

APPLICATION NO	PA/2017/2006
APPLICANT	Mr Martin Phillips, Ongo Homes Ltd
DEVELOPMENT	Planning permission to erect 24 affordable dwellings with parking, access and other associated works
LOCATION	Former Crosby Primary School, Frodingham Road, Scunthorpe, DN15 7NL
PARISH	Scunthorpe
WARD	Crosby and Park
CASE OFFICER	Andrew Willerton
SUMMARY RECOMMENDATION	Subject to a Section 106 agreement, grant permission subject to conditions
REASONS FOR REFERENCE TO COMMITTEE	Member 'call in' (Cllr Christine O'Sullivan – significant public interest)

POLICIES

National Planning Policy Framework: Paragraph 14 states that at the heart of the National Planning Policy Framework there 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 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 35 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 48 states that local planning authorities may make an allowance for windfall sites in the five-year supply if they have compelling evidence that such sites have consistently become available in the local area and will continue to provide a reliable source of supply. Any allowance should be realistic having regard to the Strategic Housing Land Availability Assessment, historic windfall delivery rates and expected future trends, and should not include residential gardens.

Paragraph 49 states that housing applications should be considered in the context of the presumption in favour of sustainable development. Where the local planning authority cannot demonstrate a five-year supply of deliverable housing sites, relevant policies which guide housing supply should not be considered up-to-date.

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 styles. It is, however, proper to seek to promote or reinforce local distinctiveness.

Paragraph 61 states that 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 applications, great weight should be given to outstanding or innovative designs which help raise the standard of design more generally in the area.

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.

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

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 120 states that planning policies and decisions should ensure that new development is appropriate for its location. The effects (including cumulative effects) of pollution on health, the natural environment or general amenity, and the potential sensitivity of the area or proposed development to adverse effects from pollution, should be taken into account. Where a site is affected by contamination or land stability issues, responsibility for securing a safe development rests with the developer and/or landowner.

Paragraph 123 states that planning policies and decisions should aim to:

- avoid noise from giving rise to significant adverse impacts on health and quality of life as a result of new development;
- mitigate and reduce to a minimum other adverse impacts on health and quality of life arising from noise from new development, including through the use of conditions;
- recognise that development will often create some noise and existing businesses wanting to develop in continuance of their business should not have unreasonable restrictions put on them because of changes in nearby land uses since they were established; and

- identify and protect areas of tranquillity which have remained relatively undisturbed by noise and are prized for their recreational and amenity value for this reason.

Paragraph 124 states that planning policies should sustain compliance with and contribute towards EU limit values or national objectives for pollutants, taking into account the presence of Air Quality Management Areas and the cumulative impacts on air quality from individual sites in local areas.

Paragraph 125 states that by encouraging good design, planning policies and decisions should limit the impact of light pollution from artificial light on local amenity, intrinsically dark landscapes and nature conservation.

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.

Paragraph 129 states that local planning authorities should identify and assess the particular significance of any heritage asset that may be affected by a proposal (including by development affecting the setting of a heritage asset) taking account of the available evidence and any necessary expertise. They should take this assessment into account when considering the impact of a proposal on a heritage asset, to avoid or minimise conflict between the heritage asset's conservation and any aspect of the proposal.

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.

Paragraph 132 states that when considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation.

Paragraph 133 states that where a proposed development will lead to substantial harm to or total loss of significance of a designated heritage asset, local planning authorities should refuse consent, unless it can be demonstrated that the substantial harm or loss is necessary to achieve substantial public benefits that outweigh that harm or loss, or all of the following apply:

- the nature of the heritage asset prevents all reasonable uses of the site; and
- no viable use of the heritage asset itself can be found in the medium term through appropriate marketing that will enable its conservation; and
- conservation by grant-funding or some form of charitable or public ownership is demonstrably not possible; and

- the harm or loss is outweighed by the benefit of bringing the site back into use.

Paragraph 134 states that where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal, including securing its optimum viable use.

Paragraph 135 states that the effect of an application on the significance of a non-designated heritage asset should be taken into account in determining the application. In weighing applications that affect directly or indirectly non-designated heritage assets, a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset.

Paragraph 136 states that local planning authorities should not permit loss of the whole or part of a heritage asset without taking all reasonable steps to ensure the new development will proceed after the loss has occurred.

Paragraph 137 states that local planning authorities should look for opportunities for new development within Conservation Areas and World Heritage Sites and within the setting of heritage assets to enhance or better reveal their significance.

Paragraph 139 states that non-designated heritage assets of archaeological interest that are demonstrably of equivalent significance to scheduled monuments, should be considered subject to the policies for designated heritage assets.

Paragraph 186 states that local planning authorities should approach decision-taking in a positive way to foster the delivery of sustainable development.

Paragraph 187 states that local planning authorities should look for solutions rather than problems, and decision-takers at every level should seek to approve applications for sustainable development where possible. Local planning authorities should work proactively with applicants to secure developments that improve the economic, social and environmental conditions of the area.

Paragraph 196 states that applications for planning permission must be determined in accordance with the development plan, unless material considerations indicate otherwise.

Paragraph 197 states that in assessing and determining development proposals, local planning authorities should apply the presumption in favour of sustainable development.

Paragraph 203 states that local planning authorities should consider whether otherwise unacceptable development could be made acceptable through the use of conditions or planning obligations. Planning obligations should only be used where it is not possible to address unacceptable impacts through a planning condition.

Paragraph 204 states that planning obligations should only be sought where they meet all of the following tests:

- necessary to make the development acceptable in planning terms;
- directly related to the development; and
- fairly and reasonably related in scale and kind to the development.

Paragraph 206 states that planning conditions should only be imposed where they are necessary, relevant to planning and to the development to be permitted, enforceable, precise and reasonable in all other respects.

National Planning Practice Guidance

North Lincolnshire Core Strategy:

Policy CS1 (Spatial Strategy for North Lincolnshire)

Policy CS2 (Delivering More Sustainable Development)

Policy CS3 (Development Limits)

Policy CS5 (Design)

Policy CS6 (Historic Environment)

Policy CS7 (Overall Housing Provision)

Policy 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 CS24 (Health Care Provision)

Policy CS25 (Promoting Sustainable Transport)

Policy CS27 (Planning Obligations)

Housing and Employment Land Allocations DPD:

Inset Map for Scunthorpe and Bottesford

PS1 (Presumption in Favour of Sustainable Development)

North Lincolnshire Local Plan:

Policy H5 (a-m only) (New Housing Development)

Policy H8 (Housing Design and Housing Mix)

Policy H10 (Public Open Space Provision in New Housing Development)

Policy T1 (Location of Development)

Policy T2 (Access to Development)

Policy T6 (Pedestrian Routes and Footpaths)

Policy T19 (Car Parking Provision and Standards)

Policy HE5 (Development Affecting Listed Buildings)

Policy HE9 (Archaeological Excavation)

Policy DS1 (General Requirements)

Policy DS3 (Planning Out Crime)

Policy DS7 (Contaminated Land)

Policy DS13 (Groundwater Protection and Land Drainage)

Policy D14 (Foul Sewage and Surface Water Drainage)

Policy DS15 (Water Resources)

Policy DS16 (Flood Risk)

CONSULTATIONS

Highways: No objection subject to conditions. Highlights potential traffic conflicts caused by a bus stop near to the proposed access road junction.

Drainage: Objection withdrawn following receipt of additional information. Now has no objection subject to conditions.

Environmental Health: Advises conditions in respect of contaminated land, construction hours and a construction environment management plan.

Conservation: Originally advised of a holding objection and sought clarification of proposals to enhance the setting of the listed War Memorial. The holding objection has since been removed following amendments to create a memorial garden adjacent to the listed structure. Conditions are also advised.

Ecology: Advises conditions to secure a biodiversity management scheme and its subsequent implementation.

Trees/Landscape: Advises conditions to secure landscaping.

Strategic Housing: No objection - notes the scheme is for 100% affordable housing and advises the need to secure the affordable homes in perpetuity by legal agreement.

Waste Services: Raises concerns in relation to the ability for refuse vehicles to turn within the site if on-road parking occurs which would force reversing onto Frodingham Road which would raise safety issues. Highlights that some properties would appear to have waste collection on Frodingham Road itself which would raise issues regarding traffic movements on Frodingham Road.

Historic Environment Record: No objection.

Spatial Planning: Advises of relevant local housing policy.

S106/Public Open Space Officer: Confirms the requirement to secure a Section 106 Agreement to ensure the affordable homes are retained in perpetuity. Advises of planning obligations to be sought in respect of off-site public open space provision.

Education Capital: No planning obligations to be sought.

Public Health: No objection.

Street Lighting: No objection.

Leisure Services: Advises of planning obligations to be sought towards improved facilities at The Pods Leisure Centre.

NHS: No comments received.

Anglian Water: No comments received.

Seven Trent Water: No comments received.

Environment Agency: No comments to make.

Scunthorpe Town Team: No comments received.

Humberside Police: Support the proposal.

Humberside Fire: Advises building regulations.

PUBLICITY

The application has been advertised by site notice and within the local press for a period of not less than 21 days prior to the writing of this report. Following receipt of amended plans to illustrate the creation of a memorial garden the application has again been advertised by site notice and within the local press. At the time of writing the second consultation period has not closed and any additional comments received during this period will be verbally reported at the planning committee meeting.

One letter of comment has been received from the War Memorial Trust which raises no objection to the proposal. However, it is advised that consideration be given towards:

- designing out crime;
- the protection of the War Memorial during construction;
- the ability to access the War Memorial during Remembrance Sunday or Armistice Day;
- whether the wall in front of the War Memorial is reinstated – the Trust does not consider the wall key to the significance of the War Memorial;
- the cleaning of the War Memorial following completion of the development;
- the long-term responsibilities for the management and maintenance of the War Memorial;

- discussion of the proposal with the Friends of Crosby Angel group.

STATEMENT OF COMMUNITY INVOLVEMENT

The applicant has provided a statement of community involvement within the submitted design and access statement. The applicant undertook a public consultation drop-in event on 13 November 2017 at Greeson Hall Community Centre. It was stated that overall the scheme received positive comments which are summarised below:

- good design
- good layout
- good mix/range of properties
- have a wall along the perimeter with the 10ft (alleyway)
- great to see that the site will be developed (not left abandoned)
- try to retain the perimeter wall along Frodingham Road where possible
- close attention to relationship with Church/Greeson Hall (Community Centre) and Angel War Memorial (Grade II Listed).

ASSESSMENT

Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires planning applications to be determined in accordance with the development plan unless material considerations indicate otherwise. In this instance the development plan consists of the North Lincolnshire Local Plan (NLLP) which was adopted in May 2003, the North Lincolnshire Core Strategy (NLCS) which was adopted in June 2011 and the Housing and Employment Land Allocations (HELA) DPD which was adopted in March 2016. Material considerations exist in the form of national planning policy and guidance contained within the National Planning Policy Framework (NPPF) and the suite of documents comprising of the Planning Practice Guidance (PPG).

The application site comprises 0.5 hectares of vacant land at the former Crosby Primary School site. The site is bounded by a community centre and church to the north, Frodingham Road to the east, Sheffield Street to the south and an alleyway serving the rear of properties on Dale Street to the west. To the south-east corner of the site is the Grade II Listed Angel War Memorial. Planning permission is sought for the erection of 24 affordable dwellings.

The main issues for consideration with regard to the determination of this application are:

- **whether the principle of development of 24 dwellings in this location is acceptable;**
- **whether the design of the development has regard to site context in relation to the setting of the Grade II Listed War Memorial; and**
- **whether the proposed development would adversely affect residential amenity or highway safety.**

Principle

The application site is the former Crosby Primary School site on Frodingham Road in Scunthorpe. The site is within a highly sustainable location at the heart of Scunthorpe and is within the development limit for the settlement as defined by the HELA DPD. The principle of residential development is considered acceptable in this location.

NLCS policy CS7 states that development within Scunthorpe should achieve 40–45 dwellings per hectare (dph). The proposed development of 24 dwellings on a 0.5 hectare site equates to a density of 48 dph. Whilst this is above the required density range, NLCS policy CS7 states that within Scunthorpe Town Centre a density of 45–70 dph is required. Although the site is not within the defined Town Centre area, it is adjacent to the Frodingham Road District Centre and is within an area of high density housing. The proposed density of 48 dph is considered to be acceptable in this location and has regard to site context.

Design and impact on heritage assets

The proposed development comprises 11 blocks of a mix of semi-detached and terraced dwellings ranging from two to four bedrooms. The majority of the blocks are two storeys in height; however, some blocks fronting onto Frodingham Road are three storeys in height. The dwellings are of modern appearance and to be constructed predominantly of facing brick with feature areas of cladding and render. The dwellings along Frodingham Road feature a series of gables and take a design cue from the former Crosby Primary School which previously stood on the site. The appearance of the dwellings is considered to be acceptable and responds to site context.

The site is adjacent to the Grade II Listed Angel War Memorial which is located to the south-east corner of the development site. The proposal originally received an objection from the Conservation Officer as the submitted Heritage Statement indicated that ‘agreement was to be reached with the local authority on the extent of the enclosure of the memorial facing the public realm’ which was yet to be agreed. The Conservation Officer considers that “the key issue is how the setting of the Grade II Listed War Memorial is affected by the development and is subsequently viewed by and experienced by the general public.”

The applicant has since amended the proposal to include a greater parcel of land around the memorial to allow for the creation of a memorial garden. The works to the listed War Memorial are the subject of a listed building consent application currently under consideration by the authority (PA/2018/297). The Conservation Officer has removed the objection following receipt of plans to create a memorial garden around the listed structure. It is noted that there was no issue with having building in close proximity to the Memorial, given the siting of the demolished school buildings. It is considered that the creation of the garden around the structure will enhance the setting of the Listed Angel War Memorial and allow it to be visited and commemorated. It is considered necessary to impose conditions to secure further details in relation to the new boundary features to be erected in addition to samples of materials to ensure that they are appropriate to site context.

A letter of comment has been received from the War Memorial Trust which raises no objection to the proposal. The letter advises of the need to incorporate principles to design out crime and it is noted that Humberside Police supports the proposal in relation to these principles. The letter continues to require proposals to be put forward to protect the listed War Memorial throughout the construction period. It is considered reasonable and necessary to require a scheme to protect the Memorial to be secured by imposition of a planning condition. The

letter encourages proposals to be put forward to secure the long-term management and maintenance of the War Memorial and its cleaning following completion of the development. The War Memorial is within the ownership of the council which is responsible for its long-term management and maintenance, and it is noted that a separate listed building consent application has been submitted for the works proposed specifically in relation to the War Memorial. The letter also encourages discussion with the Friends of Crosby Angel Group. The council is not obligated to do so and has carried out the necessary statutory consultation to which no response has been received from the group.

Amenity

Each of the dwellings is to be served by private amenity space which is to be laid to lawn according to the submitted landscaping plan. The level of private amenity space is considered acceptable with regard to the character of the area and scale of dwellings proposed. Further grassed areas, shrubbery and trees are to be planted within the site to enhance the visual amenity of the development. The Tree/Landscape Officer has raised no objection to the proposal and has recommended a condition which is considered reasonable to secure the successful establishment of the landscaping.

It is proposed that rear gardens are bounded by a range of boundary treatments to ensure the privacy of future occupants. The proposed boundary treatments comprise either a 1.8 metre high timber panel fence or a 1.8 metre high brick wall. The proposed boundary treatments are acceptable and it is essential that these are conditioned to be constructed prior to the occupation of the property that they bound. Further boundary treatments are proposed along the Frodingham Road frontage which comprises a six-course low brick wall with metal railings above which will be similar in appearance to the existing boundary of the former school. Further low level metal railings are proposed to separate the front gardens of the plots within the site.

The site has been laid out to avoid creating a loss of privacy between the dwellings and features sufficient separation distances from rear/side elevations. First-floor windows to side elevations either form windows to non-habitable accommodation within the dwellings or face onto the public domain. It is not considered that the proposal would result in a loss of privacy or light to neighbouring residential properties or between the proposed dwellings.

Highways

The Highways team has been consulted on the proposal and has raised no objection to it. However, a number of conditions have been advised which are reasonable and necessary to ensure that the proposal does not result in an adverse impact to the safe operation of the highway. The response received from Highways highlights a potential conflict between the bus stop on Frodingham Road and the junction of the access road with Frodingham Road. Highways considers that any impact is likely to be intermittent and for a short period of time only. A condition has also been recommended to secure a construction phase traffic management plan for the construction period which, again, is considered reasonable and necessary.

The proposed dwellings are each to be served by a minimum of one off-road parking space with the larger dwellings served by two spaces. An additional two spaces are proposed for visitor parking. The level of parking proposed is considered to be acceptable with regard to the scale of dwellings proposed within a highly sustainable location.

Waste Services has commented on the proposal and, whilst the applicant has demonstrated that a refuse truck could turn within the site, a concern has been raised in relation to the ability to turn within the site should on-road parking occur. Other concerns relate to the need for refuse trucks to pick up waste bins from Frodingham Road which may interfere with the flow of traffic. No objection has been received from Highways in relation to these matters and such activity is considered to be of a transient and intermittent nature.

Other matters

The Drainage team originally objected to the proposal as insufficient information had been submitted to demonstrate that a Sustainable Drainage System (SuDS) had been considered and the drainage system design was not substantiated. The applicant has since submitted additional information in relation to the proposed drainage system and the Drainage team has removed its objection to the scheme and advised conditions. Furthermore, it is considered that the proposal will decrease the level of impermeable areas due to the creation of residential gardens. No comments have been received from either Anglian or Seven Trent Water in relation to the proposed foul and surface water drainage scheme which is considered to be acceptable.

The Environmental Health team has been consulted on the proposal and has raised no objections. However, the submitted ground investigation report has found there to be elevated levels of contamination at the site and remediation is required. It is therefore considered necessary to impose a condition to secure a remediation plan and its subsequent implementation.

As the application site is within a predominantly residential area, it is considered reasonable to impose the condition proposed by Environmental Health to restrict construction hours. A condition is also recommended to secure a construction environment management plan to protect the residential amenity of surrounding properties during construction, which is also considered reasonable.

The ecologist has been consulted on the proposal and considers that protected species surveys are not required. However, it is considered that the development should result in biodiversity enhancement and conditions are recommended to secure biodiversity enhancement in accordance with policy.

Planning obligations

As the application is for 24 dwellings, the Section 106 Officer has commented that a number of planning obligations may be sought as the development exceeds the 10 dwelling threshold for obligations. The Section 106 officer has requested that a contribution of £8508.54 be provided as an off-site contribution for the provision of public open space. Education Capital has confirmed that, as the scheme is under 25 dwellings, commuted sums are not sought. Leisure Services has requested that a sum of £20,000 be sought to go towards improvement to facilities at The Pods leisure centre. No response has been received from the NHS.

As the scheme is for 100% affordable housing, there are viability issues with the proposal if these commuted sums were to be sought. The Section 106 Officer has confirmed that, due to viability issues, no commuted sums are to be sought. It is considered that the development of the affordable housing units outweighs other obligations to be sought. Both the Section 106 Officer and the Strategic Housing Team note a recent Inspector's decision where it was deemed necessary to secure a 100% affordable home scheme in perpetuity by legal

agreement instead of planning condition. It is therefore recommended that members be minded to approve the application subject to conditions and the completion of the necessary legal agreement to secure the affordable homes.

RECOMMENDATION

Subject to the completion of a formal agreement under Section 106 of the Town and Country Planning Act 1990 to secure the provision of 24 affordable dwellings on site, the committee resolves:

- (i) it is mindful to grant permission for the development;**
- (ii) the decision be delegated to the Group Manager – Development Management and Building Control upon completion of the obligation;**
- (iii) if the obligation is not completed by 15 September 2018 the Group Manager – Development Management and Building Control be authorised to refuse the application on grounds of inadequate provision of essential community benefits; and**
- (iv) the permission so granted be 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: 15824/05 Revision A, 15824/08 Revision A, 15824/10, 15824/11, 15824/09, 15824/14, 42047/ATR1 Revision A, 15824/13 Revision A, R/2060/1B, 42047/002 Revision B.

Reason

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

3.

No development shall take place until details of all within-highway works, including amendment of the traffic-calming features on Sheffield Street, have been submitted to and approved in writing by the local planning authority.

Reason

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

4.

No unit fronting onto Sheffield Street shall be occupied until all within-highway works have been completed 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.

5.

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.

6.

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.

7.

No development shall take place until details of the drainage, construction, services and lighting of the proposed access road, including the junction with the adjacent highway, have been submitted to and approved in writing by the local planning authority.

Reason

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

8.

No dwelling on the site shall be occupied until the access road has been completed to at least base course level and adequately lit from the junction with the adjacent highway up to the access to the dwelling.

Reason

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

9.

No other works shall be commenced on the site until the access road junction with the adjacent highway, including the required visibility splays, has been set out and established.

Reason

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

10.

No dwelling on the site shall be occupied until the footway has been constructed up to base course level from the junction with the adjacent highway to the access to the dwelling.

Reason

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

11.

No works shall be commenced on the penultimate dwelling on the site until the access road has been completed.

Reason

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

12.

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.

13.

No development shall take place until a strategy for the management of surface water drainage, that includes the implementation of sustainable drainage systems, and their adoption and maintenance arrangements, has been submitted to and agreed in writing by the local planning authority. The strategy shall be based upon submitted drawing number 42047/002, Rev: B, Dated: 15/2/2018. Surface water discharge from the site shall not exceed 34 litres per second.

Reason

To prevent the increased risk of flooding to themselves and others, to improve and protect water quality, and to ensure the implementation, and future adoption and maintenance, of the sustainable drainage structures in accordance with policy DS16 of the North Lincolnshire Local Plan, and policies CS18 and CS19 of the North Lincolnshire Core Strategy.

14.

The drainage scheme shall be implemented in accordance with the approved submitted details, shall be completed prior to the occupation of any dwelling on site, and thereafter retained and maintained in accordance with the scheme for the life of the development unless otherwise agreed in writing with the local planning authority.

Reason

To prevent the increased risk of flooding to themselves and others, to improve and protect water quality, and to ensure the implementation, and future adoption and maintenance, of the sustainable drainage structures in accordance with policy DS16 of the North Lincolnshire Local Plan, and policies CS18 and CS19 of the North Lincolnshire Core Strategy.

15.

None of the dwellings shall be occupied until the sewage disposal/drainage works to serve these dwellings have been completed in accordance with the foul water drainage scheme as shown on drawing number 42047/002, Rev: B, Dated: 15/2/2018.

Reason

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

16.

Prior to the commencement of any works within the memorial garden adjacent to the Grade II Listed Angel War Memorial the following shall be submitted to and approved in writing by the local planning authority:

- 1:20 scale drawings of the proposed boundary treatments adjacent to the Grade II Listed Angel War Memorial
- samples of materials to be used to construct the proposed boundary treatments
- samples of materials to be used for all hard surfacing/landscaping within the Memorial Garden
- details of any street furniture (benches) to be installed in the Memorial Garden. Once approved, development shall be carried out strictly in accordance with the approved details and only the approved materials shall be used, unless otherwise agreed in writing by the local planning authority.

Reason

To preserve and enhance the setting of the Grade II Listed Angel War Memorial in accordance with policies HE5 of the North Lincolnshire Local Plan and CS6 of the North Lincolnshire Core Strategy.

17.

No development shall take place until details of measures to protect the Grade II Listed Angel War Memorial have been submitted to and approved in writing by the local planning authority. The approved protection measures shall be carried out in full during all construction works on site.

Reason

To ensure the protection of the Grade II Listed Angel War Memorial in accordance with policies HE5 of the North Lincolnshire Local Plan and CS6 of the North Lincolnshire Core Strategy.

18.

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 2 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

For the protection of human health in accordance with policy DS7 of the North Lincolnshire Local Plan.

19.

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

- 7am to 7pm Monday to Friday

- 7am to 1pm on Saturdays.

No construction or site clearance 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

To protect residential amenity in accordance with policy DS1 of the North Lincolnshire Local Plan.

20.

No authorised development shall commence until a construction environmental management plan (CEMP) has been submitted to and approved in writing by the local planning authority. This shall include details of mitigation measures for the control of pollution including noise, vibration, dust and light. All construction work shall be carried out in accordance with the approved CEMP unless otherwise agreed in writing by the local planning authority.

Reason

To protect residential amenity in accordance with policy DS1 of the North Lincolnshire Local Plan.

21.

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 at least five bat roosting features to be installed on new dwellings;
- (b) details of nesting sites to be installed to support swifts and house sparrows;
- (c) restrictions on lighting to avoid impacts on bat roosts, bat foraging areas, bird nesting sites and sensitive habitats;
- (d) prescriptions for the planting and aftercare of trees and shrubs of high biodiversity value;
- (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.

22.

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.

23.

No dwelling shall be occupied until the boundary treatments surrounding the unit have been constructed in accordance with the approved boundary features as shown on drawing numbers 15824/13 Revision A and 15824/14.

Reason

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

24.

The scheme of landscaping and tree planting shown on drawing no. R/2060/1B shall be carried out in its entirety within a period of twelve months beginning with the date on which development is commenced or within such extended time period as may be agreed in writing with the local planning authority. Any trees, shrubs or bushes removed, dying, being severely damaged or becoming seriously diseased within five years of planting shall be replaced with trees, shrubs or bushes of similar size and species to those originally required to be planted unless the local planning authority have given written consent to any variation.

Reason

To ensure the successful establishment of the approved landscaping in accordance with policy CS5 of the North Lincolnshire Core Strategy, and policies H5 and DS1 of the North Lincolnshire Local Plan.

Informative 1

This application must be read in conjunction with the relevant Section 106 Agreement.

Informative 2

The applicant is advised to take note of the comments received from the Drainage Team with regard to the details required to be provided to satisfy the drainage condition.

Informative 3

The works to create the memorial garden adjacent to the Grade II Listed Angel War Memorial require listed building consent.

Informative 4

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 5

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/2017/2006

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PA/2017/2006 Site Layout - Not to scale



SCHEDULE OF ACCOMMODATION:

- HOUSE TYPE A**
2 no. 2bed 4person dwellings - 66msq each
- HOUSE TYPE B**
6 no. 2bed 4person dwelling - 71msq each
- HOUSE TYPE C**
11 no. 3bed 5person dwelling - 82msq each
- HOUSE TYPE D**
1 no. 3bed 5person dwelling - 82msq each
- HOUSE TYPE E**
4 no. 4bed 6person dwelling - 125msq each
- Parking 34 spaces
+ 2 visitor spaces
36 spaces in total

BOUNDARY TREATMENTS:

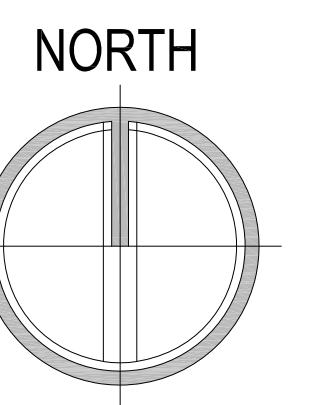
- A BRICK WALL** - 100mm high, 210mm thick brick wall with stone on top and white cast stone coping. Height measured from highest adjacent ground level and stepped as appropriate.
- B METAL RAILINGS** - 100mm high, 100mm wide galvanized metal railing with black painted 50mm dia. Height measured from highest adjacent ground level and stepped as appropriate.
- C TIMBER FENCING** - 100mm - 200mm 100mm high, 100mm wide timber fencing with concrete posts. Height measured from highest adjacent ground level and stepped as appropriate. NB cases of retaining to be supported by ground boards.
- D TIMBER FENCING** - 100mm - 200mm TRELLIS 100mm high, 100mm wide timber trellis with concrete posts with 100mm trellis topping. Height measured from highest adjacent ground level and stepped as appropriate. NB cases of retaining to be supported by ground boards.
- E BRICK WALL & METAL RAILINGS** - Front boundary, comprising a maximum of 4 bays, 100mm high, 100mm wide galvanized metal railing with concrete posts with black painted 50mm dia. cast stone coping and metal coping to top. Height measured from highest adjacent ground level and stepped as appropriate.
- G1** 100mm high, 100mm wide galvanized metal gate with galvanized hinges and locking handle.
- G2** 100mm high, 100mm wide galvanized metal gate with galvanized hinges and locking handle. Gate filled with locking mechanism.
- VP Visitor Parking.

KEY:

- WATER BUTT** - With no open access to the top (if raised) and not for drinking water and distance from the down pipe for drainage. Connected to the downpipe with an automatic overflow to the surface water system.
- NEW STORE** - Timber lift store 100mm high measured from ground level and 100mm wide. Height measured from highest adjacent ground level and stepped as appropriate. NB cases of retaining to be supported by ground boards.
- EXISTING TREES** - To be retained and protected during any construction activity. Root protection area shown with no damaged roots. Refer to appropriate Tree Protection Plan for further details.
- PROPOSED TREES** - For species refer to landscape plan.
- PRIVATE DRAINAGE** - To be installed in accordance with drainage plan.
- HEDGING** - For species refer to landscape plan.
- LOW MAINTENANCE SHRUB PLANTING** - For species refer to landscape plan.
- TURF** - To be laid in new garden areas. Turf to be 100mm topped with a 50mm sub-base. Planting to be retained and stone placed side to side. For the mowing strip (100mm) to be 100mm wide. NB cases of retaining to be supported by ground boards.
- TREES PLANTING TO FRONT OF PROPERTIES** - To be installed in accordance with landscape plan.
- PCC PAVING FLAGS** - 100mm high, 100mm wide PCC paving flags with 50mm sub-base with cross fall to side. All flags to be 100mm wide. Falls around perimeter of dwellings to be 100mm wide.
- PROPOSED EXTERNAL LEVELS** - FFL +0.250
- PROPOSED FINISHED FLOOR LEVELS** - FFL +0.250

NOTES
Do not scale from this drawing. Only figured dimensions are to be taken from this drawing.
Contractor must verify all dimensions on site before commencing any work or shop drawings.
Report any discrepancies to the architect before commencing work. If this drawing exceeds the quantities taken in any way the architect is to be informed before the work is initiated.
Work within the Construction (Design & Management) Regulations 2015 is not to start until Pre Construction Health and Safety Information has been produced by the Principal Designer and a Principal Contractor has produced a Construction Phase Health and Safety Plan.
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This drawing originates from the CAD file:
S:\2015\15824_Frodingham Rd, Scunthorpe\010_BSB Drawings\020_Current Issue\025_Appraisal\15824_08A_Proposed Site Plan_13A_Boundary REVISIONS_Plan.dwg

Rev	Description	Dwn	Date	Chk	Date
A	Enclosure around Angel War Memorial updated following consultation with Historic Environment Record.	jpm	06.02.18	jnh	06.02.18



AMENDED

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RIBA
CLIENT
Ongo Homes
PROJECT
Residential Development,
Frodingham Road, Scunthorpe,
North Lincolnshire, DN15 7NL

DRAWING TITLE
Proposed Site Plan

Drawing Status	Scale	Sheet Size
PLANNING	1:250	A1
Drawn	jpm	Date 13/11/17
Checked	jnh	Date 13/11/17

Drawing No. 15824/08
Revision A