

APPLICATION NO	PA/2018/569
APPLICANT	Mr M Smalley
DEVELOPMENT	Outline planning permission to erect five detached dwellings (including demolition of existing nursery building) with all matters reserved for subsequent approval
LOCATION	Sturton Nurseries, Main Street, Sturton, Scawby, DN20 9DL
PARISH	Scawby
WARD	Ridge
CASE OFFICER	Tanya Coggon
SUMMARY RECOMMENDATION	Grant permission subject to conditions
REASONS FOR REFERENCE TO COMMITTEE	Member 'call in' (Cllr Neil Poole – outside the development limit) Contrary to policy

National Planning Policy Framework: Paragraph 7 states that there are three dimensions to sustainable development: economic, social and environmental.

Paragraph 8 states that the roles forming sustainable development should not be undertaken in isolation because they are mutually dependent.

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 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 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 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.

North Lincolnshire Local Plan:

Policy RD2 (Development in the Open Countryside)

Policy RD5 (Alternative uses of Industrial and Commercial Sites in the Open Countryside)

Policy H5 (New Housing Development)

Policy H7 (Backland and Tandem Development)

Policy H8 (Housing Design and Housing Mix)

Policy T2 (Access to Development)

Policy T19 (Car Parking Provision and Standards)

Policy DS1 (General Requirements)

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 CS7 (Overall Housing Provision)

Policy CS8 (Spatial Distribution of Housing Sites)

Policy CS11 (Provision and Distribution of Employment Land)

Policy CS18 (Biodiversity)

CONSULTATIONS

Highways: No objection subject to conditions.

Spatial Planning: Contrary to policy.

Ecology: No objection subject to conditions.

Archaeology: No objection subject to conditions.

Environmental Health: A contamination condition is required.

Drainage: No objection subject to conditions.

PARISH COUNCIL

Object as the development is outside the building development line.

PUBLICITY

Advertised by site and press notice. No comments have been received.

ASSESSMENT

The proposal

The proposal is an outline planning permission to erect five dwellings with all matters reserved for future consideration. The proposal includes the demolition of the existing buildings associated with the existing plant nursery being run from the site. Indicative layouts of the proposed residential development have been submitted with the application. The applicant lives adjacent to the application site and wishes to retire.

The site

The site is being used as a plant nursery and various buildings, including an old barn and various polytunnels, are located on the site associated with the nursery use of the site. The site lies just outside the defined settlement boundary of Scawby and is therefore located within the open countryside. The site has already been put forward for residential development within the council's "call for sites" procedure. To the north of the application site is the applicant's dwelling (which does not form part of the application site), to the east is an area of vacant land and various residential properties, to the west is a farm and to the south is a paddock owned by the applicant and open countryside beyond. The site is not level and any dwellings would need to be designed taking into account the levels of the site. The site is located in Flood Zone 1 and is therefore at low risk of flooding.

The main issues associated with this proposal are whether it is acceptable in principle, and if so, whether its impact on the character of the area, the amenity of neighbours, on the highway and on ecology is also acceptable.

The principle of the development

The development plan for North Lincolnshire comprises three parts. These are: those policies of the North Lincolnshire Local Plan (2003) (LP) which were saved by a direction of the Secretary of State in September 2007, the North Lincolnshire Core Strategy DPD (2011) (CS), and the Housing and Employment Land Allocations DPD (2016) (HELAP). Policy CS1 of the CS sets out a spatial strategy for North Lincolnshire.

Policy CS8 deals with the distribution of housing sites and prioritises development in Scunthorpe and the market towns, with brownfield sites and sites within development boundaries being the primary focus. Policy CS8, whilst restricting housing outside development limits, contemplates some greenfield development as it refers to allowing development on such sites where it can be demonstrated that this would bring additional community benefits, contribute to building sustainable communities and be acceptable in terms of its impact on the high quality environment and adjoining countryside. This overall approach is supported by policy CS2 which sets out a sequential approach for development.

Policy CS3 provides that development limits will be defined in future development plan documents. Outside these boundaries, development will be restricted to that which is essential to the functioning of the countryside. The development limits were subsequently defined in the HELAP, and the application site is located outside the designated development limit for Scawby. LP saved policy RD2 restricts development in the open countryside other than in exceptional circumstances. This policy only supports residential development outside defined development limits where it is to meet an essential proven need and the open countryside is the only appropriate location for the development. Whilst this policy remains part of the development plan, it has largely been overtaken by policies in subsequent plans addressing the same issue (such as policies CS2 and CS3 referenced above).

The aforementioned policies are aimed at focussing housing within settlement limits as defined in the HELAP. The application site is entirely outside the defined development boundary for Sturton and is therefore in breach of policies CS2, CS3 and CS8 of the CS and RD2 of the LP.

Notwithstanding the development plan policies set out above, the NPPF is a material consideration when determining planning applications. Paragraph 49 of the NPPF 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 the supply of housing should not be considered up-to-date.

A recent Supreme Court judgement (Suffolk Coastal DC Vs Hopkins Homes Ltd [2017] UKSC 37) provides clarity on the policies which are considered 'relevant policies' for the supply of housing. These do not include general restrictive policies such as those restricting development in the open countryside. As such, policies RD2 and CS3 are considered up-to-date. However, the weight to be afforded to them needs to be balanced against the need to deliver new housing and the broader merits of the scheme when viewed in the context of sustainable development.

The five-year housing land supply statement sets out North Lincolnshire Council's assessment of its supply of housing land from 1 April 2016 to 31 March 2021, having regard to Government guidance on how this is calculated. This report states that North Lincolnshire has a 3.9 year housing land supply of deliverable sites during the period April 2016 to March 2021.

This statement confirms that North Lincolnshire Council does not currently have a five-year supply of deliverable housing sites. The consequence of this shortfall is to demonstrate that current policies are failing to deliver a five-year supply of housing in accordance with policy 47 of the NPPF and they are, therefore, failing to meet short-term housing needs. As such

it is considered that there is a clear and demonstrable need for housing development in the area. Accordingly the operation of paragraph 49 of NPPF triggers the 'tilted balance' in paragraph 14 of the Framework whereby there is a presumption in favour of sustainable development and development proposals should be approved unless the adverse impacts significantly and demonstrably outweigh the benefits.

There are three dimensions to sustainable development as set out in paragraph 7 of the Framework. These are: economic, social and environmental. The proposed development would have the social and economic benefits of addressing the current under-supply of housing land by the provision of market housing. Investment in construction and related employment would represent a benefit, as would the support which the additional population would produce for the local economy. There are local facilities, such as a school, within easy reach of the site on foot and a range of further services accessible by bicycle and on foot within Scawby such as a shop, pubs and village hall. In addition there is public transport available close to the site providing links to the larger settlements of Scunthorpe, Brigg and Kirton Lindsey. The proposal therefore accords with the need to locate development in locations with accessible local services. These matters weigh heavily in favour of the proposal in terms of the economic and social dimensions of sustainability. The proposal would also result in the redevelopment of the nursery comprising a number of buildings located close to the edge of the settlement boundary for Scawby.

In terms of the environmental dimension, the development will clearly result in the redevelopment of an existing nursery site which comprises a number of buildings, many of which are of poor design or are falling into disrepair and which have been added to the site on an ad-hoc basis. The proposal will, on balance, likely have reduced traffic movements and less HGV movements and less noise and disturbance to neighbours than the existing use of the site as a commercial nursery. This is an environment benefit, particularly to nearby neighbours.

In terms of policy RD5 (i) of the North Lincolnshire Local Plan, the applicant has confirmed that the site has not been marketed for 12 months before the application has been submitted. However, under part (ii) of policy RD5, if the site was sold and operated more intensely than the existing use, then this site, due to its close proximity to neighbours, has the potential to cause a detrimental impact to neighbours and may result in highway issues with increased traffic and large goods vehicles accessing the site and increased noise and disturbance to neighbours. Therefore, on balance, the proposal for residential development is considered to a better use of the site than if the site was sold and operated more intensely. The proposal therefore does accord with policy RD5 of the North Lincolnshire Local Plan.

Impact on the character of the area

In terms of impact on the character of the area, the proposal will form a backland type of development as the site is located to the rear of two properties which front Main Street. However, to the west is a farmstead which is also set back from Main Street. The site is located on an existing nursery site where various buildings are already located with buildings set back from Main Street. As a result, to redevelop the site for five residential dwellings will not compromise the character and appearance of the area. The proposal will be a betterment and should, subject to an acceptable rural design being submitted, improve the character and appearance of this part of Scawby. The proposal will therefore accord with policies CS1, CS2, CS3, CS5 and CS7 of the Core Strategy and policies RD2, H5, H7, H8 and DS1 of the North Lincolnshire Local Plan.

Impact on neighbours

In terms of impact on nearby neighbours, as the application is an outline application, there are no specific details of the layout, scale, appearance, landscaping and access of the proposed dwellings. However, the indicative layout shows the proposed dwellings located to the rear of the applicant's property and another residential property. The local planning authority is satisfied that an acceptable scheme for five dwellings located on the site could be submitted, without resulting in demonstrable harm to nearby neighbours, by virtue of careful siting of the dwellings on the site, dwellings designed to be in character with the rural area and careful positioning of habitable windows in the dwellings. The proposal therefore accords with policies CS5 and CS7 of the Core Strategy and policies H5, H7, H8 and DS1 of the North Lincolnshire Local Plan.

Impact on the highway

In terms of highways, no objections have been received subject to conditions which will be imposed on the planning permission. The redevelopment of the site for residential use is a betterment than the existing commercial activity taking place on the site. The proposal therefore accords with policy CS5 of the Core Strategy and policies T2 and DS1 of the North Lincolnshire Local Plan.

Ecology

In response to the ecologist's comments, an ecological survey has now been submitted with the application. This is currently being assessed by the case officer and ecologist. The ecologist's comments and any additional conditions required will be reported verbally at the planning committee.

Conclusion

The proposed development conflicts with some of the restrictive policies of the development plan due to the site being located outside defined development limits where residential development is not normally supported. However, the proposal is considered to constitute sustainable development which would make an important contribution towards meeting a proven shortfall in the provision of housing land within North Lincolnshire. Given the lack of a demonstrable five-year supply of deliverable housing sites, it is considered that the benefits of the proposed development, with regard to the delivery of housing and redevelopment of a commercial site located in a predominantly residential area, must be given significant weight in the planning balance. The adverse impacts of the development are considered to be limited and do not significantly and demonstrably outweigh the benefits and as such, in line with the 'tilted balance' set out in paragraph 14 of the NPPF, the development must be considered acceptable and should be approved.

RECOMMENDATION Grant permission subject to the following conditions:

1.

Approval of the details of the layout, scale and appearance of the building(s), the means of access thereto, and the landscaping of the site, (hereinafter called 'the reserved matters') shall be obtained from the local planning authority in writing before any development is commenced.

Reason

The application has been made under Article 5(1) of the Town & Country Planning (Development Management Procedure) (England) Order 2015.

2.

Plans and particulars of the reserved matters referred to in condition 1 above, relating to the layout, scale and appearance of any buildings to be erected, the means of access to the site, and the landscaping of the site, shall be submitted in writing to the local planning authority and shall be carried out as approved.

Reason

The application has been made under Article 5(1) of the Town & Country Planning (Development Management Procedure) (England) Order 2015.

3.

Application for approval of the reserved matters shall be made to the local planning authority before the expiration of three years from the date of this permission.

Reason

To comply with the provisions of Section 92 of the Town and Country Planning Act 1990.

4.

The development hereby permitted shall be begun either before the expiration of five years from the date of this permission, or before the expiration of two years from the date of approval of the last of the reserved matters to be approved, whichever is the later.

Reason

To comply with the provisions of Section 92 of the Town and Country Planning Act 1990.

5.

No development shall take place until details of:

- (i) the location and layout of the vehicular access; and
- (ii) the number, location and layout of vehicle parking and turning spaces within the curtilage of the site;

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.

6.

Adequate vehicle access and parking facilities serving the existing dwelling shall be retained 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 policies T2 and T19 of the North Lincolnshire Local Plan.

7.

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.

8.

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.

9.

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.

10.

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

Reason

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

11.

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.

12.

No development shall take place until details showing the location of the refuse collection point and the bin storage area have been submitted to and approved in writing by the local planning authority. Thereafter only the approved scheme shall be implemented on the site at all times.

Reason

In the interests of highway safety.

13.

No development shall take place until details showing the driveway to be 5 metres wide for the first 10 metres from the junction with Main Street have been submitted to and approved in writing by the local planning authority. Thereafter only the approved scheme shall be implemented on the site.

Reason

In the interest of highway safety in accordance with policy T2 of the North Lincolnshire Local Plan.

14.

No more than five dwellings shall be permitted on the site at any time.

Reason

To safeguard the character and appearance of the site in accordance with policies CS1, CS2, CS5, CS7 and CS8 of the North Lincolnshire Core Strategy and policies RD2 and DS1 of the North Lincolnshire Local Plan.

15.

Unless otherwise agreed by the local planning authority, development other than that required to be carried out as part of an approved scheme of remediation must not commence until parts 1 to 4 below have been complied with. If unexpected contamination is found after development has begun, development must be halted on that part of the site affected by the unexpected contamination to the extent specified by the local planning authority in writing until part 4 has been complied with in relation to that contamination.

Part 1: Site Characteristics

An investigation and risk assessment, in addition to any assessment provided with the planning application, must be completed in accordance with a scheme to assess the nature and extent of any contamination on the site, whether or not it originates on the site. The contents of the scheme are subject to the approval in writing of the local planning authority. The investigation and risk assessment must be undertaken by competent persons and a written report of the findings must be produced. The written report is subject to the approval in writing of the local planning authority. The report of the findings must include:

- (i) a survey of the extent, scale and nature of contamination;
- (ii) an assessment of the potential risks to:
 - human health;

- property (existing or proposed), including buildings, crops, livestock, pets, woodland, and service lines and pipes;
- adjoining land;
- groundwaters and surface waters;
- ecological systems;
- archaeological sites and ancient monuments;

(iii) an appraisal of remedial options, and a proposal of the preferred option(s).

This must be conducted in accordance with DEFRA and the Environment Agency's 'Model Procedures for the Management of Land Contamination, CLR 11'.

Part 2: Submission of Remediation Scheme

A detailed remediation scheme to bring the site to a condition suitable for the intended use by removing unacceptable risks to human health, buildings and other property and the natural and historical environment must be prepared, and is subject to the approval in writing of the local planning authority. The scheme must include all works to be undertaken, proposed remediation objectives and remediation criteria, a timetable of works and site management procedures. The scheme must ensure that the site will not qualify as contaminated land under Part 2A of the Environmental Protection Act 1990 in relation to the intended use of the land after remediation.

Part 3: Implementation of Approved Remediation Scheme

The approved remediation scheme must be carried out in accordance with its terms prior to the commencement of development other than that required to carry out remediation, unless otherwise agreed in writing by the local planning authority. The local planning authority must be given two weeks written notification of commencement of the remediation scheme works.

Following completion of measures identified in the approved remediation scheme, a verification report (referred to in PPS23 as a validation report) that demonstrates the effectiveness of the remediation carried out must be produced, and is subject to the approval in writing of the local planning authority.

Part 4: Reporting of Unexpected Contamination

In the event that contamination is found at any time when carrying out the approved development that was not previously identified it must be reported in writing immediately to the local planning authority. An investigation and risk assessment must be undertaken in accordance with the requirements of Part 1, and where remediation is necessary a remediation scheme must be prepared in accordance with the requirements of Part 2, which is subject to the approval in writing of the local planning authority.

Following completion of measures identified in the approved remediation scheme a verification report must be prepared, which is subject to the approval in writing of the local planning authority in accordance with Part 3.

Reason

To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other off-site receptors, in accordance with policy DS7 of the North Lincolnshire Local Plan.

16.

Prior to any demolition, site clearance or construction activities taking place, the applicant shall submit to the local planning authority a dust management plan for approval. The approved dust management plan shall be adhered to until the construction phase has been completed.

Reason

To safeguard the amenity of neighbours in accordance with policy DS1 of the North Lincolnshire Local Plan.

17.

Construction, demolition 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, demolition 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 safeguard the amenity of neighbours 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 include details of the following:

- (i) the proper identification and evaluation of the extent, character and significance of archaeological remains within the application area
- (ii) measures to ensure the preservation in situ or by record of archaeological features of identified importance

- (iii) methodologies for the recording and recovery of archaeological remains, including artefacts and ecofacts
- (iv) post-fieldwork methodologies for assessment and analyses
- (v) report content and arrangements for dissemination, and publication proposals
- (vi) archive preparation and deposition with recognised repositories
- (vii) 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
- (viii) 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
- (ix) 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 North Lincolnshire Core Strategy and policy HE9 of the North Lincolnshire Local Plan, because archaeologically significant remains may be destroyed during construction groundwork; the proposed archaeological mitigation strategy will ensure that any remains are appropriately recorded and a permanent archive created.

19.

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

Reason

To comply with paragraph 141 of the National Planning Policy Framework, policy CS6 of the North Lincolnshire Core Strategy and policy HE9 of the North Lincolnshire Local Plan, because archaeologically significant remains may be destroyed during construction groundwork; the proposed 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 North Lincolnshire Core Strategy and policy HE9 of the North Lincolnshire Local Plan, because archaeologically significant remains may be destroyed during construction groundwork; the proposed archaeological mitigation strategy will ensure that any remains are appropriately recorded and a permanent archive created.

21.

No development shall take place until ground investigation details to support the feasibility of infiltration for the site have been submitted to and approved in writing by the local planning authority. The infiltration tests should comprise full scale tests to demonstrate long-term effectiveness and suitability. Thereafter only the approved scheme shall be implemented on site at all times.

Reason

To prevent the increased risk of flooding in accordance with policy DS16 of the North Lincolnshire Local Plan, and policies CS18 and CS19 of the North Lincolnshire Core Strategy.

22.

The drainage scheme shall be implemented in accordance with the approved details required by condition 21 above, shall be completed prior to the occupation of any dwelling on the 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 in accordance with policy DS16 of the North Lincolnshire Local Plan, and policies CS18 and CS19 of the North Lincolnshire Core Strategy.

23.

No development shall take place until a scheme for the disposal of foul and surface water has been agreed in writing by the local planning authority and none of the dwellings shall be occupied until it is connected to the approved drainage system.

Reason

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

24.

No development shall take place until details of the positions, design, materials and type of boundary treatment to be built/planted have been agreed in writing by the local planning authority. The agreed boundary treatment shall be built/planted the dwellings are occupied and once built/planted it shall be retained.

Reason

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

25.

The development hereby permitted shall be carried out in accordance with the following approved plans: RD:3330-12, RD:3330-04, RD:3330-10A, RD3330-11 and RD:3330-06 Rev A.

Reason

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

26.

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

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

Reason

To protect features of recognised nature conservation importance in accordance with policies CS5 and CS17 of the Core Strategy.

27.

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 protect features of recognised nature conservation importance in accordance with policies CS5 and CS17 of the Core Strategy.

Informative 1

The applicant's attention is drawn to the comments made by the council's drainage team dated 11 April 2018. The applicant will need to ensure that Ordinary Watercourse Consent is granted for alteration to or to discharge into the adjacent watercourse. This must be agreed by North Lincolnshire Council's LLFA Drainage team and/or the local Internal Drainage Board through an Ordinary Watercourse Consent.

Informative 2

Developers are advised to contact the North Lincolnshire Historic Environment Record for a discussion about the archaeological mitigation strategy (email alison.williams@northlincs.gov.uk or telephone 01724 297471). The Historic Environment Officer can prepare a brief for this mitigation strategy; alternatively, an archaeological contractor may prepare a specification for approval.

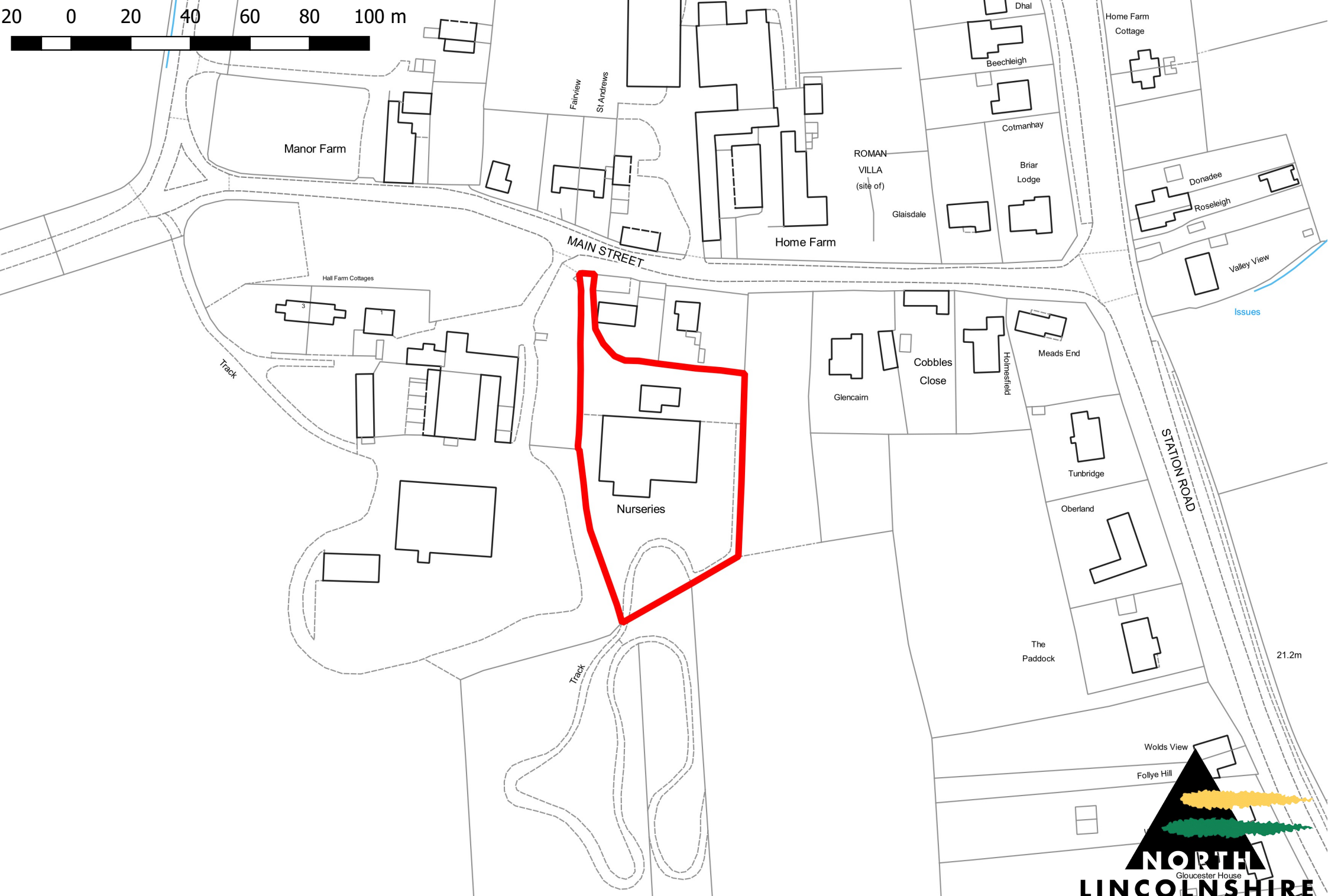
Informative 3

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 4

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.



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