

APPLICATION NO	PA/2008/1300
APPLICANT	North Lincolnshire Homes Ltd
DEVELOPMENT	Planning permission to erect a block of three houses (re-submission of PA/2008/0910)
LOCATION	Site between 26 and 87 Parklands, West Butterwick
PARISH	WEST BUTTERWICK
WARD	Axholme South
SUMMARY RECOMMENDATION	Grant permission subject to conditions
REASONS FOR REFERENCE TO COMMITTEE	Officer discretion
POLICIES	<p>National Planning Policy: Planning Policy Statement 25 (Development and Flood Risk) states that development within Flood Risk Zone 3a 'high probability' shall be assessed against the sequential and exception tests to decide whether a site is suitable for more vulnerable development such as a new dwelling.</p> <p>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 and the need to place a greater emphasis on meeting local needs in rural areas.</p> <p>Policy H4 (The Provision of Affordable Housing) states that the region needs to increase its provision of affordable housing. Plans, strategies, programmes and investment decisions should ensure the provision of affordable housing to address the needs of local communities.</p> <p>North Lincolnshire Local Plan: Policy H5 (New Housing Development) requires all new housing developments to be well related to existing infrastructure; be in keeping with the scale and character of the settlement; not result in the loss of important open space; comprise development of not more than 3 dwellings; reasonably be expected to commence within the lifetime of the local plan; be appropriate in scale, layout, height, and materials</p>

of construction, which are compatible with the character and amenity of the immediate environment.

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

Policies ST2 (Settlement Hierarchy), H1 (Housing Development Hierarchy), DS1 (General Requirements) and DS16 (Flood Risk) also apply.

CONSULTATIONS

Highways: Advise conditions.

Severn Trent Water Ltd: Advise conditions.

Yorkshire Water: No objections or comments.

Environment Agency: Advise that a condition be imposed subject to the sequential test and exception test of PPS25 being met.

PARISH COUNCIL

Support the proposed development in principle, provided that the issue of surface water flooding is addressed.

PUBLICITY

Neighbouring properties have been notified and a petition containing 48 signatures objecting to the scheme has been received. One further letter of objection has been received objecting to the proposed development on the following grounds:

- The proposed development will exacerbate known flooding issues in this part of West Butterwick where the sewerage infrastructure is considered to be poor.
- The loss of garages will increase the number of cars parking along Parklands.

ASSESSMENT

The application site is currently occupied by 17 garages owned by the applicants. The dimensions of the site are 30 metres by 25 metres with an existing vehicle access in the north-west corner off Parklands.

The main issues in determining this planning application are whether the proposed development will exacerbate flooding issues in this part of West Butterwick and whether the loss of the existing garages will increase the number of vehicles being parked along Parklands.

With regard to the flooding issue from the proposed development it should be noted that the amount of surface water being discharged from the application site will be significantly reduced as there will be less of the site being covered by impermeable surfaces. Furthermore the proposed dwellings will have sizeable rear gardens which will help to retain surface water run-off. The council's highway engineers have undertaken works to clear the highway sewer to improve its efficiency and will continue to repair the surface water system. A condition will be imposed requesting details of drainage disposal before any development takes place on site. This will allow the local planning authority to carefully assess the impact of the proposed development upon the existing drainage system. It should be noted that Severn Trent has raised no objections to the proposed development.

It should be noted that 17 garages will be lost as a result of the proposed development. The proposed new houses will each be served by an off-street parking space. The applicants are seeking to provide a number of other off-street parking spaces for existing houses along Parklands. The applicant has provided a schedule and plan for replacement off-street parking spaces and new vehicular accesses to serve those dwellings that will lose garages as a result of the proposed development. A condition will be imposed that ensures the replacement off-street vehicular parking and accesses are completed prior to any development taking place. This will ensure that existing houses along Parklands will have replacement parking facilities. The applicants have carried out a consultation exercise with tenants to identify who requires a replacement car space or garage. Furthermore, the applicants have confirmed that such parking will be for the exclusive use of the properties they serve.

Of the existing 17 garages it would appear that 4 are currently unused and of the remaining 13, 8 tenants have indicated no wish for a replacement garage or hard-standing. Attached to this report is a copy of the consultation exercise results.

The sequential test in PPS25 is applied to development in flood risk areas to identify whether there are any other sites within the same settlement that are at less risk of flooding, are developable and could reasonably accommodate new dwellings. It should be noted that the proposed development passes the sequential test of

PPS25 as there are no other sites within West Butterwick that are at lesser risk of flooding and available to accommodate three new dwellings.

The exception test in PPS25 is applied when the sequential test is met and there are exceptional circumstances to allow development to take place within a high flood risk zone. The proposed development will provide three affordable units within a settlement where there is a proven need, the site is previously developed land and the flood risk assessment has demonstrated that the development will be safe, without increasing the risk of flooding elsewhere. Therefore the proposed development meets the exception test of PPS25.

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 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.

4.
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.

5.
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.

6.
No development shall take place until the vehicular accesses and replacement off-street vehicle parking spaces have been completed in accordance with drawing number 2008/12/OSP and, once provided, these vehicle parking and access facilities shall be retained.

Reason

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

7.
No development shall take place until a scheme for the disposal of foul and surface water has been 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.

8.
Development shall proceed fully in accordance with the mitigation measures (for example, finished floor levels) set out in the approved flood risk assessment, and the applicant shall confirm completion of the approved scheme in writing within one month thereafter.

Reason

To reduce the potential impact of flooding in accordance with policy DS16 of the North Lincolnshire Local Plan.

9.

No development shall take place until details have been submitted to and approved in writing by the local planning authority of the make, type and colour of all external facing materials for the development 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.

10.



No building shall be erected or trees planted within 3 metres of the 150 millimetre public foul sewer that crosses the site.

Reason

To ensure that the integrity of the public sewerage system is maintained.





APPLICATION SITE

 NLLP Development boundary
 Siting of proposed dwellings (3 in total)

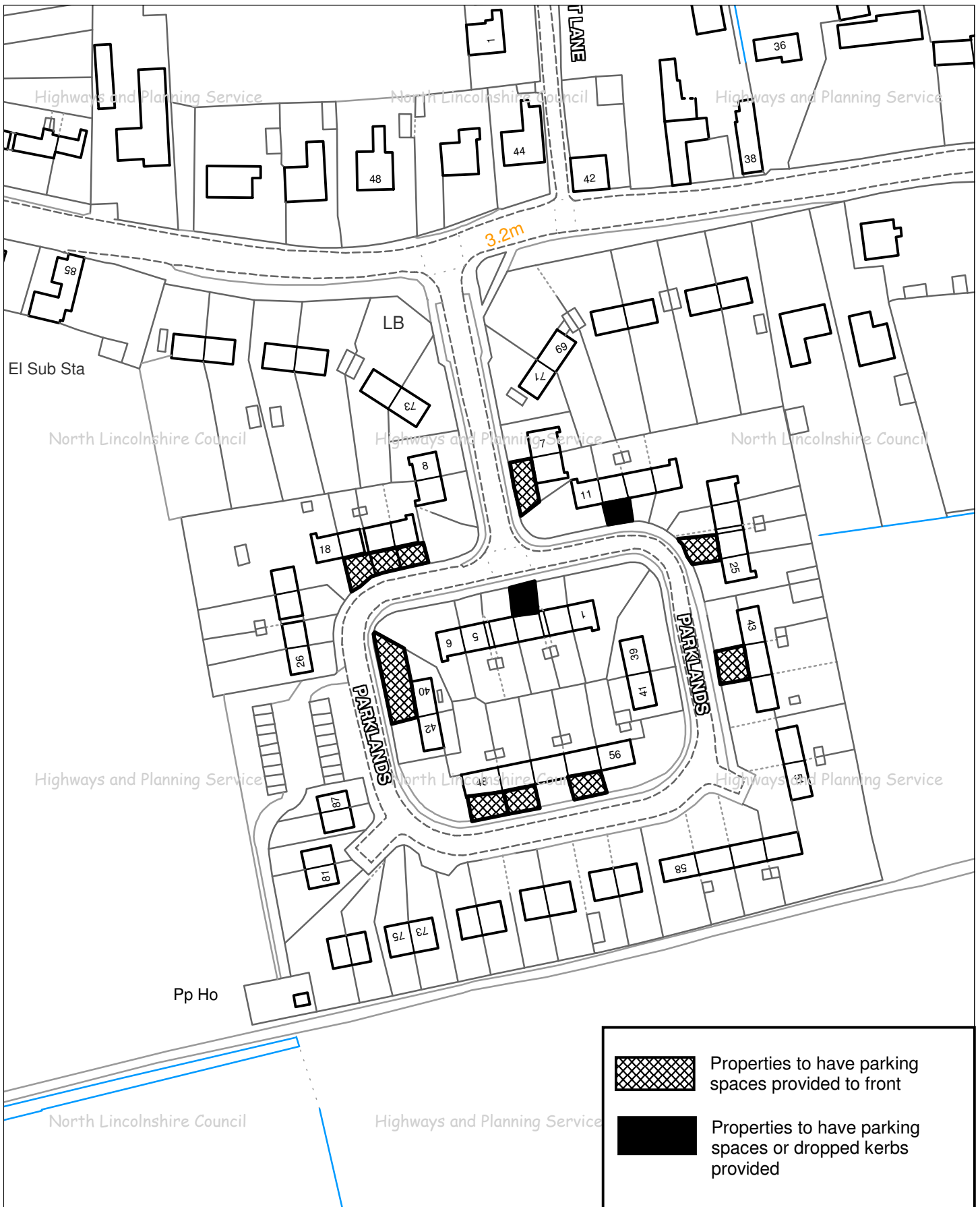
Drawing Title: 2008/1300



OS Grid Ref: SE83010571	Drawn by: SJ	Scale: 1:1250	Date: 12/11/2008
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Highways and Planning Service
 Service Director,
G Popple

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	Properties to have parking spaces provided to front
	Properties to have parking spaces or dropped kerbs provided

Drawing Title: 2008/1300 (Parking Layout Plan)

OS Grid Ref: SE83000571	Drawn by: SJ	Scale: 1:1250	Date: 22/01/2009
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PARKLANDS OFF STREET PARKING CONSULTATION

House Address		Tenant(s)	Tenancy Number	Tenant wants Hardstanding	Also has garage	Garage Tenancy No
4	Parklands	Mr & Mrs Parkin	7726500	Crossing now built-requires hard standing	No	n/a
9	Parklands	Mrs & Mr Coggan	10881705	Yes	No	n/a
10	Parklands	Mr & Mrs Lunn	7726704	Has existing drop crossing	No	n/a
12	Parklands	Mr A Charlesworth	7726801	Yes	Yes 9012	8261901
13	Parklands	Miss E Joy	9263906	Crossing and hard standing now built	No	n/a
14	Parklands	Mr T Ashley	7727001	Yes	No	n/a
16	Parklands	Mr & Mrs Paddison	10414809	Yes	Yes 9004 & 9008	8261105 / 8261503
23	Parklands	Mrs M Upshall	7727205	Yes	No	n/a
40	Parklands	Mrs & Mr Mawdsley	7727409	Currently using pedestrian crossing. Requires vehicular access across highway	No	n/a
45	Parklands	Mrs S Coyle	11136705	Yes	No	n/a
48	Parklands	Mrs G Whiteley	7727603	Yes	No	n/a
50	Parklands	Miss J Shadlock	7727700	Yes	No	n/a
54	Parklands	Mr & Mrs Sheppard	7727807	Yes	Yes 9017	8262402
Garage Address		Tenant(s)	Address	NLH HomeTenant	Requires Hardstanding	Garage Tenancy No
9001	Parklands	Mr P Kent	6 Park View Terrace	Yes	Yes	8481006
9002	Parklands	Void				
9003	Parklands	Void				
9004	Parklands	Mr & Mrs Paddison	16 Parklands	Yes	Yes	8261105
9005	Parklands	Mrs L Prendergast	6 Parklands	No	n/a	8260808
9006	Parklands	Void				
9007	Parklands	Mrs N Baines	5 Parklands	No	n/a	9616701
9008	Parklands	Mr & Mrs Paddison	16 Parklands	Yes	Yes	8261503
9009	Parklands	Mrs J Baines	85 Parklands	No	n/a	10285006
9010	Parklands	Mrs W Scott	3 Parklands	No	n/a	9330101
9011	Parklands	Mrs I Martin	35 west Street	No	n/a	8261804
9012	Parklands	Mr A Charlesworth	12 Parklands	Yes	Yes	8261901
9013	Parklands	Mrs E Barnes	57 Parklands	No	n/a	10929503
9014	Parklands	Miss L Fowler	6 Parklands	No	n/a	8262101
9015	Parklands	Mr R Fowler	17 Parklands	No	n/a	8262208
9016	Parklands	Void				
9017	Parklands	Mr Sheppard	54 Parklands	Yes	Yes	8262208