Part 4: Reporting of Unexpected Contamination**

In the event that contamination is found at any time when carrying out the approved development that was not previously identified it must be reported in writing immediately to the local planning authority. An investigation and risk assessment must be undertaken in accordance with the requirements of Part 1, and where remediation is necessary a remediation scheme must be prepared in accordance with the requirements of Part 2, which is subject to the approval in writing of the local planning authority.

Following completion of measures identified in the approved remediation scheme a verification report must be prepared, which is subject to the approval in writing of the local planning authority in accordance with Part 3.

**Reason**

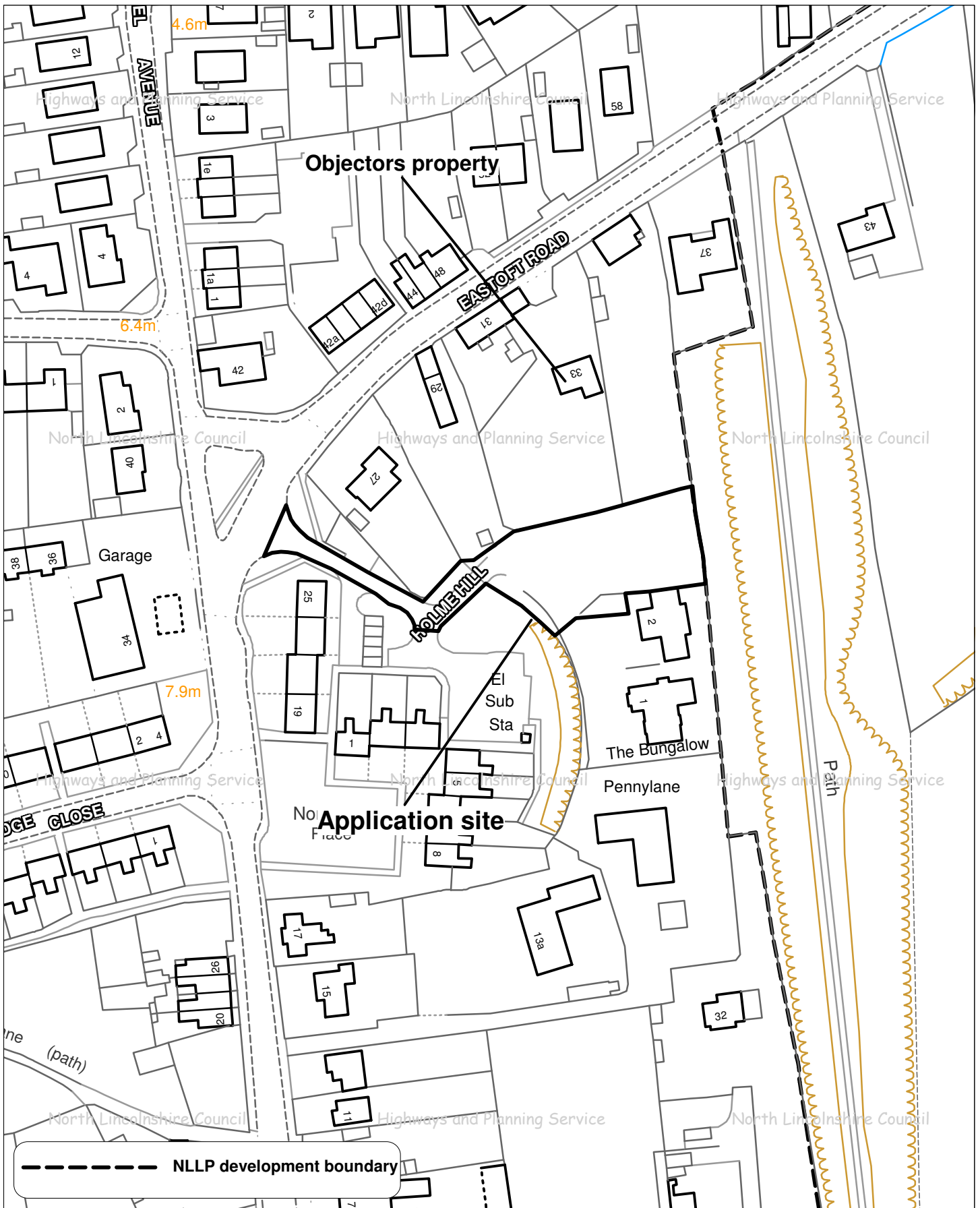
To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other off-site receptors in accordance with policy DS7 of the North Lincolnshire Local Plan.

**7.**

No development shall take place until a scheme for the disposal of surface water, including a feasibility study into the use of sustainable urban drainage systems (SUDS), has been submitted to and agreed in writing by the local planning authority and none of the dwellings shall 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.



----- NLLP development boundary

Drawing Title: 2010/1188

OS Grid Ref: SE77401337	Drawn by: KC	Scale: 1:1250	Date: 15/12/2010
-------------------------	--------------	---------------	------------------



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 2010



**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.