

APPLICATION NO	PA/2016/2033
APPLICANT	Walkers
DEVELOPMENT	Planning permission to erect five dwellings and one pair of semi-detached dwellings
LOCATION	Off Temperance Avenue, Messingham
PARISH	Messingham
WARD	Ridge
CASE OFFICER	Scott Jackson
SUMMARY RECOMMENDATION	Minded to grant permission subject to conditions
REASONS FOR REFERENCE TO COMMITTEE	Significant public interest Objection by Messingham Parish Council

POLICIES

National Planning Policy Framework: Paragraph 19 states that significant weight should be placed on the need to support economic growth through the planning system.

Paragraph 34 states that plans and decisions should ensure developments which generate significant movements are located where the need to travel will be minimised and the use of sustainable transport modes can be maximised.

Paragraph 47 states that to boost the supply of housing, local planning authorities should identify and update annually a supply of specific deliverable sites sufficient to provide five years' worth of housing against their housing requirements.

Paragraph 49 states that housing applications should be considered in the context of the presumption in favour of sustainable development.

Paragraph 56 states that good design is a key aspect of sustainable development, is indivisible from good planning, and should contribute positively to making places better for people.

Paragraph 60 states that planning policies and decisions should not attempt to impose architectural styles or particular tastes and they should not stifle innovation, originality or initiative through unsubstantiated requirements to conform to certain development forms or style. It is, however, proper to seek to promote or reinforce local distinctiveness.

Paragraph 64 states that permission should be refused for development of poor design that fails to take the opportunities available for improving the character and quality of an area and the way it functions.

At paragraph 74 of the NPPF it states that existing open space, and sports and recreational buildings and land, should not be built on unless:

- an assessment has been undertaken which has clearly shown the open space, buildings or land to be surplus to requirements; or
- the loss resulting from the proposed development would be replaced by equivalent or better provision in terms of quantity and quality in a suitable location; or
- the development is for alternative sports and recreational provision, the needs for which clearly outweigh the loss.

Paragraph 100 states that inappropriate development in areas at high risk of flooding should be avoided by directing development away from areas at highest risk, but where development is necessary, making it safe without increasing flood risk elsewhere. Sequential and Exception Tests should be carried out to justify development, reduce the risk from flooding and steer development to those areas at lowest risk.

Paragraph 118 states that local planning authorities should aim to conserve and enhance biodiversity by refusing planning permission if significant harm cannot be avoided or adequately mitigated. Opportunities to incorporate biodiversity in and around developments should be encouraged.

Paragraph 128 requires applicants to describe the significance of heritage assets and the contribution their setting makes to this significance. The level of detail required should be proportionate to the assets' importance and no more than is necessary to understand the potential impact upon significance. Where a site on which development is proposed includes or has the potential to include heritage assets with archaeological interest, local planning authorities can require developers to submit an appropriate desk-based assessment and, where necessary, a field evaluation.

North Lincolnshire Local Plan:

Policy H5 (New Housing Development)

Policy H8 (Housing Design and Housing Mix)

Policy R1 (Protecting Playing Fields)

Policy T1 (Location of Development)

Policy T2 (Access to Development)

Policy T19 (Car Parking Provision and Standards)

Policy DS1 (General Requirements)

Policy DS3 (Planning Out Crime)

Policy DS14 (Foul Sewage and Surface Water Drainage)

Policy DS16 (Flood Risk)

Policy HE9 (Archaeological Evaluation)

North Lincolnshire Core Strategy:

Policy CS1 (Spatial Strategy for North Lincolnshire)

Policy CS2 (Delivering More Sustainable Development)

Policy CS5 (Delivering Quality Design in North Lincolnshire)

Policy CS6 (Historic Environment)

Policy CS7 (Overall Housing Provision)

Policy CS8 (Spatial Distribution of Housing Sites)

Policy CS9 (Affordable Housing)

Policy CS17 (Biodiversity)

Policy CS18 (Sustainable Resource Use and Climate Change)

Policy CS19 (Flood Risk)

Policy CS22 (Community Facilities and Services)

Policy CS23 (Sport, Recreation and Open Space)

CONSULTATIONS

Highways: No objection, recommend six conditions.

Historic Environment Record: The application site lies within an area where archaeological remains of Roman date are anticipated. A Heritage Assessment is required prior to the determination of this application in accordance with policy 128 of the NPPF. The Heritage Assessment should comprise desk-based research and archaeological field evaluation. Advise a holding objection until further information is provided regarding the potential impact of the development on heritage assets.

Severn Trent Water Ltd: No objection, recommend a condition in respect of details for foul and surface drainage disposal.

Highways Drainage: Any new connections into the on-site drain will require consent and the rate of discharge should not exceed greenfield run-off rate.

Environmental Health: The application for residential development is a sensitive end use. It is the developer's responsibility to assess and address any potential contamination risks. Historical information held by this department indicated there have been previous unknown buildings on the site. These have the potential to give rise to potential contamination such as asbestos, hydrocarbons and metals. No supporting information has been provided by the applicant that demonstrates the land has not been impacted by contamination and that any potential risks can be reduced to an acceptable level. Recommend conditions in respect of contaminated land investigation and construction working hours.

Sport England: Comments awaited.

Spatial Planning: Further to recent appeal decisions taken within North Lincolnshire that appear to have been directed by a recent appeal determined by the Secretary of State for Communities and Local Government (SOS –v– West Berkshire and Reading Borough Council [2016] EWCA Civ 441), the council will not be requiring any contributions to affordable housing or social infrastructure on sites that propose 10 dwellings or less. There is no requirement for a Section 106 agreement on this application.

PARISH COUNCIL

Object on the following grounds:

- the density of the development is too high
- loss of amenity to neighbouring properties through loss of light and overlooking
- increased surface water run-off
- increased traffic flows.

PUBLICITY

Neighbouring properties have been notified. Sixteen letters of objection (seven from the same address) have been received raising the following issues:

- impact on archaeology
- no environmental impact assessment submitted with the application
- loss of light to neighbours
- no comments received from highways
- cumulative traffic impact from farm shop on site to the east
- impact on proposed occupants from the alcohol/music licence for the adjacent farm shop
- parking and HGV delivery issues
- no details in respect of affordable housing
- building over a drain
- bungalows are a preferable form of development
- insufficient notification has taken place
- financial contributions should be sought towards local services
- out of keeping with the rural appearance of the street scene
- overlooking

- overbearing impact
- this site is not an allocated housing site and should not be developed ahead of other sites
- loss of playing field
- increase in traffic
- pollution from additional street lights
- reliant on car borne travel
- additional noise
- limited bus service
- impact on local roads
- the drainage system cannot cope with additional development
- the access point is unsafe
- local traffic improvements are needed
- Sport England should be consulted in relation to the loss of playing fields
- cramped development
- close to a dangerous junction
- existing parking issues
- the scale and size of the development is not in keeping with the area
- proximity to existing houses on Temperance Avenue.

ASSESSMENT

The proposal is for the erection of five detached dwellings with associated gardens, garages and parking spaces and a pair of semi-detached houses with parking and garden. The application site served as the playing field associated with the former Messingham Junior School and is located within the settlement boundary for Messingham. The former school building is located to the east and has been converted to a farm shop and café. The site is surrounded by residential development on three sides and is located close to the main highway route (A159) through Messingham.

The main issues in the determination of this planning application are the principle of development (including loss of a playing field), design, highway safety and impact on residential amenity.

Principle

The application site is a former school playing field within the defined settlement boundary for Messingham, in a sustainable, central location within easy walking and cycling distance of a range of local facilities along the High Street, including a primary school, village hall, shops, public houses, hairdressers, hot food takeaways and a post office. In terms of sustainability it is within walking distance of bus stops. The proposal therefore accords with the principles of sustainable development as set out within the policies of the local plan, Core Strategy and the National Planning Policy Framework on delivering residential development in appropriate locations.

Policy H8 (Housing Design and Housing Mix) applies and states that new residential development will be permitted provided that it incorporates a high standard of layout which maintains, and where possible improves and enhances, the character of the area and protects existing and natural and built features, landmarks or views that contribute to the amenity of the area. This site constitutes developable land within the settlement boundary of Messingham in a sustainable location (in a residential area). There is, therefore, a presumption in favour of residential development.

Policy CS9 (Affordable Housing) of the adopted Core Strategy applies and states that new residential development of three or more dwellings in rural settlements must make provision for an element of affordable housing. This policy seeks to ensure that 10% of housing on schemes of three or more dwellings in rural settlements is provided, which equates to 0.7 dwellings. However, the Written Ministerial Statement on Affordable Housing of November 2014, which raised the threshold for affordable housing provision to sites of ten units or more, is still in force following an earlier decision to quash it in the High Court in July 2015. As a result of this Written Ministerial Statement for Affordable Housing being in force, there is no requirement for the off-site affordable housing contribution to be sought in this case.

Policy H10 (Public Open Space Provision in New Housing Development) of the North Lincolnshire Local Plan applies and states that new housing developments on windfall sites of 0.5 hectares or less will require the developer to make an appropriate commuted payment to off-site recreational open space provision within the catchment area and to contribute to future maintenance in accordance with supplementary planning guidance. The site area is 0.28 hectares and constitutes a windfall site for residential development in Messingham. Spatial Planning has confirmed that, due to a recent appeal decision, no contributions for social infrastructure on sites of 10 dwellings or less will be sought.

The majority of the site is allocated as a playing field under policy R1 of the North Lincolnshire Local Plan. At paragraph 74 of the NPPF it states that existing open space, and sports and recreational buildings and land, should not be built on unless:

- an assessment has been undertaken which has clearly shown the open space, buildings or land to be surplus to requirements; or
- the loss resulting from the proposed development would be replaced by equivalent or better provision in terms of quantity and quality in a suitable location; or
- the development is for alternative sports and recreational provision, the needs for which clearly outweigh the loss.

The approach at paragraph 74 is echoed within policy CS23 (Sport, Recreation and Open Space) of the Core Strategy. The North Lincolnshire Playing Pitch Strategy June 2013 identifies a surplus of 10.8 adult football, 6.7 junior football and 3.0 mini soccer pitches for sub area 3 in which this site falls. This demonstrates that there is no shortfall of sporting facilities/pitches provision in that locality as a result of the proposed development. Furthermore it is important to note that the site in question was not used or secured for community use and was not included in the above calculations at this time. In fact its inclusion would increase the pitch provision in that locality and further demonstrate adequate sporting facilities/pitch provision.

An update/review to this data produced in Winter 2015 still identifies that there is an adequate supply of sporting facilities/pitches provision in this locality and no further shortfall is identified. This information has been submitted to Sport England and a response is awaited at the time of writing this report. It is worth noting that, whilst this is a defined playing pitch (in planning policy terms), it is no longer in use as a playing field and the school associated with it has closed and changed use. In addition, there are larger, more accessible recreational pitches and playing fields located 81 metre to the north of the site. Subject to no objection being received from Sport England in respect of this application, it is considered that the loss of the playing field has been justified in this case.

Design

Any development on this land should ensure that the character and appearance of the area is not compromised. A site layout plan has been submitted with the planning application, which shows five equally spaced detached dwellings located in the southern part of the site (on the playing field), set back from the access road, with two off-street parking spaces per dwelling, and areas of front garden and a private garden to the rear. In addition, the plan shows that a pair of semi-detached houses is proposed to the front of the site. These will be positioned in line with existing houses located along the southern side of Temperance Avenue, with private garden to the side and rear and one off-street parking space per dwelling. Given the space that will exist between each of the proposed dwellings, that each dwelling will be set in from the side boundaries of each plot (with areas for pedestrian circulation), and the residual space for off-street parking and garden provision, it is considered that the proposal as a whole does not constitute a cramped or contrived form of residential development. The plot sizes are commensurate with those of existing houses within close to the site.

With the exception of the pair of semi-detached houses, each of the dwellings has been individually designed. Plots 1, 2, 3 and 5 will be two-storeys high and have been designed with openings to each of the elevations to break up the massing of brickwork. Plots 1 and 3 have been designed with a double height glazed entrance feature to the principal elevation, which adds visual interest and results in a defined feature to the front. With the exception of plot 4 and the pair of semi-detached houses, each of the two-storey dwellings has additional detailing including bay windows, eaves detailing, stone headers and chimneys. Plot 4 has been designed as a dormer bungalow with a ridge height of 5.2 metres and large sections of glazing to the principal elevation which includes a glazed entrance and sunroom. Whilst it is acknowledged that the height of plot 4 has been kept single-storey to mitigate any potential for loss of amenity to neighbouring properties, it is considered that this dormer bungalow will provide additional character to the street scene within the scheme itself owing to the differing ridge heights. Variations in ridge heights are consistent with the street scene along Temperance Avenue and Northfield Road. There are examples of residential development located along the main highway through Messingham; therefore

the introduction of an additional cul-de-sac is not considered to be at odds with the prevailing character of residential development.

No details have been submitted in respect of the proposed external materials. In light of this it is considered prudent to recommend a condition requiring details of the external materials to be submitted for consideration. This will allow the local planning authority to ensure that the appearance of the proposed dwellings blends in with the street scene.

Highway safety

It is acknowledged that the proposal will result in the creation of a new vehicular access located within 25 metres of the junction of Temperance Avenue with Northfield Road. The plan submitted with the application shows that each of the detached dwellings will have a minimum of two off-street parking spaces and the semi-detached houses will have a space each. The level of parking provision is considered commensurate with the size of each dwelling proposed. Following receipt of an amended site layout, Highways have raised no objections on highway or pedestrian safety grounds or with regard to highway visibility. In addition, there is sufficient clearance between the junction head serving the development and the junction of Temperance Avenue with Northfield Road for vehicles to enter the highway and not obstruct other vehicles. A condition is recommended by Highways in respect of bin storage. This will ensure that bins can be presented and collected adjacent to the public highway on the requisite day. In the event that cars are parked within the public highway along Temperance Avenue in an obstructive manner then this may be a matter for the police to investigate.

The width of the proposed access road varies between 5 metres and 4.3 metres. This is considered sufficient width to serve the five detached properties. In addition, this access will remain in use as a private drive and serve five properties in total. Highways have raised no objection to the proposal on highway or pedestrian safety grounds and there are no known issues in this part of Messingham in terms of parking within the highway or highway visibility. The proposal is not considered to generate traffic movements over and above those reasonably expected in a residential area. A condition is recommended by Highways in respect of lighting for the proposed private driveway. This will allow the local planning authority an opportunity to ensure that the lighting to the private driveway doesn't impact on residential amenity.

Residential amenity

Given the location of the proposed development within a residential setting, Environmental Health has no objection in principle to residential development on grounds of noise impact. A condition is recommended in respect of construction working hours, which is considered sufficient to mitigate noise and disruption to neighbouring residential properties in this case. The occupiers of a number of residential properties close to the site have raised issues in relation to overlooking, loss of light and overbearing impact.

The main issue is the scale, height and position of plot 5 and its detached garage in relation to the rear boundary with 1 and 3 Temperance Avenue. The dwelling has been designed with a ridge line running parallel to the northern boundary at a height of 7.5 metres and the separation distance from the northern elevation of plot 5 to the rear elevation of the dwellings to the north is 6.5 metres. The built form of the dwelling on plot 5, together with its detached garage, will occupy the majority of the rear boundary with 1 and 3 Temperance Avenue. By virtue of the massing of the dwelling and garage on plot 5, at a

distance of 6.5 metres and 7.1 metres from the rear elevations of the neighbouring dwellings to the north, together with the ridge height (7.5 metres) and the direction to the south, the proposal is considered to result in overshadowing to the rear gardens and windows of 1 and 5 Temperance Avenue and to have an overbearing impact.

The applicant has indicated their intention to submit a revised house type for plot 5. The revision will reflect the dwelling proposed on plot 3. Given that the height to the ridge is to be reduced from 7.5 metres to 5 metres and no windows are proposed to the upper floor rear elevation, it is considered that the impact upon 1 and 3 Temperance Avenue is reduced. However, given that at the time of writing this report the revised drawings have not been received, and the revised house type has not been the subject of a revised consultation exercise, the recommendation is to delegate the decision to the Head of Development Management pending the closure of the consultation and, subject to no new objections raising issues which have not been considered, the decision be to approve the application.

The dwellings have been designed to ensure there is no overlooking of existing gardens surrounding the site from upper floor windows. The upper floor windows proposed in the rear elevation of plots 1 and 2 will have an outlook towards the blank gable and driveway area of 44 Northfield Road to the south. As no windows are proposed in the upper floor rear elevation of plot 3, the position and internal layout of this plot will not prevent future residential development on land to the rear of 30 Temperance Avenue to the west. Each of the detached dwellings has an area of useable private amenity space in excess of 50 square metres, which is considered sufficient to meet the needs of future occupants. The amount of garden space proposed to serve the pair of semi-detached dwellings is commensurate with the size of the plot and with the garden sizes of dwellings located immediately to the west.

Other issues

The Historic Environment Team has submitted a holding objection and requested that a scheme of intrusive archaeological work be undertaken. The applicant has since confirmed that archaeological investigation will commence on the site on 20 February 2017. The results of this report will be verbally reported at the planning committee meeting, together with any recommendations from the Historic Environment Team. The site is located within a defined settlement where dwellings are connected to mains sewerage. Comments received from Highways Drainage allude to the location of a drain within the site. The method of constructing housing over existing drainage will be a matter for Building Control to resolve through the Building Regulations procedure. Notwithstanding this, it is advised that a condition be imposed requiring details of foul and surface drainage disposal to be submitted, which will allow Highways Drainage and Severn Trent to ensure that the method of drainage disposal is acceptable and that there is sufficient capacity in the system to accommodate additional flows.

The erection of seven dwellings within the settlement boundary of Messingham does not constitute EIA development in this case. All of the residential address points that immediately surround or border the application site, together with local Ward Members and Messingham Parish Council, have been consulted on this planning application. The local planning authority has, therefore, fulfilled its obligations in respect of public consultation as set out in the General Management Procedure Order 2015.

RECOMMENDATION Subject to:

- (i) the expiry of the additional consultation period relating to plot 5;**
- (ii) no adverse comments being received following the additional consultation period;**
- (iii) and no adverse comments being received from Sport England and the council's archaeologist;**

mind ed to grant permission subject to the following conditions, the decision being delegated to the Head of Development Management:

1.

The development must be begun before the expiration of three years from the date of this permission.

Reason

To comply with section 91 of the Town and Country Planning Act 1990.

2.

The development hereby permitted shall be carried out in accordance with the following approved plans: 768.18, 786.10, 786.11, 786.12, 786.13, 786.14, 786.15 and 786.17 Revision A.

Reason

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

3.

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.

4.

The development hereby permitted shall not commence until drainage plans for the disposal of surface water and foul sewage have been submitted to and approved by the local planning authority. The scheme shall be implemented in accordance with the approved details before the development is first brought into use.

Reason

To ensure that the development is provided with a satisfactory means of drainage as well as to reduce the risk of creating or exacerbating a flooding problem and to minimise the risk of pollution.

5.

No development shall take place until details showing an effective method of preventing surface water run-off from hard paved areas within the site onto the highway have been

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

Reason

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

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.

No dwelling on the site shall be occupied until the vehicular access to it and the vehicle parking spaces serving it have been completed and, once provided, the vehicle parking spaces shall be retained.

Reason

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

8.

No development shall begin until details of the private driveway, including construction, drainage, lighting and where appropriate signage/street naming arrangements, have been agreed in writing with the local planning authority and no dwelling on the site shall be occupied until the private driveway has been constructed in accordance with the approved details. 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.

9.

The proposed bin collection area shall be provided in accordance with the submitted details prior to the occupation of any dwelling on site. Once provided this facility shall be retained.

Reason

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

10.

No development shall take place until a construction phase traffic management plan showing details of all associated traffic movements, including delivery vehicles and staff/construction movements, any abnormal load movements, contractor parking and welfare facilities, storage of materials and traffic management requirements on the adjacent highway, has been submitted to and approved in writing by the local planning authority.

Once approved the plan shall be implemented, reviewed and updated as necessary throughout the construction period.

Reason

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

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

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, a 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.

12.

Construction operations shall be limited to the following hours:

- 7am to 7pm Monday to Friday
- 7am to 1pm on Saturdays.

No construction 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

For the protection of residential amenity.

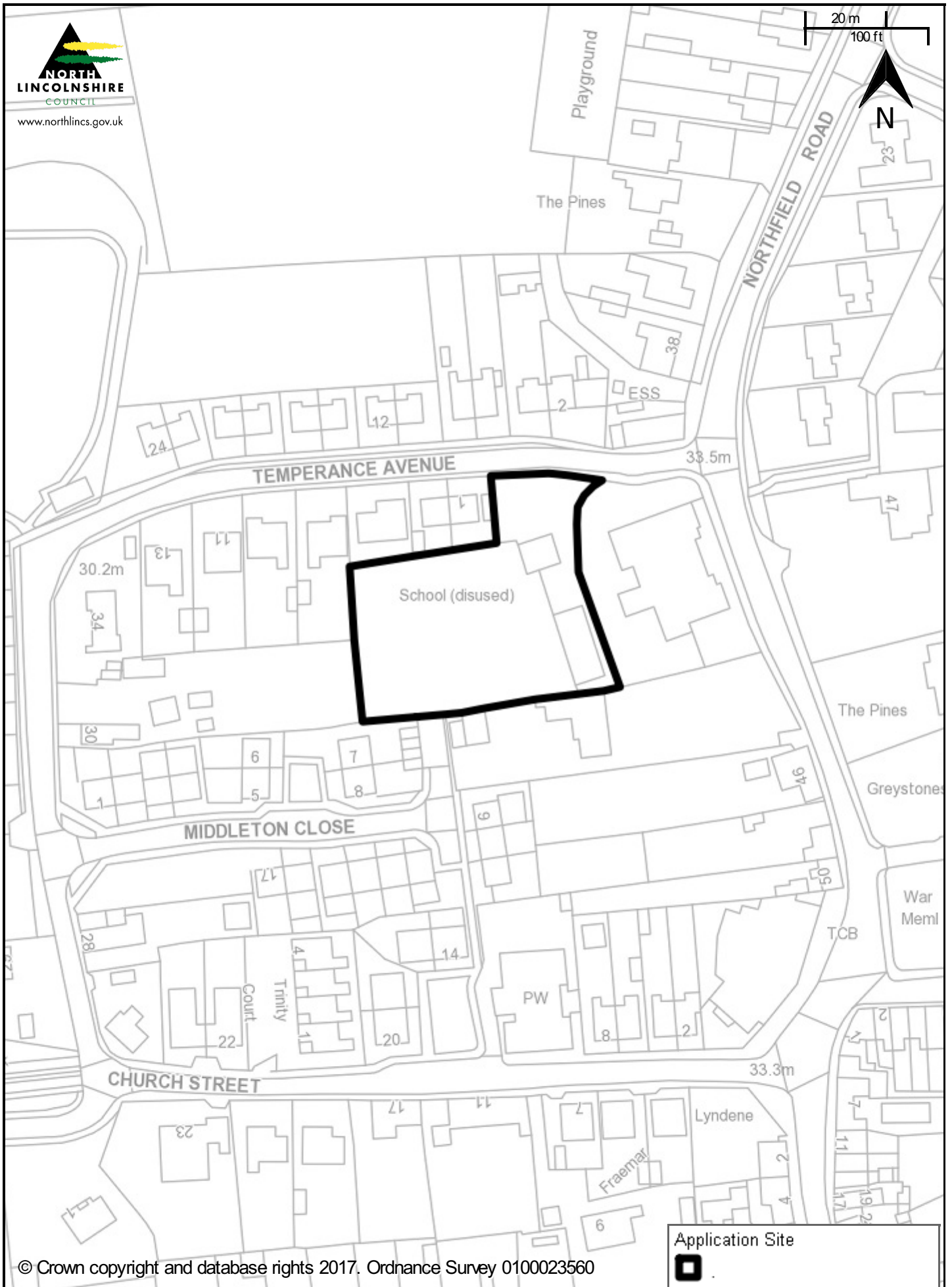
Informative 1

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

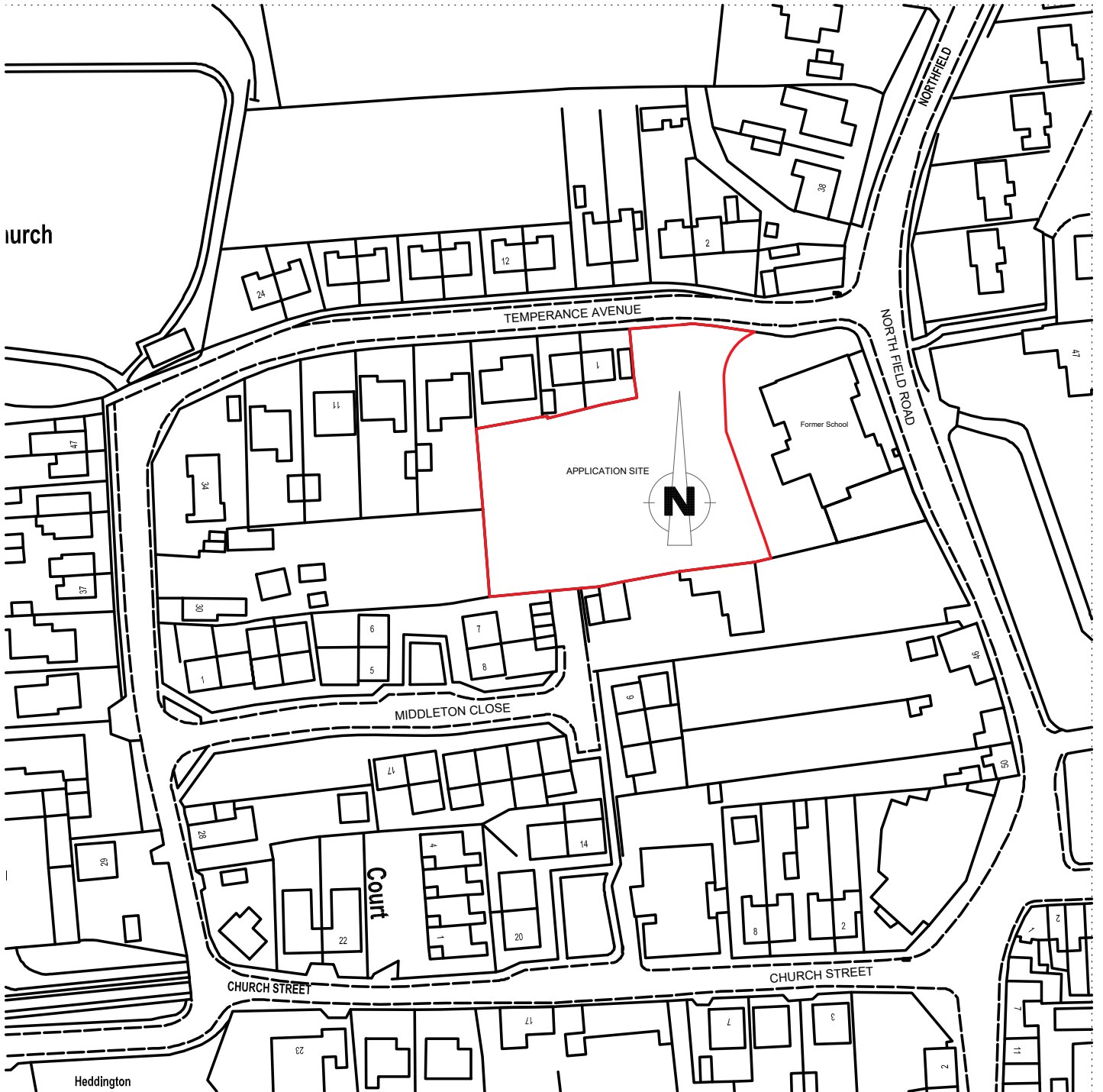
- before ANY construction works take place within the limits of the highway you MUST contact the highway authority on telephone number 01724 297000 to arrange for the relevant permissions/licenses to be issued;
- before ANY service (utility) connections take place within the limits of the highway you 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 paragraphs 186 and 187 of the National Planning Policy Framework in order to seek to secure sustainable development that improves the economic, social and environmental conditions of the area.



Application Site

Site Location

SPRAY TO BE DISCUSSED AND AGREED WITH THE LA.

TEMPERANCE AVENUE



Private Dwellings

Private Dwellings

Tarmac

Former Mesingham Junior School

A159 NORTHFIELD ROAD

Grid coordinates: X 489271.842, Y 404754.481, Z 33.367



Tree to be removed complete

Rev A

Rev A

Rev A