

APPLICATION NO PA/2014/0998

APPLICANT Mr C Bratton, Land Developers (Lincs) Ltd

DEVELOPMENT Planning permission for proposed increase in residential units in Block 3, plot 6, 7 and 8 from 2 (as approved under PA/2010/1046) to 3

LOCATION Land rear of 13 Queen Street, Barton-upon-Humber

PARISH BARTON-UPON-HUMBER

WARD Barton-upon-Humber

CASE OFFICER Leanne Pogson

SUMMARY RECOMMENDATION Grant permission subject to conditions

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

POLICIES

National Planning Policy Framework: Paragraph 49 states that housing applications should be considered in the context of the presumption in favour of sustainable development.

Paragraph 129 states that local authorities should identify and assess the particular significance of any heritage asset and take this assessment into account when considering the impact of a proposal on a heritage asset, to avoid or minimise conflict between the heritage asset's conservation and any aspect of the proposal.

Paragraphs 128, 131 and 137 also apply.

North Lincolnshire Local Plan: Policies H8 (Housing Design and Housing Mix), HE2 (Development in Conservation Areas) and DS1 (General Requirements) apply.

North Lincolnshire Core Strategy: Policies CS2 (Delivering more Sustainable Development), CS3 (Development Limits), CS5 (Delivering Quality Design in North Lincolnshire) and CS6 (Historic Environment) apply.

CONSULTATIONS

Highways: Advise condition 8.

English Heritage: Previous comments relating to previous applications still stand; the scope remains to address the large space dedicated to vehicle circulation and the requirement to fell the significant tree to allow easy access for refuse lorries and paragraphs 128, 131 and 137 of the NPPF have not been addressed.

Strategic Housing: Object to the application as it does not appear to meet policy CS9 in that it does not include any affordable housing.

Environment Agency: No comments.

Archaeology: The main archaeological works relating to the site have been done under the previous application. A condition is therefore advised for works to be carried out in accordance with the previously submitted mitigation scheme.

Tree Officer: No objections – the increase does not have any impact on retained trees or new trees to be planted as part of the landscaping.

TOWN COUNCIL

The town council has made comments on the application, however some relate to how it has been processed by planning.

The comments relevant to the application are set out below:

- an additional dwelling would put further strain on vehicular access and parking on the development site and surrounding on-street parking
- concerns regarding trees on the development site – there does not appear to be any protection for the trees. Some of the trees on site have been removed therefore replacement trees of the same species are requested.

PUBLICITY

Neighbouring properties have been notified by letter, and a site and press notice posted. Two letters of objection have been received raising the following issues:

- density of housing already sufficient for the site
- lack of car parking which will be exacerbated by an additional house
- the proposed tree protection plan is in essence seeking retrospective planning permission for trees which have been removed
- disregard to planning process
- the sites for the dwellings closest to Finkle Lane appear to be closer than the scale drawings suggest they should be.

ASSESSMENT

Planning permission was granted in 2011 to erect 13 dwellings to the rear of 13 Queen Street, Barton, under application PA/2010/1046. This application was for a mix of dwelling styles and types and included an access road from Queen Street. The original planning permission included various conditions including archaeological monitoring and landscaping, including the protection of various trees on the site. This application seeks permission to increase the number of units in one block to the rear of the site from two to three. There will be no change to the footprint of the building, however there will be minor

changes to the external appearance of the building with some changes to windows and doors to accommodate the extra dwelling.

The main issues in determining this application are whether the proposed increase in number of dwellings within this block is acceptable in terms of highways issues, amenity to neighbouring properties and whether the proposed external alterations are acceptable.

Highways

Concerns have been raised by local residents regarding parking provision with an extra unit. One extra space has been provided under this application to what was previously approved. As such Highways raise no objections to the proposal subject to conditions. The site is located in a sustainable location close to public transport and local services reducing reliance on the private motor vehicle. For the above reasons this scheme complies with policies CS25 of the Core Strategy and T1 of the North Lincolnshire Local Plan.

Amenity

A comment has been made regarding the scale of the plans and distance from the boundary. Works have not commenced on this part of the site and all submitted plans scale off to the same distance between the rear wall of the property and the boundary line (measuring 12 metres). This distance is considered to be acceptable and complies with local design standards.

Design

The proposed external alterations are minor in nature, and include an extra set of patio doors to the rear elevation, the reduction of two front doors to one, and some changes to window sizes and locations. The building is still of the same overall design and character and would not have an adverse impact on the character and appearance of the conservation area or on the amenity of the neighbouring properties.

Barton-upon-Humber is a large settlement which is considered able to support high density development. The proposed footprint of the development has not changed since the previous approval and the addition of an extra dwelling is not considered to be a significant increase in density.

English Heritage have raised concern regarding the development, however these concerns relate to the previous application and not the proposed increase in units or alterations to the external appearance of the block. As such the comments do not relate to this application and therefore cannot be considered as part of it.

Other considerations

The main issues raised as part of this application relate to the unauthorised removal of trees and the associated replanting schemes. These objections relate to PA/2010/1046 and are not relevant to this application. There are two large and two smaller trees within the red edge site boundary to which this application relates, all of which are to be retained as part of the development. The trees which have been removed and the replanting scheme do not relate to the red edge for this site and therefore cannot be controlled by this development. Whilst a tree protection plan and landscaping plan have been submitted in relation to the

application, it cannot be applied to the wider site. A condition is proposed to protect the trees on the part of the site affected by this development.

The Strategic Housing team has objected to this application as it considers it to be contrary to policy CS9 of the Core Strategy as no affordable housing provision has been made. This policy states that on applications for five or more dwellings in market towns (such as Barton), 20% of the development should be affordable units. These comments are made on the basis that the resulting number of units on the wider development is 14, however this application is only for one extra unit and a total of three units. As this is a stand-alone application and is not for the wider site, it is not possible to seek affordable housing contributions based on the final dwelling numbers. As such policy CS9 does not relate to this proposal.

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: RD:2961-02 Revision A Site Location Plan, RD:2961-03 Revision D Proposed Site Plan, RD:2961-04 Proposed Elevations, RD:2961-05 Revision A Proposed Indicative Site Plan (Tree Influences), RD:2961-09 Proposed Plans & Elevations - Block 3, RD:2961-12 Revision C Archaeology Excavation Plan, RD:2961-13 Revision C Proposed Highways Plan, RD:2961-31 Revision B Proposed Tree Protection Plan and RD:2961-33 Revision A Proposed Landscaping Plan.

Reason

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

3.

The archaeological mitigation strategy shall be carried out in accordance with the approved details and timings, subject to any variations agreed 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.

4.

A copy of any analysis, reporting, publication or archiving required as part of the mitigation strategy shall be deposited at North Lincolnshire's Historic Environment Record within six months of the date of completion of the development hereby approved by this permission or such other period as may be agreed 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.

5.

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.

6.

The existing trees on the sites shall be protected from the development in accordance with details submitted with this application. No trees shall be wilfully damaged or destroyed or uprooted, felled, lopped or topped nor any other works carried out which would cause damage to the root systems or otherwise threaten the lives of the trees without the previous written consent of the local planning authority. Any trees removed without such consent, or dying or being severely damaged, or becoming seriously diseased, shall be replaced with trees of such size and species as may be agreed with the local planning authority.

Reason

In order to protect the existing trees on the site.

7.

No development shall take place until detailed drawings of the windows and doors at a scale of 1:10 have been submitted to and approved in writing by the local planning authority and development shall proceed in accordance with the approved details.

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.

8.

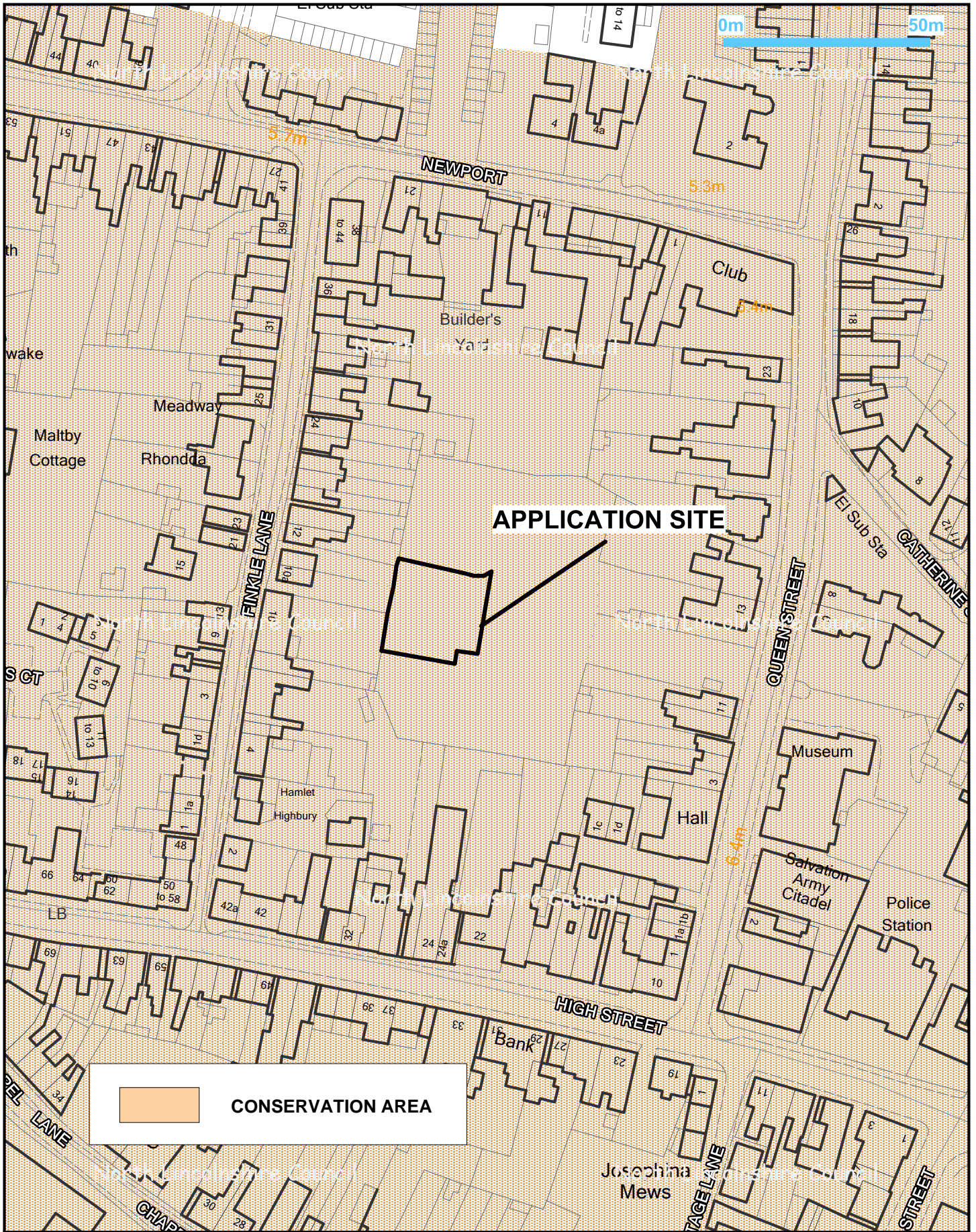
No dwelling on the site shall be occupied until the vehicular access to it and the vehicle parking spaces serving it have been completed and, once provided, the vehicle parking spaces shall be retained.

Reason

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

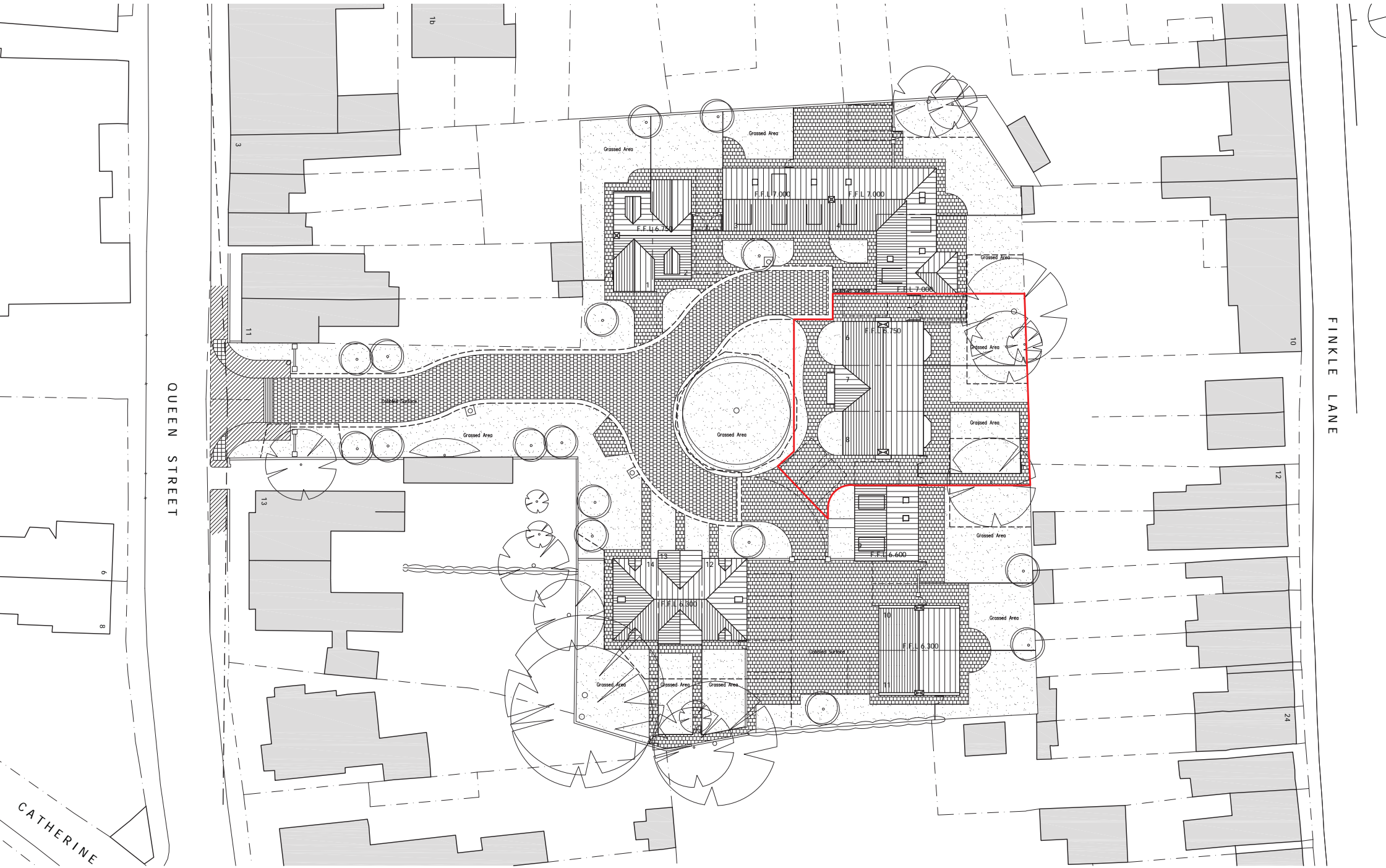
Informative

In determining this application, the council, as local planning authority, has taken account of the guidance in paragraphs 186 and 187 of the National Planning Policy Framework in order to seek to secure sustainable development that improves the economic, social and environmental conditions of the area.



Title: PA/2014/0998		
Drawn by: Sue Barden	Date: 18/12/2014	Scale 1:1250

	<p>© Crown copyright and database rights 2014 Ordnance Survey 0100023560</p>	 <p>www.northlincs.gov.uk</p>	<p>Director of Places Peter Williams BSc,DMS,CEng,MEI,MCMI,AMIMechE</p>
---	--	--	---



PA/2014/0998 Layout Plan Not to scale



Front Elevation



Side Elevation



Rear Elevation



Side Elevation