

<b>APPLICATION NO</b>	<b>PA/2008/1070</b>
<b>APPLICANT</b>	Marquis Country Homes Ltd
<b>DEVELOPMENT</b>	Planning permission to erect three detached houses (re-submission of PA/2008/ 0383)
<b>LOCATION</b>	Land off Silver Street, Barnetby le Wold
<b>PARISH</b>	<b>BARNETBY</b>
<b>WARD</b>	Brigg and Wolds
<b>SUMMARY RECOMMENDATION</b>	<b>Grant permission subject to conditions</b>
<b>REASONS FOR REFERENCE TO COMMITTEE</b>	Objection by Barnetby Parish Council
<b>POLICIES</b>	<p><b>Regional Spatial Strategy for Yorkshire and the Humber:</b> 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><b>North Lincolnshire Local Plan:</b> Barnetby is identified as a minimum growth settlement (policy ST3) and the site is shown as being within the development boundary (policy ST3).</p> <p>Policy H5 (New Housing Development) sets out the criteria to control new housing development and ensure consistency in design and layout.</p> <p>Policy H3 (Preciously Used Land), Policy H8 (Housing Mix and Design) and Policy DS1 (General Requirements) also apply.</p>
<b>CONSULTATIONS</b>	<p><b>Highways:</b> No objection subject to conditions.</p> <p><b>Environment Agency:</b> No objection subject to a condition to deal with possible contamination.</p>
<b>PARISH COUNCIL</b>	Object because of concerns over parking.
<b>PUBLICITY</b>	Neighbouring properties have been notified. No representations have been received.
<b>ASSESSMENT</b>	This application is a re-submission of PA/2008/0383 which was refused under delegated powers in April 2008,

because it was contrary to policy ST2 of the North Lincolnshire Local Plan since it related to six dwellings on a site within a minimum growth settlement where only three dwellings are allowed.

It is proposed to erect three four-bedroom detached houses on 0.11 hectares of vacant land to the west side of Silver Street near to its junction with Victoria Road. The surrounding area is predominantly residential comprising mainly of terraced and semi-detached houses. The proposed dwellings have been set back from the existing terraced houses on Silver Street to lessen any impact on the detached dwelling on the opposite side of Silver Street and to provide off-street parking facilities.

**The issues which need to be addressed in determining this application are whether the proposal now complies with policy ST2 (Settlement Hierarchy) concerning the number of dwellings allowed in a minimum growth settlement and whether it would result in any highway problems.**

The current application has been reduced to three dwellings as opposed to six, which was the subject of the previous application. Hence, it is now in line with the number of dwellings allowed on infilling plots within the main body of a minimum growth settlement such as Barnetby.

The parish council have objected to the application because of concerns over parking. However, Highways have not identified this as an issue and the houses have been purposely set back from Silver Street to allow for more off-street parking provision.

The Environmental Protection Team and Environment Agency have identified the site as a possible source of contamination to land and water courses respectively and have requested appropriate conditions. In addition the council's Sites and Monuments Record Officer has indicated the need for a watching brief on archaeology should permission be granted.

The proposed dwellings are of acceptable design and would have no adverse impact in terms of loss of privacy or daylight to any adjacent dwellings.

## 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.

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.

3.

Nothing shall at any time, whether permitted by the Town and Country Planning General (Permitted Development) Order or not, be erected, retained, planted or allowed to grow over 1.05 metres in height above the level of the adjoining carriageway for a distance of 2 metres from the highway boundary across the site frontage.

#### Reason

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

4.

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.

5.

No development shall take place until the applicant, or their agents or successors in title, has secured the implementation of a programme of archaeological work in accordance with a written scheme of investigation,

including a timetable for the investigation, which has been submitted by the applicant at least 14 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.

**6.**

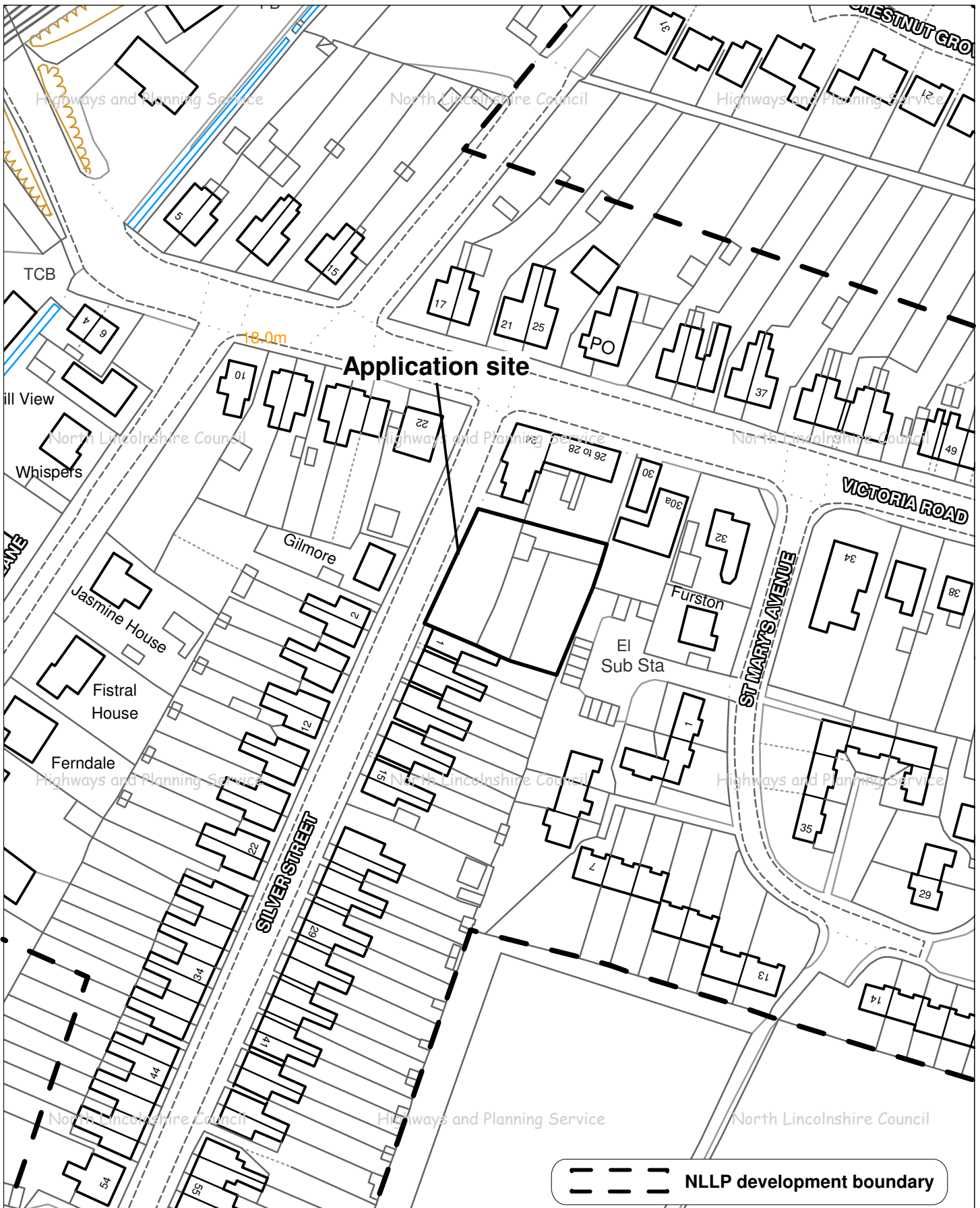
Prior to the commencement of development approved by this planning permission (or such other date or stage in development as may be agreed in writing with the Local Planning Authority), the following components of a scheme to deal with the risks associated with contamination of the site shall each be submitted to and approved in writing by the Local Planning Authority:

- (i) a preliminary risk assessment which has identified:
  - all previous uses
  - potential contaminants associated with those uses
  - conceptual model of the site indicating sources, pathways and receptors
  - potentially unacceptable risks arising from contamination at the site
- (ii) a site investigation scheme based on (i) to provide information for a detailed assessment of the risk to all receptors that may be affected, including those off site
- (iii) the site investigation results and the detailed risk assessment (ii) and, based on these, an options appraisal and remediation strategy giving full details of the remediation measures required and how they are to be undertaken
- (iv) a verification plan providing details of the data that will be collected in order to demonstrate that the works set out in (iii) are complete and identifying any requirements for longer-term monitoring of pollutant linkages, maintenance and arrangements for contingency action.

Any changes to these components require the express consent of the Local Planning Authority. The scheme shall be implemented as approved.

**Reason**

In the absence of a desk-top study the risks posed to controlled waters are unknown. This precautionary approach is advocated by Planning Policy Statement 23.



--- NLLP development boundary

Drawing Title: 2008/1070

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**Highways and Planning Service**

Service Director,  
G Popple

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DEVELOPMENT CONTROL SECTION  
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# Block Plan scale 1:500

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