

APPLICATION NO	PA/2020/1029
APPLICANT	R Aldren
DEVELOPMENT	Outline planning permission to erect three dwellings, including demolition of existing dwelling, with all matters reserved for subsequent consideration
LOCATION	47 The Gables, Low Street, Haxey, DN9 2LE
PARISH	Haxey
WARD	Axholme South
CASE OFFICER	Emma Sheppard
SUMMARY RECOMMENDATION	Grant permission subject to conditions
REASONS FOR REFERENCE TO COMMITTEE	Objection by Haxey Parish Council

POLICIES

National Planning Policy Framework: Paragraph 7 states, ‘The purpose of the planning system is to contribute to the achievement of sustainable development. At a very high level, the objective of sustainable development can be summarised as meeting the needs of the present without compromising the ability of future generations to meet their own needs.’

Paragraph 8 states, ‘Achieving sustainable development means that the planning system has three overarching objectives, which are interdependent and need to be pursued in mutually supportive ways (so that opportunities can be taken to secure net gains across each of the different objectives):

- (a) an economic objective – to help build a strong, responsive and competitive economy, by ensuring that sufficient land of the right types is available in the right places and at the right time to support growth, innovation and improved productivity; and by identifying and coordinating the provision of infrastructure;
- (b) a social objective – to support strong, vibrant and healthy communities, by ensuring that a sufficient number and range of homes can be provided to meet the needs of present and future generations; and by fostering a well-designed and safe built environment, with accessible services and open spaces that reflect current and future needs and support communities’ health, social and cultural wellbeing; and
- (c) an environmental objective – to contribute to protecting and enhancing our natural, built and historic environment; including making effective use of land, helping to improve biodiversity, using natural resources prudently, minimising waste and pollution, and mitigating and adapting to climate change, including moving to a low carbon economy.’

Paragraph 11 sets out the presumption in favour of sustainable development and confirms that, for decision-taking, this means:

- '(c) approving development proposals that accord with an up-to-date development plan without delay; or
- (d) where there are no relevant development plan policies, or the policies which are most important for determining the application are out-of-date, granting planning permission unless:
 - (i) the application of policies in this Framework that protect areas or assets of particular importance provides a clear reason for refusing the development proposed; or
 - (ii) any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in the Framework as a whole.'

Paragraph 12 states, 'The presumption in favour of sustainable development does not change the statutory status of the development plan as the starting point for decision making. Where a planning application conflicts with an up-to-date development plan...permission should not usually be granted. Local planning authorities may take decisions that depart from an up-to-date development plan, but only if material considerations in a particular case indicate that the plan should not be followed.'

Paragraph 38 states, 'Local planning authorities should approach decisions on proposed development in a positive and creative way...Decision-makers at every level should seek to approve applications for sustainable development where possible.'

Paragraph 54 states, 'Local planning authorities should consider whether otherwise unacceptable development could be made acceptable through the use of conditions or planning obligations. Planning obligations should only be used where it is not possible to address unacceptable impacts through a planning condition.'

Paragraph 59 states, 'To support the Government's objective of significantly boosting the supply of homes, it is important that a sufficient amount and variety of land can come forward where it is needed, that the needs of groups with specific housing requirements are addressed and that land with permission is developed without unnecessary delay.'

Paragraph 73 states, 'Strategic policies should include a trajectory illustrating the expected rate of housing delivery over the plan period, and all plans should consider whether it is appropriate to set out the anticipated rate of development for specific sites. Local planning authorities should identify and update annually a supply of specific deliverable sites sufficient to provide a minimum of five years' worth of housing against their housing requirement set out in adopted strategic policies, or against their local housing need where the strategic policies are more than five years old. The supply of specific deliverable sites should, in addition, include a buffer (moved forward from later in the plan period) of:

- (a) 5% to ensure choice and competition in the market for land; or
- (b) 10% where the local planning authority wishes to demonstrate a five-year supply of deliverable sites through an annual position statement or recently adopted plan, to account for any fluctuations in the market during that year; or

- (c) 20% where there has been significant under delivery of housing over the previous three years, to improve the prospect of achieving the planned supply.'

Paragraph 74 states, 'A five year supply of deliverable housing sites, with the appropriate buffer, can be demonstrated where it has been established in a recently adopted plan, or in a subsequent annual position statement which:

- (a) has been produced through engagement with developers and others who have an impact on delivery, and been considered by the Secretary of State; and
- (b) incorporates the recommendation of the Secretary of State, where the position on specific sites could not be agreed during the engagement process.'

Paragraph 75 states, 'To maintain the supply of housing, local planning authorities should monitor progress in building out sites which have permission. Where the Housing Delivery Test indicates that delivery has fallen below 95% of the local planning authority's housing requirement over the previous three years, the authority should prepare an action plan in line with national planning guidance, to assess the causes of under-delivery and identify actions to increase delivery in future years.'

Paragraph 109 states 'Development should only be prevented or refused on highways grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network would be severe.'

Paragraph 163 states, 'When determining any planning applications, local planning authorities should ensure that flood risk is not increased elsewhere.'

POLICY

North Lincolnshire Local Plan:

Policy H5 (New Housing Development)

Policy H8 (Housing Design and Housing Mix)

Policy H7 (Backland and Tandem Development)

LC14 (Area of Special Historic Landscape Interest)

LC11 (Area of Amenity Importance)

Policy T2 (Access to Development)

Policy T19 (Car Parking Provision and Standards)

Policy DS1 (General Requirements)

Policy DS7 (Contaminated Land)

Policy DS14 (Foul Sewage and Surface Water Drainage)

Policy DS16 (Development and Flood Risk)

North Lincolnshire Core Strategy:

Policy CS1 (Spatial Strategy for North Lincolnshire)

Policy CS2 (Delivering more Sustainable Development)

Policy CS3 (Development Limits)

Policy CS5 (Design)

Policy CS7 (Overall Housing Provision)

Policy CS8 (Spatial Distribution of Housing Sites)

Policy CS18 (Sustainable Resource Use and Climate Change)

Policy CS19 (Flood Risk)

HELA DPD:

Inset Map for Haxey

Policy PS1 (Presumption in Favour of Sustainable Development)

CONSULTATIONS

Highways: Recommend conditions.

LLFA: No objections subject to conditions.

Isle of Axholme and North Nottinghamshire Water Level Management Board: No objections subject to a condition.

Yorkshire Water: No comments been received within the consultation period.

Environmental Health: No objections subject to a contaminated land condition.

Recycling: Comment on the requirements for recycling provision.

Archaeology: No objection. The proposal will not affect the character or setting of the Area of Special Historic Landscape (LC14).

PARISH COUNCIL

Object with the following comments:

'The main concern for this is outline permission; given its location we consider the design of the replacement dwellings needs to be assessed in the context of the effect on the character of the area (CS5). In particular, the loss of a character dwelling which is not listed: the reason for demolition is its poor state of repair; however, no structural issues have been identified or quantified to justify the loss of the important character dwelling in its setting.

It is noted the previous application PA/2020/317 has one less dwelling and we note space is available to the east of the proposed rear dwellings, which would negate the lack of amenity space were the two dwellings re-sited to the east and forward of current proposal. Given the lack of amenity space and the current position of the two dwellings, we are concerned they do not conform to rural housing density and constitute over-development of the two plots. The parish council still feel this is an over-development of the site and totally inappropriate.

The two semi-detached dwellings constitute backland development, at odds with the NPPF 70 garden development and over-development, offer little amenity space and they are, in our view, out of character in their environment.

The highways comments are noted and we are concerned about the number of access points along this stretch of the A161 and are concerned it will affect highway safety on the main route through the village.

The proposal is not affordable or social housing and therefore has no identified local need.

While the local and national policy encourages less use of polluting fuel vehicles, we believe this policy is at odds with the need to travel to work and the most likely occupants will need to travel to larger conurbations and thus negate the assumption that occupants would opt for less polluting means of travel.'

PUBLICITY

A site notice has been displayed. Four objections have been received; the points raised are summarised below:

- overlooking
- there are no details relating to the design and height of dwellings proposed
- highway issues with a new access causing safety issues
- over-development
- altered character of the area
- the existing dwelling has been left to fall into a state of disrepair on purpose
- the replacement dwelling is too close to the road
- effect on property values.

ASSESSMENT

Site history

2020/317: Outline planning permission to erect four dwellings, including demolition of existing dwelling, with all matters reserved for subsequent consideration – refused 21/04/2020

This application was refused as it was considered to be over-development of the application site and would result in a cramped form of development at odds with the character and appearance of the surrounding area. The decision notice is appended to this report.

Site and proposal

The application site is currently occupied by a detached dwelling that is in a poor state of repair close to the junction of Low Street and Haxey Grange. Sited within the settlement boundary of Haxey, the property and site are also within the Isle of Axholme, with the surrounding housing stock varying in size and design, therefore no overall uniformity.

Covering an area of 1,222 square metres, the application seeks outline planning permission to erect three dwellings, including demolition of the existing detached dwelling. The application forms state this will involve the construction of market housing, with all matters reserved for subsequent consideration.

The properties will have their own residential curtilages with the indicative plan showing that a pair of semi-detached properties will share the existing access which will run alongside the detached dwelling and will open out in front of the dwellings with turning facilities and parking provision. The replacement detached dwelling will be accessed from a new access along Low Street.

There are no discernible land level discrepancies within the site itself and the host dwelling is not listed, nor does it fall within a conservation area. Adjoining the site to the north is an LC11 (Area of Amenity Importance) and beyond is the LC14 (Area of Special Historic Landscape Interest). The site is within Flood Zone 1 according to the Environment Agency's Flood Map for Planning (Rivers and Sea) and within a low risk zone for surface water flooding. The North and North East Lincolnshire Strategic Flood Risk Assessment (SFRA) also shows the site to be within Flood Zone 1.

The main considerations in assessing this application are residential amenity, highway issues and general visual amenity/design, and whether the reason for refusal of PA/2020/317 has been overcome within this application.

Principle

Outline planning permission is sought to erect three dwellings, including the demolition of the existing house. All matters are reserved for subsequent consideration at reserved matters stage.

The site is located within the settlement boundary for Haxey and the area is residential in nature; there is therefore a presumption in favour of development for the erection of new and replacement dwellings. The dwellings are proposed to be located within Haxey; policy CS2 (Delivering More Sustainable Development) of the adopted Core Strategy states that development should be focused within the defined development limits of rural settlements to meet identified local needs. The site is considered to be a suitable infill plot within the defined settlement boundary for Haxey.

Policy CS1 of the Core Strategy is concerned with the overarching spatial strategy for North Lincolnshire. Haxey is classed as a Rural Settlement for which criterion c) states, 'Supporting thriving rural communities and a vibrant countryside through the protection and

enhancement of local services, creating opportunities for rural economic diversification and the promotion of tourism and that rural settlements will be supported as thriving sustainable communities, with a strong focus on retaining and enhancing existing local services to meet local needs. Development will be limited and should take into account levels of local service provision, infrastructure capacity and accessibility. Any development that takes place should be in keeping with the character and nature of the settlement.'

Policy CS2 sets out a sequential approach to development on certain land types. It states that development should be focused on, inter alia, 'Small scale developments within the defined development limits of rural settlements to meet identified local needs.' The proposal is wholly located within the settlement boundary of Haxey and would represent infill development set within a populated residential area. The proposed development is therefore considered acceptable.

Policy CS8 relates to the Spatial Distribution of Housing Sites. The policy states, inter alia, that 'new housing within the rural settlements will create opportunities for small scale infill development that maintains the viability of the settlement and meets identified local needs without increasing the need to travel.'

Haxey represents a sustainable location for residential development in terms of policies CS1, CS2, CS7 and CS8 of the Core Strategy, policy H5 of the North Lincolnshire Local Plan and the requirements in the National Planning Policy Framework. In addition, the site is within walking distance of the numerous local services and facilities within Haxey, including a school, church, two convenience shops and a post office, and the erection of two new dwellings and a replacement dwelling would add to the housing supply for North Lincolnshire.

Visual amenity/design

Paragraphs 124 and 130 of the NPPF express the importance of good design, high quality buildings and improving the character and quality of an area.

Core Strategy policy CS5 Delivering Quality Design in North Lincolnshire states, '...all new development in North Lincolnshire should be well designed and appropriate for their context. It should contribute to creating a sense of place. The council will encourage contemporary design, provided that it is appropriate for its location and is informed by its surrounding context. Design which is inappropriate to the local area or fails to maximise opportunities for improving the character and quality of the area will not be acceptable.'

Policy LC7 of the local plan states, 'where development is permitted within rural settlements or within the open countryside, special attention will be given to the protection of the scenic quality and distinctive local character of the landscape. Development which does not respect the character of the local landscape will not be permitted.'

Policy H5 of the local plan relates to new housing development and seeks to ensure that, inter alia, 'it comprises infill development, of up to three dwellings and is located within the medium and minimum growth settlements.'

Policy H7 of the local plan relates to backland and tandem development. It states, '...backland development or tandem development will be permitted provided that:

- (i) there is no adverse effect on the amenities of any residential premises or adjoining use through:

- (a) overlooking and loss of privacy;
 - (b) loss of amenity area to the adjoining dwellings;
 - (c) the level of nuisance resulting from the movement of vehicles to and from the proposed development;
- (ii) it would not affect the general quality and character of the area in which it is located by:
- (a) unacceptably increasing the density of development in that area;
 - (b) resulting in the loss of important natural and man-made features;
 - (c) leading to an unacceptable proliferation of vehicular accesses to the detriment of the street scene and/or road safety.’

This section of Low Street has no overall character with regard to property styles and sizes, with both semi-detached and detached properties, and two-storey dwellings and bungalows, in evidence. In addition, the provision of two dwellings to the rear of a replacement dwelling (a form of backland development) would be consistent with the pattern of development in this part of Haxey where there are two cul-de-sac developments in close proximity to the site on the northern side of Low Street.

Due to the existing site constraints, two of the dwellings could only be achieved to the rear of the site. In terms of access, the existing site access to 47 Low Street is to be utilised to serve the properties at the rear of the site with a new access created for the detached dwelling. The indicative plan shows that two of the proposed dwellings would be set back a considerable distance from the street scene and behind the existing row of residential properties; They would, therefore, not contribute directly to the wider street scene and would only be visible from small glimpses in between properties. It is therefore considered that very limited to no views of these proposed dwellings would be achievable from Low Street.

The application is for outline permission with issues regarding massing, design and landscaping to be considered in detail as part of a reserved matters application; however, an indicative site layout plan has been submitted which demonstrates that two dwellinghouses, along with the replacement dwelling, could be accommodated within the site with sufficient separation distances between the proposed and existing properties. It is therefore considered that the proposal would not result in a cramped form of development.

Based on the above, it is considered that the proposal would be acceptable, would overcome the reason for refusal of PA/2020/317, and would comply with policies H5, H7 and DS1 of the local plan and CS5 of the Core Strategy.

Residential amenity

As only outline permission is sought, with all matters reserved for subsequent consideration, the position and heights of windows, and the orientation and scale of the dwellings would be considered at reserved matters stage; therefore, any potential loss of residential amenity arising from this development would be assessed at that stage of the planning process.

Issues regarding massing, design and siting will be considered in detail as part of a reserved matters application; however, the indicative site layout plan demonstrates that the dwellings could be accommodated within the site, achieving a minimum separation distance of 19 metres between the proposed semi-detached properties and the rear elevation of the replacement dwelling. Further, an approximate distance of 16 metres will be retained to the side elevation of the property to the west along Haxey Grange and 14 metres to the rear side of 49 Low Street. It is therefore considered that the proposal would not result in a cramped form of development and could be accommodated without causing any adverse residential amenity issues.

Based on the above, it is considered that the proposal would be acceptable, would overcome the reason for refusal of PA/2020/317, and would comply with policies H7 and DS1 of the local plan and CS5 of the Core Strategy.

Highways

The site is served by the A161 and turning should therefore be provided to all units. The proposed access serving the units within the site looks to be a private driveway arrangement and as such will only be able to wholly serve a maximum of five units.

The end-on parking arrangement appears to provide (along with the two drives) a reasonable level of parking provision on site and, while this is perhaps not the most optimum of parking layouts, there is a turning head that looks to be able to cater for cars. However, this will not work for refuse vehicles and an appropriate bin collection point adjacent to the highway will be required.

The driveway should be accessed by means of a footway dropped crossing and not a return kerb and ideally any subsequent application would demonstrate the method of constructing lighting and draining the driveway.

Adequate visibility must be provided, which, as the applicant owns the adjacent dwelling, should not be unachievable. However, consideration should be given to relocating the boundary features to both frontages to provide the appropriate splays within highway limits by means of a widened and improved footway. Notwithstanding these comments, conditions relating to the footway, visibility splays, method of paving the driveway, drainage features, bin collection facilities, lighting arrangements and name plates should be imposed.

Contaminated land

Residential development is a sensitive end use. It is the developer's responsibility to assess and address any potential contamination risks; however, no supporting information has been provided that demonstrates potential risks can be reduced to an acceptable level.

Whilst the submission fails to include a Phase 1 report, the Environmental Health team have been consulted and comment that, despite the omission of the report, a condition can be imposed which would ensure details are submitted to address the contamination issues and would render the development safe and suitable for use prior to use.

Other issues

The proposal would involve the demolition of the existing house and its subsequent replacement with a new dwelling. The existing dwelling is not listed and is not within a

sensitive area (such as a conservation area), it is located within the defined settlement for Haxey and therefore its replacement is acceptable in principle.

The LLFA Drainage team has no objections to the proposal but recommend two conditions relating to surface water run-off from hard paved surfaces and from the highway. The site is within the Isle of Axholme and North Nottinghamshire Water Level Management Board district. There are no Board-maintained watercourses in close proximity to the site and no objections are raised subject to a condition relating to a surface water drainage system. This is covered by the conditions recommended by the LLFA. An informative is also to be imposed relating to surface water to a mains sewer.

Issues regarding the provision of recycling bins, storage of these and waste collection have been addressed in an informative. The issue raised relating to impact on property values is not a material planning consideration.

RECOMMENDATION Grant permission subject to the following conditions:

1.
Approval of the details of the layout, scale and appearance of the building(s), the means of access thereto, and the landscaping of the site, (hereinafter called 'the reserved matters') shall be obtained from the local planning authority in writing before any development is commenced.

Reason

The application has been made under Article 5(1) of the Town & Country Planning (Development Management Procedure) (England) Order 2015.

2.
Plans and particulars of the reserved matters referred to in condition 1 above, relating to the layout, scale and appearance of any buildings to be erected, the means of access thereto, and the landscaping of the site, shall be submitted in writing to the local planning authority and shall be carried out as approved.

Reason

The application has been made under Article 5(1) of the Town & Country Planning (Development Management Procedure) (England) Order 2015.

3.
Application for approval of the reserved matters shall be made to the local planning authority before the expiration of three years from the date of this permission.

Reason

To comply with the provisions of Section 92 of the Town and Country Planning Act 1990.

4.
The development hereby permitted shall be begun either before the expiration of five years from the date of this permission, or before the expiration of two years from the date of approval of the last of the reserved matters to be approved, whichever is the later.

Reason

To comply with the provisions of Section 92 of the Town and Country Planning Act 1990.

5.

No development shall take place until a detailed flood risk statement and drainage strategy have been submitted to and approved in writing by the local planning authority. This should outline all sources of flood risk (including surface water, ground water and ordinary watercourse) and proposals to mitigate this, and include preliminary drainage layout plans. SuDS should be considered. Full ground investigations must be carried out along with a feasibility assessment for infiltration. Infiltration tests should comprise full-scale tests to demonstrate long-term effectiveness and suitability. Reference should be made to North Lincolnshire Council's SuDS and Flood Risk Guidance Document, which is available to view on the website. The development lies within an area identified as at risk of localised flooding.

Reason

To prevent the increased risk of flooding to themselves and others, to improve and protect water quality, and to ensure the implementation and future maintenance of the sustainable drainage structures in accordance with policy DS16 of the North Lincolnshire Local Plan, policies CS18 and CS19 of the North Lincolnshire Core Strategy, and paragraphs 155, 157, 163 and 165 of the National Planning Policy Framework.

6.

The drainage scheme shall be implemented in accordance with the approved submitted details required by condition 5 above, completed prior to the occupation of any dwelling or building within each phase or sub-phase of the development on site, and thereafter retained and maintained in accordance with the scheme for the life of the development unless otherwise agreed in writing with the local planning authority.

Reason

To prevent the increased risk of flooding to themselves and others, to improve and protect water quality, and to ensure the implementation and future maintenance of the sustainable drainage structures in accordance with policy DS16 of the North Lincolnshire Local Plan, policies CS18 and CS19 of the North Lincolnshire Core Strategy, and paragraphs 155, 157, 163 and 165 of the National Planning Policy Framework.

7.

Unless otherwise agreed by the local planning authority, development other than that required to be carried out as part of an approved scheme of remediation must not commence until parts 1 to 4 below have been complied with. If unexpected contamination is found after development has begun, development must be halted on that part of the site affected by the unexpected contamination to the extent specified by the local planning authority in writing until part 4 has been complied with in relation to that contamination.

Part 1: Site Characteristics

A Phase 1 desk study shall be carried out to identify and evaluate all potential sources of contamination and the impacts on land and/or controlled waters, relevant to the site. The desk study shall establish a 'conceptual model' of the site and identify all plausible pollutant linkages. Furthermore, the assessment shall set objectives for intrusive site investigation works/Quantitative Risk Assessment (or state if none required). Two full copies of the desk study and a non-technical summary shall be submitted to the local planning authority for approval prior to proceeding to further site investigation.

An investigation and risk assessment, in addition to any assessment provided with the planning application, must be completed in accordance with a scheme to assess the nature and extent of any contamination on the site, whether or not it originates on the site. The contents of the scheme are subject to the approval in writing of the local planning authority. The investigation and risk assessment must be undertaken by competent persons and a written report of the findings must be produced. The written report is subject to the approval in writing of the local planning authority. The report of the findings must include:

- (i) a survey of the extent, scale and nature of contamination;
- (ii) an assessment of the potential risks to:
 - human health;
 - property (existing or proposed) including buildings, crops, livestock, pets, woodland, and service lines and pipes;
 - adjoining land;
 - groundwaters and surface waters;
 - ecological systems;
 - archaeological sites and ancient monuments;
- (iii) an appraisal of remedial options, and a proposal of the preferred option(s).

This must be conducted in accordance with DEFRA and the Environment Agency's 'Model Procedures for the management of Land Contamination, CLR 11'.

Part 2: Submission of Remediation Scheme

A detailed remediation scheme to bring the site to a condition suitable for the intended use by removing unacceptable risks to human health, buildings and other property and the natural and historical environment must be prepared, and is subject to the approval in writing of the local planning authority. The scheme must include all works to be undertaken, proposed remediation objectives and remediation criteria, timetable of works and site management procedures. The scheme must ensure that the site will not qualify as contaminated land under Part 2A of the Environmental Protection Act 1990 in relation to the intended use of the land after remediation.

Part 3: Implementation of Approved Remediation Scheme

The approved remediation scheme must be carried out in accordance with its terms prior to the commencement of development other than that required to carry out remediation, unless otherwise agreed in writing by the local planning authority. The local planning authority must be given two weeks' written notification of commencement of the remediation scheme works.

Following completion of measures identified in the approved remediation scheme, a verification report (referred to in PPS23 as a validation report) that demonstrates the effectiveness of the remediation carried out must be produced, and is subject to the approval in writing of the local planning authority.

Part 4: Reporting of Unexpected Contamination

In the event that contamination is found at any time when carrying out the approved development that was not previously identified it must be reported in writing immediately to the local planning authority. An investigation and risk assessment must be undertaken in accordance with the requirements of Part 1, and where remediation is necessary a remediation scheme must be prepared in accordance with the requirements of Part 2, which is subject to the approval in writing of the local planning authority.

Following completion of measures identified in the approved remediation scheme a verification report must be prepared, which is subject to the approval in writing of the local planning authority in accordance with Part 3.

Reason

To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other off-site receptors in accordance with policy DS7 of the North Lincolnshire Local Plan.

8.

Construction and site clearance operations shall be limited to the following days and hours:

- 8am to 6pm Monday to Friday

- 8am to 1pm on Saturdays.

No construction or site clearance operations shall take place on Sundays or public/bank holidays.

HGV movements shall not be permitted outside these hours during the construction phase without prior written approval from the local planning authority.

Installation of equipment on site shall not be permitted outside these hours without prior written approval from the local planning authority.

Reason

In the interests of residential amenity and to accord with policy DS1 of the North Lincolnshire Local Plan.

9.

No development shall take place until details of:

- (i) the location and layout of the vehicular access; and
- (ii) the number, location and layout of the vehicle parking space(s) within the curtilage of the site;

have been submitted to and approved in writing by the local planning authority.

Reason

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

10.

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.

11.

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.

12.

No dwelling served by the private driveway shall be occupied until it has been constructed in accordance with details including:

- the proposed method of forming a footway dropped crossing access from the highway, including the required visibility splays;
- the method of constructing/paving the drive;
- the provision of adequate drainage features;
- the provision of suitable bin collection facilities adjacent to the highway;
- the provision of suitable lighting arrangements; and
- the provision of street name plates that shall include the words 'Private Drive';

which have been agreed in writing by the local planning authority. Once constructed the private driveway 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 1

Where surface water is to be directed into a mains sewer system the relevant bodies must be contacted to ensure the system has sufficient capacity to accept the additional surface water. The Isle of Axholme and North Nottinghamshire

Water Level Management Board also requests that the applicant identifies the receiving watercourse that the sewer discharges into and provides details on the potential effect that the proposed discharge may have on the receiving watercourse.

Informative 2

The applicant's attention is drawn to comments received from the council's Recycling Officer in respect of the provision of recycling bins, their storage and issues relating to waste collection.

Informative 3

The development hereby granted planning permission requires works to be carried out within the limits of the adopted (public) highway. Therefore:

- before ANY construction works take place within the limits of the highway you MUST contact the highway authority on telephone number 01724 297000 to arrange for the relevant permissions/licenses to be issued;
- before ANY service (utility) connections take place within the limits of the highway you MUST contact the highway authority on telephone number 01724 297319 to arrange for the relevant permissions/licenses to be issued.

Informative 4

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.