

**APPLICATION NO** PA/2019/1336

**APPLICANT** Mr Mark Snowden, Keigar Homes Ltd

**DEVELOPMENT** Application for approval of reserved matters (access, appearance, landscaping, layout and scale) pursuant to outline application PA/2015/1390 granted on appeal 01/08/2017

**LOCATION** Land rear of North Street and Cemetery Road, Winterton

**PARISH** Winterton

**WARD** Burton upon Stather and Winterton

**CASE OFFICER** Scott Jackson

**SUMMARY RECOMMENDATION** **Grant approval subject to conditions**

**REASONS FOR REFERENCE TO COMMITTEE** Member 'call in' (Cllrs Helen Rowson, Ralph Ogg and Elaine Marper – significant public interest)

## **POLICIES**

### **National Planning Policy Framework:**

Chapter 2 – Achieving sustainable development

Chapter 4 – Decision-making

Chapter 5 – Delivering a sufficient supply of homes

Chapter 9 – Promoting sustainable transport

Chapter 11 – Making effective use of land

Chapter 12 – Achieving well-designed places

Chapter 14 – Meeting the challenge of climate change, flooding and coastal change

Chapter 15 – Conserving and enhancing the natural environment

Chapter 16 – Conserving and enhancing the historic environment

**North Lincolnshire Local Plan:** Policies RD2, H5, H8, H10, LC5, T1, T2, T6, T19, DS1, DS14 and DS16 apply.

**North Lincolnshire Core Strategy:** Policies CS1, CS2, CS3, CS5, CS6, CS7, CS8, CS19, CS25 apply.

## **CONSULTATIONS**

**Highways:** No further comments to make.

**Environment Agency:** No objection or comments.

**Humberside Fire and Rescue:** It is a requirement for domestic premises that adequate access for fire-fighting is provided to all buildings or extensions to buildings.

**Drainage (Lead Local Flood Authority):** No objection (surface water drainage plans will be considered via the discharge of conditions procedure for the outline planning application).

**Anglian Water:** No comments to make.

**Severn Trent Water:** No comments to make.

**Public Health:** The recommendations of LLFA Drainage are noted. Notice should be taken of the 10 principles of design by Sport England and 20% of dwellings should be affordable.

## **TOWN COUNCIL**

No comments received.

## **PUBLICITY**

The planning application has been publicised by site notice; two letters of objection have been received raising the following issues:

- loss of view
- overlooking
- overbearing impact of dwellings
- no footpath provision
- impact on drainage

In addition, comments have been received from Cllr Helen Rowson raising the following issues:

- Block paved roads are not an appropriate road surface in the winter months for highway maintenance/road sweeping.
- The emergency access proposed to the site from Cemetery Road is always blocked with vehicles.

## **ASSESSMENT**

The application site consists of an agricultural field located to the north of dwellings on Cemetery Road and to the east of dwellings on North Street in Winterton. The site extends to 6.5 hectares in area and is located outside the defined settlement boundary for

Winterton, in the open countryside. The proposed vehicular access to the site is from North Street to the west (which involved the demolition of a dwelling) and a pedestrian/emergency access is proposed from Cemetery Road to the south. This is a reserved matters application for the erection of 135 dwellings, following outline planning application PA/2015/1390 being allowed at appeal; the matters for consideration are landscaping, means of access, layout, scale and appearance.

**The main issues in the determination of this application are the impact on the character and appearance of the street scene, on the countryside, and upon residential amenity.**

### **Street scene**

The proposal is for a residential development comprising a mix of two and single-storey dwellings which are arranged in semi-detached, detached and terraced form. The general heights, scale and types of dwellings are consistent with the existing height and size of dwellings located on Cemetery Road and North Street and these dwellings will be viewed against the wider existing built backdrop of existing residential development in the north-eastern corner of Winterton. The existing site is an agricultural field which is enclosed on the southern and western sides by existing housing and by an area of woodland to the east known as Simons Wood. The plans show the provision of an area of public open space measuring 302 metres by 74 metres (at its widest and deepest points) along the northern side of the site; this will help to provide a sense of openness, but also a landscaped buffer to the development.

The plans show that the general arrangement of housing is detached dwellings along the northern and western sections of the site with pairs of semi-detached houses/bungalows and terraced houses towards the south-eastern corner. Each of the detached dwellings will have a separation distance between them, which will allow for pedestrian circulation and provide a sense of openness and rhythm to the pattern of built development. The sense of openness is repeated between the pairs of semi-detached dwellings and the provision of driveways to the front and side of dwellings helps to add to this spacing between them. In terms of the appearance of the dwellings, a materials plan has been submitted stating that the roof tiles will be a mix of slate and pantiles and the bricks will be of mixed red tones, grey bricks and stone detailing to some dwellings. It is considered that this mix of external materials will ensure variety in the street scene within the development itself and ensure that the appearance of the houses is in keeping with the wider residential street scene.

In addition, the plans show the provision of an internal footpath to either side of the vehicular access from North Street and a pedestrian/emergency access from Cemetery Road to the south; this allows external connectivity to Winterton and its range of amenities/services. It is noted that the larger, detached house types are proposed along the western side of the site, however they are also proposed within other parts of the site; this adds to the mix of housing with the development site itself. The houses located along the northern side of the site will have the upper floor windows facing northwards; this results in natural surveillance of the large expanse of public open space to the north. The general layout of development is houses arranged facing the main access road with a number of cul-de-sacs containing detached houses located to either side of the main access road. It is considered that the general layout of development corresponds with the wider development pattern in Winterton.

The landscaping scheme submitted with the application shows the provision of additional planting to the public open space and rain gardens, and the provision of front gardens, low-level shrub planting and medium trees to the front of dwellings. It is also proposed to introduce a wild flower margin along the eastern boundary of the site, which will supplement the existing line of mature trees that form Simons Wood.

### **Residential amenity**

The plans show that the majority of dwellings will have two off-street parking spaces, however additional space will be available to the front and side of dwellings for on-street parking. In addition, there is sufficient private amenity space to the rear of each dwelling for the personal enjoyment of each occupant, and there is sufficient spacing between each dwelling within the development site to prevent overlooking and an overbearing impact. An issue has been raised by an objector in respect of overlooking from the larger dwellings proposed towards the western boundary of the site. The separation distances from the dwelling proposed on plot 10 to the rear elevation of the objector's property is 34 metres; the separation distance between the nearest plot in the development and the house on North Street is 26 metres. These separation distances are considered to be sufficient to mitigate overlooking and any overbearing impact.

Impact on view is not a material planning consideration and will not be assessed in this case.

The proposed development is not considered to result in loss of residential amenity to existing houses in Winterton.

### **Other issues**

The layout of the site has been informed by the information submitted to address the surface water drainage scheme imposed by planning condition on the outline planning permission. In addition, the incorporation of SuDS within the surface water drainage scheme has informed the layout of the scheme under consideration in this case. The issue of surface water and general drainage issues will therefore be assessed under the discharge of conditions procedure.

The use of brick paving as a method of road surfacing has been considered by Highways and no objections have been received on grounds of pedestrian or highway safety issues. The use of brick paving within a housing development is a common feature in most modern housing estates and adverse weather conditions would affect the safety of any road surface regardless of its materials of construction. The application is recommended for approval.

The blocking of an access for emergency vehicles would be a matter for the emergency services to address.

### **RECOMMENDATION      Grant approval subject to the following conditions:**

1.

The development hereby permitted shall be carried out in accordance with the following approved plans:

NS/165/02, NS/165/03, NS/165/05, NS/165/06, NS/165/09, NS/165/10, NS/165/14, NS/165/16, NS/1-3/18/102, W/OP/18/01, W/OP/18/102, W/OP/18/103, W/AS/18/01, W/AS/18/102, W/AS/18/103, Ki/AS/18/01, Ki/AS/18/103, Ki/AS/18/106, Ki/OP/18/101,

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**Reason**

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

2.

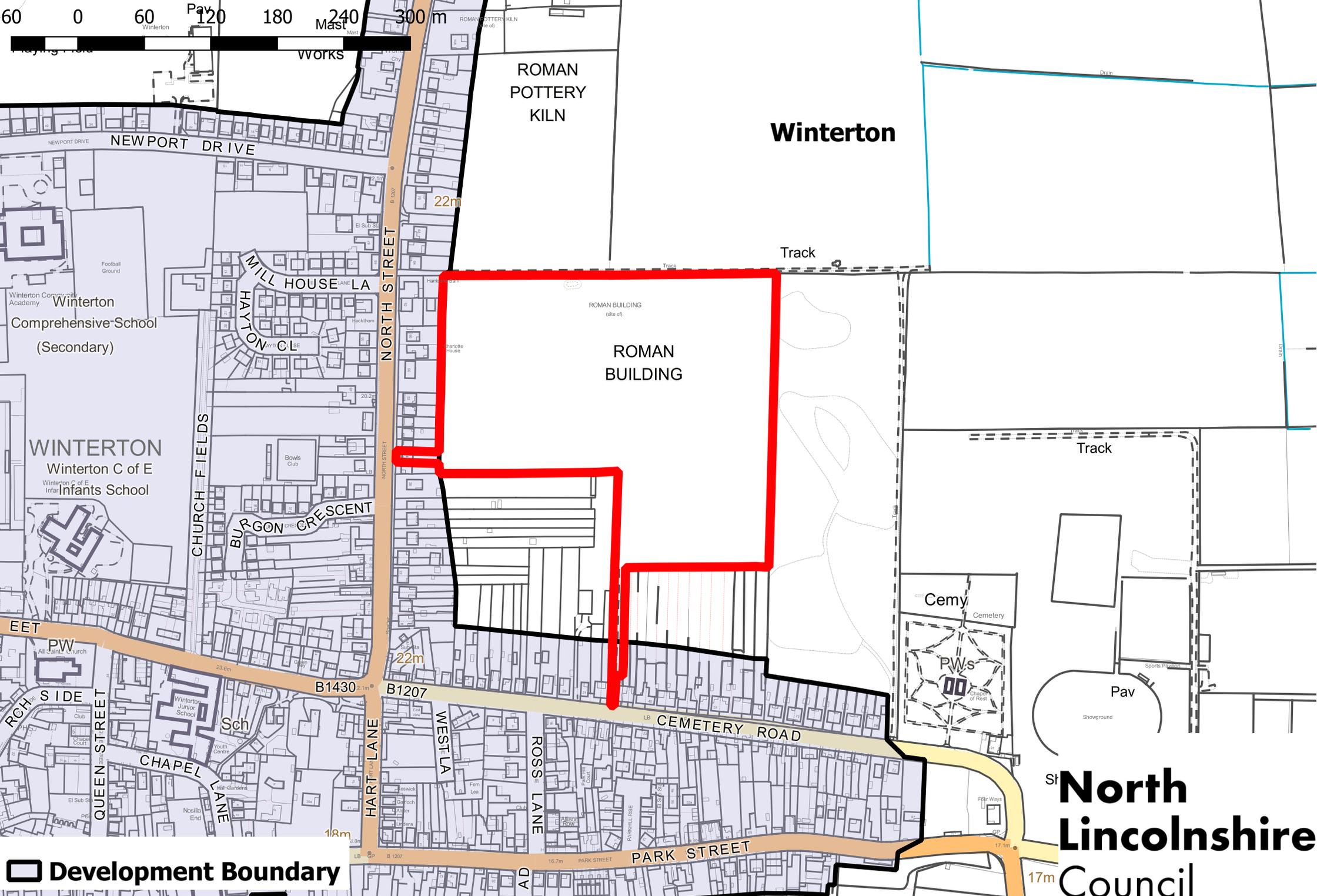
All the approved landscaping shown on drawing NS/165/14 shall be carried out within twelve months of development being commenced (unless a longer period is agreed in writing by the local planning authority). Any trees or plants which die, are removed or become seriously damaged or diseased within five 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**

To define the terms of the permission and to ensure the timely implementation and maintenance of the approved landscaping scheme.

**Informative**

In determining this application, the council, as local planning authority, has taken account of the guidance in paragraph 38 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.



ROMAN POTTERY KILN

Winterton

ROMAN BUILDING

WINTERTON Winterton C of E Infants School

Winterton Comprehensive School (Secondary)

Cemy Cemetery PWs

North Lincolnshire Council

Development Boundary

PA/2019/1336

# PA/2019/1336 Site layout (not to scale)

Track



Best Drafts: \_\_\_\_\_  
 Drawn/Rev Approved: \_\_\_\_\_

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**KEIGAR HOMES**

Residential Development  
 land off NORTH STREET  
 WINTERTON

**SITE PLAN**

Scale:	MdS	Date:	21.11.18	Rev:	1/500@A1
Project No:	NS / 165 / 03				