

APPLICATION NO	PA/2017/166
APPLICANT	Mr Nicholas Turner, Lincoln Diocesan Trust & Board of Finance Ltd
DEVELOPMENT	Planning permission to erect a vicarage and detached garage, including demolition of former school and outbuildings
LOCATION	Church Walk, Epworth, DN9 1ES
PARISH	Epworth
WARD	Axholme Central
CASE OFFICER	Tanya Coggon
SUMMARY RECOMMENDATION	Grant permission subject to conditions
REASONS FOR REFERENCE TO COMMITTEE	Objection by Epworth Town Council Third party request to address the committee

POLICIES

National Planning Policy Framework: Paragraph 6 states that the purpose of the planning system is to contribute to the achievement of sustainable development.

Paragraph 7 sets out the three dimensions of sustainable development: economic, social and environmental.

Paragraph 8 states that the economic, social and environmental roles should not be undertaken in isolation, because they are mutually dependant.

Paragraph 9 states that pursuing sustainable development involves seeking improvements in the quality of the built, natural and historic environment, as well as in people's quality of life.

Paragraph 11 states that planning law requires that applications for planning permission must be determined in accordance with the development plan unless material considerations indicate otherwise.

Paragraph 14 sets out that there is a presumption in favour of sustainable development which lies at the heart of the NPPF.

Paragraph 17 sets out the 12 core land-use planning principles that should underpin both plan-making and decision-taking.

Paragraph 49 specifies 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 61 states that although visual appearance and the architecture of individual buildings are very important factors, securing high quality and inclusive design goes beyond aesthetic considerations. Therefore, planning policies and decisions should address the connections between people and places and the integration of new development into the natural, built and historic environment.

Paragraph 63 states that in determining planning applications, great weight should be given to outstanding or innovative designs which help raise the standard of design more generally in the area.

Paragraph 109 states that the planning system should contribute to and enhance the natural and local environment.

Paragraph 111 states that planning policies and decisions should encourage the effective use of land by re-using land that has previously been developed (brownfield land), provided it is not of high environmental quality.

Paragraph 128 states that in determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance. As a minimum the relevant historic environment record should have been consulted and the heritage assets assessed using appropriate expertise where necessary. Where a site on which development is proposed includes or has the potential to include heritage assets with archaeological interest, local planning authorities should require developers to submit an appropriate desk-based assessment and, where necessary, a field evaluation.

Paragraph 129 specifies that although visual appearance and the architecture of individual buildings are very important factors, securing high quality and inclusive design goes beyond aesthetic considerations. Planning policies and decisions should therefore address the connections between people and places and the integration of new development into the natural, built and historic environment.

Paragraph 131 states that in determining planning applications, local planning authorities should take account of:

- the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;
- the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and

- the desirability of new development making a positive contribution to local character and distinctiveness.

North Lincolnshire Local Plan:

DS1 (General Requirements)

DS7 (Contaminated Land)

HE2 (Development in Conservation Areas)

HE5 (Development affecting Listed Buildings)

HE9 (Archaeological Evaluation)

T2 (Access to Development)

H5 (New Housing Development)

H8 (Housing Design and Mix)

LC14 (Area of Special Historic Landscape Interest)

LC11 (Area of Amenity Importance)

LC12 (Protection of Trees, Woodland and Hedgerows)

North Lincolnshire Core Strategy:

CS1 (Spatial Strategy for North Lincolnshire)

CS2 (Delivering more Sustainable Development)

CS3 (Development Limits)

CS5 (Delivering Quality Design in North Lincolnshire)

CS6 (Historic Environment)

CS7 (Overall Housing Provision)

CS8 (Spatial Distribution of Housing Sites)

CS15 (Culture and Tourism)

CS17 (Biodiversity)

Housing and Employment Land Allocations Development Plan Document

PS1 (Presumption in Favour of Sustainable Development)

Epworth Conservation Area Appraisal Supplementary Planning Guidance

CONSULTATIONS

Highways: No objection subject to conditions.

Ecology: No objection subject to conditions in relation to biodiversity.

Environmental Health: No objection subject to conditions in relation to the submission of an environmental demolition management plan, restriction on the hours of operation for demolition and site clearance, the submission of an asbestos survey and a contamination survey.

Trees: No objection subject to conditions in relation to tree protection to ensure the trees on the site are not harmed by the development.

Conservation: No objection subject to conditions in relation to samples of facing and roofing materials, scaled drawings of the proposed window and doors and a material specification.

Archaeology: No objection subject to conditions.

TOWN COUNCIL

Objection due to insufficient information from the applicant on heritage and environment issues and concerns about vehicle access over the Church Walk footpath and development in this historic part of Epworth.

PUBLICITY

Advertised by site and press notice. Three letters have been received: one in support and two (from the same objector) raising the following issues:

- size and height of the building
- overbearing
- too close to the objector's boundary
- loss of light
- loss of privacy.

ASSESSMENT

This application comprises a number of elements and issues which will be assessed individually and are set out below.

The proposal

This proposal is for a new vicarage on the site. The development will comprise a Georgian-style vicarage of similar style to Epworth Rectory with a garage on the site frontage. Car parking, landscaping and a lawned area will be provided on the site frontage. As the site is not level (its rises from west to east) some site reduction/levelling will occur and retaining walls will be constructed. The existing vehicular access will be utilised to provide access to

the garage and car parking area on the site frontage. The existing stepped pedestrian access will be retained and some reduction in site levels will occur to provide better disabled access to the site due to its gradients. The existing vicarage to serve St Andrew's Church is located on Belton Road, some distance away from the church and the historic area of Epworth. The proposed vicarage is a more accessible and central location due to its proximity to St Andrew's Church and will form a better link with the historic part of Epworth with its John Wesley connections. The proposed vicarage internally will have a more modern and more functional layout than the existing vicarage located on Belton Road with additional parking.

The site

The site is located within the development boundary of Epworth which has been identified as a market town within policy CS1 of the Core Strategy. The majority of the site lies outside the conservation area, but the access leading from Church Street, Market Place and along Church Walk is located within the conservation area. St Andrew Church is located to the north of the application site and is a grade II listed building. Along the northern boundary of the site is an LC11 (Area of Amenity Importance) and an LC14 (Area of Historic Landscape Importance). To the east of the site is a residential development comprising bungalows and two-storey dwellings. To the south are residential properties. To the west is a residential property and a dentist's with a playground and the LC11/LC14 beyond these properties. The site is located adjacent to mature trees, some of which are covered by a Tree Preservation Order, the others being protected by virtue of being located within the conservation area. The site is also part of a former medieval manor house and is therefore of significant archaeological value.

The site currently is fenced off. The site comprises a former school building that has been redundant for several years and has been subject to vandalism. The buildings are falling into disrepair. The site is not level and raises above Church Walk (west to east direction), and is covered with an extensive area of hardstanding which was the playground area for the school. Boundary walls surround the site. It is a brownfield site (previously used land). The residential properties to the east, known as Vinegarth, are located at a higher level than the application site. Cross-sections of the site have been produced. The site is prominent, lying immediately adjacent to the conservation area and within the historic area of Epworth.

The site is accessible by walking and cycling and is close to the bus stop in the Market Place. The site has a pedestrian link via Church Walk to St Andrews Church and is within walking distance of other buildings associated with John Wesley such as Epworth Rectory and the Methodist Church. In addition the site is within walking distance of the shopping area of Epworth.

The principle of the development

The site is located within the development boundary of Epworth where, under PS1 of the Housing and Employment Land Allocations Development Plan Document, and policies CS1, CS2 and CS3 of the Core Strategy, residential development is considered to be acceptable in principle. Under policy CS1 of the Core Strategy Epworth is identified as a market town. Epworth contains a large number of services and facilities. Although Epworth does not have a train station it does have public transport links via a bus service to Scunthorpe, Doncaster and a more limited service to Gainsborough. The site comprises previously developed land (a brownfield site) which accords with guidance in the National

Planning Policy Framework (NPPF) and policies CS1, CS2 and CS3 of the Core Strategy. The proposal is therefore considered a sustainable form of development which accords with guidance in the NPPF, and policies CS1, CS2 and CS3 of the Core Strategy. As a result, purely in terms of the principle of the development, the proposal is considered to be acceptable.

The design

The design of the development comprises a garage and car parking adjacent to the site frontage with the dwelling behind the garage. The car parking area is quite substantial and the reasoning behind this is the dwelling will be a vicarage where there will be a number of visitors to the site. The dwelling is to be sited behind the garage and parking area with a rear patio and garden area, and a lawned area, next to the garage.

The garage is a double garage and store with a retaining wall due to the levels of the site. The garage has been designed with a hipped roof to reduce its bulk and impact on the conservation area. The dwelling has been designed with a Georgian style to be in character with the existing Georgian properties lying adjacent to the site. The windows are sash windows of a Georgian classic design with small window panes, brick lintels above and stone cills. A flat-roofed Georgian porch is to be provided to break up the front elevation and provide an interesting feature on the front of the building. The building has a hipped roof and the existing pedestrian access will be retained from Church Walk with a handrail to be provided to the dwelling due to the site levels. The building will be impressive and visible within the conservation area.

Impact on the conservation area and the setting of the listed building

The site is located adjacent to Epworth conservation area and adjacent to a grade II listed building. Policy HE2 of the North Lincolnshire Local Plan seeks to ensure that all development proposals which affect the setting of a conservation area should preserve or enhance the character and appearance of the setting and its area. Policy CS6 of the Core Strategy seeks to ensure that the council will promote the effective management of North Lincolnshire's historic assets which includes protecting, conserving and enhancing North Lincolnshire's historic environment as well as the character and setting of areas of acknowledged importance including conservations areas. In this case the former school building is of little architectural merit and therefore there is no objection to the demolition of these buildings. The new dwelling will be visible from within and out of the conservation area. The building has been well designed in a classic Georgian style which complements the conservation area and surrounding buildings. Subject to conditions, the proposal is a vast improvement on the existing situation and therefore it will enhance the character, appearance and setting of the conservation area. The proposal therefore accords with policy CS6 of the Core Strategy, policy HE2 of the North Lincolnshire Local Plan and guidance in the NPPF.

Policy HE5 of the North Lincolnshire Local Plan ensures that proposals which damage the setting of a listed building will be resisted. The listed building in this case is St Andrew's Church. The proposed dwelling is located within a sensitive location as it will be viewed from St Andrew's Church. The site is at a lower level than St Andrews Church with an embankment on the northern boundary of the site and substantial tree screening. From St Andrew's Church the roof and first floor of the dwelling will be visible. This will have no adverse impact on the setting of St Andrew's Church. The classic Georgian design of the dwelling will improve the views from St Andrew's Church. The proposed building will

complement the collection of existing historic buildings within the vicinity of the site. The council's Heritage Officer has no objections to the proposal subject to conditions in relation to materials, and windows and doors being constructed from timber with joinery details submitted for approval. The proposal will accord with policy CS6 of the Core Strategy, policy HE5 of the North Lincolnshire Local Plan and guidance in the NPPF.

Impact on the Area of Historic Landscape Importance (LC14) and Area of Amenity Importance (LC11)

The site lies immediately adjacent to the LC14 on its northern boundary. The proposal, due to its classic Georgian design and with the demolition of the existing buildings on the site, will improve the character appearance and setting of the historic landscape. The development will provide a more accessible and functional vicarage for the vicar and residents of Epworth than the existing vicarage located on Belton Road, Epworth. The building will be viewed in context with St Andrew's Church with its John Wesley connections. The good standard of design proposed will complement the other historic buildings in the vicinity. The proposal will therefore accord with policy LC14 of the North Lincolnshire Local Plan and policy CS6 of the Core Strategy.

In terms of the LC11 site, this also lies adjacent to the northern boundary of the application site. The LC11 site in this location is an area of grassed land adjacent to St Andrew's Church with substantial tree screening on various areas of the LC11. The proposed will re-use an existing site and will not encroach into the LC11. The design of the proposal is a betterment than the existing situation. The proposal will not harm the open character of the area, its visual amenity or wildlife value or compromise the gap between conflicting land uses. The proposal will therefore accord with policy LC11 of the North Lincolnshire Local Plan and policy CS6 of the Core Strategy.

Highways

In terms of highway, the access is to utilise the existing access onto Church Walk and car parking will be proposed within the site. Church Walk is a pedestrian access leading to St Andrew's Church. The site has previously been accessed in this manner by the previous uses on the site. The concerns from the town council are noted. However, this access could be utilised on the site at any time. The redevelopment of the site for one dwelling will have a lesser impact on this access than the previous use as a pre-school and school where traffic movements would be much higher. There is no alternative access to the site due to the surrounding uses and the levels of the site. Highways have raised no objection to the proposal subject to conditions which will be imposed on this permission. The proposal therefore accords with guidance in the NPPF, policy CS5 of the Core Strategy and policy T2 of the North Lincolnshire Local Plan.

Ecology

In terms of ecology, the applicant has carried out extensive bat and protected bird species surveys due to the location of the site, the buildings that are located on the site and the buildings that surround the site. The council's ecologist is satisfied that the proposal is acceptable in terms of ecology and proposes a condition in relation to bats and nesting birds. This condition will be imposed on the planning permission. The proposal therefore accords with guidance in the NPPF and policies CS5 and CS17 of the Core Strategy.

Archaeology

In terms of archaeology, the site lies within an area where important archaeological remains associated with the former medieval manor house are anticipated. The former National School buildings are also still located on the site. The applicant has carried out several archaeological surveys on the site. Evidence for medieval and post-medieval occupation has been uncovered including building materials, some of which may have been related to the former medieval manor house. As a result, the applicant has submitted an Archaeological Mitigation Strategy which makes satisfactory provision for a programme of archaeological excavation and recording to be undertaken in advance of and during development followed by a post-excavation assessment and analysis, reporting and publication, and deposition of the archive. A specification for the recording of the former National School on the site has also been submitted prior to their demolition. The council's archaeologist has raised no objections to the proposal subject to conditions which will be imposed on the planning permission. The proposal therefore accords with guidance in the NPPF, policy CS6 of the Core Strategy and policy HE9 of the North Lincolnshire Local Plan.

Trees

In terms of trees, the applicant has submitted a tree survey and a revised tree survey with the application. Some of the trees on the site are protected by a Tree Preservation Order; others are protected by virtue of being located within a conservation area. The council's tree officer has no objection to the application subject to conditions in relation to the submitted tree survey and tree protection plan being imposed on the planning permission in order to ensure that the trees will not be harmed by the development. These conditions will be imposed on the planning permission. The proposal therefore accords with policies CS5 of the Core Strategy and LC12 of the North Lincolnshire Local Plan.

Demolition and contamination issues

The former school buildings on the site are to be demolished and the site is close to some residential properties. Environmental Health has been consulted and considers that issues such as noise, dust and light need to be addressed before demolition takes place on the site. As a result, Environment Health has requested that a Demolition Environmental Management Plan is submitted prior to demolition and site clearance to ensure that issues in relation to noise and vibration, lighting on site during the development, and dust emissions from the site, are controlled. This Demolition Environmental Management Plan will be imposed as a condition on this planning permission. There is also potential that the former school buildings may contain asbestos. A planning condition in relation to the submission of an asbestos survey, including the management and disposal of asbestos if found on the site, will also be imposed on this planning permission. There is potential for the site to be contaminated as the site comprises previously developed land. As a result a contamination condition will be imposed on this permission. The proposal therefore accords with guidance in the NPPF and policy DS7 of the North Lincolnshire Local Plan.

Impact on the amenity of the locality

In terms of impact on the amenity of the locality, the site has been redundant for several years and is falling into serious disrepair. The site is fenced off with temporary steel fencing and the buildings have been subject to vandalism and graffiti. The site has a negative impact on the conservation area. The proposal will re-use an existing site. A classic

Georgian dwelling is proposed, of similar design to The Old Rectory in Epworth. The proposed dwelling will complement the existing buildings in the vicinity and will be an improvement in design terms. The building will provide a more functional and accessible vicarage that is adjacent to St Andrew's Church and the centre of Epworth which parishioners of Epworth will be able to visit. The building will be located along the Wesley trail in Epworth and will be visible to tourist visitors to Epworth. The proposal not only is a betterment in terms of its design and use but also has a community benefit to parishioners and residents of Epworth. The proposal is a sustainable form of development as it is accessible by foot and cycle, and is close to a bus stop and the town centre of Epworth. The proposal therefore accords with policies CS1, CS2, CS3, CS5, CS6 and CS15 of the Core Strategy and H5 and DS1 of the North Lincolnshire Local Plan.

Impact on neighbours

In terms of neighbours, the main impact of the proposal will be on the objector residing at 10 Vinegarth, Epworth. This is a large detached bungalow lying directly to the east of the application site and is located at a higher level than the application site with a close-boarded fence located above an existing retaining wall. The objector has some habitable windows located in the rear elevation and the objector's rear garden, including patio areas, abuts the eastern boundary of the application site. The existing main school building, which is single-storey, is located adjacent to the eastern boundary of the site. Due to the lower level of the application site in relation to the objector's property, and the existing retaining wall with 1.5 metre high close-boarded fence above the wall, the objector currently looks out onto the roof of the school building.

The proposed dwelling will be a two-storey building and will be higher than the existing single-storey school building. In order to assist the case officer with the assessment of the proposal on the objector, the applicant has submitted a cross-section through the site to the objector's property. In addition, the applicant has justified the reasons for siting the proposed dwelling in its proposed location. This includes details of the window separation distances between the properties, the issue of site levels requiring more excavation and the loss of a parking space, and increase in ramps and steps if the building is moved further west; and the building will then be located within root protection zones of the trees adjacent to the site. It is considered that to move the dwelling further west, away from the neighbour, would compromise the scheme, and the justification for the dwelling in the location proposed is accepted.

In terms of the neighbour, it is accepted that the dwelling will be more visible from their rear areas and garden than the existing situation. However, the proposed dwelling will be further away from the boundary than the existing school building. There is a distance of approximately 17 metres between the main elevations of the properties. The proposed dwelling will be constructed at a lower level than the existing school building. This further reduces the impact the building will have on the neighbour. Due to the boundary treatment comprising the retaining wall and 1.5 metre closed-boarded fence above the wall, only the hipped roof of the single-storey rear offshoot and the first floor with a hipped roof will be visible from the neighbour's property. The neighbour's rear windows and garden faces west. It is accepted that some loss of outlook and light will be caused to this neighbour by the proposed dwelling. It is not considered that the building will be significantly overbearing on the neighbour. However, due to the distance between the properties, the land levels, the design of the building with a hipped roof, the neighbour's garden and rear windows facing west, and the boundary treatment, loss of outlook, overbearing impact and loss of light will be marginal. In addition, the benefits of the proposal, in terms of improvements to the

setting, character and appearance of the conservation area, and the community benefit to Epworth and the parishioners, outweigh the slight adverse impact on the neighbour. The proposal therefore accords with policies CS5 of the Core Strategy and DS1 of the North Lincolnshire Local Plan.

In terms of the rear windows in the proposed dwelling, these need to be assessed in terms of overlooking into the neighbour's property. The ground floor windows will not be visible to the neighbour due to the level the dwelling will be constructed at and the boundary treatment. In the first-floor rear elevation of the proposed dwelling the windows proposed comprise a dressing room, en-suite, landing, bathroom and bedroom. The dressing room, en-suite and bathroom window can be conditioned to obscured glazed. The landing window serves a galleried landing with the first floor set back approximately 2 metres inside the external wall. The landing window is not a habitable room and therefore there is no justification for obscure glazing this window. The bedroom window will overlook the neighbour's garden. There is a distance of approximately 17 metres between the proposed dwelling and the neighbour's dwelling. There is another window on the southern elevation to serve this bedroom to the proposed dwelling. As a result it is considered appropriate to obscure glaze this window to preserve the neighbour's privacy.

In terms of impact on the other buildings surrounding the site, there are no buildings to the north of the site as this is the LC14 and LC11 area. To the west is the flank wall of the dentist's with an obscure glazed window and the flank wall of the adjoining dwelling which has two small secondary windows at first-floor level. No overlooking issues arise due to the nature of these windows and the distance between the properties and the proposed dwelling (over 27 metres). To the south-west are three terraces cottages on Church Walk which are located at an oblique angle to the proposed dwelling and therefore no loss of amenity will be caused to these properties. The bedroom window to the south will look out onto an area of land associated with these terraces but is not the private garden area to these properties. The impact the dwelling has on the other buildings and dwellings is considered to be acceptable and accords with policies CS5 of the Core Strategy and DS1 of the North Lincolnshire Local Plan.

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: 15/025/L/12 Rev A, 15/025/L/10 Rev A, 15/025/L/08 Rev B, 15/025/L/05 Rev A, 15/025/L/02 Rev B, 15/025/L/01 Rev B, 15/025/L/09 Rev B, 15/025/L/06, 15/025/L/04 Rev A and 15/025/L/03.

Reason

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

3.

No development shall take place until samples of the external facing materials to be used on the dwelling and garage, and samples of the hardstanding, paving and retaining walls, have been submitted to and approved in writing by the local planning authority 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 and to retain the character and appearance of the conservation area in accordance with policies DS1 and HE2 of the North Lincolnshire Local Plan and policy CS6 of the Core Strategy.

4.

All the windows and doors on the approved dwelling shall be constructed from timber at all times.

Reason

To ensure that the building is in keeping with its surroundings in the interests of visual amenity and to retain the character and appearance of the conservation area in accordance with policies DS1 and HE2 of the North Lincolnshire Local Plan and policy CS6 of the Core Strategy.

5.

Before development commences on the site, scaled drawings of the approved window and doors, drawn at a scale of 1:10 or 1:20, together with a material and colour specification, shall be submitted to and approved in writing by the local planning authority. Thereafter only the approved scheme shall be implemented on site at all times.

Reason

To ensure that the building is in keeping with its surroundings in the interests of visual amenity and to retain the character and appearance of the conservation area in accordance with policies DS1 and HE2 of the North Lincolnshire Local Plan and policy CS6 of the Core Strategy.

6.

Before development commences on site a full material and colour specification of all the external materials proposed on the approved buildings and on the handrail shall be submitted to and approved in writing by the local planning authority. Thereafter only the approved scheme shall be implemented on site at all times.

Reason

To ensure that the building is in keeping with its surroundings in the interests of visual amenity and to retain the character and appearance of the conservation area in accordance with policies DS1 and HE2 of the North Lincolnshire Local Plan and policy CS6 of the Core Strategy.

7.

The development shall be carried out in accordance with the Tree Protection Proposals Reference 615/15/17d and the Tree Constraints and Arboricultural Implications report Rev 615/15d.

Reason

In order to protect the existing trees on the site.

8.

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.

9.

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

10.

Before development takes place on the site, details of the proposed boundary treatment to all the site boundaries shall be submitted to and approved in writing by the local planning authority. Thereafter only the approved scheme shall be implemented on site at all times.

Reason

To ensure that the building is in keeping with its surroundings in the interests of visual amenity and to retain the character and appearance of the conservation area in accordance with policies DS1 and HE2 of the North Lincolnshire Local Plan and policy CS6 of the Core Strategy.

11.

No demolition shall take place until the applicant, or their agents or successors in title, has produced an historic building record in accordance with the 'Specification For A Scheme Of Archaeological Building Recording' prepared by PCAS Archaeology dated August 2017. The historic building recording shall be carried out in accordance with the approved details and timings, subject to any variations agreed in writing by the local planning authority.

Reason

To comply with National Planning Policy Framework: paragraph 141, policy CS6 of the Core Strategy and policy HE9 of the North Lincolnshire Local Plan, because the National School buildings are of historic interest and archaeologically significant remains may be destroyed during construction of the new building.

12.

The historic building archive shall be deposited at the North Lincolnshire Historic Environment Record within six months of the date of commencement of the development

hereby approved by this permission or such other period as may be agreed in writing by the local planning authority.

Reason

To comply with National Planning Policy Framework paragraph 141, policy CS6 of the Core Strategy and policy HE9 of the North Lincolnshire Local Plan, because the National School buildings are of historic interest and archaeologically significant remains may be destroyed during construction of the new building.

13.

No development shall take place until the applicant, or their agents or successors in title, has secured the implementation of the programme of archaeological work in accordance with the document 'Proposed New Vicarage, Land to the rear of No.7 Church Street, Epworth, North Lincolnshire, Archaeological Mitigation strategy including Strip, Map and Record Excavation and Archaeological Monitoring V.3' prepared by PCAS Archaeology dated August 2017, and until the following details have been submitted to, and approved in writing by, the local planning authority:

- (i) a timetable of works in relation to the proposed development, including sufficient notification and allowance of time to ensure that the site work is undertaken and completed in accordance with the strategy
- (ii) monitoring arrangements, including the notification in writing to the North Lincolnshire Historic Environment Record of the commencement of archaeological works and the opportunity to monitor such works
- (iii) a list of all staff involved in the implementation of the strategy, including sub-contractors and specialists, their responsibilities and qualifications.

Reason

To comply with National Planning Policy Framework paragraph 141, policy CS6 of the Core Strategy and policy HE9 of the North Lincolnshire Local Plan, because the National School buildings are of historic interest and archaeologically significant remains may be destroyed during construction of the new building.

14.

The archaeological mitigation strategy shall be carried out in accordance with the approved details and timings, subject to any variations agreed in writing by the local planning authority.

Reason

To comply with National Planning Policy Framework paragraph 141, policy CS6 of the Core Strategy and policy HE9 of the North Lincolnshire Local Plan, because the National School buildings are of historic interest and archaeologically significant remains may be destroyed during construction of the new building.

15.

A copy of any analysis, reporting, publication or archiving required as part of the mitigation strategy shall be deposited at the North Lincolnshire Historic Environment Record within six months of the date of completion of the development hereby approved by this permission or such other period as may be agreed in writing by the local planning authority.

Reason

To comply with National Planning Policy Framework paragraph 141, policy CS6 of the Core Strategy and policy HE9 of the North Lincolnshire Local Plan, because the National School buildings are of historic interest and archaeologically significant remains may be destroyed during construction of the new building.

16.

No development shall take place until a biodiversity management plan has been submitted to and approved in writing by the local planning authority. The plan shall include:

- (a) details of measures to avoid harm to bats and nesting birds during demolition, vegetation clearance and construction works;
- (b) details of bat roosting features to be installed on the south-facing elevation of the new dwelling;
- (c) details of nesting sites to be installed to support house sparrows;
- (d) restrictions on lighting to avoid impacts on bat roosts, bat foraging areas, bird nesting sites and sensitive habitats;
- (e) proposed timings for the above works in relation to the completion of the buildings.

Reason

To conserve and enhance biodiversity in accordance with policies CS5 and CS17 of the North Lincolnshire Core Strategy.

17.

The biodiversity management plan shall be carried out in accordance with the approved details and timings, and the approved features shall be retained thereafter, unless otherwise approved in writing by the local planning authority. The applicant or their successor in title shall submit photographs of the installed bat roosting and bird nesting features, within two weeks of installation, as evidence of compliance with this condition.

Reason

To conserve and enhance biodiversity in accordance with policies CS5 and CS17 of the North Lincolnshire Core Strategy.

18.

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.

19.

No demolition or construction 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.

20.

No stage of the demolition and site clearance shall commence until a demolition environmental management plan has been submitted to and approved in writing by the local planning authority. The approved demolition environmental management plan shall be adhered to throughout the demolition and site clearance unless otherwise agreed in writing by the local planning authority. The demolition environmental management plan shall include the following:

- (1) Noise and Vibration: The demolition environmental management plan shall set out the particulars of:
 - (a) the works, and the method by which they are to be carried out;
 - (b) the noise and vibration attenuation measures to be taken to minimise noise and vibration resulting from the works, including any noise limits; and
 - (c) a scheme for monitoring the noise and vibration during the works to ensure compliance with the noise limits and the effectiveness of the attenuation measures.

- (2) Light: The demolition environmental management plan shall set out the particulars of:
 - (a) specified locations for contractors' compounds and materials storage areas;
 - (b) areas where lighting will be required for health and safety purposes;
 - (c) the location of potential temporary floodlights;
 - (d) identification of sensitive receptors likely to be impacted upon by light nuisance, with a determination of the proposed scheme's compliance with the design guidance in the Institution of Lighting Professionals Document: Guidance Notes for the Reduction of Obtrusive Light (<https://www.theilp.org.uk/documents/obtrusive-light/>);
 - (e) proposed methods of mitigation against potential light nuisance, including potential glare and light spill, on sensitive receptors.

- (3) Dust: The demolition environmental management plan shall set out the particulars of:

- (a) site dust monitoring, recording and complaint investigation procedures ;
- (b) identification of receptors and the related risk of dust impact at all phases of the development;
- (c) provision of water to the site;
- (d) dust mitigation techniques at all stages of development;
- (e) prevention of dust trackout;
- (f) communication with residents and other receptors;
- (g) a commitment to cease the relevant operation if dust emissions are identified either by regular site monitoring or by the local authority;
- (h) a no burning of waste policy.

Reason

For the protection of residential amenity in accordance with policy DS1 of the North Lincolnshire Local Plan.

21.

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

- 7am to 7pm Monday to Friday

- 7am to 1pm on Saturdays.

No demolition operations shall take place on Sundays or public/bank holidays.

HGV movements shall not be permitted outside these hours during the demolition and site clearance 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 in accordance with policy DS1 of the North Lincolnshire Local Plan.

22.

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 in accordance with policy DS7 of the North Lincolnshire Local Plan.

23.

Before development takes place on the site an asbestos survey to identify the location, type and amount of asbestos-containing material on the site and within the buildings, together with a proposal for managing and disposing of any asbestos identified, shall be submitted to and approved in writing by the local planning authority. Thereafter only the approved survey and the approved management and disposal asbestos scheme shall be implemented on the site.

Reason

To ensure that risks from asbestos to the environment, future users of the land and neighbouring land are minimised, and to ensure that the development can be carried out safely without unacceptable risks to workers, nearby residents and other off-site receptors, in accordance with policy DS1 of the North Lincolnshire Local Plan.

24.

Before the dwelling is first occupied the following windows located on the east elevation (rear) at first-floor level shall all be obscure glazed and shall be retained in that condition thereafter:

- bedroom window (W24)
- bathroom window (W23)
- en-suite window (W21)
- dressing room window (W20).

Reason

In order to protect the living conditions presently enjoyed by the occupants of adjoining properties in accordance with policy DS5 of the North Lincolnshire Local Plan.

25.

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), no new window openings shall be created in the eastern and southern elevations at first-floor level, or in the eastern and southern roof planes of the dwelling, other than those shown on the submitted plan.

Reason

In order to protect the living conditions presently enjoyed by the occupants of adjoining properties in accordance with policy DS5 of the North Lincolnshire Local Plan.

26.

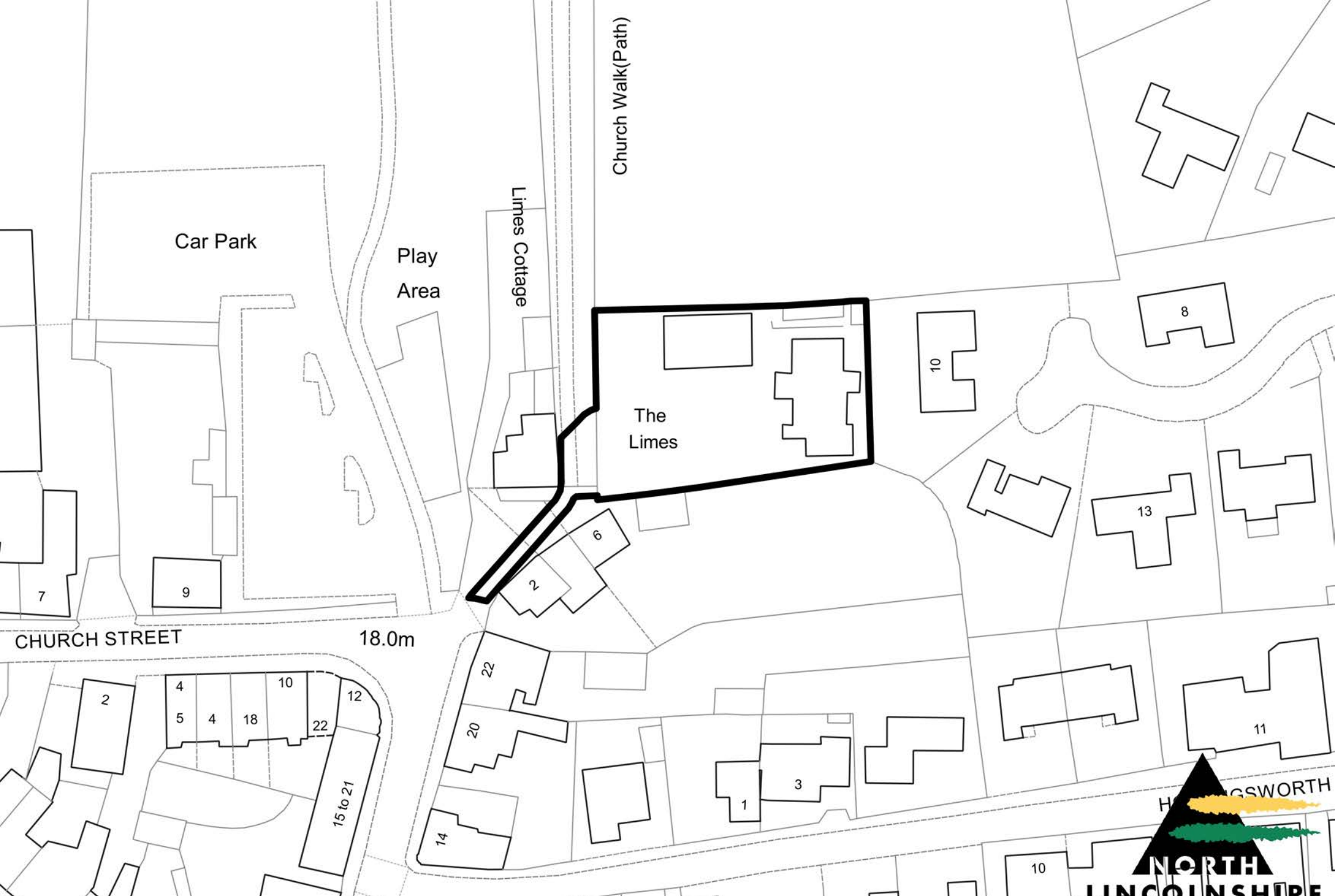
Notwithstanding the provisions of Classes A, B, C, D and E of Part 1 the Town and Country Planning (General Permitted Development) Order 2015 (or any order revoking and re-enacting that order with or without modification), no extensions, alterations or buildings shall be erected on the site other than those expressly authorised by this permission.

Reason

To ensure that the building is in keeping with its surroundings in the interests of visual amenity, to retain the character and appearance of the conservation area and to protect the living conditions of adjacent residential properties, in accordance with policies DS1, DS5 and HE2 of the North Lincolnshire Local Plan and policy CS6 of the North Lincolnshire Core Strategy.

Informative

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.



Car Park

Play Area

Limes Cottage

Church Walk (Path)

The Limes

CHURCH STREET

18.0m

H...GSWORTH



PA/2017/166

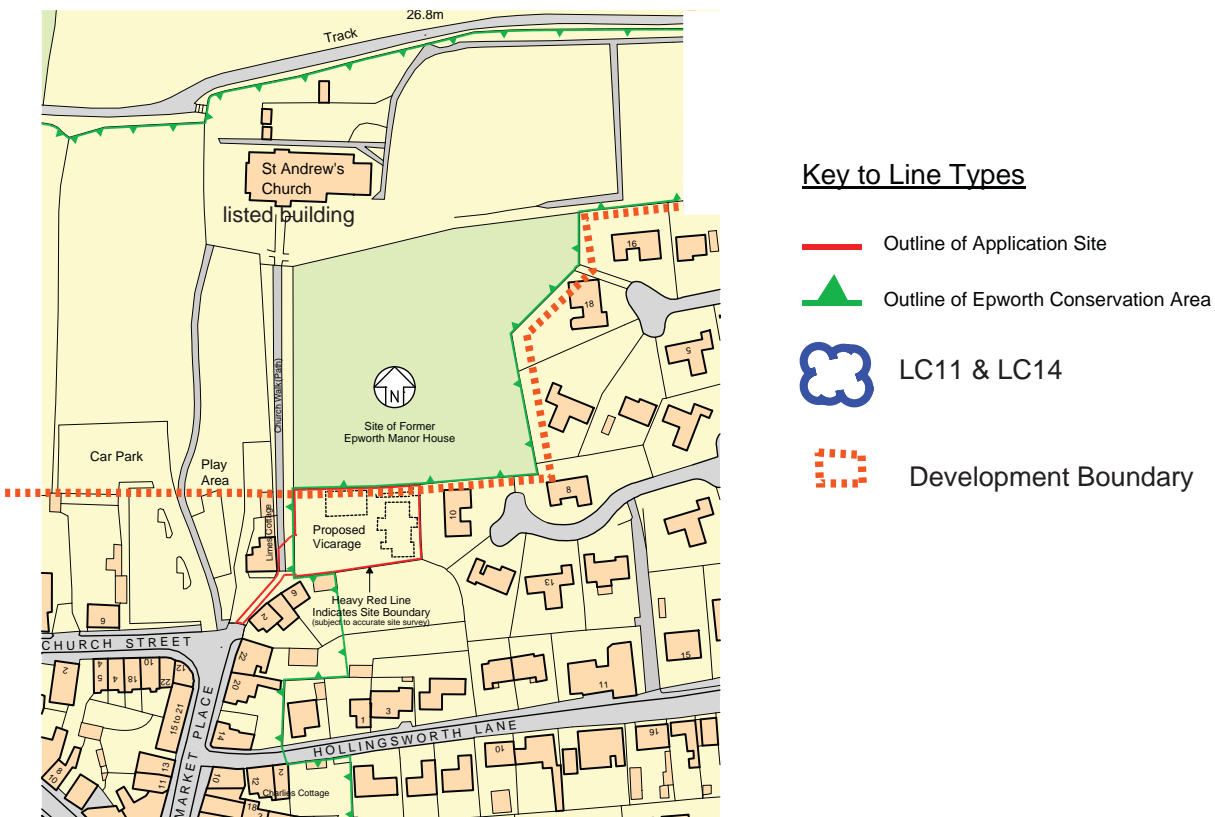
PA/2017/166 – Site Location



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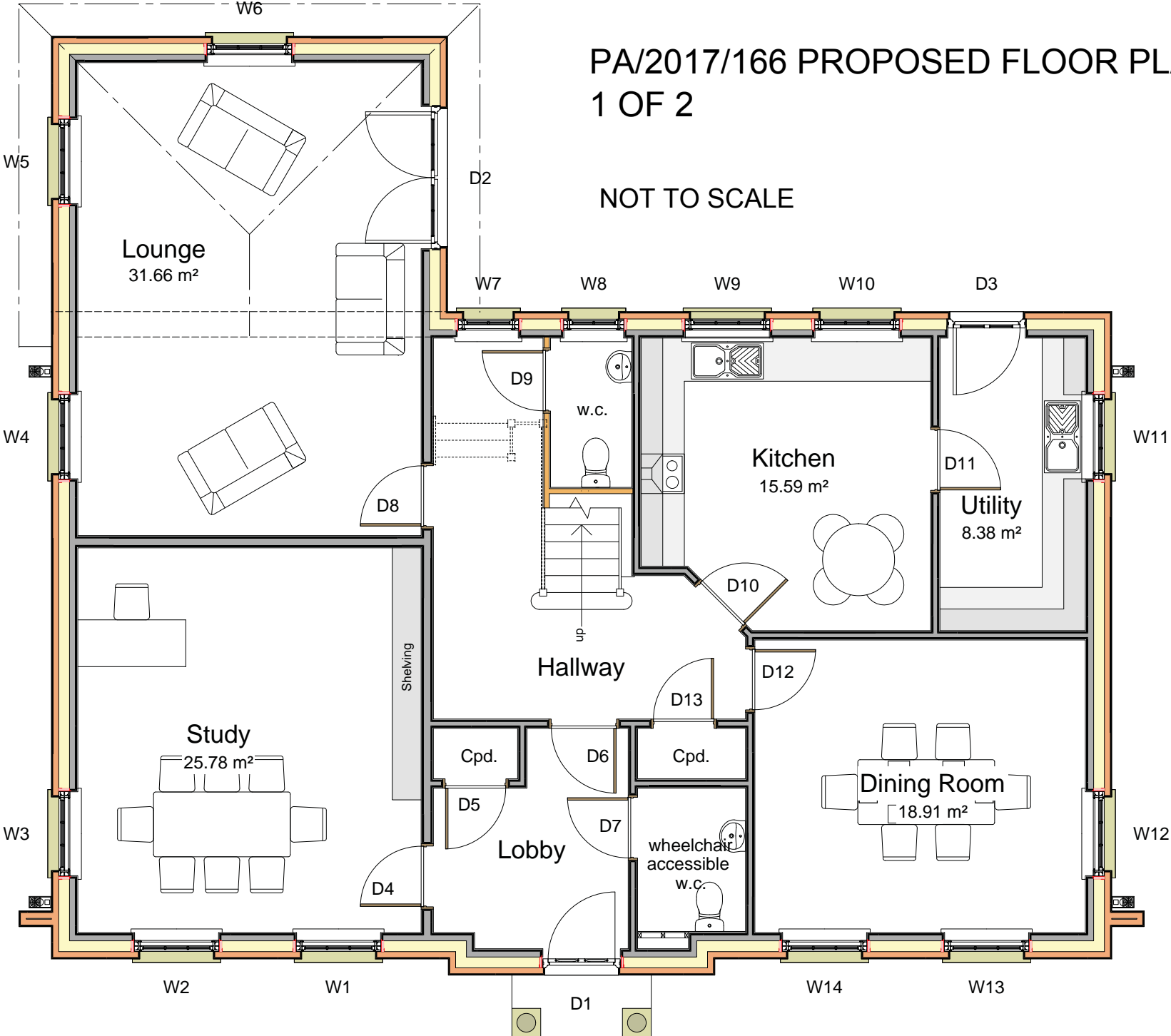


PA/2017/166 PROPOSED SITE LAYOUTS NOT TO SCALE



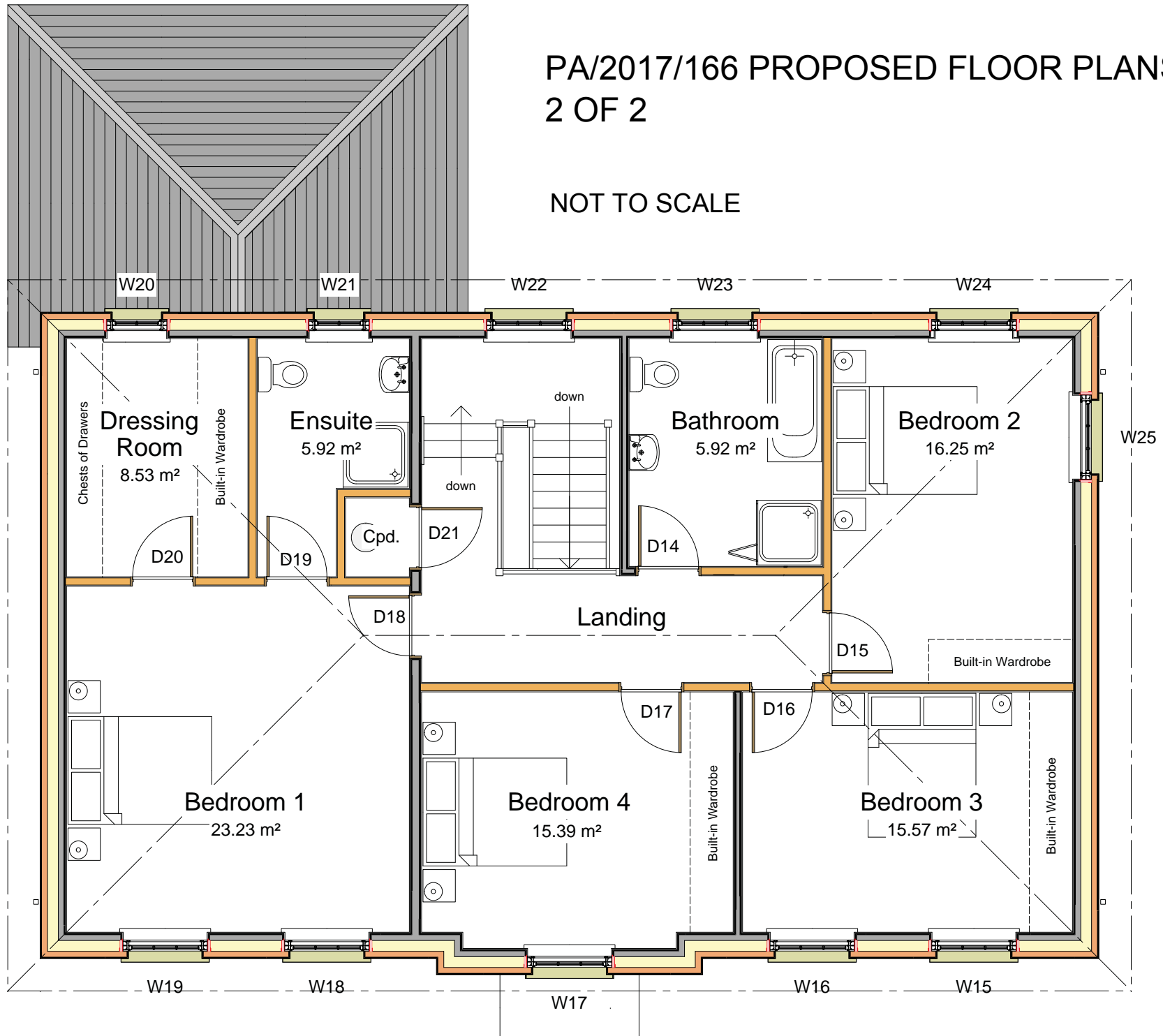
PA/2017/166 PROPOSED FLOOR PLANS 1 OF 2

NOT TO SCALE



PA/2017/166 PROPOSED FLOOR PLANS 2 OF 2

NOT TO SCALE



PA/2017/166 PROPOSED ELEVATIONS 1 OF 2

NOT TO SCALE



Front (West Facing) Elevation



Rear (East Facing) Elevation

PA/2017/166 PROPOSED ELEVATIONS 2 OF 2

NOT TO SCALE



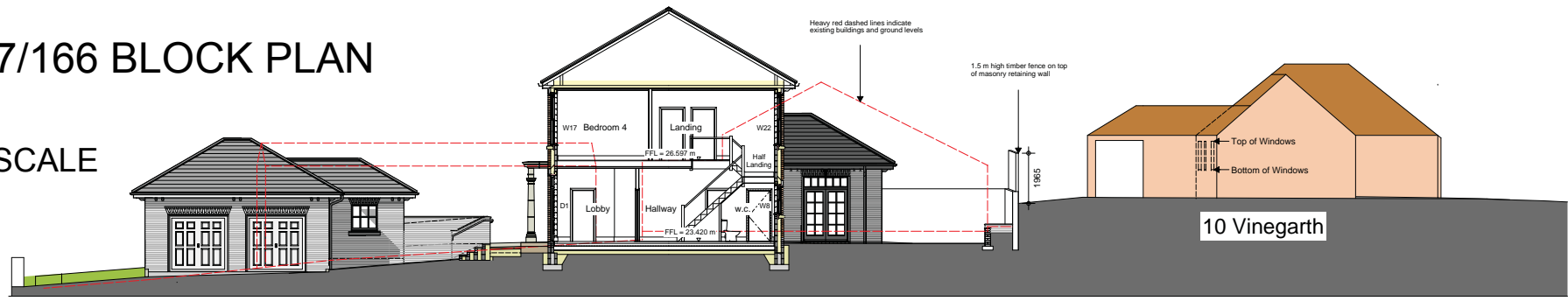
Side (South Facing) Elevation



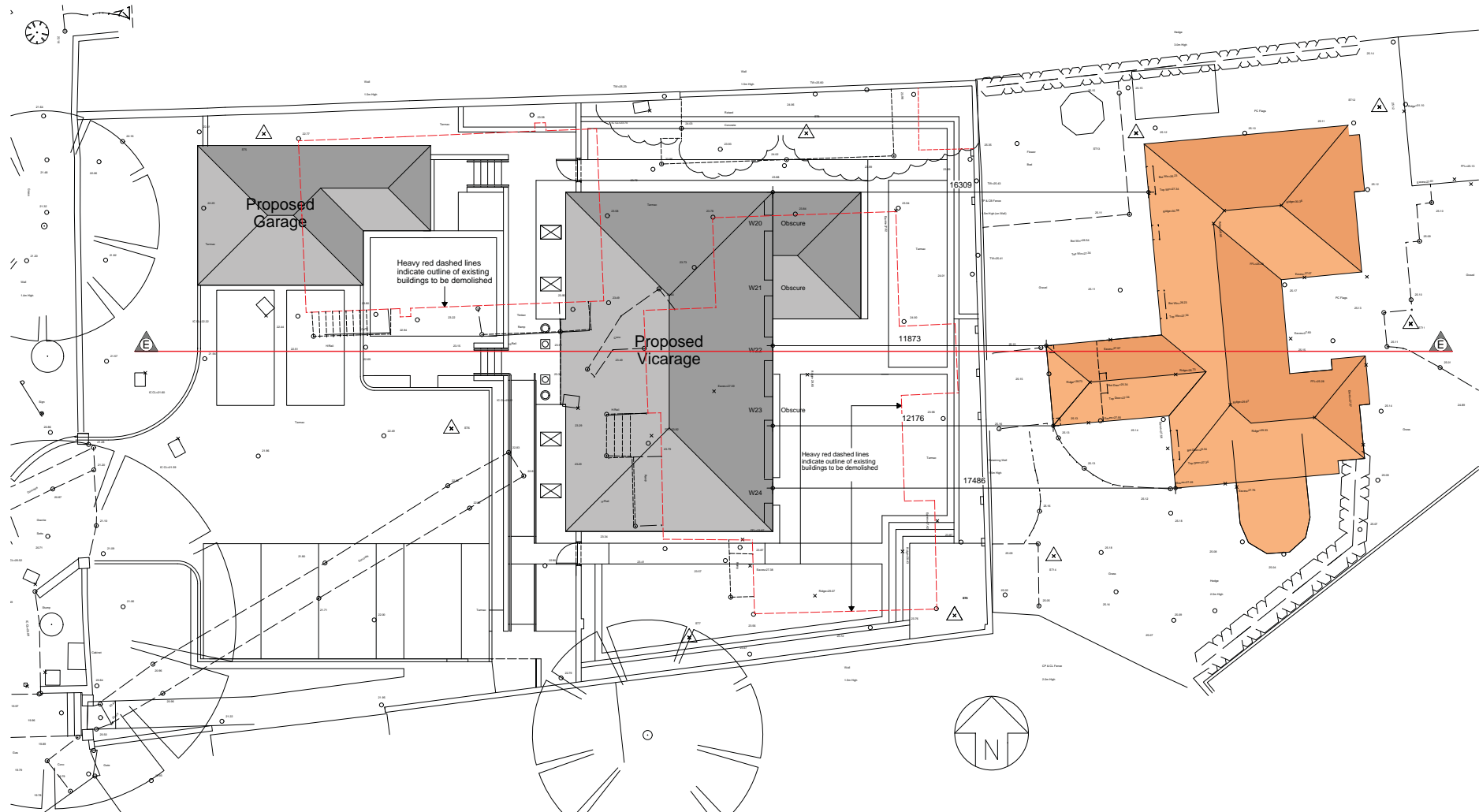
Side (North Facing) Elevation

PA/2017/166 BLOCK PLAN

NOT TO SCALE



Section E - E through Site and Including 10 Vinegarth (scale 1:100)



Site Plan Including 10 Vinegarth Indicating Section Line E - E (scale 1:100)