

APPLICATION NO	PA/2017/264
APPLICANT	Mr Broadway
DEVELOPMENT	Planning permission to build two five-bedroomed detached houses, each with attached single garage (including demolition of existing bungalow)
LOCATION	Norfeld, 51 North Street, West Butterwick, DN17 3JR
PARISH	West Butterwick
WARD	Axholme South
CASE OFFICER	Scott Jackson
SUMMARY RECOMMENDATION	Grant permission subject to conditions
REASONS FOR REFERENCE TO COMMITTEE	Objection by West Butterwick Parish Council Member 'call in' (Cllr David Rose – concerns by local residents in respect of design and position of the dwellings)
POLICIES	

National Planning Policy Framework: Paragraph 14 states that at the heart of the NPPF is a presumption in favour of sustainable development, which should be seen as a golden thread running through both plan-making and decision taking.

Paragraph 35 of Core Planning Principle 4 states that plans should protect and exploit opportunities for the use of sustainable transport modes for the movement of goods or people. Therefore developments should be located and designed, where practical, to give priority to pedestrian and cycle movements, and have access to high quality public transport facilities.

At paragraph 37 it states that planning policies should aim for a balance of land uses within their area so that people can be encouraged to minimise journey lengths for employment, shopping, leisure, education and other activities.

Paragraph 49 of Core Planning Principle 6 states that housing applications should be considered in the context of the presumption in favour of sustainable development.

Paragraph 64 of Core Planning Principle 7 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.

Paragraphs 15, 47, 50, 55, 56, 60, 61, 99 to 103 and 128 also apply.

Section 10 (Meeting the challenge of climate change, flooding and coastal change) states that inappropriate development in areas of flood risk of flooding should be avoided by directing development from areas at highest risk, but where development is necessary, making it safe without increasing flood risk elsewhere.

North Lincolnshire Local Plan: Policies DS1, DS16, LC14, RD2, T2, T19, H5 and H8 apply.

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

North Lincolnshire Housing and Employment Land Allocations Development Plan Document (HELA DPD).

CONSULTATIONS

Highways: No objection, but recommend conditions.

Isle of Axholme and North Nottinghamshire Water Level Management Board: The board-maintained North Field Dyke exists within 450 metres of the site to which byelaws and the Land Drainage Act 1991 apply. No development should be commenced until a scheme for the provision, implementation and future maintenance of a surface water drainage system has been agreed. Surface water run-off rates to receiving watercourses must not be increased as a result of the development. The suitability of soakaways, as a means of surface water disposal, should be ascertained prior to planning permission being granted and soakaways should be designed to an appropriate standard.

Environment Agency: Notes that the amended flood risk assessment (FRA) includes additional analysis as recommended in their response of 16 March 2017 and sets a higher finished floor level based on this. Appropriate mitigation has been incorporated within the development to ensure that the building is safe and resilient to flooding. Their previous objection is therefore withdrawn and a condition recommended requiring the development to take place in accordance with the amended FRA.

Environmental Health: The application for residential development is a sensitive end use. In addition, historical mapping provides reason to believe that contamination might be an issue at the site as agricultural land has the potential to give rise to contaminants such as herbicides and pesticides. 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. In the absence of a phase 1 contaminated land report, a condition is recommended requiring a contaminated land investigation to be undertaken.

Historic Environment Record: The application site lies within the Area of Special Historic Landscape Interest of the Isle of Axholme (North Lincolnshire Local Plan policy LC14). This area is designated for its unique historic landscape retaining the pattern of medieval open strip fields and early enclosures surrounding the villages on the Isle; the application site is located within the riverside ancient open strip fields. There is no Heritage Statement accompanying this application contrary to the National Planning Policy Framework, paragraph 128. The application area lies outside the development boundary and the proposed development would be an unacceptable visual intrusion and extension of the built environment into the historic landscape. Recommend refusal of planning permission as the development would adversely affect the character, appearance and setting of the historic landscape contrary to policy LC14 and Core Strategy policy CS6.

PARISH COUNCIL

Objects on the following grounds:

- over-development
- outside the settlement boundary
- not in keeping with the surrounding area
- visibility
- access and egress
- loss of privacy to surrounding properties
- historic landscape.

PUBLICITY

Neighbouring properties have been notified. Eight letters of objection (three from the same address) have been received raising similar issues to those raised by the parish council, together with the following issues:

- the scale of the dwellings is out of keeping
- too many dwellings are being constructed in West Butterwick
- there is an over-supply of dwellings in the village
- bungalows would be more appropriate
- the land was good agricultural land
- overlooking and overbearing impact
- overbearing impact exacerbated by the difference in ground levels across North Street
- the dwellings should be positioned further back into the site
- increased noise, disruption and traffic
- overlooking to bedroom and ground-floor windows in the house opposite
- no fences or construction should be allowed within 3 metres of the highway to permit safe access to fields.

ASSESSMENT

The application site consists of a detached bungalow with associated garden land to the rear and parking to the front and side. The bungalow is set back approximately 8 metres from the public highway and is positioned centrally within the plot. The land to the south of the site was previously in use as agricultural land and has recently been bordered by a

post-and-wire fence. The existing bungalow is located within the settlement boundary for West Butterwick and the site is located within flood zone 2/3a in accordance with the North Lincolnshire Strategic Flood Risk Assessment. The site is bordered by agricultural fields to the west; this land is also classed as LC14 Area of Special Historic Landscape. The proposal seeks planning permission for the erection of two detached dwellings with associated gardens and parking areas; the proposal also includes the demolition of the existing bungalow.

The main issues in the determination of this planning application are the principle of development (incorporating design and impact on the character and appearance of the LC14 land), impact on residential amenity and flood risk.

Principle

The parts of the application site where the two detached dwellings are proposed are located within the defined development boundary for West Butterwick as shown in the Housing and Employment Land DPD. Furthermore, the application site is located in a sustainable location, within walking distance of local services and fronts North Street, which is a local bus route. 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 West Butterwick, in a sustainable location. There is, therefore, a presumption in favour of residential development.

It is acknowledged that part of the site was in use as agricultural land; however the southernmost of the proposed dwellings will be located within the defined settlement boundary for West Butterwick where there is a presumption in favour of residential development. In addition, it is accepted that private amenity space is a consideration for each of the dwellings and this will be provided to the rear of the houses on land which was previously in agricultural production. The loss of this section of agricultural land is not considered to be detrimental to the wider area of agricultural production to the west of West Butterwick and the gardens proposed to serve the two dwellings will not extend any deeper than the gardens belonging to existing properties along North Street.

It is noted that the gardens proposed to serve the dwellings are located outside the settlement boundary for West Butterwick, on land designated under policy LC14 of the North Lincolnshire Local Plan. There are numerous examples of where the rear gardens of existing residential properties located along the western side of North Street extend beyond the settlement boundary for West Butterwick into land which is defined as the Isle of Axholme Area of Special Historic Landscape. Therefore the introduction of two additional areas of garden space, which extend no further beyond the settlement boundary than the rear gardens serving five existing properties (and which are located in close proximity to the application site) is not considered to be at odds with the character of residential development in this part of the settlement.

The council's archaeologist has raised an objection to the proposal on the grounds that the proposal represents an unacceptable visual intrusion and extension of the built environment into the historic landscape. The land to the west of the site is designated as LC14 (Area of Special Historic Landscape) in the North Lincolnshire Local Plan. Policy LC14 states that within this area development will not be permitted which would destroy, damage or adversely affect the character, appearance or setting of the historic landscape or any of its features. Whilst it is acknowledged that the rear gardens proposed to serve the two dwellings will be located within the LC14 land, it is considered that such development will be viewed against the built framework of West Butterwick and will not result in an isolated form of residential development in the open countryside. The development will not result in any residential gardens extending beyond the limit of existing rear gardens located along the western side of North Street; therefore the introduction of two additional residential gardens along the western edge of West Butterwick are not considered to destroy, damage or adversely affect the character, appearance or setting of the landscape, or any of its features.

Design

Turning to the design of the proposed development, this consists of the erection of two detached dwellings with a ridge height of 8.4 metres and a hip roof design. The dwellings are balanced in their appearance with a centrally positioned door and window flanked by projecting gables to either side along the principal elevation and additional balance is provided by ground-floor windows being in vertical alignment with first-floor windows. This sense of balance is repeated along the rear elevation of the proposed dwellings with the first-floor windows in vertical alignment with the ground-floor openings. Each of the elevations is broken up by a combination of window and door openings and visual interest is added by the inclusion of details such as stone cills and lintels, a chimney to the southern end of the roof slope, eaves detailing to the projecting gables and the varying ridge heights of projecting gable features to the principal elevation. The applicant has submitted details of the materials of construction, namely a mixed red brick and a dark grey tile; these proposed external facing materials are considered to be consistent with the character and appearance of the street scene and with the modern dwellings located to the north of the site.

The proposed dwellings will be set in from the side boundaries to allow pedestrian circulation space and set back from the highway by distances of 13.9 metres and 15.2 metres respectively; this ensures there is sufficient space to the front to provide driveways, off-street parking and a front garden. The siting of the dwellings respects the staggered position of existing dwellings located along the western side of North Street and ensures that there is sufficient space to the rear of the dwellings to provide areas of private amenity space. The plot sizes can easily accommodate two large detached dwellings which are set back from the highway together with sufficient residual space to provide front and rear gardens and driveways with a minimum of three off-street parking spaces to serve each dwelling. For the reasons set out above the proposal is not considered to result in a cramped form of development or over-development of the site(s) in this case. The height of the proposed dwellings is consistent with the two modern properties located to the north of the site.

The character of residential development along North Street is linear with dwellings of mixed designs, heights and ages and no defined building line. The introduction of two modern detached dwellings with ridge heights of 8.4 metres is not considered to be at odds with the siting, height or appearance of dwellings in this part of West Butterwick.

Residential amenity

The neighbouring property to the east (52 North Street) is located in close proximity to the public highway; the occupants have objected to the most northerly of the dwellings on grounds of overbearing impact, overlooking and overshadowing. However, there is a separation distance of 22.6 metres between the nearest section of the principal elevation to the northernmost dwelling to the principal elevation of 52 North Street; this distance is considered sufficient to negate the potential for overlooking and overshadowing. In addition the ridgeline of the house will be positioned a further 10 metres to the west; this distance is considered to be sufficient to negate the potential for loss of amenity through having an overbearing impact. There is no requirement for the height or scale of the dwellings to be scaled back as the separation distance to neighbouring properties is sufficient to negate residential amenity issues and there are two-storey houses which exist within close proximity of the site. If the dwellings were positioned further back into the site then this would result in them being located outside the defined settlement boundary (within the countryside) where development for new dwellings is strictly controlled.

There are two windows proposed in the first-floor southern elevation of the southernmost dwellings. One of these windows will serve an en-suite and will be fitted with obscure glazing. The second of these windows will serve a bedroom on the projecting gable; this window will have a southerly outlook towards the side elevation of 43 North Street at a distance of 25.2 metres. This separation distance, coupled with the orientation of the neighbouring property perpendicular to the public highway, is considered sufficient to negate the potential for overlooking of the rear garden belonging to 43 North Street.

It is inevitable that there will be some disruption to neighbouring residential properties during the construction period; however the level of disruption will be short-term without harming the long-term amenity of neighbouring properties.

Flood risk

The site is located within Flood Zone 2/3a of the North Lincolnshire Strategic Flood Risk Assessment. The proposal is for 'more vulnerable' development, and there is a requirement for the sequential and exceptions tests to be applied and passed for the proposed dwelling. A revised flood risk assessment (FRA) has been submitted with the planning application. It is worth noting that the Environment Agency has considered the content of the revised Flood Risk Assessment and removed its previous objection; it recommends a condition in respect of finished floor levels and flood resistant design and construction techniques.

The proposed development needs to be assessed against the sequential and exceptions tests. The entire settlement of West Butterwick is at the same level of flood risk; there are no sites available which could reasonably accommodate the development and are at a lower risk of flooding (i.e. Flood Zone 1). It is considered that the sequential test is passed in this case. The exceptions test then needs to be applied. The applicant has provided additional information in support of the planning application. This supporting information sets out how the development is considered to be sustainable in terms of proximity to local services and transport routes. In terms of community benefits, the supporting statement highlights the fact that the proposal will provide additional housing and will support local businesses and services. In order to pass the exceptions test a development must meet the following criteria.

Essentially, the two parts to the test require proposed development to show that it will provide wider sustainability benefits to the community that outweigh flood risk, and that it will be safe for its lifetime, without increasing flood risk elsewhere and where possible reduce flood risk overall.

It is considered that the FRA satisfactorily demonstrates that the development will be safe without increasing flood risk elsewhere. The FRA considers mitigation measures in respect of floor levels, emergency access and egress, flood warning and evacuation and flood resilience. It is considered that sufficient justification has been submitted with the application to demonstrate that the proposal will deliver sustainable development in West Butterwick and will be of wider community benefit, in that it will support existing services within the defined rural settlement of West Butterwick. Therefore the proposal is considered to provide wider sustainability benefits which outweigh flood risk. Subsequently the exception test is passed in this case and the proposal is considered to comply with policies DS16 of the North Lincolnshire Local Plan, CS19 of the Core Strategy and the National Planning Policy Framework in terms of flood risk.

Other issues

Highways have considered the proposal for two dwellings and raise no objection on highway or pedestrian safety grounds. The conditions recommended by Highways will ensure that there are no obstructions within the highway (the street lighting column will be relocated) in terms of street furniture or boundary treatment and that safe access and egress from the site can be achieved. The over-supply of housing and the existing number of empty houses within the settlement of West Butterwick are not material planning issues and will not be assessed in this case.

RECOMMENDATION Grant permission subject to the following conditions:

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: PA/2017/264/01, PA/2017/264/02 and PA/2017/264/03A.

Reason

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

3.
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.

4.

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.

5.

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.

6.

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.

7.

No development shall take place until details for the relocation of the existing street lighting column have been submitted 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.

8.

No dwelling on the site shall be occupied until the street lighting column has been relocated in accordance with the approved details

Reason

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

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 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.

10.

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 either of the dwellings is occupied, and once built/planted it shall be retained.

Reason

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

11.

The development permitted by this planning permission shall be carried out in accordance with the approved Flood Risk Assessment (FRA), J Roberts Design Ltd FRA/1288 'Amended'/March 2017/REV A, including the following mitigation measures detailed within the FRA:

- finished floor levels to be set no lower than 5.04 metres above Ordnance Datum (AOD)

- flood resistant design and construction techniques to be incorporated to at least 300 millimetres above finished floor levels
- the mitigation measures to be fully implemented prior to occupation and subsequently remain in place.

Reason

To reduce the risk of flooding to the proposed development and future occupants and to reduce the consequences of flooding, facilitating a quicker recovery in accordance with policies DS16 of the North Lincolnshire Local Plan and CS19 of the adopted Core Strategy.

12.

No development shall take place until a scheme for the disposal of surface water has been agreed in writing by the local planning authority and neither of the dwellings shall be occupied until it is connected to the approved drainage system.

Reason

To ensure satisfactory drainage is provided in accordance with policy DS14 of the North Lincolnshire Local Plan.

Informative 1

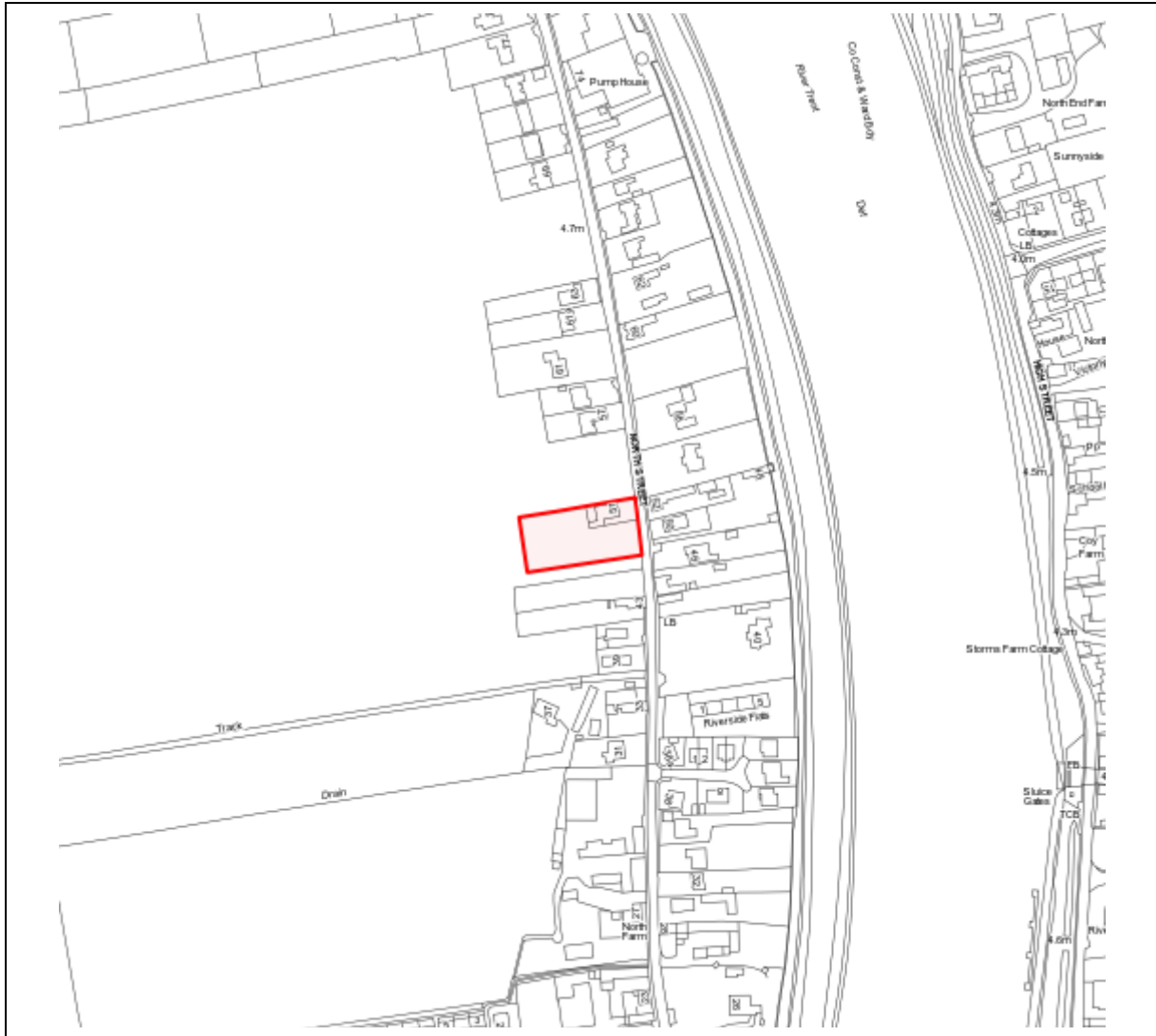
The development hereby granted planning permission requires works to be carried out within the limits of the adopted (public) highway. Therefore:

- 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.

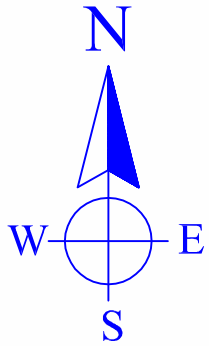
PA/2017/264 – Site Location



© Crown copyright and database rights 2017 Ordnance Survey 0100023560

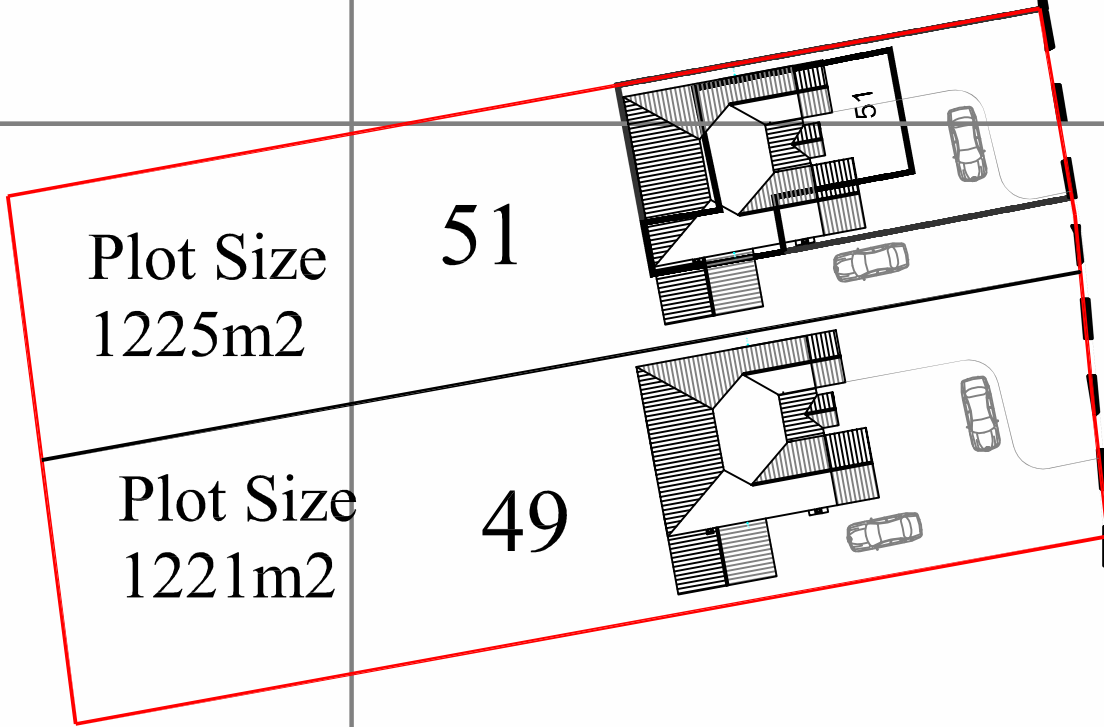
BLOCK PLAN

SCALE 1:500



PA/2017/264/02

NORTH STREET



Plot Size
1225m²

51

Plot Size
1221m²

49

PA/2017/264

Block Plan

Not To Scale

52

50

43

LB

PA/2017/264

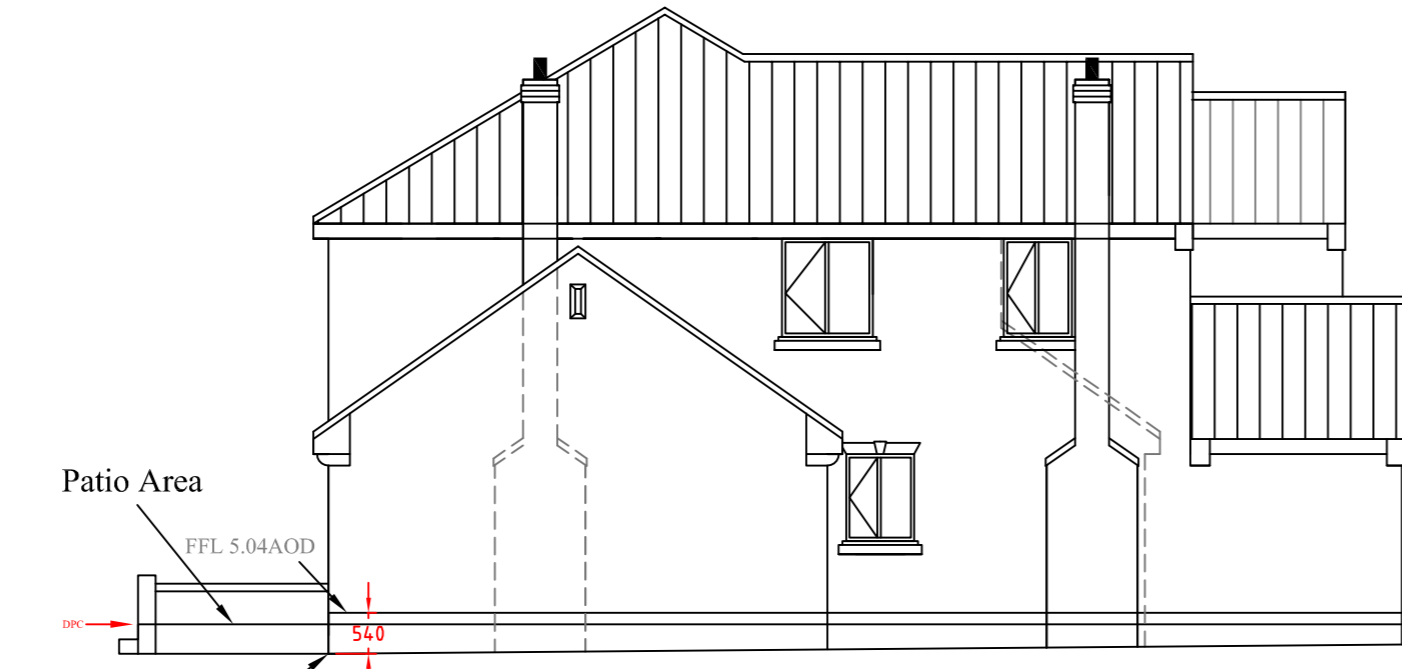
THIS PLAN IS WAITING APPROVAL

Floor Plans & Elevations

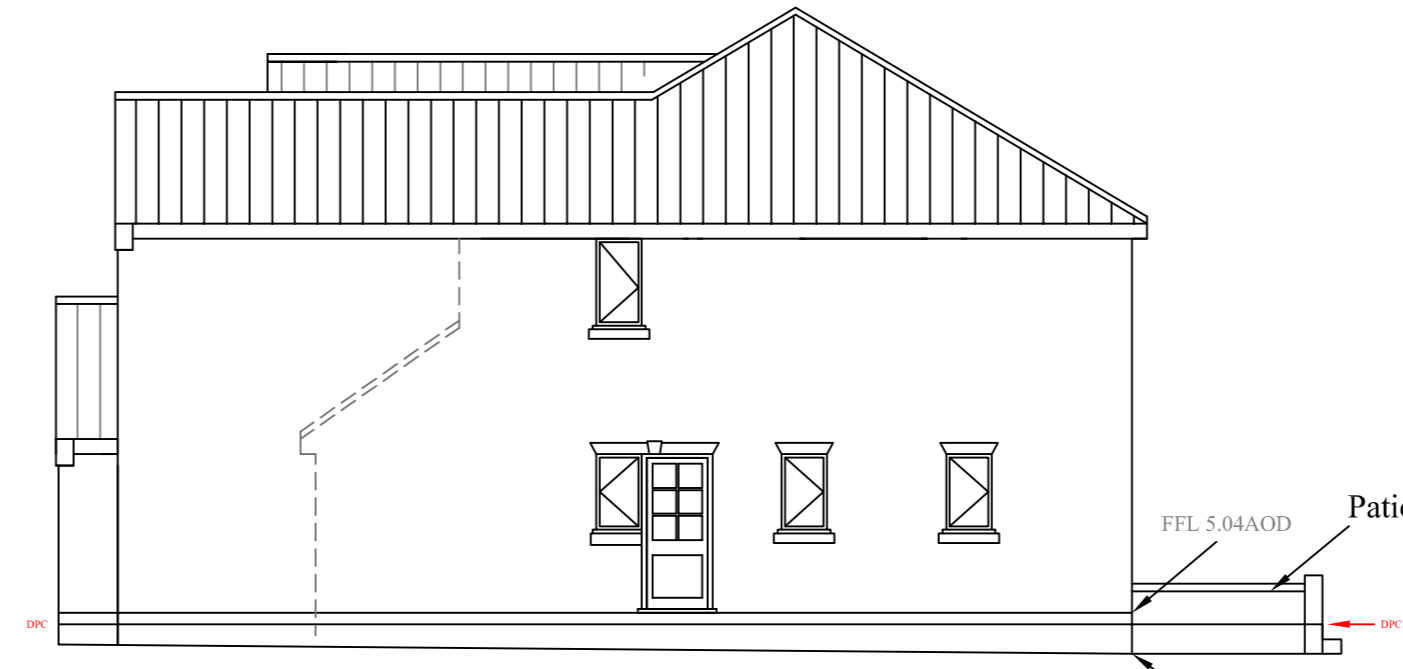
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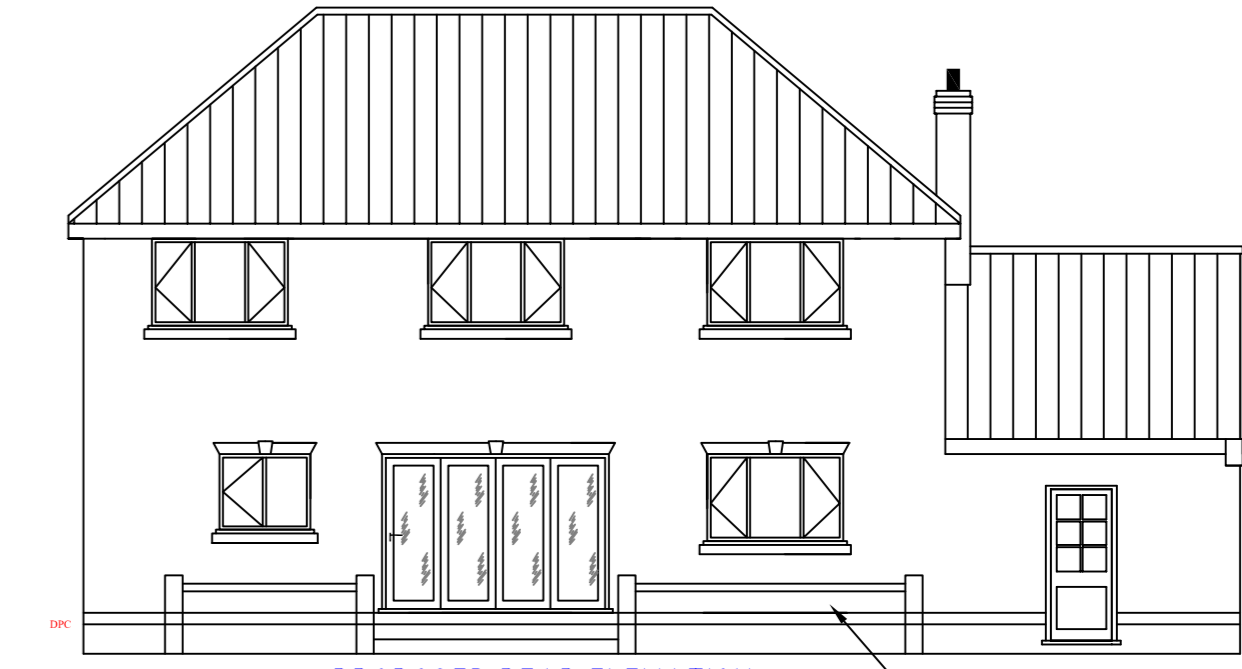
PROPOSED FRONT ELEVATION



PROPOSED SIDE ELEVATION

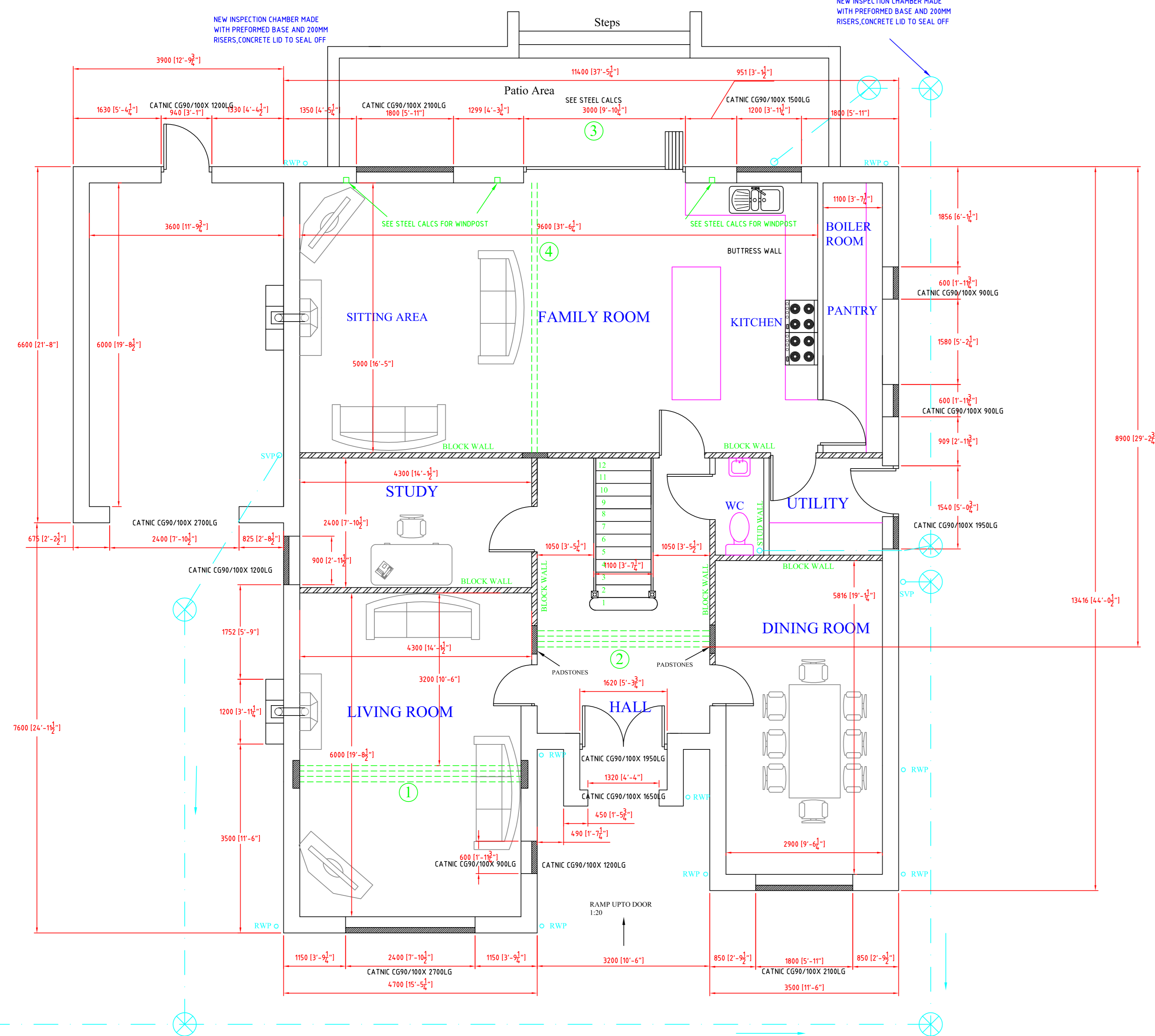


PROPOSED SIDE ELEVATION

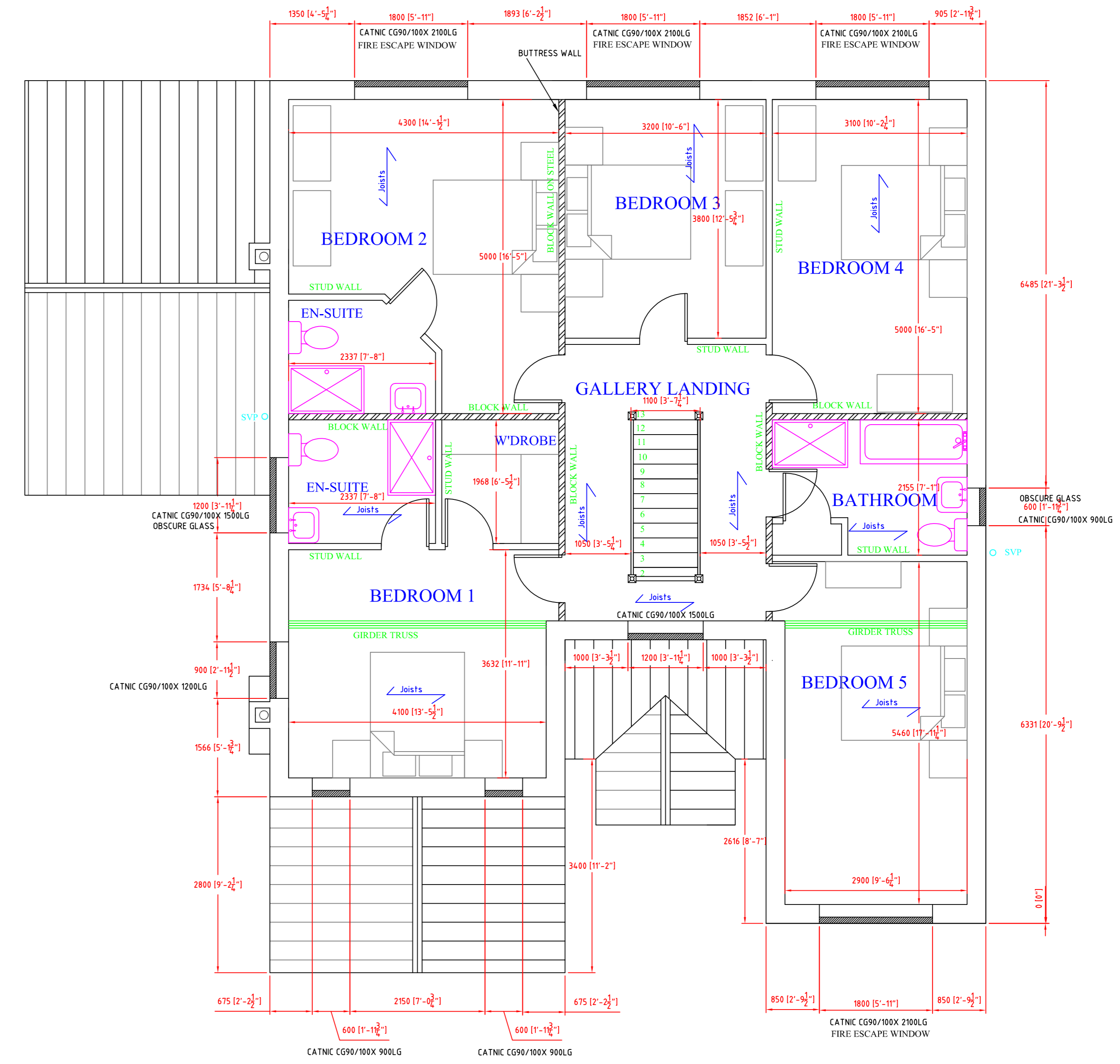


PROPOSED REAR ELEVATION

THE FINISHED FLOOR LEVEL IS TO BE SET 0.30M ABOVE EXPECTED FLOOD LEVELS (4.74 AOD) THEREFORE FFL TO BE 5.04M AOD



PROPOSED GROUND FLOOR PLAN - SCALE 1:50



PROPOSED FIRST FLOOR PLAN - SCALE 1:50

MATERIALS
 WALLS - DESIMPLE HATHAWAY BRICK
 ROOF - SANDTOTT DARK GREY CASSIUS TILES
 WINDOWS - IRISH OAK UPVC
 DOORS - BLACK COMPOSITE DOORS
 GUTTERS - BLACK SQUARE UPVC
 DRIVE - BRINDLE RED RUSTIC BLOCK PAVING

The proposal is to build a 5 bedroom house with attached garage
 All work will be carried out in accordance with Building Regulations and all materials used will be of good quality and to current B.S. specifications.

Amendments 27/03/2017 Rev 'B'
 Due to predicted flood levels being 300mm above road level the house FFL has been set accordingly at 5.04m AOD. (The road being 4.74m AOD)
 As a result of raising the house by 0.5m the main roof has been reduced in angle from 35 deg to 31 deg to bring the ridge height down by 0.5m this will reduce any over-bearing affect on the houses opposite 23m away.

PA/2017/264/03A

Client to arrange with contractor radiators and electrical sockets, lights and switch's as to positioning and location
 IF THERE IS A DISCREPANCY BETWEEN STRUCTURAL CALCS AND THE PLAN THEN YOU SHOULD GET IN TOUCH TO CLARIFY CORRECT INFO

PLAN REVISION 'B' 27/03/2017
 SCALE 1:50 @ A0 SHEET 1 OF 2

Disclaimer
 The information on this plan is dimensionally and technically correct to the best of the draughtsmens knowledge who takes no responsibility for any errors detected after Building and Planning Control approval.

HOUSE PLAN DRAWING SERVICES
 WOBURN HOUSE, PINE TREE CLOSE, WROOT
 DONCASTER, DN9 2BT, TEL (01302)772150
 MOBILE 07879-861191
 2 NEW 5 BED DETACHED HOUSE FOR MR BROADWAY
 AT 51 NORTH STREET, WEST BUTTERWICK
 SCUNTHORPE, N.LINCS
 DATE: 20/01/2017