

APPLICATION NO	PA/2018/2303
APPLICANT	Mr Farmer
DEVELOPMENT	Planning application to vary condition 2 of PA/2016/777 to bring forward building line and parking spaces
LOCATION	The Old Chapel, Commonside, Westwoodside, DN9 2AP
PARISH	Haxey
WARD	Axholme South
CASE OFFICER	Emma Carrington
SUMMARY RECOMMENDATION	Grant permission subject to conditions
REASONS FOR REFERENCE TO COMMITTEE	Objection by Haxey Parish Council Member 'call in' (Cllr David Rose – significant public interest)

POLICIES

National Planning Policy Framework: Paragraph 11 states that at the heart of the National Planning Policy Framework is a presumption in favour of sustainable development, Section 5, paragraphs 59–79 relate to delivering a sufficient supply of homes and states that housing applications should be considered in the context of the presumption in favour of sustainable development.

Paragraph 77 states that to promote sustainable development in rural areas, housing should be located where it will enhance or maintain the vitality of rural communities. For example, where there are groups of smaller settlements, development in one village may support services in a village nearby.

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.

North Lincolnshire Local Plan:

Policy DS1 – General Requirements

Policy DS16 – Flood Risk

Policy H5 – New Housing Development (criteria a-m)

Policy H8 – Housing Design and Housing Mix

Policy T1 – Location of Development

Policy T2 – Access to Development

Policy T19 – Car Parking Provision and Standards

North Lincolnshire Core Strategy:

Policy CS1 – Spatial Strategy for North Lincolnshire

Policy CS2 – Delivering More Sustainable Development

Policy CS3 – Development Limits

Policy CS5 – Delivering Quality Design in North Lincolnshire

Policy CS7 – Overall Housing Provision

Policy CS8 – Spatial Distribution of Housing Sites

Policy CS19 – Flood Risk

CONSULTATIONS

Highways: Comments that as the proposed parking area fronting the development extends into the highway limits we would not wish to see fully marked out parking bays as shown on the submitted details. As discussed at the site meeting and further discussions with colleagues in highway maintenance, conditions are recommended.

Environmental Protection: Comments that there are still outstanding issues in relation to contaminated land required by condition 4 of the original approval. No further works should be carried out until the requested details have been submitted.

PARISH COUNCIL

Objects to the proposal with the following comments:

‘We see no need to move the building, it will put the line of the building well forward of other buildings and affect the overall street scene and character of the area, it will mean vehicles protruding forward of adjacent gardens boundaries. What we cannot ascertain is who owns the proposed land the vehicle will be parked on, given the grassed verge to both sides of it are owned and maintained by NLC. Highways have not commented and we feel a site visit is appropriate to determine this.

The current planning permission was granted based on the plans provided and should remain as detailed in those plans.’

PUBLICITY

A site notice has been displayed. No comments have been received.

ASSESSMENT

Planning permission is sought to amend the position of a block of three, three-bedroomed town houses approved at planning committee under planning application PA/2016/777. The development, as approved, has commenced on site, but the block of dwellings has been moved forward by approximately 1 metre as measured from the submitted plans. The current application is to retain the new position of the dwellings, which are now partially

built. The design of the properties themselves has not changed and the parking provision is still on the site frontage.

The main issues in the determination of this application are whether the proposal will have an adverse impact on the character of the area and the public highway.

As referred to above, this application is to retain a block of dwellings which has been built approximately 1 metre forward than originally approved. This means that the rear gardens have increased in size, but the area available for parking at the front has been reduced in depth. This results in cars being parked partially over the adopted highway. Representatives from the highway department have met the applicant on site to discuss this matter and, subject to planning conditions, have advised that the proposal will not have a detrimental impact on the public highway, or impede highway users. There are no technical objections therefore, to this proposal.

The parish council has raised concerns about the impact of the development on the character and appearance of the street scene, as the block of dwellings is now even further forward than other properties adjacent to the site, and that the vehicles parked on the frontage will now protrude even further forward than neighbouring gardens.

Whilst it is clear that the properties will be forward of existing dwellings in the area, it is not considered that their revised position will cause significant harm to the character of the area, or to the street scene. Prior to approval for residential development on this site, the land and buildings were used as a commercial garage, with vehicles parked on the forecourt and within the public highway. Although this submitted plan differs from that originally approved, it is considered that this development is a betterment, and still provides better parking arrangements than the previous use. It is not considered that the revised position of the dwellings will have any greater impact on the amenities of neighbouring properties than the approved scheme.

It is considered that the proposal as submitted complies with the requirements of the policies in the adopted local plan and Core Strategy, and guidance in the National Planning Policy Framework. There are no technical objections to the proposal, and it is considered that the objections raised by the parish council are not sufficient to outweigh the planning merits of the proposal. The application is therefore recommended for approval.

RECOMMENDATION Grant permission subject to the following conditions:

1.
The development hereby permitted shall be carried out in accordance with the following approved plans: PA/2018/2303/01, PA/2018/2303/02.

Reason

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

2.
No further works shall proceed on site until an updated phase 2 contaminated land investigation 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.

3.

No unit shall be occupied until the highway boundary has been demarked on site by use of concrete pin kerbs and the existing tarmac apron fronting the site has been resurfaced.

Reason

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

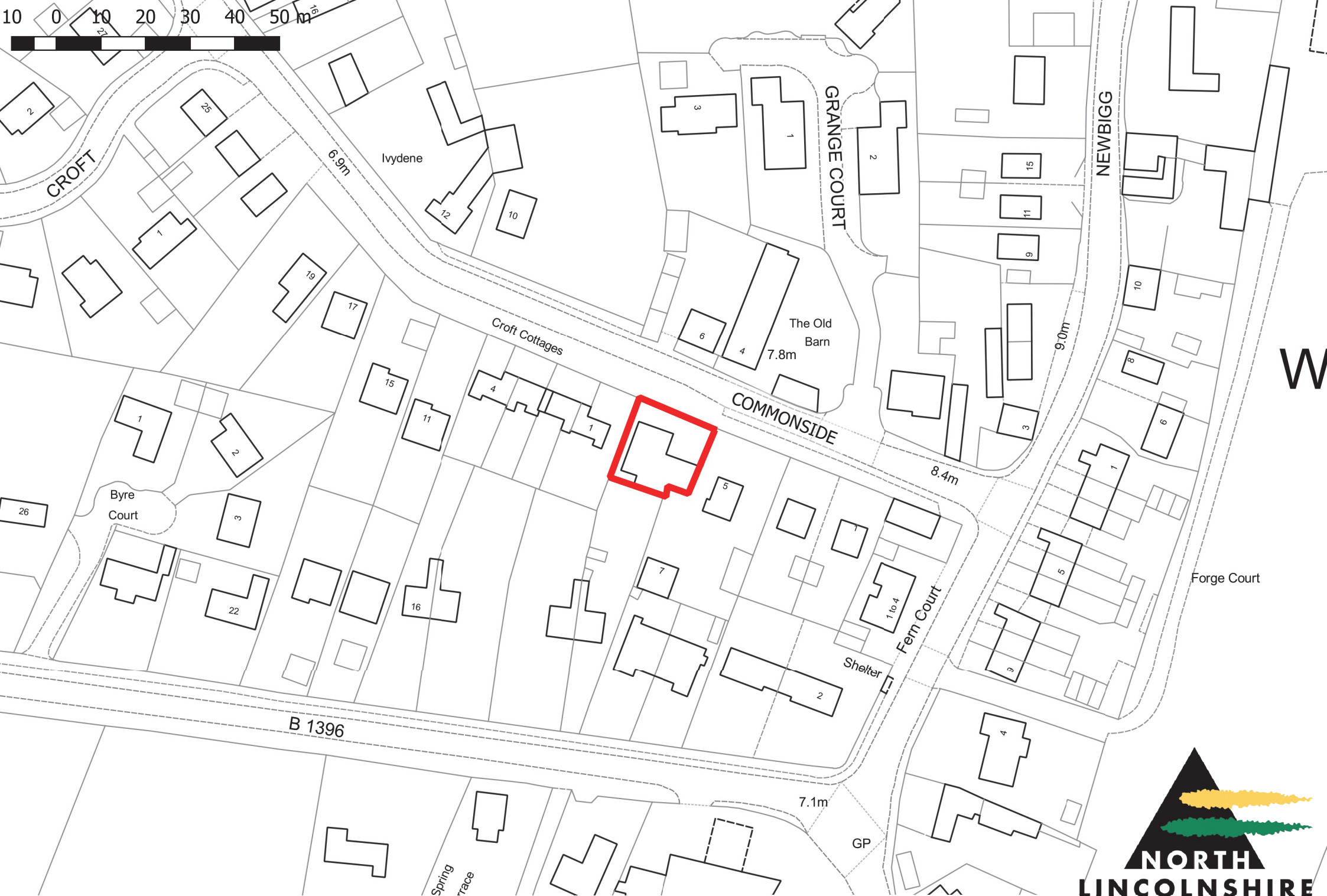
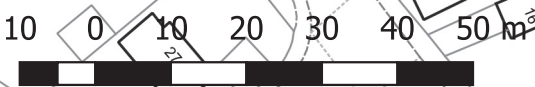
Informative 1

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

- before ANY construction works take place within the limits of the highway you **MUST** contact the highway authority on telephone number 01724 297000 to arrange for the relevant permissions/licenses to be issued;
- before ANY service (utility) connections take place within the limits of the highway you **MUST** contact the highway authority on telephone number 01724 297319 to arrange for the relevant permissions/licenses to be issued.

Informative 2

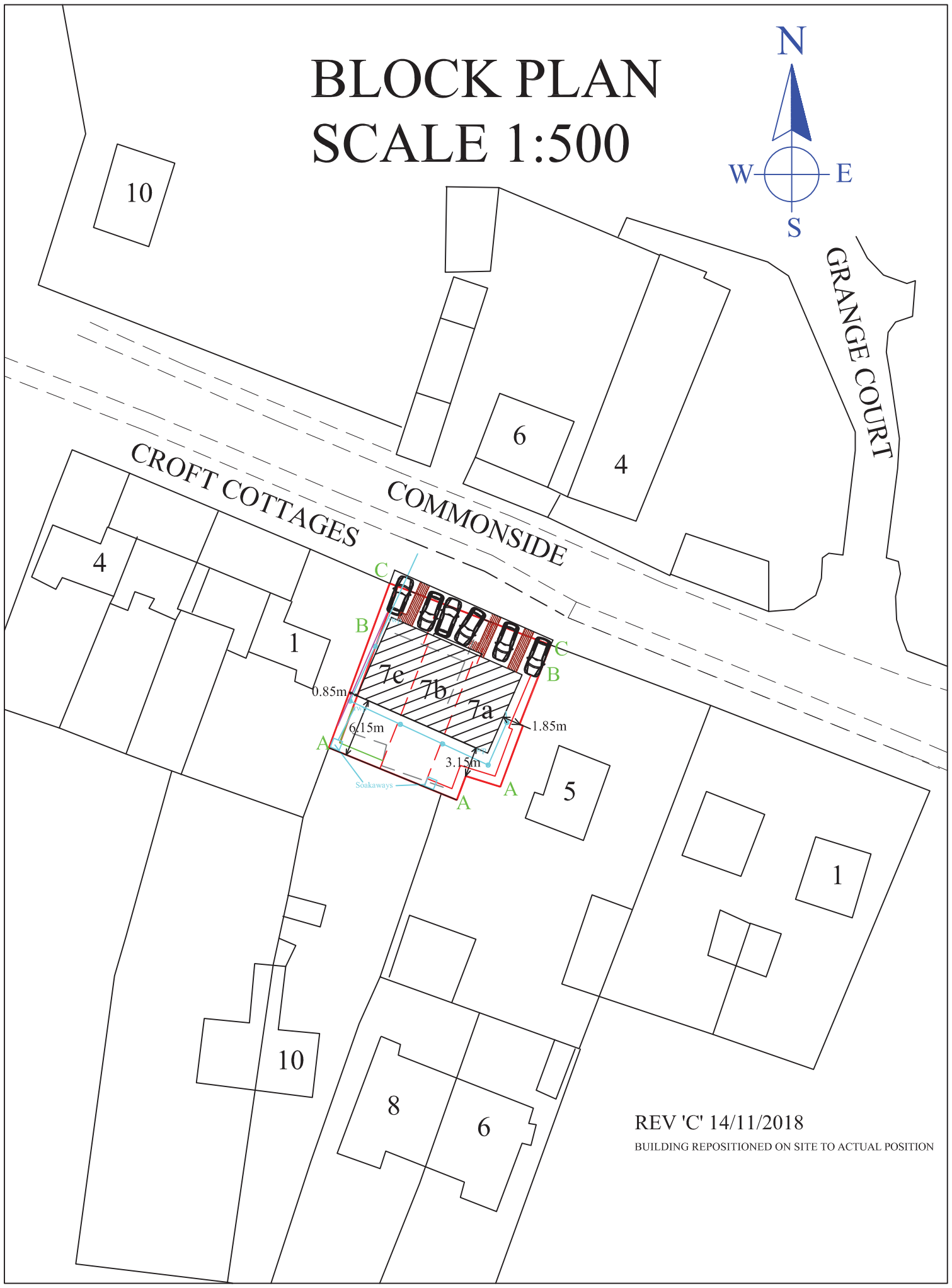
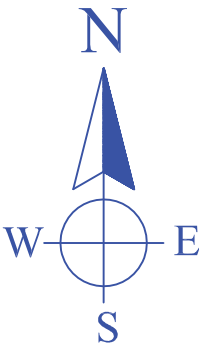
In determining this application, the council, as local planning authority, has taken account of the guidance in paragraph 38 of the National Planning Policy Framework in order to seek to secure sustainable development that improves the economic, social and environmental conditions of the area.



PA/2018/2303

BLOCK PLAN

SCALE 1:500



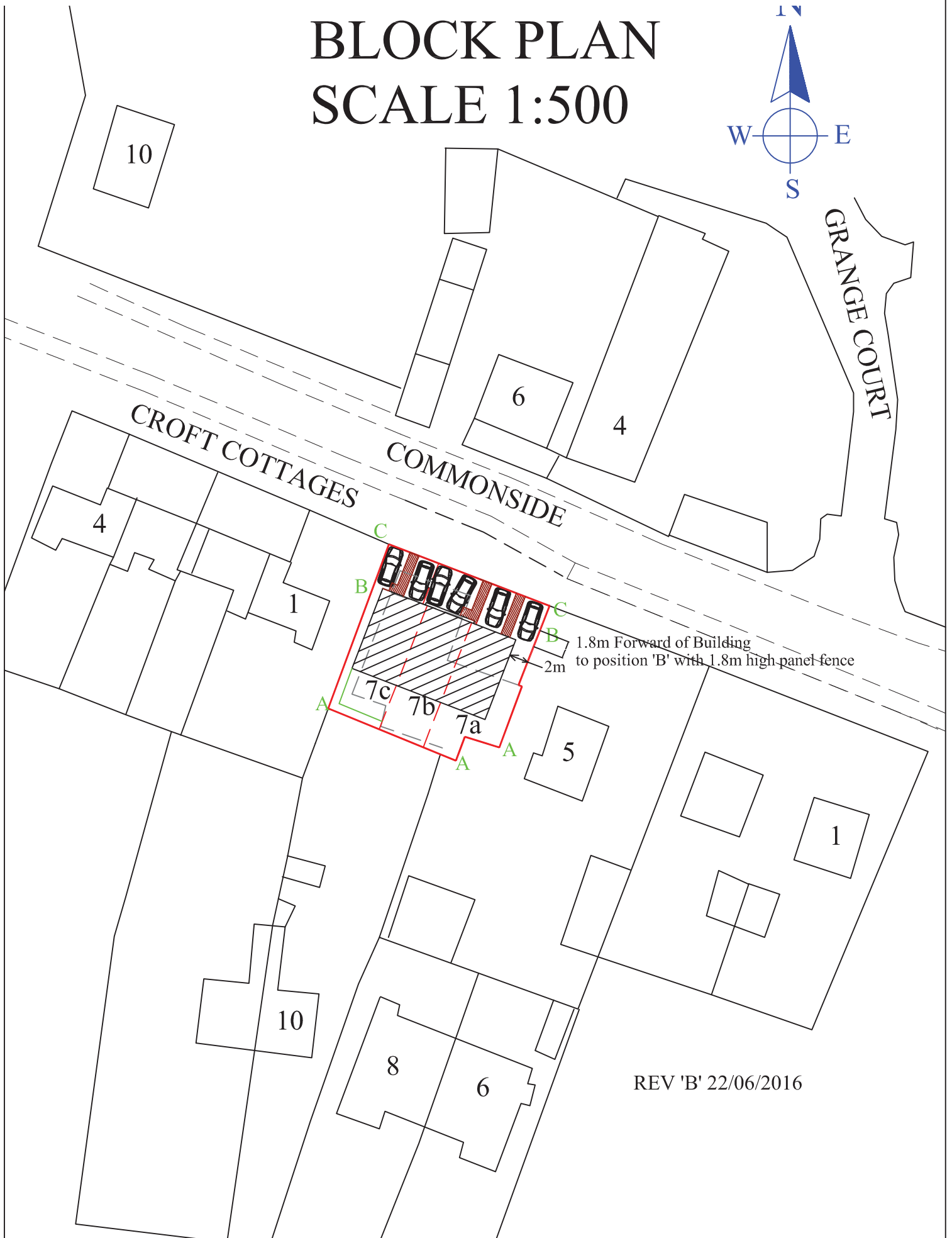
REV 'C' 14/11/2018
BUILDING REPOSITIONED ON SITE TO ACTUAL POSITION

AMENDED

PA/2018/2303 Block plan from PA/2016/777 (not to scale)

BLOCK PLAN

SCALE 1:500



REV 'B' 22/06/2016