

APPLICATION NO	PA/2018/1396
APPLICANT	The Johnson Family Trust
DEVELOPMENT	Outline application to erect five dwellings off a private drive and a detached garage to serve no. 5, and demolish part of existing outbuilding
LOCATION	5 Northlands Road, Winterton, DN15 9PZ
PARISH	Winterton
WARD	Burton upon Stather and Winterton
CASE OFFICER	Andrew Willerton
SUMMARY RECOMMENDATION	Grant permission subject to conditions
REASONS FOR REFERENCE TO COMMITTEE	Objection by Winterton Town Council Member 'call in' (Cllr Helen Rowson – significant public interest)

Paragraph 2 states that Planning Law requires applications for planning permission to be determined in accordance with the development plan unless material considerations indicate otherwise. The National Planning Framework must be taken into account and is a material consideration in planning decisions.

Paragraph 7 states that the purpose of the planning system is to contribute to the achievement of sustainable development. At a very high level, the objective of sustainable development can be summarised as meeting the needs of the present without compromising the ability of future generations to meet their own needs.

Paragraph 11 sets out the presumption in favour of sustainable development. For decision taking this means approving development proposals which accord with an up-to-date development plan without delay; or where there are no relevant development plan policies, or where relevant policies are out of date, granting planning permission unless policies of the Framework protect an area or assets of particular importance that provide a clear reason for refusing the development or any adverse impacts of doing so would significantly and demonstrably outweigh the benefits.

Paragraph 54 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 55 states that planning conditions should be kept to a minimum and only imposed where they are necessary, relevant to planning and to the development to be permitted, enforceable, precise and reasonable in all other respects.

Paragraph 59 states that to support the Government's objective of significantly boosting the supply of homes it is important that a sufficient amount and variety of land can come forward.

Paragraph 78 states that to promote sustainable development in rural areas housing should be located where it will enhance or maintain the vitality of rural communities.

Paragraph 108 states that safe and suitable access to the site should be achieved for all users with any significant impacts from the development being cost effectively mitigated to an acceptable degree.

Paragraph 109 states that development should only be prevented or refused on highway grounds where there would be an unacceptable impact on highway safety or the residual cumulative impacts on the road network would be severe.

Paragraph 117 states that planning decisions should promote an effective use of land in meeting the need for homes in a way that makes as much use as possible of previously developed or 'brownfield land'.

Paragraph 124 states that the creation of high quality buildings and places is fundamental to what the planning and development process should achieve. Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities. Being clear about design expectations, and how these will be tested, is essential for achieving this. So too is effective engagement between applicants, communities, local planning authorities and other interests throughout the process.

Paragraph 127 states that decisions should ensure developments: function well and add to the overall quality of the area; are visually attractive as a result of good architecture; are sympathetic to local character and history whilst not preventing or discouraging appropriate innovation or change; establish or maintain a strong sense of place; optimise the potential of the site to accommodate and sustain an appropriate amount and mix of development; and create places that are safe, inclusive and accessible which promote health and wellbeing with a high standard of amenity for existing and future users.

Paragraph 128 states that design quality should be considered throughout the evolution and assessment of individual proposals. Early discussion between applicants, the local planning authority and local community about the design and style of emerging schemes is important for clarifying expectations and reconciling local and commercial interests. Applicants should work closely with those affected by their proposals to evolve designs that take account of the views of the community. Applications that can demonstrate early, proactive and effective engagement with the community should be looked on more favourably than those that cannot.

Paragraph 163 states that when determining planning applications, local planning authorities should ensure that flood risk is not increased elsewhere and should incorporate sustainable drainage systems unless there is clear evidence that this would be inappropriate.

Paragraph 170 states that planning policies and decisions should contribute to and enhance the natural and local environment.

Paragraph 175 states that when determining planning applications, local planning authorities should only refuse development where significant harm to biodiversity cannot be avoided through alternative sites, mitigation or, as a last resort, compensation.

Paragraph 178 states that planning decisions should ensure that a site is suitable for its proposed use taking account of ground conditions and any risks arising from contamination. This includes proposals for mitigation, including land remediation, as well as any impacts on the natural environment arising from that remediation.

Paragraph 179 states that where a site is affected by contamination, responsibility for securing safe development rests with the developer and/or landowner.

Paragraph 180 states that planning decisions should also ensure that new development is appropriate for its location taking into account the likely effects (including cumulative effects) of pollution on health, living conditions and the natural environment.

Paragraph 189 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 192 states that in determining 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 193 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 194 states that any harm to, or total loss of, the significance of a designated heritage asset should require clear and convincing justification.

Paragraph 195 states that where a proposed development will lead to substantial harm of a designated heritage asset, local planning authorities should refuse consent unless it can be demonstrated that the substantial harm or total loss is necessary to achieve substantial public benefits that outweigh that harm.

Paragraph 196 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, where appropriate, securing its optimum viable use.

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 (Spatial Distribution of Housing Sites)

CS8 (Overall Housing Provision)

CS17 (Biodiversity)

CS18 (Sustainable Resource Use and Climate Change)

Housing and Employment Land Allocations DPD

Inset Map for Winterton

PS1 (Presumption in Favour of Sustainable Development)

North Lincolnshire Local Plan:

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

H7 (Backland and Tandem Development)

H8 (Housing Design and Housing Mix)

HE2 (Development in Conservation Areas)

HE9 (Archaeological Evaluation)

T2 (Access to Development)

T19 (Car Parking Provision and Standards)

DS1 (General Requirements)

DS14 (Foul Sewerage and Surface Water Drainage)

CONSULTATIONS

Highways: Advise conditions and make comments in relation to the indicative layout that should be considered at the reserved matters stage, including the provision for waste collection.

Drainage: No objection subject to conditions to secure a surface water drainage strategy.

Conservation: No objection subject to conditions to secure a detailed design of the entranceway that is sympathetic to the conservation area.

Archaeology: No objection subject to conditions to secure a historic building record and programme of archaeological recording.

Ecology: No objection subject to conditions to secure a biodiversity management plan.

Environmental Health: Considers further information should be submitted in relation to the potential for land contamination but advises conditions requiring the same if the local planning authority is minded to approve the application. Conditions are also recommended restricting construction hours to mitigate noise and disturbance.

TOWN COUNCIL

Objects to the proposal because the entrance to the development is on a very busy junction/bend and close to an area where children cross the road on their way to school.

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 writing this report. Ten letters of objection have been received raising the following issues:

- the access is close to a busy road junction and would adversely affect highway safety, and the junction is frequently crossed by school children
- the 1 metre high boundary wall will not allow for sufficient highway visibility
- existing parking issues on adjacent roads
- increase in traffic
- the cumulative impact of housing development in Winterton is having a detrimental impact on existing infrastructure and services and this issue is not being addressed by the council
- the scale of the dwellings, boundary treatments and separation distances
- the plans do not show property to the south on Saffre Close
- loss of outlook
- loss of light/overshadowing of property
- loss of privacy due to dormer bungalows being proposed
- light/noise pollution from the access road and vehicles
- loss of greenspace/wildlife habitat
- inaccuracies of the Ecological Report
- loss of part of a building of townscape merit in a conservation area
- archaeological impacts
- property devaluation
- impact on waste service provision
- construction disruption
- lack of proper notification by the planning authority
- land ownership issues.

ASSESSMENT

This application was deferred at the last meeting of the planning committee to enable members to visit the site prior to making a decision.

The application site comprises a rectangular 0.41 hectare parcel of vacant land to the rear of 5 Northlands Road, Winterton. The site is predominantly bound by residential property on De Lacy Way to the north and Saffre Close to the south. Outline planning permission is sought to erect five dwellings off a private drive and a detached garage to serve number 5, and demolish part of an existing outbuilding. All matters, except for access, are reserved for subsequent approval.

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 main issues to be considered in the determination of this application are: whether the principle of residential development of the site is acceptable; whether the proposed access would adversely affect the safe operation of the highway with regard to the number of dwellings proposed; and whether the proposal would result in unacceptable harm to the character and appearance of the conservation area.

Principle

The application site comprises 0.41 hectares of land within the centre of Winterton and is within the HELA DPD defined development limit for the settlement. Winterton is defined as a market town within the NLCS and is considered to be a sustainable settlement with good access to key facilities and services in addition to public transport. Outline planning permission is sought to erect five dwellings which equates to a site density of approximately 12 dwellings per hectare (dph). This density is significantly lower than that which is required by NLCS policy CS7 which requires 40-45dph in market towns such as Winterton. However, the site is constrained and the indicative layout supplied illustrates a reasonable layout, and it is unlikely that the required density could be achieved at this site. The principle of residential development in a highly sustainable location is supported and is in line with both local and national planning policy which aims to bolster the supply of housing.

Objection has been received in relation to the cumulative impact of residential development on existing infrastructure not being addressed. It is accepted that large-scale residential development has gained consent in the town with other applications being considered. It is possible with large-scale development for the Authority to seek planning obligations to ensure that the demands placed on existing infrastructure are addressed by contributions that are proportionate to the scale of development permitted. However, this application is for the development of five dwellings on a windfall site and does not meet the planning definition of major development. Planning practice guidance states that contributions should not be sought for development of ten dwellings or less for affordable housing or other tariff style obligations. This stance follows a recent appeal determined by the Secretary of State for Communities and Local Government (SOS –v– West Berkshire and Reading Borough Council [2016] EWCA Civ 441). Therefore the council cannot require contributions to affordable housing or social infrastructure on sites that propose ten dwellings or less.

Design and amenity

The applicant has provided an indicative layout plan which demonstrates how five dwellings could be accommodated within the site. The indicative plan illustrates the intention to erect three dormer bungalows to the eastern portion of the site with two two-storey dwellings to the western end. Objection has been received in relation to the scale of the dwellings proposed and the effects they would have on light, privacy and outlook. The applicant, within the supporting statement, has explained that, through considered design, such impacts can be avoided. The supporting statement continues to explain that conditions could be imposed to permit dormer bungalows only in the area marked on the indicative layout plan. However, the matters scale and layout do not form matters for consideration and, given the scope of what is being requested for determination by the Authority, this cannot be conditioned. The submission of reserved matters would form the determination of the scale, layout, appearance and landscaping of the site where such impacts can be fully considered.

The indicative layout plan and supporting statement explain that it is intended to create the private driveway to the southern boundary of the site. Objection has been received in relation to noise and other disturbance caused by vehicles using the private driveway. It is accepted that vehicles using the private driveway will generate noise that currently does not exist. However, with appropriate boundary treatments to the south and the limited number of dwellings proposed, it is considered that this disturbance can be mitigated and would not result in significant harm. Conditions are therefore recommended to secure the provision of boundary treatments throughout the site.

Highways

It is proposed that access to the site be derived by widening and improving the existing access arrangement number 5 has with Northlands Road to the eastern edge of the site. The existing access is in close proximity to the junction of Northlands Road with the B1430 with its junction forming a bend on the B1430 where the road heads in an east/west direction from north/south. Significant objection has been received from the local community and the town council in relation to highway safety concerns resulting from the use of the access and its relationship with the existing junction arrangement.

The Highways team has been consulted on the application and has not objected to the proposal but has advised conditions which are reasonable and necessary. The team has reiterated pre-application advice which does raise some concern regarding the intensification of the existing access at number 5 and its relationship with the existing road junction layout. However, Highways note that the proposed access arrangement and alterations to the existing boundary features would afford a good level of visibility for vehicles emerging from the site and the proposed number of residential units is limited. Comments continue to state that it is anticipated that traffic speeds in the area will be low given the road layout and accordingly the view taken in balance is that the proposal is acceptable in highway terms. Highways have raised a potential issue with regard to waste collection but such a matter should inform the reserved matters design and can ultimately be conditioned. On the basis of the lack of objection by Highways it is considered that the proposal would not adversely affect the safe operation of the highway.

Historic environment

5 Northlands Road forms a building of townscape merit as do the adjacent outbuildings associated with the property to the north. These buildings are within the Winterton conservation area and accordingly the conservation officer has been consulted on the proposal. Objection has been received in relation to the impacts the proposal would have on these buildings within the conservation area with particular reference to the proposed partial demolition of the outbuilding to provide for a wider access.

The conservation officer notes that only the front part of the site is within the conservation area. The officer has no objection to the outline permission for the erection of dwellings to the rear of the site as these are not within the conservation area. The proposed dwellings would also be obscured from view by the existing number 5 and would therefore not be to the detriment of the character and appearance of the conservation area.

The conservation officer notes that most impact to the conservation area will be from works related to the improved access which includes the partial demolition of a traditional stone, single-storey outbuilding. The officer notes that the partial demolition of this building will result in some harm to the conservation area. However, the officer considers that, if the scheme incorporated a well-designed entrance using walls constructed from traditional materials, this would mitigate the harm sufficiently such that the public benefits would outweigh the identified harm. It is also recommended that the front boundary wall to number 5 be rebuilt using a traditional stone in addition to the new wall in place of the outbuilding. On this basis it is considered that the proposal is acceptable in terms of its impacts on the character and appearance of the conservation area subject to conditions to secure detailed designs of the front boundary wall and its subsequent construction.

The site also has archaeological potential which has been raised within letters of objection. The council's archaeologist has been consulted on the proposal and considers that the site lies within an area where archaeological remains are anticipated. The archaeologist does not object to the proposal but advises conditions to secure a programme of archaeological monitoring and recording during construction groundwork in addition to a photographic record of the outbuilding to be partially demolished.

Other matters

The application was accompanied by an ecological appraisal of the site which has been considered by the council's ecologist. It is noted that objection has been received in relation to the loss of greenspace and habitat and that there are inaccuracies within the ecological report. The ecologist has found the survey methods used and the survey effort deployed to be appropriate to the site. The ecologist has no objection to the proposal subject to conditions to secure biodiversity enhancement at the site in accordance planning policy.

The site is within flood zone 1 of the Northern Lincolnshire Strategic Flood Risk Assessment which is land at least risk of flooding. The Drainage Team has raised no objection subject to conditions in relation to the provision of a surface water drainage scheme for the site to be based on sustainable drainage principles. The applicant, on the application form, has stated that surface water is to be disposed of by sustainable methods. No details have been provided in relation to surface water drainage but this is a matter that can be conditioned.

The Environmental Health team has advised of the need to secure further information with regard to the potential for land contamination due to the sensitive end user of the site. The team has advised conditions to secure ground investigation should the local planning authority be minded to approve the application. The proposed condition is considered to be onerous and unnecessary as the site does not form previously developed land and there is no evidence to suggest the site may be contaminated. It is advised that a watching condition be imposed to deal with unexpected contaminated land at the site.

Objection has been received in relation to noise and disturbance caused by the construction phase. It is accepted that development does cause some disruption but this is temporary for the construction phase only. The Environmental Health team has advised conditions to restrict construction hours and HGV movements to the site to safeguard amenity and mitigate noise and disturbance caused by construction. Highways have also suggested a condition to secure the submission and subsequent implementation of a construction phase traffic management plan. It is recommended that the proposed conditions be included in any grant of permission.

Objection has been received in relation to the publicity afforded to the application by the local planning authority in relation to the lack of direct contact. Planning legislation does not require neighbouring properties to be directly notified by letter where the proposal is advertised by site notice. In this case the Authority has advertised the proposal by site notice. Upon inspection of the site it was evident that a single site notice did not form appropriate consultation and further site notices were placed the following week on De Lacy Way and Saffre Close to ensure all parties were informed about the proposal. The application has also been advertised within the local press.

Matters relating to the potential for property devaluation have been given as reasons for public objection. This issue does not form a material consideration for planning purposes and cannot be considered as part of the determination process.

Objection has been received in relation to land ownership matters. The applicant has certified on the application form that they are the sole owner of any part of the land to which the application relates. The issue of land ownership has been raised with the applicant who has confirmed that they are comfortable with the ownership certificate issued. The matter of land ownership does not form a material consideration and cannot be considered as part of the determination of an application. The issue of land ownership is the responsibility of the applicant and may be challenged by third parties through private civil proceedings.

RECOMMENDATION Grant permission subject to the following conditions:

1.

Approval of the details of the layout, scale and appearance of the building(s), 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, 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.

The development hereby permitted shall not exceed five dwellings.

Reason

To define the terms of the permission granted.

6.

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. The surface water drainage scheme shall be based on sustainable drainage principles where proven to be practicable.

Reason

To ensure satisfactory drainage is provided in accordance with policy DS14 of the North Lincolnshire Local Plan and policy CS18 of the North Lincolnshire Core Strategy.

7.

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

8.

If, during development, any odorous, discoloured or otherwise visually contaminated material is found to be present at the site then no further development shall be carried out until a written method statement detailing how this contamination shall be dealt with has been submitted to and approved in writing by the local planning authority.

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.

9.

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.

10.

Within six months of the commencement of development, the applicant or their successor in title shall submit a biodiversity management plan to the local planning authority for approval in writing. The plan shall include:

- (a) details of at least two bat roosting features to be installed;
- (b) details of nesting sites to be installed to support a variety of bird species;
- (c) restrictions on lighting to avoid impacts on bat roosts, bat foraging areas, bird nesting sites and sensitive habitats;
- (d) provision for hedgehogs to pass through any fencing installed between gardens and between areas of grassland;

- (e) prescriptions for the planting and aftercare of trees and shrubs of high biodiversity value, including local heritage varieties of fruit tree;
- (f) details of wetland habitat to be created as part of sustainable drainage, if possible;
- (g) 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.

11.

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.

12.

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.

13.

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.

14.

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.

15.

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.

16.

Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (or any order revoking and re-enacting that order with or without modification), nothing shall at any time be erected, retained, planted or allowed to grow over 1.05 metres in height above the level of the adjoining carriageway for a distance of 2 metres from the highway boundary across the site frontage onto Northlands Road.

Reason

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

17.

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.

18.

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.

19.

No other works shall be commenced on site until the access road junction with the adjacent highway, including the provision of the required visibility splays by removing the outbuilding and lowering the wall fronting number 5, 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.

20.

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.

21.

No development shall take place until a scheme for waste collection has been submitted to and approved in writing by the local planning authority. Once approved the waste collection scheme shall be implemented in its entirety prior to the occupation of the dwellings and any bin collection areas, where required, shall be retained thereafter.

Reason

To provide a satisfactory means of waste collection in accordance with policy DS1 of the North Lincolnshire Local Plan.

22.

No development shall take place until the applicant, or their agents or successors in title, has secured the implementation of an archaeological mitigation strategy providing for an historic building record and programme of archaeological recording, 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) measures to ensure the preservation by record of historic building fabric and archaeological features of identified importance
- (ii) methodologies for the recording of the historic buildings 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
- (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 199 of the National Planning Policy Framework, policy CS6 of the North Lincolnshire Core Strategy and policy HE9 of the North Lincolnshire Local Plan because the outbuilding is a heritage asset of local value and archaeologically significant remains may be destroyed during construction groundwork; the proposed archaeological mitigation strategy will ensure that an archival record of the historic structure is made prior to demolition, and that any archaeological remains are identified, appropriately recorded and a permanent archive created.

23.

The 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 199 of the National Planning Policy Framework, policy CS6 of the North Lincolnshire Core Strategy and policy HE9 of the North Lincolnshire Local Plan because the outbuilding is a heritage asset of local value and archaeologically significant remains may be destroyed during construction groundwork; the proposed archaeological mitigation strategy will ensure that an archival record of the historic structure is made prior to demolition, and that any archaeological remains are identified, appropriately recorded and a permanent archive created.

24.

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 NPPF 199, policy CS6 of the Core Strategy and policy HE9 of the North Lincolnshire Local Plan because the outbuilding is a heritage asset of local value and archaeologically significant remains may be destroyed during construction groundwork; the proposed archaeological mitigation strategy will ensure that an archival record of the historic structure are made prior to demolition and that any archaeological remains are identified and appropriately recorded and a permanent archive created.

25.

The development hereby permitted shall be carried out in accordance with the following approved plans: PA/2018/1396/01.

Reason

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

26.

No development shall take place until a detailed design of new boundary walls to be created across the site frontage with Northlands Road have been submitted to and approved in writing by the local planning authority. Once approved, the boundary walls shall be built in accordance with the approved details prior to the occupation of the dwellings.

Reason

To preserve the character, appearance and setting of the conservation area and buildings of townscape merit in accordance with policy HE2 of the North Lincolnshire Local Plan and policy CS6 of the North Lincolnshire Core Strategy.

Informative 1

The applicant is advised to contact the North Lincolnshire Historic Environment Record for an explanation about the historic building recording and archaeological monitoring at least 20 working days prior to the proposed commencement of development (email alison.williams@northlincs.gov.uk or telephone 01724 297471).

Informative 2

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 3

In determining this application, the council, as local planning authority, has taken account of the guidance in paragraph 38 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.

0 20 40 60 80 100m 22

WALKER DRIVE

LANDS ROAD

NORTHLANDS AVENUE

Conservation Area

Telephone Exchange

Pol Sta

B 1430

De Lacy House

St John Mason House
North Lincolnshire Council
Intermediate Care Centre

STOVIN CRESCENT

SAFFRE CLOSE

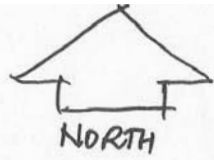
NORTHLANDS ROAD SOUTH



PA/2018/1396

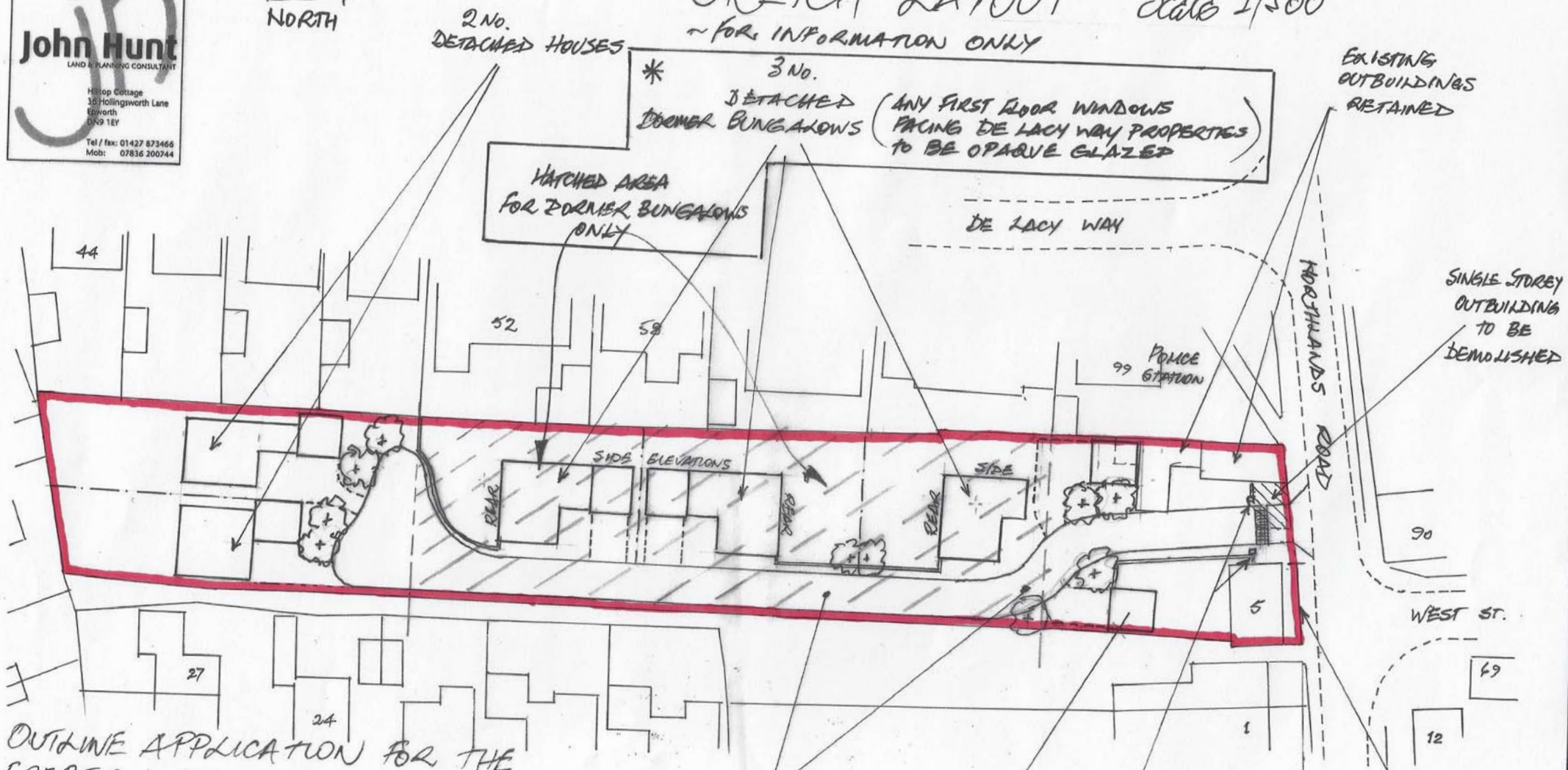
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COUNCIL



SKETCH LAYOUT Scale 1/500

~ FOR INFORMATION ONLY



OUTLINE APPLICATION FOR THE
ERECTION OF 5 No. DWELLINGS
OFF PRIVATE DRIVE AND ERECTION
OF DETACHED GARAGE AND
DEMOLITION OF PART OF OUTBUILDING

5, NORTHEATE ROAD, WINTERTON FOR THE JOHNSON FAMILY TRUST

PRIVATE DRIVE
5m BUT
WIDENED
TO 6m ON
BEND

DETACHED GARAGE

FLANK WALLS
AND GATE
PIERS.

FRONT BOUNDARY
WALL REDUCED
TO NOT MORE
THAN 1m. IN
HEIGHT

July 2018