

APPLICATION NO	PA/2018/1118
APPLICANT	Mr Keith Brook
DEVELOPMENT	Application for approval of reserved matters pursuant to outline planning permission PA/2014/0881 dated 19/06/2015 for the erection of five 2/3-bedroomed townhouses with scale, appearance, layout and landscaping reserved for subsequent approval
LOCATION	Land adjacent to The White Swan public house, Butts Road, Barton upon Humber
PARISH	Barton upon Humber
WARD	Barton
CASE OFFICER	Tanya Coggon
SUMMARY RECOMMENDATION	Grant approval subject to conditions
REASONS FOR REFERENCE TO COMMITTEE	Objection by Barton upon Humber Town Council

POLICIES

National Planning Policy Framework: 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 states that at the heart of the National Planning Policy Framework 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 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 where it is needed, that the needs of groups with specific housing requirements are addressed and that land with permission is developed without unnecessary delay.

Paragraph 68 states that small and medium sized sites can make an important contribution to meeting the housing requirement of an area, and are often built-out relatively quickly.

Paragraphs 124–132 state 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 192 states that in determining applications, local planning authorities should take account of: a) the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation; b) the positive

contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and c) the desirability of new development making a positive contribution to local character and distinctiveness.

North Lincolnshire Local Plan:

H5 (New Housing Development)

H8 (Housing Design and Housing Mix)

T2 (Access to Development)

T19 (Car Parking Provision and Standards)

LC12 (Protection of Trees, Woodland and Hedgerows)

HE2 (Development in Conservation Areas)

HE5 (Development Affecting Listed Buildings)

HE9 (Archaeological Excavation)

DS1 (General Requirements)

DS14 (Foul Sewage and Surface Water Drainage)

DS16 (Flood Risk)

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)

CS9 (Affordable Housing)

CS16 (North Lincolnshire's Landscape, Greenspace and Waterscape)

CS17 (Biodiversity)

CS19 (Flood Risk)

CONSULTATIONS

Highways: No objection subject to conditions.

Lead Local Flood Authority (LLFA): Did not comment on PA/2014/0881 but notes condition 19 relates to surface water proposals.

Waste Services: No objection.

Environment Agency: No objection. The dwellings need to be constructed at the finished floor levels set out in the FRA and decision notice.

Environmental Health: No comments.

Archaeology: No objection. The written scheme of investigation for the archaeological mitigation strategy has been submitted and is acceptable subject to additional details required by condition 12 of PA/2014/0881.

Tree Officer: There is concern over the loss of B category trees on the site; however, the replacement tree planting and green infrastructure suggested does mitigate the loss of these trees in the medium term, once they have started to mature. There is a need to ensure that the planting schemes suggested are planted within the site and undertaken to a high standard and they are conditioned. The proposed landscaping scheme needs to be conditioned such that they are maintained for a period of 5 years and in that time all failures are made good.

TOWN COUNCIL

The town council welcomes and supports new development, but they do not support the access arrangements for this particular one. The White Swan Public House/Butts Road/Fleetgate junction, located opposite the bus/rail terminus, with a convenience store adjacent, is already heavily trafficked. It is therefore felt that there are serious road safety concerns to carefully consider. Comment is also made regarding the three-storey height of the proposed houses. The privacy of neighbouring properties, including that of a care home, needs to be considered, with trees retained as a screen to assist with overlooking aspects.

PUBLICITY

The original and amended plans have been advertised by site and press notices. No comments have been received.

ASSESSMENT

The proposal

The proposal is to erect five, two/three-bedroom town houses on the site. The access to the development is an existing access (approved at outline stage under PA/2014/0881) from Butts Road adjacent to The White Swan public house. The townhouses are arranged in a staggered terraced block to the rear (eastern side) of the site, with their private gardens located adjacent to the eastern boundary of the site adjacent to Overton Court. A landscaping plan has been submitted as part of this reserved matters application.

The only issues that can be assessed in relation to this reserved matters application are whether the scale, appearance, layout and landscaping are acceptable. The concerns from the town council will be addressed in this report.

The site

The site is located within the development boundary of Barton upon Humber. The site is located in a conservation area near to a number of listed buildings. The site was originally used as a bowling green in connection with the public house but has been vacant for a number of years and is grassed. The site has recently been cleared of a substantial amount of overgrowth. There are a number of mature trees within the site around the perimeter and also trees which overhang the site from neighbouring properties. A number of trees along the southern boundary are protected by a Tree Preservation Order and the other trees on the site are protected as they are located within the conservation area. There are a number of boundary treatments along the boundary with Butts Road. Along the boundary with Overton Court is a 2 metre high palisade fence. Along part of the southern boundary with the nursing home is a brick wall. Along the boundary with the public house there is a brick outbuilding and a parking area for the public house. The site lies in flood zone 2/3a of the council's SFRA and is therefore at high risk of flooding.

The principle of the development

The principle of the development for the erection of five, two/three-bedroom townhouses has already been established by virtue of outline planning permission being granted under PA/2014/0881. This outline permission forms the planning permission for the site.

Scale, appearance and layout and landscaping

In terms of scale, appearance and layout, the only area of the site which could reasonably accommodate the town houses is to the rear of the site due to its irregular shape, the location of trees on the site and surrounding properties. The townhouses will be set well back from Butts Road and, due to the access into the site, they will not be readily visible in the street scene. The townhouses are well designed and three-storey properties as, due to flood risk issues and planning conditions imposed on PA/2014/0881, the ground floor can only comprise non-habitable accommodation. The townhouses are laid out as a terrace in a slightly staggered arrangement. The front and rear elevations have dormer windows in the roof space. The townhouses will have clay pantile roofs, and three of them will be constructed in red facing brick and two will be rendered white. The townhouses have been designed to be in character with the area and will be viewed in context not only with the conservation area but also the flats/dwellings comprising Overton Court. The proposal therefore accords with sections 5, 12 and 16 of the National Planning Policy Framework (NPPF), policies CS5 and CS6 of the Core Strategy, and policies HE2, H5, H8 and DS1 of the North Lincolnshire Local Plan.

No windows are proposed in the north and south (flank) elevations. Habitable windows are proposed in the east and west elevations at first and second floor levels. To the east is Overton Court comprising flats and dwellings. Due to the siting of the proposed townhouses and the separation distances between the properties, no demonstrable loss of amenity will be caused to properties located on Overton Court. In addition, birch trees are to be planted on the eastern boundary of the site providing some screening once mature. In terms of the care home, there are mature trees within its grounds and the applicant is proposing to plant additional trees adjacent to the boundary to provide screening. The proposed townhouses will be visible from properties located on Butts Road and Fleetgate, but, due to the separation distances between these properties and the proposed townhouses, no demonstrable loss of amenity will be caused. The proposal therefore accords with section

12 of the NPPF, policy CS5 of the Core Strategy, and policies H5, H8 and DS1 of the North Lincolnshire Local Plan.

In terms of landscaping, regrettably a number of trees will need to be felled to facilitate the development; these include some category B trees. To compensate for this loss, the applicant has submitted a comprehensive landscaping scheme for the site which will provide good tree and green screening once it is mature. This view is endorsed by the tree officer and will offset the proposed loss of trees. A planning condition will be used to ensure the landscaping scheme is maintained for a period of five years and any failures made good. Therefore, in terms of landscaping, the proposal is considered to be acceptable and accords with section 12 of the NPPF, policy CS5 and CS16 of the Core Strategy, and policies LC12 and DS1 of the North Lincolnshire Local Plan.

The proposed scheme will bring a vacant site into use. The scheme is well designed and laid out, and will improve the character and appearance of this area of the conservation area. It is regrettable that a number of mature trees will need to be felled to develop the site. It is clear from a site inspection that any development of this site would ultimately lead to the loss of some trees. However, the applicant has submitted a comprehensive landscaping scheme for the site, which will provide good tree and green screening once it is mature, and has sought to retain as many of the existing trees on the site as possible. On balance, therefore, the proposal is supported through the NPPF, policies CS1, CS2, CS3, CS5, CS6, CS7 and CS8 of the Core Strategy, and policies H5, H8, HE2 and DS1 of the North Lincolnshire Local Plan.

Archaeology

In terms of archaeology, a written scheme of investigation has been submitted with this application and, subject to additional details, is considered to be acceptable by the council's Historic Environment Record. This aspect of the proposal accords with section 16 of the NPPF, policy CS6 of the Core Strategy and policy HE9 of the North Lincolnshire Local Plan.

Flood risk and drainage

The site is at a high risk of flooding and the flood risk issue was assessed under the outline application, PA/2014/0881. The comments made in relation to this application by the Environment Agency and the LLFA are noted. In terms of the finished floor levels (FFL), this is a condition on PA/2014/0881 that must be adhered to. In relation to the LLFA's comments, surface water details are also covered by a condition imposed on PA/2014/0881 that must be complied with. The LLFA will have the opportunity to comment on the proposed surface water details when they are submitted to the council.

Comments on the town council's objection

The comments made by Barton upon Humber Town Council are noted and respected. The comments made in relation to the access arrangements do not form part of this reserved matters application as access was considered within the outline application, PA/2014/0881. The comments made in relation to privacy issues arising from the three-storey town houses are noted have been assessed earlier in this report.

RECOMMENDATION Grant approval subject to the following conditions:

1.

The development hereby permitted shall be carried out in accordance with the following approved plans: 8623/001 Rev A, 8623/011, 8623/012 Rev A, 8623/013, TRRP-01-26-10-18, 8623/010 Rev B and Arboricultural Impact Assessment dated 26 October 2018.

Reason

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

2.

The development shall be carried out in accordance with the amended details received by the local planning authority on 13 November 2018.

Reason

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

3.

All the approved landscaping shall be carried out within twelve months of development being commenced (unless a longer period is agreed in writing by the local planning authority). Any trees or plants which die, are removed or become seriously damaged or diseased within five years from the date of planting shall be replaced in the next planting season with others of similar size and species to those originally required to be planted, unless the local planning authority agrees in writing to any variation.

Reason

To safeguard the character and appearance of the development in accordance with policy CS5 of the North Lincolnshire Core Strategy and policy DS1 of the North Lincolnshire Local Plan.

Informative

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.