

APPLICATION NO	PA/2017/2136
APPLICANT	Mr Mark Snowden, Keigar Homes Ltd
DEVELOPMENT	Planning permission to erect five detached dwellings and garages, refurbish outbuilding D, demolish all other existing outbuildings, and associated works
LOCATION	The Manor House, Church Lane, Ulceby, DN39 6TB
PARISH	Ulceby
WARD	Ferry
CASE OFFICER	Andrew Willerton
SUMMARY RECOMMENDATION	Grant permission subject to conditions
REASONS FOR REFERENCE TO COMMITTEE	Departure from policy

POLICIES

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

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

Paragraph 49 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 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 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 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.

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)

CS17 (Biodiversity)

CS18 (Sustainable Resource Use and Climate Change)

Housing and Employment Allocations DPD:

Inset Map for Ulceby, PS1

North Lincolnshire Local Plan:

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

H8 (Housing Design and Housing Mix)

HE5 (Development Affecting Listed Buildings)

HE9 (Archaeological Evaluation)

RD2 (Development in the Open Countryside)

T2 (Access to Development)

T19 (Car Parking Provision and Standards)

DS1 (General Requirements)

DS14 (Foul Sewerage and Surface Water Drainage)

CONSULTATIONS

Highways: No objection subject to conditions and an informative.

Drainage: No objection subject to conditions to secure the submitted drainage scheme.

Environmental Health: Advises conditions in respect of a remediation scheme and limiting construction hours.

Conservation Officer: Holding objection to require a heritage statement.

Archaeology: Holding objection to require a heritage statement to include field evaluation.

Tree Officer: Advises conditions to secure tree protection measures.

Strategic Housing: No comments received.

Spatial Planning: Advises of planning policy and confirms that the council does not have a five-year housing land supply.

Ecology: States that consent can only be granted if the tests of European Protected Species can be passed and advises a condition to secure a biodiversity management plan.

Section 106 Officer: Confirms that no section 106 agreement will be required.

Historic England: Does not wish to comment and advises the views of the council's own conservation and archaeological advisers be sought.

Internal Drainage Board: No comments to make.

PARISH COUNCIL

No objection to the application.

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. Two letters of objection have been received raising the following issues:

- highway safety concerns as the site is near to the school and vehicles use the land in front of the existing barns to turn around in
- the Ulceby Parish Plan highlights future development should be for affordable housing
- existing foul and surface water drainage issues will be worsened.

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 the Planning Practice Guidance (PPG).

The application site comprises 0.28 hectares of land which currently forms a cluster of farm buildings. The site is adjacent to the Grade I listed St Nicholas' Church and is accessed from Church Lane in Ulceby. A number of the farm buildings are of architectural merit but the building to the north of the site adjacent to the listed Church is not, being of modern construction. Planning permission is sought to erect five detached dwellings and garages, refurbish outbuilding D, demolish all other existing outbuildings, and associated works.

The main issues for consideration with regard to the determination of this proposal are the principle of residential development on the site, the design and appearance of the proposed buildings with regard to their historic context, and whether the proposal would result in an adverse impact on highway safety or harm to biodiversity.

Principle

The application site is outside the HELA DPD defined development limit for the settlement and is, for the purposes of planning, considered to be within the open countryside. NLCS policies CS2 and CS3 are relevant, alongside NLLP policy RD2. Together these policies seek to control development in such a location to that which is justified and essential to that location. In this case the development of five dwellings does not meet these tests. The Spatial Planning team has confirmed that the council only has a 3.9 year supply of housing land as of March 2016 which is under the five-year requirement. According to paragraph 49 of the NPPF locally adopted policies for the delivery of housing should not be considered up-to-date and this proposal requires assessment against paragraph 14 of the NPPF. This

paragraph sets out the presumption in favour of sustainable development whereby permission should only be refused in circumstances where there is demonstrable harm that would outweigh the benefits of the proposal.

Ulceby is considered to be a larger rural settlement within the North Lincolnshire Sustainable Settlement Survey (2016) and is ranked 28th out of the 79 ranked settlements in order of their sustainability. The application is for five dwellings and the site has gained consent previously for three dwellings as part of a barn conversion under PA/2011/1047. The site is adjacent to the development limit for Ulceby and is considered to be brownfield land. Ulceby is a sustainable settlement with three of the key facilities and services comprising a community hall, school and convenience store. Unless other material considerations are found where demonstrable harm is identified the presumption in favour of sustainable development applies and the principle of development is established.

Heritage

The site is adjacent to the Grade I listed St. Nicholas' Church. Historic England does not wish to comment on the proposal but advises the council to consult its own conservation and archaeological advisers. The Conservation Officer has been consulted and has registered a holding objection to the proposal as no heritage statement had been provided at the time of the response. The applicant has now provided such an assessment which considers that the proposal will benefit the setting of the adjacent St. Nicholas' Church given it will replace a modern barn with sensitively designed housing using traditional materials. The proposal retains an existing high brick boundary wall between the site and the church. It is noted that, following demolition of the modern barn building, the new dwellings will be set further away from the boundary wall with the church. The Conservation Officer has not provided comment on the heritage statement and in the absence of a response it is not considered that the proposal would harm the setting of the listed church and would improve its setting following removal of the modern barn.

As the site is adjacent to the church the site is within an archaeologically sensitive location. The Archaeologist has been consulted and has registered a holding objection to the proposal as no heritage statement had been provided at the time of the response. The Archaeologist considers that intrusive archaeological investigation of the site should take place prior to the determination of this application. It is not considered necessary or reasonable to request such works be carried out prior to determination of the application given that the proposal is on previously developed land, the footprint of the proposed building being mostly over the footprint of existing buildings on the site. It is necessary to secure archaeological investigation of the site given its potential for remains through the provision of an archaeological mitigation strategy which can be secured by the imposition of a planning condition.

The proposal involves the demolition of several agricultural buildings which are deemed to be of archaeological merit. The barns themselves are not listed and are not within a conservation area. Accordingly, the principle of demolishing these buildings is permitted under the Town and Country Planning (General Permitted Development) Order 2015 with prior approval only being required in relation to the method of demolition. It is therefore unreasonable to request the retention of the barns as put forward by the conservation officer but it is accepted that this would be preferential. It is recommended that conditions be imposed to secure a historic building survey, the records subsequently being deposited with the council's Historic Environment Record.

Design and amenity

The proposal involves the creation of a number of buildings which have been arranged into a series of courtyards following the layout of the existing buildings on the site. The buildings range in height from single to two-storey and are similar in form to the current buildings. It is proposed to use a range of traditional materials including a natural red clay roof tile and distressed red facing brick with feature areas of brickwork and stone in addition to timber cladding. The materials are considered to be acceptable and create the appearance of a modern barn conversion which is appropriate to site context. It is recommended that conditions be imposed to secure the use of the approved materials.

The site is mostly not bordered by residential properties, the only property being to the south-west of the site. The separation distances to this property are significant and it is not considered the proposal would harm the residential amenity afforded to this property. The layout of the dwellings, including window placement, has been carefully considered to avoid overlooking or overshadowing of the proposed residential properties. Boundary fencing and walls are proposed to enclose private amenity space and it is recommended that conditions be imposed to secure the installation of the boundary features prior to the occupation of the dwellings they serve.

Highway safety

Objections have been received raising concerns over highway safety. The concerns primarily relate to the site being opposite the primary school and vehicles using the frontage of the site to turn in as Church Lane is a 'no through' road. It is not considered that the development of five dwellings would result in significant traffic generation leading to a detrimental impact on the safe operation of the highway. The dwellings are to be served by a gated private drive with a sufficient level of off-road parking proportionate to the scale of dwelling. The Highways team has been consulted on the proposal and has raised no objection subject to conditions which are considered to be reasonable and necessary.

Biodiversity and trees

The application site comprises a number of barns which are proposed to be demolished and replaced with new dwellings. The application is accompanied by a Protected Species Survey which confirms that the existing buildings on the site are used by bats. The Ecologist has confirmed that it is essential the tests of European Protected Species licensing are met in order for the development to proceed. It is considered that there are no satisfactory alternatives to the proposal as the buildings are in a state of deterioration and could be demolished without the need for planning permission. There are benefits to the proposal that outweigh this issue in the public interest comprising the delivery of housing, the tidying of land and betterment to the setting of the Grade I listed St Nicholas' Church. The Ecologist has confirmed that the Favourable Conservation Status test would be passed subject to the measures within the submitted Biodiversity Enhancement Plan being secured by condition. It is considered that the measures within the plan will sufficiently mitigate harm to protected species through sensitive construction measures and provide opportunities for compensatory habitat and biodiversity enhancement as a result of development.

There are a number of protected trees due north of the site within the churchyard which contribute to visual amenity and the setting of the Grade I listed St Nicholas' Church. The Tree Officer requested a Tree Protection Plan which has since been provided by the

applicant. The Tree Officer has reviewed the plan and has advised conditions to secure its implementation to prevent adverse impact on the protected trees.

Other matters

The application is supported by a drainage strategy which has been reviewed by the council's Drainage team. It is noted that objections have been received relating to drainage infrastructure issues. The Drainage team requested additional information to support the drainage strategy, including a comprehensive scheme. The applicant has supplied the information requested which demonstrates that a sustainable surface water drainage scheme is to be employed at the site with infiltration into the permeable chalk layer.

The Environmental Health team has reviewed the submitted phase 1 contaminated land investigation study which demonstrates that the site has elevated levels of lead which will require remediation. Accordingly, the team has advised conditions to secure the submission and subsequent implementation of a remediation scheme. The team also advises conditions to restrict construction hours for the protection of residential amenity.

Objections have been received as the proposal does not deliver affordable homes which are a requirement of the Ulceby Parish Plan. NLCS Policy CS9 sets out a requirement for affordable housing to be provided as the development will deliver more than three dwellings. However, the Section 106 Officer highlights planning case law in relation to the Government's Written Ministerial Statement which prevents local planning authorities from requesting contributions to social infrastructure on schemes for 10 dwellings or less. As this Statement carries material weight, planning obligations for affordable housing cannot be sought.

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: GB/123/02, GB/123/03, GB/123/04, GB/123/08, GB/123/09, GB/123/10, GB/123/11, GB/123/12, GB/123/13, GB/123/14, GB/123/15 and GB/123/16.

Reason

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

3.

Within 3 months of the completion of the new access, any redundant access to the site shall be removed and the area reinstated to footway/verge (including the provision of full height kerbs) in accordance with details to be submitted to and approved in writing by the local planning authority.

Reason

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

4.

The existing vehicular access to the site shall be improved within highway limits in accordance with details to be submitted to and approved in writing by the local planning authority.

Reason

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

5.

No development shall take place until details showing an effective method of preventing surface water run-off from hard paved areas within the site onto the highway have been submitted to and approved in writing by the local planning authority. These facilities shall be implemented prior to the access and parking facilities being brought into use.

Reason

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

6.

No loose material shall be placed on any driveway or parking area within 10 metres of the adopted highway unless measures are taken in accordance with details to be submitted to and approved in writing by the local planning authority to prevent the material from spilling onto the highway. Once agreed and implemented these measures shall be retained.

Reason

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

7.

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

Reason

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

8.

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

Reason

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

9.

The development hereby permitted shall be carried out in accordance with the approved Flood Risk Assessment and Drainage Strategy prepared by EWE Associates Ltd dated February 2018 including the approved drainage scheme as shown on drawing no. GB/123/05 dated 07/111/2017. No dwelling shall be occupied until the approved drainage scheme as shown on drawing no. GB/123/05 dated 07/111/2017 has been completed and the drainage system shall be retained and maintained in accordance with the scheme thereafter.

Reason

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

10.

The development hereby permitted shall only use the materials listed within the approved Materials Schedule unless otherwise agreed in writing by the local planning authority.

Reason

To ensure that the building is in keeping with its surroundings in the interests of visual amenity, in accordance with policy CS5 of the North Lincolnshire Core Strategy and policies H5, H8 and DS1 of the North Lincolnshire Local Plan.

11.

No dwelling hereby permitted shall be occupied until the boundary treatments to the perimeter of the private amenity space serving it have been constructed in accordance with the approved boundary treatment details.

Reason

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

12.

No demolition or construction works affecting the two-storey barn shall commence until the local planning authority has been provided with either:

- (a) a licence issued by Natural England pursuant to Regulation 53 of The Conservation of Habitats and Species Regulations 2010 authorising the specified development to go ahead; or
- (b) a statement in writing from the relevant licensing body to the effect that it does not consider that the specified activity/development will require a licence.

Reason

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

13.

Works and biodiversity enhancements shall be carried out strictly in accordance with the submitted Biodiversity Enhancement Plan dated November 2017 and the submitted drawing number GB/123/08. The management prescriptions set out in section 4 of the management plan shall be carried out in their entirety in accordance with the timescales set out in the work programme in 5. Prior to the occupation of the fifth dwelling hereby approved, the applicant or their successor in title shall submit a report to the local planning authority, providing evidence of compliance with the Biodiversity Enhancement Plan. All biodiversity features shall be retained thereafter.

Reason

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

14.

The approved tree protection measures as shown on the approved tree protection plan drawing no. GB/123/17 shall be carried out in accordance with the approved details for the duration of construction works at the site.

Reason

To protect existing trees in accordance with policy LC12 of the North Lincolnshire Local Plan.

15.

The scheme of landscaping and tree planting shown on drawing no. GB/123/08 shall be carried out in its entirety prior to the occupation of the dwellings 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.

16.

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 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 and the environment.

17.

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

- 7am to 7pm Monday to Friday

- 7am to 1pm on Saturdays.

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

HGV movements shall not be permitted outside these hours during the construction phase without prior written approval from the local planning authority.

Installation of equipment on site shall not be permitted outside these hours without prior written approval from the local planning authority.

Reason

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

18.

No development shall take place until the applicant, or their agents or successors in title, has secured the implementation of an archaeological mitigation strategy, to be defined in a Written Scheme of Investigation that has been submitted to, and approved in writing, by the local planning authority. The strategy shall provide for:

- (i) measures to ensure the preservation by record, of archaeological features of identified importance;
- (ii) methodologies for the recording and recovery of archaeological remains, including artefacts and ecofacts;
- (iii) post-fieldwork methodologies for assessment and analyses;
- (iv) report content and arrangements for dissemination, and publication proposals;
- (v) archive preparation and deposition with recognised repositories including the Archaeology Data Service;
- (vi) 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;
- (vii) 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:
- (viii) 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 paragraph 141 of the National Planning Policy Framework, policy CS6 of the Core Strategy and policy HE9 of the North Lincolnshire Local Plan because development would otherwise harm and destroy archaeologically significant remains; the archaeological mitigation strategy will ensure that any remains are appropriately recorded and a permanent archive created.

19.

No development shall take place until the applicant, or their agents or successors in title, has secured the implementation of the approved archaeological mitigation strategy that 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 paragraph 141 of the National Planning Policy Framework, policy CS6 of the Core Strategy and policy HE9 of the North Lincolnshire Local Plan because development would otherwise harm and destroy archaeologically significant remains; the archaeological mitigation strategy will ensure that any remains are appropriately recorded and a permanent archive created.

20.

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 paragraph 141 of the National Planning Policy Framework, policy CS6 of the Core Strategy and policy HE9 of the North Lincolnshire Local Plan because development would otherwise harm and destroy archaeologically significant remains; the archaeological mitigation strategy will ensure that any remains are appropriately recorded and a permanent archive created.

21.

No demolition shall take place until the applicant, or their agents or successors in title, has produced an historic building record in accordance with a written specification, including a timetable for the recording, which has been submitted by the applicant and approved in writing by the local planning authority.

Reason

To comply with policy HE9 of the North Lincolnshire Local Plan because the buildings are of local historic importance.

22.

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 policy HE9 of the North Lincolnshire Local Plan because the buildings are of local historic importance.

23.

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 policy HE9 of the North Lincolnshire Local Plan because the buildings are of local historic importance.

Informative 1

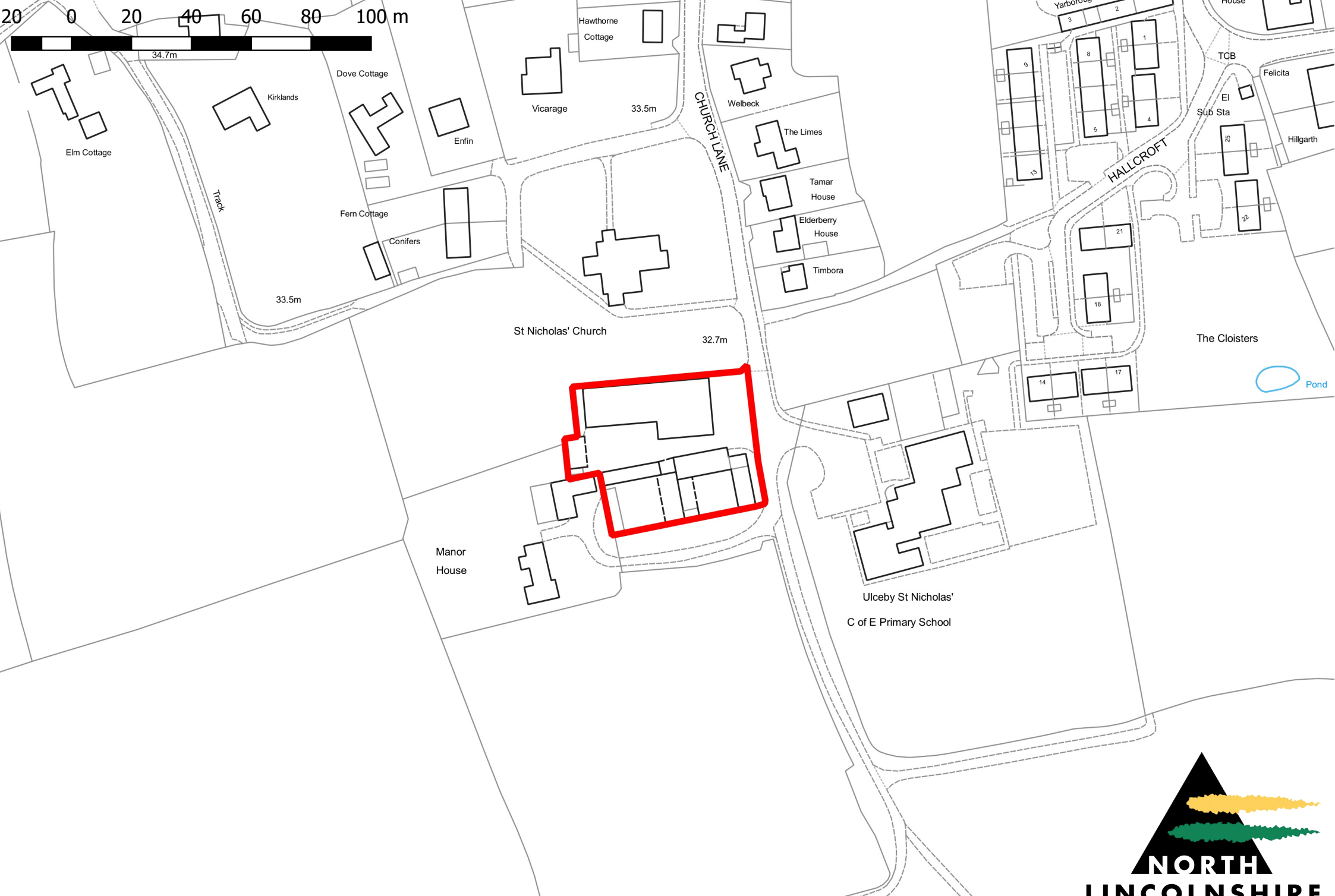
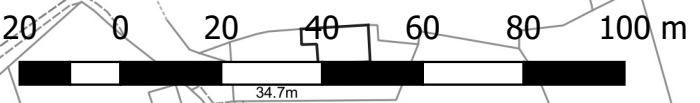
The development hereby granted planning permission requires works to be carried out within the limits of the adopted (public) highway. Therefore:

- before ANY construction works take place within the limits of the highway you **MUST** contact the highway authority on telephone number 01724 297000 to arrange for the relevant permissions/licenses to be issued;

- before ANY service (utility) connections take place within the limits of the highway you MUST contact the highway authority on telephone number 01724 297319 to arrange for the relevant permissions/licenses to be issued.

Informative 2

In determining this application, the council, as local planning authority, has taken account of the guidance in paragraphs 186 and 187 of the National Planning Policy Framework in order to seek to secure sustainable development that improves the economic, social and environmental conditions of the area.



PA/2017/2136

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PA/2017/2136 Block plan (not to scale)



St Nicholas' Church

Timbora



Ulceby St Nich
C of E Primary

Rev: Details Drawn by: Date Approved:

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 KEIGAR LODGE
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 BARTON-UPON-HUMBER
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Project Title
**Residential Development at
 CHURCH LANE
 ULCEBY**

Drawing Title
SITE LAYOUT

Drawn by: MdS Date: 30.08.17 Scale: 1/500 @ A3

Drawing No: **GB / 123 / 03**