

APPLICATION NO	PA/2015/0528
APPLICANT	Mr M Robinson
DEVELOPMENT	Planning permission to erect three dwellings
LOCATION	Silver Street, Barnetby-le-Wold
PARISH	BARNETBY
WARD	Brigg and Wolds
CASE OFFICER	Ann Scott
SUMMARY RECOMMENDATION	Subject to the completion of a Section 106 agreement, grant permission subject to conditions
REASONS FOR REFERENCE TO COMMITTEE	Objection by Barnetby-le-Wold Parish Council

POLICIES

National Planning Policy Framework: Paragraph 56 requires good design and paragraph 9 relates to pursuing sustainable development.

North Lincolnshire Local Plan: Policies ST2 (Settlement Hierarchy), ST3 (Development Limits), DS1 (General Requirements), DS2 (Planning Benefits), DS3 (Planning Out Crime), H1 (Housing Development Hierarchy) and H5 (New Housing Development).

North Lincolnshire Core Strategy: Policies CS1 (Spatial Strategy for North Lincolnshire), CS2 (Delivering More Sustainable Development), CS3 (Development Limits), CS5 (Delivering Quality Design in North Lincolnshire) and CS9 (Affordable Housing).

CONSULTATIONS

Highways: No objection subject to conditions requiring vehicle parking spaces to be provided prior to the dwellings being occupied.

Drainage Team: Object due to the proposed disposal of surface water to the mains sewer. The Drainage team does not wish to see the surface water discharged to the public sewer. A sustainable method of drainage scheme should be provided for this development.

Historic Environment Record: Condition required to secure a scheme of archaeological work to be agreed prior to the commencement of the development.

Strategic Housing: Require an affordable housing contribution of £12,694.08.

PARISH COUNCIL

Objects with regard to the potential effect on the drainage system in the village resulting in regular escapes of sewage, insufficient delineation of the proposed properties and insufficient educational establishments.

PUBLICITY

Neighbouring properties have been notified and comments have been received with regard to highway safety, parking, deliveries from goods vehicles and on-street parking. Four letters of objection have been received with regard to overlooking, drainage, loss of trees/residential amenity and increase in on-street parking. A petition signed by 50 residents has also been received objecting on grounds of highway safety and loss of residential amenity.

ASSESSMENT

Proposal/site description

Planning permission is sought for the erection of three detached dwellings on land at Silver Street, Barnetby-le-Wold. Off-road parking is proposed via driveways to the side of each property. Amenity space is provided by a rear garden area to each property. The proposed design of the dwellings is considered to be in keeping with the existing character of the area in terms of siting, scale and design and accords with the criteria in policies DS1 and H5 of the North Lincolnshire Local Plan.

Highway safety

There are no objections from the council's Highway Control Officer, who advises conditions relating to the provision of vehicle parking spaces prior to the dwellings being occupied.

Visual amenity/trees

The site is situated on the north side of Silver Street and presently forms an area of garden land within the development limits for Barnetby. The land is unallocated and presently vacant. It is fenced off but visually unattractive. There are no trees on the site. The proposed dwellings will be laid out in a manner which will respect the character and appearance of the surrounding area. The properties are evenly spaced and similar in size to the existing dwellings on Silver Street. The external appearance and siting is reflective of the character of the locality.

Residential amenity

It is considered that the site can accommodate three two-storey dwellings, which is in keeping with the character and appearance of the area. The present layout does not adversely affect the amenity of surrounding properties and makes the best use of the site in terms of residential amenity. The proposal is considered to accord with the relevant criteria in policies CS1, CS2 and CS5 of the Core Strategy and policies DS1, H5 and H1 of the North Lincolnshire Local Plan.

The parish council has objected to the proposal on grounds of insufficient capacity for drainage/sewage, education facilities and delineation of the proposed dwellings. However, it is considered that the proposal is acceptable in terms of the size of the plots, and drainage

matters can be controlled by way of a planning condition. The size of the settlement can support three additional dwellings in this location within the development limits for Barnetby.

Archaeology/conservation

The site is situated in an area of archaeological interest and as such the council's Heritage Officer requires a condition to secure a programme of archaeological investigation prior to commencement of the development.

Drainage

The proposed development should incorporate a fully detailed drainage proposal. The Drainage team presently has objections to the proposal and recommends a sustainable drainage system for the proposed development. This is confirmed by the developer in the design and access statement. The site is not situated in a flood risk area and is unlikely to increase the potential for flooding in the locality.

Affordable housing

The application site is situated in a rural settlement and under policy CS9 of the North Lincolnshire Local Plan an affordable housing element of 10% will be required. This will be secured by a legal agreement under section 106 of the Town and Country Planning Act.

Conclusions

The proposal is considered to be acceptable in principle, complies with relevant planning policies and national planning guidance, and does not have an adverse impact on the locality. The application is therefore recommended for approval subject to conditions.

Recommendation

Subject to the completion of a formal agreement under Section 106 of the Town and Country Planning Act 1990 providing for an affordable housing contribution of £12,694.08, the committee resolves:

- (i) it is mindful to grant permission for the development;**
- (ii) the decision be delegated to the Head of Development Management upon completion of the obligation;**
- (iii) if the obligation is not completed by 18 May 2016 the Head of Development Management be authorised to refuse the application on grounds of non-compliance with policy CS9 of the North Lincolnshire Core Strategy; and**
- (iv) the permission so granted be 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 submitted plans and information received on 23 April 2015.

Reason

For the avoidance of doubt and in the interests of the residential and visual amenities of the locality.

3.

Within 3 months of the completion of the new access, 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.

4.

No development shall take place until details showing an effective method of preventing surface water run-off from hard paved areas within the site onto the highway have been submitted to and approved in writing by the local planning authority. These facilities shall be implemented prior to the access and parking facilities being brought into use.

Reason

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

5.

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.

6.

Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (or any order revoking and re-enacting that order with or without modification), nothing shall at any time 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.

7.

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.

8.

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.

9.

Notwithstanding the provisions of Classes A, B and C of the Town and Country Planning (General Permitted Development) Order 2015 (or any order revoking and re-enacting that order with or without modification), no extensions shall be carried out to the existing dwelling, or windows or dormers installed in the roof slope or walls, without the prior written approval of the local planning authority other than those expressly authorised by this permission.

Reason

To ensure that the existing residential amenities of adjacent properties are protected in accordance with policy DS1 of the North Lincolnshire Local Plan.

10.

No development shall take place until details of the positions, design, materials and type of boundary treatment to be built/planted have been agreed in writing by the local planning authority. The agreed boundary treatment shall be built/planted before the dwellings are occupied, and once built/planted it shall be retained.

Reason

To provide an appropriate level of screening in accordance with policies H8 and DS1 of the North Lincolnshire Local Plan.

11.

No development shall take place until proposals for landscaping have been submitted to and approved by the local planning authority. The proposals shall include indications of all existing trees and hedgerows on the site, and details of any to be retained, together with measures for their protection during the course of development.

Reason

To enhance the appearance of the development in the interests of amenity.

12.

All the approved landscaping shall be carried out within twelve months of development being commenced (unless a longer period is agreed in writing by the local planning authority). Any trees or plants which die, are removed or become seriously damaged or diseased within five years from the date of planting shall be replaced in the next planting season with others of similar size and species to those originally required to be planted, unless the local planning authority agrees in writing to any variation.

Reason

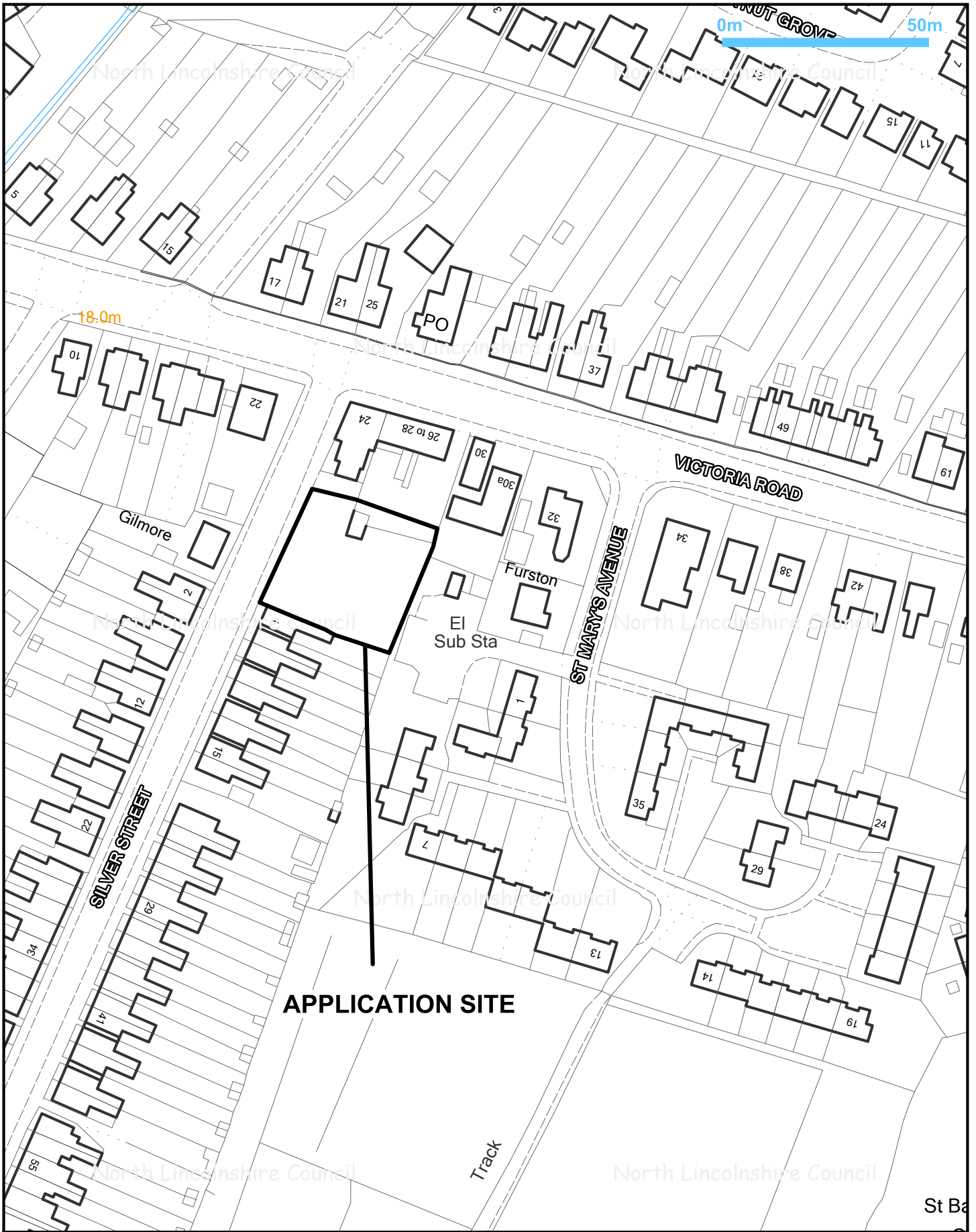
This condition is imposed for the avoidance of doubt, to help to integrate the proposed development into the existing locality, and in accordance with policy DS1 of the North Lincolnshire Local Plan.

Informative 1

This application must be read in conjunction with the relevant Section 106 Agreement.

Informative 2

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.

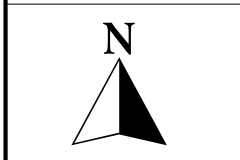


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Drawn by: Sue Barden

Date: 27/10/2015

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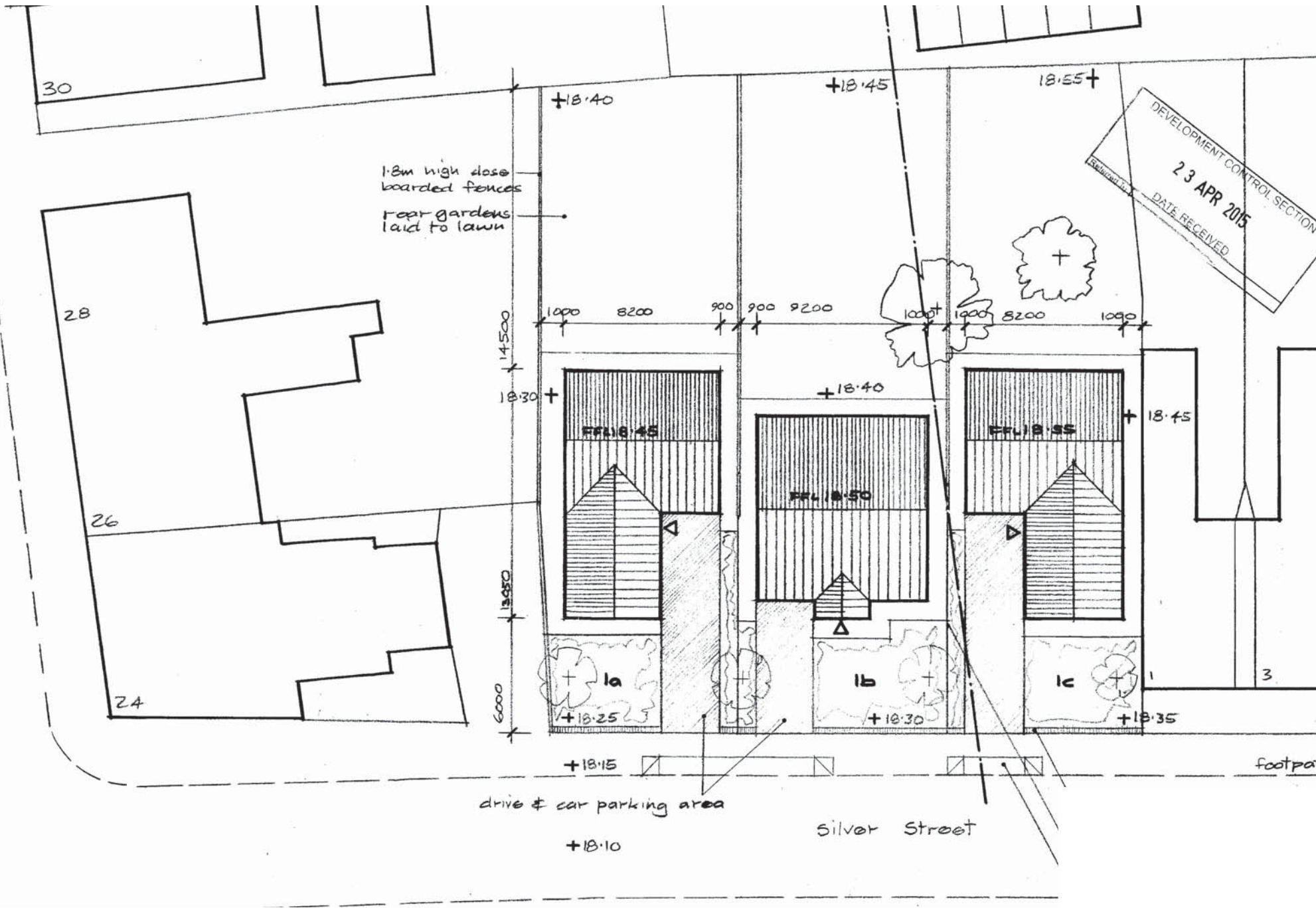


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Ordnance Survey 0100023560



Director of Places
Peter Williams
BSc,DMS,CEng,MEI,MCMI,AMIMechE

Victoria Road



PA/2015/0528 Proposed elevations - Not to scale



proposed front elevation