

APPLICATION NO	PA/2020/1422
APPLICANT	Mr Richard Corbert, Trustees of the Elwes Children's 1989 Settlement
DEVELOPMENT	Outline planning permission to erect three dwellings with appearance, landscaping, layout and scale reserved for subsequent consideration
LOCATION	36 The Old Hall, North Street, Roxby, DN15 0BL
PARISH	Roxby cum Risby
WARD	Broughton and Appleby
CASE OFFICER	Nick Salt
SUMMARY RECOMMENDATION	Grant permission subject to conditions
REASONS FOR REFERENCE TO COMMITTEE	Member 'call in' (Cllr Waltham – significant public interest)

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 9 states, 'Planning policies and decisions should play an active role in guiding development towards sustainable solutions, but in doing so should take local circumstances into account, to reflect the character, needs and opportunities of each area.' It also explains that the three overarching objectives are not criteria against which every decision can or should be judged.

Paragraph 10 states that at the heart of the Framework is a presumption in favour of sustainable development.

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 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 59 states that 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.'

Section 7 – Ensuring the Vitality of Town Centres

Section 12 – Achieving well-designed places

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

North Lincolnshire Core Strategy:

CS1 (Spatial Strategy for North Lincolnshire)

CS2 (Delivering More Sustainable Development)

CS3 (Development Limits)

CS5 (Design)

CS6 (Historic Environment)

CS7 (Overall Housing Provision)

CS8 (Spatial Distribution of Housing Sites)

CS16 (Landscape, Greenscape and Waterscape)

CS19 (Flood Risk)

North Lincolnshire Local Plan:

Policy H1 (Housing Development Hierarchy)

Policy H5 (New Housing Development)

Policy H8 (Housing Design and Housing Mix)

Policy T2 (Access to Development)

Policy T19 (Car Parking Provision and Standards)

Policy HE9 (Archaeological Evaluation)

Policy LC7 (Landscape Protection)

Policy LC12 (Protection of Trees, Woodland and Hedgerows)

Policy DS1 (General Requirements)

Policy DS14 (Foul Sewage and Surface Water Drainage)

Policy DS16 (Flood Risk)

Policy HE9 (Archaeological Evaluation)

Housing and Employment Land Allocations DPD:

Policy PS1 (Presumption in Favour of Sustainable Development)

Inset Map for Roxby cum Risby

CONSULTATIONS

Highways: No objection, but recommend conditions relating to retaining access and parking for the existing dwelling, driveway materials, entrance visibility and the provision of access and parking for the proposed dwellings.

LLFA Drainage: No objection, but advise pre-commencement conditions requiring a flood risk statement, and surface water run-off measures and preventions.

Trees: The arboricultural information submitted gives a reasonable overview of the trees, their location, condition and retention values using BS5837:2012. The trees being removed appear to be in C categories using the guidance. There is a need to ensure that the

remaining trees are adequately protected before and during any development and the tree protection measures specified within the submitted Tree Protection Plan should be put in place prior to any works on the site.

Works to the trees retained to gain access is seen as reasonable in order to prevent branches being damaged during any works on the site.

A tree replacement landscape scheme for those that would be lost should be submitted at the appropriate time, and would need to be agreed by the local planning authority.

Historic Environment Record: The site lies within an area where archaeological remains associated with later prehistoric and Romano-British occupation are anticipated. Groundwork associated with construction of the proposed dwellings may disturb or destroy archaeological evidence.

A programme of archaeological monitoring and recording should therefore be maintained during construction groundwork. The applicant should submit a written scheme of investigation (WSI) for archaeological mitigation to be considered with this application. Where the planning authority is minded to grant consent prior to the submission of a Mitigation WSI, pre-commencement conditions would be required to secure the archaeological mitigation scheme. This procedure is in accordance with paragraph 199 of the National Planning Policy Framework, and local planning policies CS6 and HE9.

Environmental Protection: Where a proposed development introduces a vulnerable end use and/or the development site could be affected by a former potentially contaminative land use, the possibility of land contamination should always be considered. In these circumstances a Phase 1 assessment should be submitted as a minimum, which includes a desk top study, a site walkover and a conceptual site model. Phase 1 assessment requested.

PARISH COUNCIL

Object 'until there is more detail about the construction and look of the new properties being proposed. The site sits between old stone buildings and councillors would like to see elements of the new properties reflect some of stone construction for a subtle blend in and not to be faceless brick boxes.'

PUBLICITY

Advertised by site and press notice. Two comments have been received requesting that issues relating to privacy and boundary treatments, the finish of the proposed dwellings, and right of way concerns be considered at reserved matters stage.

ASSESSMENT

Planning history

No recent or relevant planning history identified.

Site

The application site is 0.17 hectares of land within the settlement limit of the small village of Roxby and currently serves as an extended garden area to the immediate east of Roxby

Old Hall. The site bounds The Farm House and The Parlour which sit to the east, and The Linhay to the south. It is currently separated from North Street by a stone wall. At present, the site is lawned garden, with a number of mature trees, particularly along the boundaries.

The layouts of the surrounding dwellings are varied, those to the west of the site fronting directly onto the road and those to the east being well set back. Many of the dwellings are older rural buildings, which appear to have been converted and subdivided.

The application site is not within a conservation area, nor does it comprise or fall within 30 metres of a listed building. The site is located within SFRA Flood Zone 1, meaning a lower flooding risk.

Proposal

Outline planning permission is sought to erect three detached dwellings. Matters relating to appearance, landscaping, layout and scale are reserved; however, indicative layouts and plans have been provided and these will be examined against relevant policy themes along with access.

The main issue in the determination of this application is the principle of the development and whether the site can be developed without having an adverse impact on the character of the site and surrounding area. Other issues below will be considered based on the submitted information:

- **impact on trees**
- **flood risk and drainage**
- **contamination**
- **access and parking**
- **indicative plans.**

Principle of development

As this is an outline planning application with all other matters reserved, the key consideration is the acceptability in principle of a dwelling on this site.

Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires planning applications to be determined in accordance with the development plan unless material considerations indicate otherwise. In this instance the development plan consists of the saved policies of the North Lincolnshire Local Plan (NLLP), the North Lincolnshire Core Strategy (NLCS) and the Housing and Employment Land and Allocations Development Plan Document (HELADPD). Material considerations exist in the form of national policy and guidance contained within the National Planning Policy Framework (NPPF) and the suite of documents comprising National Planning Practice Guidance (NPPG).

Central Government places high importance on new homes being delivered throughout the country to address the chronic shortage. Paragraph 11(d) of the NPPF states that housing applications should be considered in the context of the presumption in favour of sustainable development. Where the local planning authority cannot demonstrate a five-year supply of

deliverable housing sites, relevant policies which guide the supply of housing should not be considered up-to-date.

A recent review of the of the Five Year Housing Land Position Statement has identified that the council's housing land supply has reduced from five years and six dwellings, to four years. The council has prepared a Housing Delivery Action Plan in accordance with the NPPF and PPG. The Action Plan will assist in securing a five year land supply; some of the actions include reviewing the windfall allowance calculation, and working with developers to bring forward outline planning applications. An updated Five Year Housing Land Position Statement is yet to be published.

The proposed scheme would result in the delivery of three additional dwellings at the site which would help to contribute to the mix of housing types within the locality and would contribute towards meeting local need in North Lincolnshire.

The site is within the development boundary of Roxby cum Risby as per the Housing and Employment Land Allocations DPD and, as such, residential development in this location is acceptable in principle. The parcel of land is considered large enough for three separate plots, as demonstrated in the submitted indicative layout plan, which shows plots of over 400 square metres each, with adequate amounts of private amenity space, parking and access for all the new properties.

Dwellings on the site would be considered infill development and, with the density proposed, would be in keeping with the existing level of residential development in this small village. The sustainability of the site is somewhat limited in that there is an absence of local services such as convenience stores etc in Roxby. The village sits 1 kilometre to the south of the larger village of Winterton, which has a good range of local services and facilities, albeit at a distance likely to require use of a vehicle. The site is within the existing settlement, however, and is approximately 0.5 kilometres (a seven minute walk) from a regular bus service to Scunthorpe at 30-minute intervals.

Residential development on this site has the potential to meet the economic (via construction jobs and potential attraction of workers to North Lincolnshire), social (if adverse impacts are limited from the development), and environmental (if such impacts are limited) tests of the NPPF.

The proposal therefore accords with guidance in the NPPF and policies CS1, CS2, CS3 and CS8 of the Core Strategy.

Impact on trees

Local plan policy LC12 specifically relates to trees and the importance of their retention where possible. The policy states that landscaping, and tree and hedgerow planting schemes, will be required to accompany applications for new development where it is appropriate to the development and its setting.

Trees are the key contributing factor to the character of the site as existing. A Tree Protection Plan (TPP), Arboricultural Method Statement and Arboricultural Report & Impact Assessment have been submitted with the application, reflecting the inevitable impact of the proposed development on trees on the site. The main clusters are to the north of the site bounding the road, and at the rear of the site to the south. The proposal seeks to retain a number of trees in these locations – particularly those identified as being good quality (class B).

The council's tree officer has considered this application and has no objection to the proposals, subject to conditions ensuring that works are carried out in accordance with the TPP and that a suitable landscaping plan is required.

It is therefore considered that the information provided, and the proposed site layout, would ensure the retention of a sufficient level of tree coverage on the site to retain its verdant character and setting in the street scene. Measures as discussed above should be secured by condition. Any reserved matters application would be required to include a detailed landscaping plan.

Flood risk and drainage

The site lies within flood zone 1 according to the council's SFRA. As flood risk is considered to be low, and given the existing development in the area, it is considered that dwellings could safely be accommodated on this site with due regard for flood risk.

The council's Drainage team requests conditions relating to surface drainage. These conditions are considered appropriate to ensure that the development does not result in unacceptable water run-off into neighbouring properties or onto the highway, risking both amenity and highway safety.

Overall, and subject to the required conditions and additional information at reserved matters stage, the proposal for outline planning permission is in accordance with Core Strategy policy CS19 and local plan policy DS16 in relation to flood risk.

Land contamination

Policy DS7 is concerned with contaminated land. It states that permission will only be granted on contaminated sites where a detailed site survey has been submitted, and a suitable scheme of remedial measures has been agreed to overcome any existing contamination.

The Environmental Health team notes that the application for residential development is a sensitive end use and is on a site where previous uses are not fully known. As such, they have requested a full site survey to establish any land contamination issues. This can be secured by condition to be approved before the commencement of any works. Subject to there being no insurmountable contamination issues, there is no objection in this regard.

Access and parking

Policy T2 of the North Lincolnshire Local Plan is concerned with access to development and states that all development should be served by a satisfactory access. Policy T19 is concerned with parking provision, as well as general highway safety; both policies are considered relevant.

The overall site is proposed with a shared access from North Street, via an opening in the existing stone wall. The submitted site plans states that stone piers on either side of the entrance way would be created using the existing stone from the area of wall to be removed. The council's Highways team has reviewed the application and has no objection subject to conditions ensuring adequate access and parking is provided for the existing dwelling of Roxby Old Hall and the proposed dwellings.

It is considered that adequate visibility in both directions when leaving the site could be achieved. The addition of three dwellings is not considered likely to result in a significant intensification of use of North Street and the surrounding highways insomuch as to result in a risk to highway safety or capacity.

Pedestrian footpaths would be easily accessed directly outside the site providing walkway access to the bus service to Scunthorpe.

With regard to parking, the layout plans show two parking spaces for each dwelling, in addition to two visitor spaces. This is considered in keeping with the likely demand on site and is commensurate with the number of dwellings proposed.

Indicative plans

Policy DS1 is partly concerned with impacts upon residential amenity. It states, '...No unacceptable loss of amenity to neighbouring land uses should result in terms of noise, smell, fumes, dust or other nuisance, or through the effects of overlooking or overshadowing.' Impact on neighbouring residential amenity will be fully considered at the reserved matters stage as layout and design have been reserved.

Based on the submitted indicative site plan, however, it is considered that a layout accommodating three detached dwellings could be achieved whilst providing adequate dwelling sizes in keeping with the general street scene, and providing sufficient garden sizes.

With regard to neighbour amenity, several dwellings surrounding the site would be around or within 20 metres of one or more of the dwellings. Any final layout should ensure that no overlooking into the habitable room windows of neighbouring dwellings occurs, and that no overlooking into or between dwellings proposed occurs. The presence of retained trees along the boundary would reduce this risk, in addition to suitable solid boundary treatments.

In terms of overshadowing, it is considered that sufficient separation distances between respective properties could be provided to ensure that adequate sunlight access is achieved.

For any final design submitted with a reserved matters application, design in keeping with the vernacular style of the surrounding properties, including the use of appropriate materials would assist in ensuring that the site fits well within the street scene.

Other matters

The council's Historic Environment Record (Archaeological) team has reviewed this proposal. They note that the site lies within an area where archaeological remains associated with later prehistoric and Romano-British occupation are anticipated. Groundwork associated with construction of the proposed dwellings may disturb or destroy archaeological evidence. As such, pre-commencement conditions are required to secure the archaeological mitigation scheme. The applicant is, however, encouraged to submit a written scheme of investigation along with the reserved matters application. The results of this will determine measures required to ensure the protection of heritage assets on the site if they are identified thereon, in accordance with policy HE9 of the local plan.

Pre-commencement conditions

Pre-commencement conditions are attached to this recommendation. The inclusion of these has been agreed with the applicant/agent.

Conclusion

The principle of residential development in this area is considered to be acceptable and in accordance with both national and local planning policy. Due to the existing character and appearance of the site, a subsequent reserved matters application should ensure compatibility of design with the traditional, semi-verdant street scene. It is considered that the site is of sufficient size to accommodate acceptable plot sizes and a suitable layout to provide adequate parking, turning and access as shown, and sufficient amenity for occupants and existing neighbouring properties.

RECOMMENDATION Grant permission subject to the following conditions:

1.
Approval of the details of appearance, landscaping, layout and scale of the building(s) (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 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.

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

Reason

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

6.

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.

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.

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 approved in writing by the local planning authority. These facilities shall be implemented prior to the access and parking facilities being brought into use and thereafter so retained.

Reason

In the interests of highway safety and to comply with policy T19 of the North Lincolnshire Local Plan, policies CS18 and CS19 of the North Lincolnshire Core Strategy, and paragraph 163 of the National Planning Policy Framework.

8.

No development shall take place until details showing an effective method of preventing surface water run-off from the highway onto the developed site 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 and thereafter so retained.

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.

9.

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 the site is safe for future users and construction workers.

10.

No development shall take place until the applicant, or their agents or successors in title, has secured the implementation of an archaeological mitigation strategy, to be defined in a written scheme of investigation that has been submitted to, and approved in writing, by the local planning authority. The strategy shall accord with a brief provided by North Lincolnshire Historic Environment Record and shall include details of the following:

- (i) measures to ensure the preservation by record of archaeological features of identified importance
- (ii) methodologies for the recording and recovery of archaeological remains, including artefacts and ecofacts
- (iii) post-fieldwork methodologies for assessment and analyses
- (iv) report content and arrangements for dissemination, and publication proposals
- (v) archive preparation and deposition with recognised repositories, including the ADS
- (vi) a timetable of works in relation to the proposed development, including sufficient notification and allowance of time to ensure that the site work is undertaken and completed in accordance with the strategy

- (vii) monitoring arrangements, including the notification in writing to the North Lincolnshire Historic Environment Record of the commencement of archaeological works and the opportunity to monitor such works
- (viii) a list of all staff involved in the implementation of the strategy, including sub-contractors and specialists, their responsibilities and qualifications.

Reason

To comply with paragraph 199 of the National Planning Policy Framework, policy CS6 of the Core Strategy, and policy HE9 of the North Lincolnshire Local Plan because the site potentially contains archaeologically significant remains that the development would otherwise destroy; the archaeological mitigation strategy is required in order to preserve archaeological evidence by means of a comprehensive record and creation of a permanent archive, to advance public understanding. The archaeological mitigation strategy must be prepared and approved for implementation prior to the commencement of any groundwork within the application site that would otherwise result in destruction without record.

11.

The applicant shall notify the planning authority in writing of the intention to commence the archaeological site works at least one week/seven days before commencement. Thereafter, the archaeological mitigation strategy shall be carried out in accordance with the approved details and timings.

Reason

To comply with paragraph 199 of the National Planning Policy Framework, policy CS6 of the Core Strategy, and policy HE9 of the North Lincolnshire Local Plan because the site potentially contains archaeologically significant remains that the development would otherwise destroy; the archaeological mitigation strategy is required in order to preserve archaeological evidence by means of a comprehensive record and creation of a permanent archive, to advance public understanding. The archaeological mitigation strategy must be prepared and approved for implementation prior to the commencement of any groundwork within the application site that would otherwise result in destruction without record.

12.

A copy of any analysis, reporting, publication or archiving required as part of the mitigation strategy shall be deposited at the North Lincolnshire 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 paragraph 199 of the National Planning Policy Framework, policy CS6 of the Core Strategy, and policy HE9 of the North Lincolnshire Local Plan because the site potentially contains archaeologically significant remains that the development would otherwise destroy; the archaeological mitigation strategy is required in order to preserve archaeological evidence by means of a comprehensive record and creation of a permanent archive, to advance public understanding. The archaeological mitigation strategy must be prepared and approved for implementation prior to the commencement of any groundwork within the application site that would otherwise result in destruction without record.

13.

The tree protection measures specified within the submitted Tree Protection Plan shall be put in place prior to the commencement of the development. No tree shown as being retained shall be wilfully damaged or destroyed, 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 during the period of construction 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 during that period shall be replaced with trees of such size and species as may be agreed with the local planning authority.

Reason

To protect the existing trees on the site.

14.

No development shall take place until proposals for landscaping have been submitted to and approved by the local planning authority. The proposals shall include tree and/or hedgerow planting to offset the loss of trees on the site.

Reason

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

15.

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

- (i) the proposed method of forming access from the highway, including the required visibility splays;
- (ii) the method of constructing/ paving the drive;
- (iii) the provision of adequate drainage features;
- (iv) the provision of suitable bin collection facilities adjacent to the highway;
- (v) the provision of suitable lighting arrangements; and
- (vi) 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 policy T19 of the North Lincolnshire Local Plan.

16.

Adequate vehicle access and parking facilities serving the existing dwelling shall be retained 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 policies T2 and T19 of the North Lincolnshire Local Plan.

17.

No loose material shall be placed on any driveway or parking area within 10 metres of the adopted highway unless measures are taken to the satisfaction of 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.

18.

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

To ensure the provision/retention of adequate parking commensurate with the nature of the proposed development and to comply with policy T3 of the North Lincolnshire Local Plan.

19.

No dwelling on the site shall be occupied until the vehicular access to it and the vehicle parking and turning space serving it have been completed and, once provided, the vehicle parking and manoeuvring space 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

The flood risk statement and drainage strategy required by condition 6 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.

Informative 2

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;

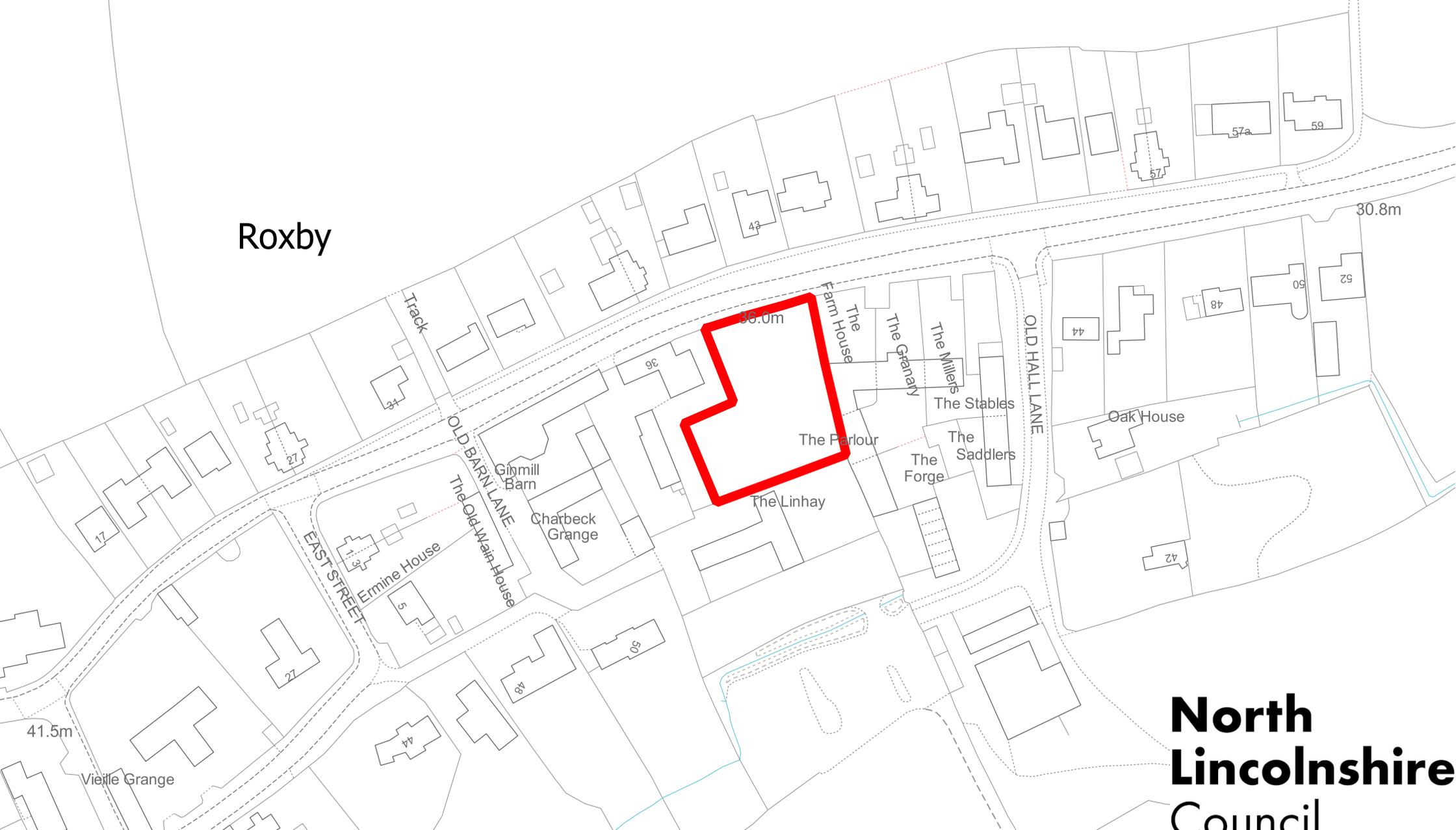
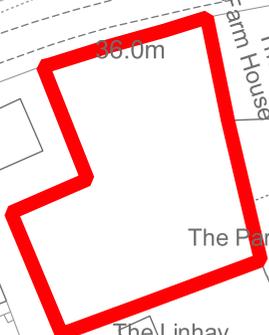
- before ANY service (utility) connections take place within the limits of the highway you MUST contact the highway authority on telephone number 01724 297319 to arrange for the relevant permissions/licenses to be issued.

Informative 3

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.



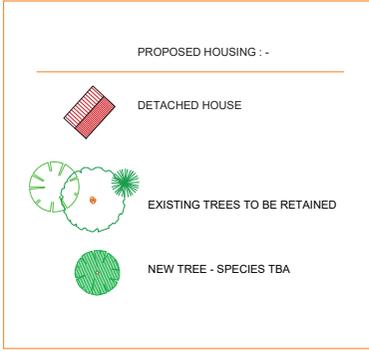
Roxby



**North
Lincolnshire
Council**

PA/2020/1422

PA/2020/1422 Indicative site layout (not to scale)



Proposed Site Plan
SCALE 1:200

General Notes								
NOTES: -								
This drawing must NOT be scaled.								
Work shall not commence until planning and building regulation approvals have been obtained in full.								
All dimensions and levels to be checked on site by contractor and any discrepancies to be reported to the architect and client prior to commencement of work on site.								
All drains & services to be located by contractor.								
This drawing is for building control purposes only. Detail design and specification shall be the sole responsibility of the contractor.								
The Contractor is to allow for those items of work which are not specifically identified in the Contract Documents but which it is reasonable to expect an experienced contractor to identify from them as being necessary (such as but without prejudice to the foregoing - screws, noggins, supports, flashings etc).								
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Amendments								
<table border="1"> <thead> <tr> <th>Rev</th> <th>Amendment</th> <th>Date</th> </tr> </thead> <tbody> <tr> <td> </td> <td> </td> <td> </td> </tr> </tbody> </table>			Rev	Amendment	Date			
Rev	Amendment	Date						
<p>ETTRIDGE ARCHITECTURE LTD</p> <p>17 PRINCES DOCK STREET HULL EAST RIDING OF YORKSHIRE HU1 2LP</p> <p>(T) 07795 145796 www.ettridge.net</p>								
<p>Project: Roxby Old Hall 36 North Street Roxby DN15 0BL</p>								
<p>Client: The Trustees of the Elwes Children's 1989 Settlement</p>								
<p>Drawing Title: Proposed Site Plan</p>								
Compass:								
Phase:	Planning							
Drawn by: JD	Checked by: DE							
Drawing No: 18 74 500	Scale: 1:200 @ A1	Date: MAY 2020						