

APPLICATION NO	PA/2020/1452
APPLICANT	Mr Tony Pearson
DEVELOPMENT	Outline planning permission to erect a dwelling with appearance, landscaping, layout and scale reserved for subsequent consideration
LOCATION	Land between 47 and 51 Akeferry Road, Westwoodside, DN9 2DU
PARISH	Haxey
WARD	Axholme South
CASE OFFICER	Emmanuel Hiamey
SUMMARY RECOMMENDATION	Grant permission subject to conditions
REASONS FOR REFERENCE TO COMMITTEE	Member 'call in' (Cllr David Rose – 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 11 sets out the presumption in favour of sustainable development and confirms that, for decision-taking, this means:

- approving development proposals that accord with an up-to-date development plan without delay; or
- 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:
 - (vi) 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
 - (vii) 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 using 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 70 states, 'Local planning authorities may make an allowance for windfall sites in the five-year supply if they have compelling evidence that such sites have consistently become available in the local area and will continue to provide a reliable source of supply. Any allowance should be realistic having regard to the Strategic Housing Land Availability Assessment, historic windfall delivery rates and expected future trends, and should not include residential gardens.'

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

North Lincolnshire Local Plan:

Policy DS1: General Requirements

Policy DS14: Foul Sewage and Surface Water Drainage

Policy DS16: Flood Risk

Policy T2: Access to Development

Policy T19: Car Parking Provision and Standards

Policy LC14: Area of Special Historic Landscape Interest

Policy LC7: Landscape Protection

Policy LC12: Protection of Trees, Woodland and Hedgerows

Policy H5: New Housing Development

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 CS6: Historic Environment

Policy CS7: Overall Housing Provision

Policy CS17: Biodiversity

Policy CS18: Sustainable Resource use and Climate Change

Policy CS19: Flood Risk

CONSULTATIONS

Historic Environment Record (Archaeology): Recommends refusal of planning permission as the proposal would adversely affect the character, appearance and setting of the historic landscape contrary to the NPPF, local planning policy LC14 and Core Strategy policy CS6.

Tree Officer: No adverse comments to make on the application subject to conditions to ensure that the trees on the site are retained and protected during work.

IANN Water Level Management Board: No objections to the proposal subject to a condition requiring a scheme for the provision, implementation, and future maintenance of a surface water drainage system.

The LLFA Drainage Team: No objection to the proposed development subject to conditions.

Environmental Protection (Contaminated Land): Comments that the application for 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. Consequently, recommends the imposition of conditions.

Highways: No adverse comments to make on the application subject to conditions.

Yorkshire Water Services Ltd: No response received.

Environment Agency (Sustainable Places): No objection to the application because the levels are well above the critical flood level of 4.1 metres AOD established in the SFRA for this area.

PARISH COUNCIL

No objections.

PUBLICITY

Site and press notices have been posted.

Six responses have been received, including multiple letters from the same household. All issues raised have been considered and are summarised below:

Objection

- the siting and scale of the proposal
- the extension beyond the development boundary
- the development would adversely affect the character of the historic landscape
- concern about traditional farm buildings in the area
- this planning proposal is the same as previously rejected proposals
- the proposed house would be out of character with the street scene
- the proposal would overwhelm the adjacent properties

Support

- the historic landscape would not be compromised
- the proposal is outline application and therefore the size, character, style and footprint of the building does not form part of this application.

ASSESSMENT

Planning history

PA/2004/1255: Outline planning permission to erect a detached dwelling and garage was refused on 19 August 2004 on the basis that the proposal failed to comply with policy DS16 because the site is within an area at high risk of flooding and no flood risk assessment had been submitted that would allow consideration of the development, and Westwoodside is included in the list of minimum growth settlements in policy ST2 of the North Lincolnshire Local Plan. The development was also contrary to policies H1 and ST3 of the plan as it was outside the development boundary for the settlement and was not essential for the purposes of agriculture or forestry.

PA/2011/1405: Outline planning permission to erect a dwelling with all matters reserved for subsequent consideration was refused on 12 January 2012 on the basis that the site was in the open countryside and outside the development boundary for Westwoodside. The development was not for agricultural or forestry purposes. The development was also classified as more vulnerable and is located within zone 3 Flood Risk. The proposal could only be allowed if it passed a sequential and an exception test. In this case, insufficient information was submitted to demonstrate that the application passed the sequential test.

- PA/2017/1330: Planning permission to erect a detached two-storey dwelling with integral garage was refused on 16 October 2017 on the basis that the dwelling, by virtue of its scale, bulk and design, would be out of character with the area and visually intrusive within the street scene. It would also result in an overbearing impact on adjacent property and the balcony would overlook the neighbour's private garden area. The trees alongside the road have amenity value; however, no tree survey had been submitted with the application and it was therefore contrary to policy LC12.
- PA/2018/1292: Planning permission to erect a detached dwelling was refused on 14 December 2018 on the basis that the dwelling, by virtue of its scale and design, would have an adverse visual impact on the character and setting of the Area of Historic Landscape Interest, would be out of character with the area and would have an adverse visual impact on the street scene and amenities of the locality.
- PA/2019/2094: Planning permission to erect a dwelling, including associated works, was refused on 14 August 2020 on the basis that the proposed dwelling, by virtue of its scale, mass, design and siting, would have an adverse visual impact on the character, appearance and setting of the Area of Special Historic Landscape Interest (policy LC14). Also, the proposed dwelling, by virtue of its scale, mass, design and siting, was considered to be out of character with the surrounding area and would have an adverse visual impact on the street scene and the amenity of the locality.

Planning appeal

Appeal reference APP/Y2003/W/19/3223414 for a new dwelling on an infill site between 47 and 51 Akeferry, Road was dismissed on 14 December 2018 on the basis that the proposal would result in conflict with the landscape and heritage protection policies of the development plan which should be afforded considerable weight. It would also conflict with the policies of the Framework when taken as a whole. The situation with regard to the adjoining farmhouse and the impact of the proposal on the former farmstead had not been fully considered by the parties, but even without including the harm that would result to the setting of this non-designated heritage asset, the benefits of the proposal would not outweigh the harm that would result to the character and appearance of the area due to the scale and design of the proposed house. Overall, material considerations, including the Framework, did not indicate that a decision that would not accord with the development plan should be reached.

Site and proposal

The site is in a residential area within the development boundary of Westwoodside. It is bounded by dwellings to the east and west, and a road to the north. The rear (south) is bounded by a field. The site is screened at the frontage by various trees, mature hedging and bushes. Immediately to the west are redundant agricultural buildings.

Outline planning permission is sought to erect one dwelling on land adjacent to 47 Akeferry Road with appearance, landscaping, layout and scale reserved for subsequent consideration.

That said, the submission is accompanied by an indicative layout and supporting information (a design statement, flood risk assessment, tree survey report and site screening assessment). The application is the sixth resubmission of a proposal for a dwelling on the plot. It is an attempt to address the issues that resulted in refusal of the previous applications.

The main issues in considering the application are:

- **principle of development;**
- **impact on local highways;**
- **impact on site drainage and flooding;**
- **impact on ecology;**
- **impact on landscape character; and**
- **impact on residential amenity.**

Principle of development

Section 38(6) of the Planning and Compulsory Purchase Act 2004 states that planning applications should be determined in accordance with the development plan unless material considerations indicate otherwise.

Policy CS1 of the Core Strategy is concerned with the overarching spatial strategy for North Lincolnshire. Westwoodside is in the tier of larger rural settlements. This policy supports thriving rural communities and a vibrant countryside. It states that development will be limited and should consider 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, among other things, small-scale developments within the defined development limits of rural settlements to meet identified local needs.

Policy CS8 relates to the Spatial Distribution of Housing Sites. The policy indicates, among other things, 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. In this case, the policy permits development for the infilling of a small gap within the development boundary.

The proposal is wholly located within the development boundary of Westwoodside and would represent an infill development set within a residential area. In addition, it is located within walking distance of the numerous local services and facilities within Westwoodside and would add to the housing supply for North Lincolnshire.

Consequently, Westwoodside 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 comparing this proposal with the previously refused proposals, as indicated earlier, those proposals were refused on various grounds, including the design of the dwelling, impact on neighbours, impact on trees, impact on the setting of the Area of Special Historic Landscape Interest and flood risk.

This application is a revised scheme to overcome the previous reasons for refusal. In this proposal, the site has been significantly altered to ensure that it wholly falls within the development boundary. Accordingly, the issue of the Area of Special Historic Landscape Interest has been mitigated. Furthermore, as this is an outline planning application only, with matters of appearance, landscaping, layout, and scale reserved for subsequent consideration, issues such as the design of the dwelling, impact on neighbours and impact on trees are not currently under consideration.

Overall, the principle of the proposed development is considered acceptable.

Impacts on site drainage and flooding

The site lies in flood zone 2/3a and is therefore at high risk of flooding. A Flood Risk Assessment (FRA) has been submitted with the application, which contains an assessment of the sequential and exceptions tests.

The Environment Agency has not raised objection to the application because the levels are well above the critical flood level of 4.1metres above Ordnance datum established in the SFRA for this area. It is considered that the FRA satisfactorily demonstrates that the development will be safe without increasing flood risk elsewhere. Furthermore, the LLFA Drainage Team has no objection to the proposed development subject to the imposition of conditions.

Consequently, the proposal is considered to comply with policy DS16 of the North Lincolnshire Local Plan, policy CS19 of the Core Strategy and the National Planning Policy Framework in terms of flood risk.

Impact on trees

At the southern boundary of the application site (beside the road) is a large mature hedge that forms the boundary to the south. The Tree Officer has confirmed that the arboricultural report submitted is accurate in terms of the trees on the site, their size, species, condition and retention values. There is a need to ensure that the trees on the site to be retained are protected during any development, and the information submitted with the arboricultural report regarding protective fencing and the use of 'no dig' protection should be conditioned to assist in the prevention of stress and potential death of the trees. The proposal complies with policy LC12: Protection of Trees, Woodland and Hedgerows.

Impacts on local highways and access

Although access is not being sought to be approved as part of this outline application, it should be noted that access to the site would be via Akeferry Road. It is believed that access to the site can be achieved. Furthermore, due to the size of the application site, it is likely that safe parking and turning of vehicles in and out of the site can be provided without posing a danger to other vehicles using Akeferry Road. Highways has no adverse comments to make on the application subject to the imposition of conditions. It is therefore considered that the proposal complies with policy T2: Access to Development and policy T19: Car Parking Provision and Standards.

Impact on residential amenity

In terms of amenity standards, consideration must be given to the amenity impact for any dwelling on the site, as well as the potential impact upon occupants of surrounding properties. Whilst the reasons for previous refusals include impact on amenity, this is an outline application and therefore no details of the dwelling have been submitted to assess the impact on residential amenities in the area. This would be assessed at the reserved matters stage.

Archaeology

The Historic Environment Record (Archaeology) have objected to the proposal. The council's archaeologist has indicated that the application site lies within the Area of Special Historic Landscape Interest of the Isle of Axholme (local plan policy LC14) and this area is designated for its unique historic landscape retaining the pattern of ancient open strip fields, enclosures and turbaries surrounding the villages on the Isle. In addition, the site is located within the early enclosures between Westwoodside and Haxey and within the historic plot of the adjoining farmstead, abutting one of the two extant historic barns. The proximity of the proposed dwelling would dominate the adjacent historic buildings. At the rear, the application boundary extends beyond the development limit for Westwoodside into open countryside. The effect of the proposed dwelling on the historic landscape would be an unacceptable extension and intrusion of the residential built environment into the historic landscape, contributing to adverse character change and erosion of the setting and legibility of the landscape.

The concerns of the Historic Environment Record are noted. It is worth noting also that the adopted HELADPD proposals map shows the site fully within the development boundary. Regarding the Area of Special Historic Landscape Interest of the Isle of Axholme, a planning balance must be made regarding impact on the landscape and the provision of sustainable residential development. As this is an outline application, it is considered that, with appropriate design, landscaping and boundary treatment to best preserve and enhance the surrounding area at the reserved matters stage, the impact on the landscape can be mitigated. The provision of housing, given the council's current lack of a five-year housing land supply and the minimal impact the proposal would have, are considered to outweigh the impact on the historic landscape.

The HER officer has noted that should the authority grant consent contrary to recommendation, then an appropriate condition to remove permitted development rights to avoid further inappropriate buildings appearing in the designated historic landscape should be attached. As indicated earlier, this is an outline application only and such a recommendation can only be considered at the reserved matters stage.

Objections

Having noted the contents of various objections and the assessment above, the authority is uncertain as to how the issues raised affect this development since the key issues do not form part of this assessment. Nonetheless, this is an issue that will need to be addressed through a reserved matters application, where the council will be able to assess the details of the proposal. The authority do not consider the block plan of the development as causing harm to the significance of the nearby heritage assets, specifically, the proximity to the adjacent historic buildings and the Area of Special Historic Landscape Interest of the Isle of Axholme.

Conclusion

The principle of the development is supported as the application site is located within the development boundary where a dwelling is normally supported.

In addition, the applicant has demonstrated the impact of the proposed development on trees, highways, access and residential amenity is likely to be mitigated. The proposed access would potentially be adequate and safe. On archaeology, the concerns raised by the HER officer have been addressed and it is judged that a planning balance must be made regarding impact on the landscape and the provision of sustainable residential development. The provision of housing, given the council's current lack of a five-year housing land supply and the minimal impact of the proposal, is considered to outweigh the impact on the historic landscape. It is worth noting that this proposal is significantly different from the previous proposals which were refused as the key issues for refusal have been deferred to the reserved matters stage. As such, the proposal follows all relevant policies of the North Lincolnshire Local Plan, the Core Strategy and the NPPF.

Pre-commencement conditions

All pre-commencement conditions attached to this recommendation have been agreed with the applicant in accordance with the Town and Country Planning (Pre-commencement conditions) Regulations 2018.

RECOMMENDATION Grant permission subject to the following conditions:

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

- (i) the location and layout of the vehicular access; and
- (ii) the number, location and layout of vehicle parking and turning spaces 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.

6.

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.

7.

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.

8.

The dwelling shall not be occupied until the vehicular access to it and the vehicle parking and turning space(s) serving it have been completed and, once provided, the vehicle parking and turning space(s) shall be retained.

Reason

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

9.

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.

10.

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.

11.

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.

12.

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.

13.

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

To secure the timely completion and successful establishment of the approved scheme of landscaping for the site.

14.

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.

15.

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 dwelling is occupied, and once built/planted it shall be retained thereafter.

Reason

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

16.

The development hereby permitted shall be carried out in accordance with the following approved plans: Site location Plan PC180A/01 dated 14th September 2020 and Tree Survey Plan PC180A/02 dated 19th December 2019.

Reason

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

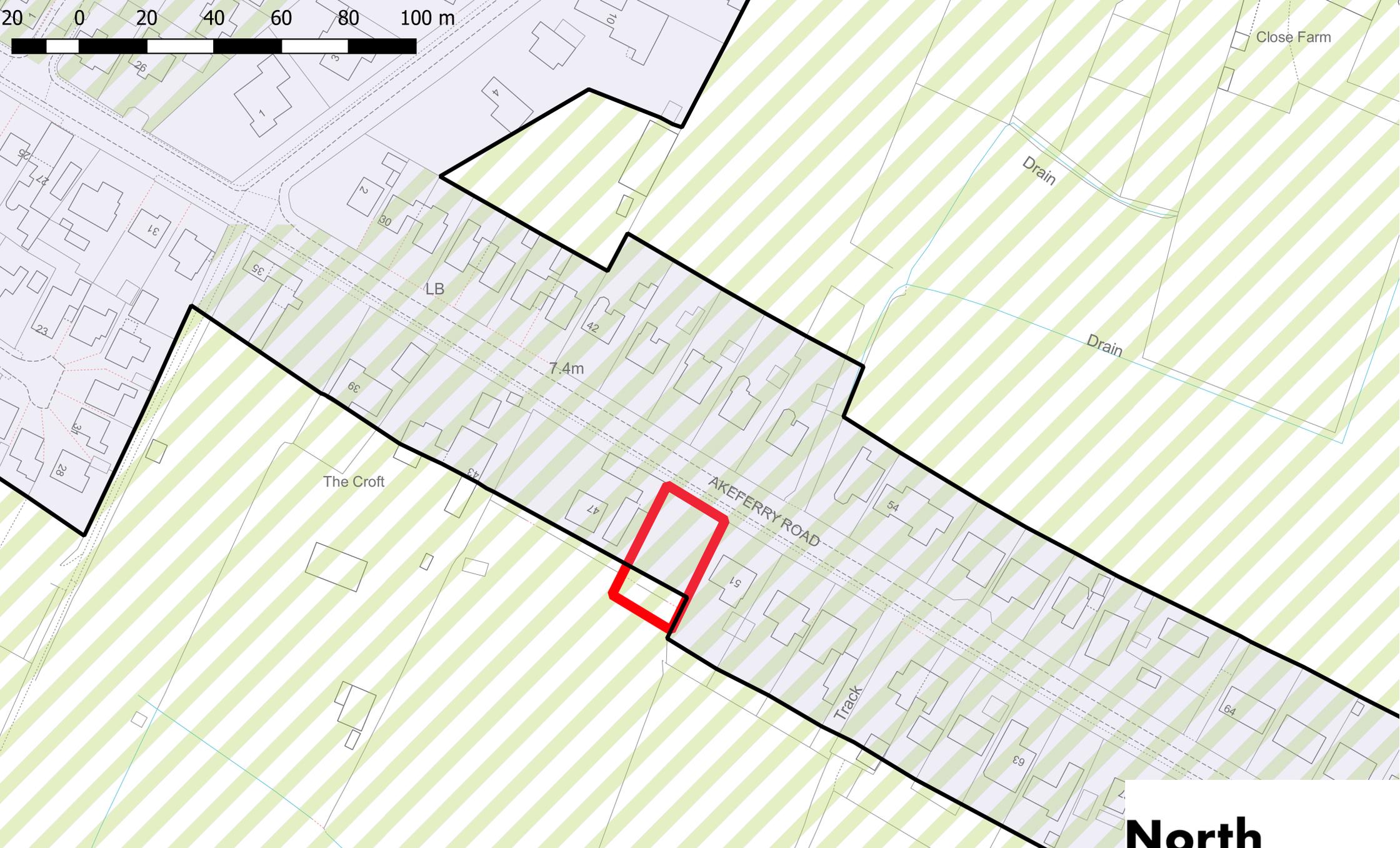
Informative 1

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 2

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.



Close Farm

Drain

Drain

The Croft

LB

7.4m

AKEFERRY ROAD

Track

-  Development Boundary
-  LC14 Isle of Axholme Area of Special Historic Landscape

**North
Lincolnshire
Council**

PA/2020/1452