

APPLICATION NO	PA/2008/1064
APPLICANT	Mr J Draper
DEVELOPMENT	Planning permission to erect five three-bedroomed terrace town houses
LOCATION	Rear of 22a Market Place, Brigg
PARISH	BRIGG
WARD	Brigg and Wolds
SUMMARY RECOMMENDATION	Grant permission subject to conditions
REASONS FOR REFERENCE TO COMMITTEE	Objection by Brigg Town Council
POLICIES	<p>Regional Spatial Strategy for Yorkshire and the Humber: Policy P1 (Strategic Patterns of Development) encourages brownfield and urban area development. Policy H2 advocates the sequential approach in using previously developed land first within urban areas.</p> <p>North Lincolnshire Local Plan: Policy ST2 (Settlement Hierarchy) identifies Brigg as a principal growth settlement.</p> <p>Policy ST3 (New Housing Developments) sets out the criteria to control new housing development and ensure consistency in design and layout.</p> <p>Policy H3 (Previously Used Land), policy H8 (Housing Mix and Design) and policy DS1 (General Requirements) also apply.</p> <p>The site is in the conservation area (policy HE2) where the local planning authority has a duty to pay special attention to the desirability of preserving or enhancing the character or appearance of the conservation area.</p>
CONSULTATIONS	Highways: No objections subject to a condition.
TOWN COUNCIL	<p>Object to the application on the following grounds:</p> <ul style="list-style-type: none"> • no flood risk assessment submitted with the application • no off-street parking provision

PUBLICITY

The application has been advertised by means of site and press notices, and neighbouring properties have been notified. No representations have been received.

ASSESSMENT

This application is a re-submission of PA/2008/0495 which was refused under delegated powers in June 2008 because it was contrary to policy HE9 (Archaeological Evaluation) of the North Lincolnshire Local Plan because inadequate information had been provided to assess the archaeological significance of the site. The proposal relates to the redevelopment of a joinery workshop to the rear of 22a Market Place. It is proposed to demolish the workshop building in accordance with the conservation area consent granted in June 2008 and replace it with five three-bedroom town houses with a small amenity and utility area being provided to the rear of the development.

The main issue which needs to be considered in determining this proposal is whether the deficiencies associated with the previous refusal have now been adequately addressed.

The applicant has now submitted an archaeological evaluation of the site which is acceptable to the council's Sites and Monuments Record Officer, subject to appropriate conditions being attached to any planning permission granted. The Environmental Protection Team have also identified the site as a possible source of contamination and have requested that a desk-top study be carried out (condition 4).

The town council has raised concerns because there is no off-street provision for the dwellings. However in this town centre location it is generally recognised by Highways that such requirements can be satisfied by on-street or within town centre car parks nearby. With regard to the other issue which they raised concerning the lack of a flood risk assessment, this is not appropriate because the site is not within the flood plain.

One of the main aims of the proposal is to provide an affordable housing and regeneration scheme that is in keeping with the surrounding area. It is in line with recent Government papers and circulars which advocate encouraging people to remain in and move back into towns and cities, both for the benefit of the urban areas (making them more vibrant) and relieving pressure for the development in the countryside.

The buildings that are to be demolished have little historic or architectural merit and the replacement houses have been designed to blend in with the conservation area.

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.

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.

3.

No development shall take place until the applicant has secured the implementation of a programme of archaeological work in accordance with a written scheme of investigation which has been submitted by the applicant and approved in writing by the Local Planning Authority. The scheme shall provide for:

- (i) the proper identification and evaluation of the extent, character and significance of archaeological remains within the application area;
- (ii) assessment of the impact of the proposed development on the archaeological remains;
- (iii) proposals for the preservation in situ, or for the investigation, recording and recovery of archaeological remains and the publishing of the findings, it being understood that there shall be a presumption in favour of their preservation in situ wherever feasible;
- (iv) sufficient notification and allowance of time to archaeological contractors nominated by the developer to ensure that archaeological fieldwork

as proposed in pursuance of (i) and (iii) above is completed prior to the commencement of permitted development in the area of archaeological interest; and

- (v) notification in writing to the North Lincolnshire Sites and Monuments Record Office of the commencement of archaeological works and the opportunity to monitor such works.

Reason

To comply with policy HE9 of the North Lincolnshire Local Plan because the site lies in an area of archaeological interest.

4.

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 offsite receptors [in accordance with policy DS7 of the North Lincolnshire Local Plan adopted in 2003]

5.

All works shall be carried out in accordance with sections 6 and 7 of the submitted protected species survey. At least three pipistrelle bat roost features shall be installed in the new development in accordance with details to be agreed with the Local Planning Authority.

Reason

To conserve protected species in accordance with policies DS1 and LC5 of the North Lincolnshire Local Plan.

6.

No development shall take place until samples of the external facing materials to be used have been submitted to and approved in writing by the Local Planning Authority and only the approved materials shall be used.

Reason

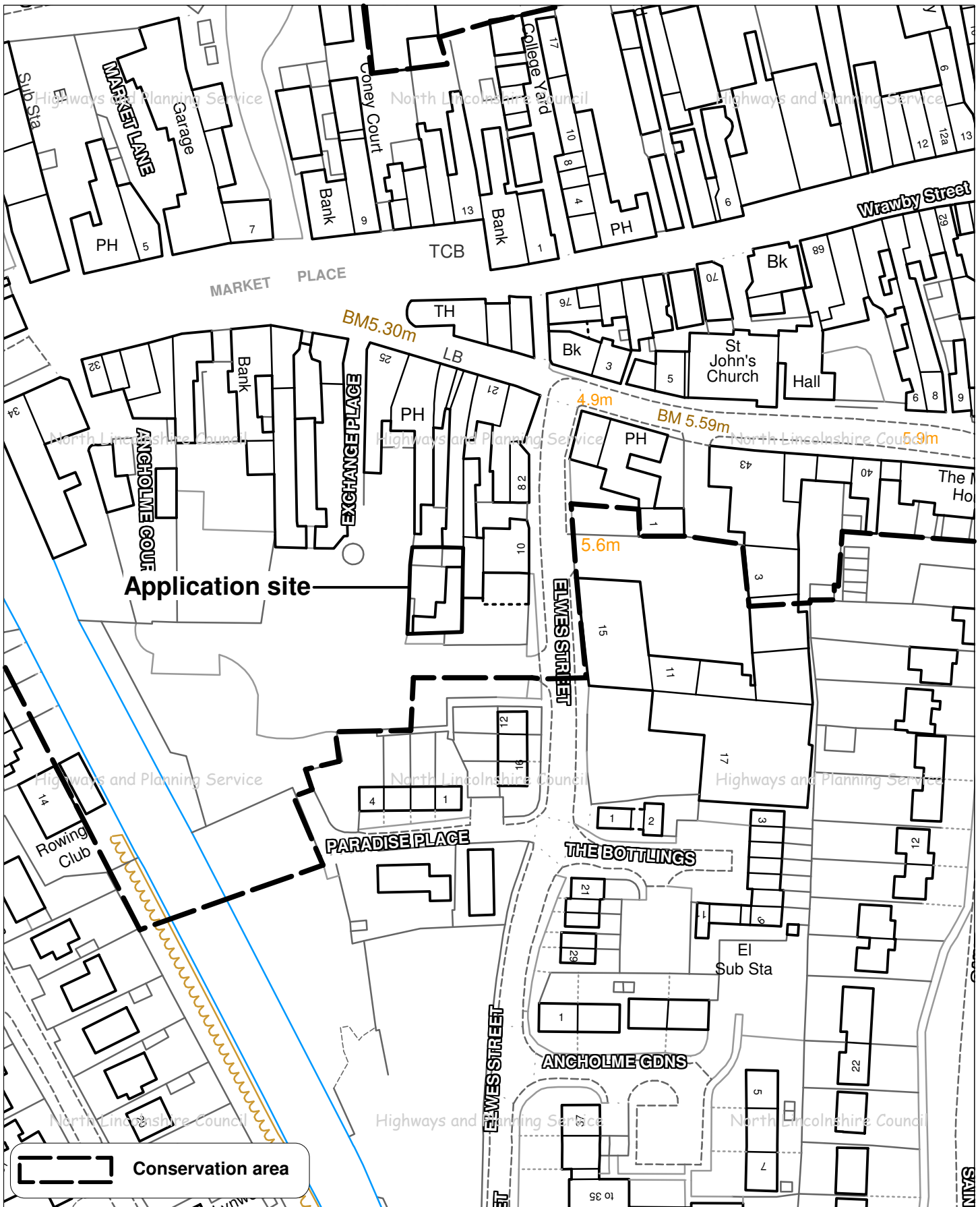
To ensure that the building is in keeping with its surroundings in the interests of visual amenity, in accordance with policy DS1 of the North Lincolnshire Local Plan.

7.

No development shall take place until detailed drawings of the windows at a scale of 1:10 have been submitted to and approved in writing by the Local Planning Authority.

Reason

To ensure that the building is in keeping with its surroundings in the interests of visual amenity, in accordance with policy DS1 of the North Lincolnshire Local Plan.



Drawing Title: 2008/1064

OS Grid Ref: SE99990713

Drawn by: KC

Scale: 1:1250

Date: 25/09/2008



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Highways and Planning Service

Service Director,
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