

APPLICATION NO	PA/2019/92
APPLICANT	Mr Mark Snowden, Keigar Homes Ltd
DEVELOPMENT	Application to discharge conditions attached to planning permission PA/2015/1390 (Appeal ref: APP/Y2003/W/16/3159191)
LOCATION	Land to the rear of North Street and Cemetery Road, Winterton
PARISH	Winterton
WARD	Burton upon Stather and Winterton
CASE OFFICER	Tanya Coggon

SUMMARY RECOMMENDATION **Approve details**

REASONS FOR REFERENCE TO COMMITTEE Officer discretion

POLICIES

There are no policies directly related to this type of application.

CONSULTATIONS (on original and amended phasing plan)

Highways: No objection.

LLFA: SuDS should be implemented on the site.

Waste and Recycling: Comments in relation to access and collection points for refuse vehicles and residents.

Environmental Health: No comments.

Education: No comments.

Humberside Fire and Rescue: Comments in relation to the access for the fire service and water supplies for fire-fighting.

Public Health: The details are acceptable.

Historic Environment: No objection.

Environment Agency: No comments.

Anglian Water Developer Services: No response.

NHS: No response.

Strategic Housing: No objection.

TOWN COUNCIL

No consultation required for this type of application.

PUBLICITY

No publicity required for this type of application.

ASSESSMENT

Planning permission PA/2015/1390 (outline with all matters reserved) was granted for the demolition of a house and the erection of dwellings, the construction of roads and sewers, and the formation of public open space and ancillary landscaping on land to the rear of North Street and Cemetery Road, Winterton in August 2017 by Inspector Phillip J G Ware following the public inquiry held in relation to the application in May 2017.

Condition 1 of the Inspector's decision notice was as follows:

'A Phasing Plan shall be submitted to and approved in writing by the local planning authority before submission of the first reserved matters application, which shall show the phases in which development is to be carried out, including details on the broad number of dwellings (including affordable units) to be provided in each phase. The development shall thereafter only be carried out in accordance with the approved Phasing Plan.'

In terms of the phasing plan, the original plan submitted did not reflect the number of affordable units (27) required for the development under the terms of the section 106 agreement attached to the planning permission. The applicant has now submitted an amended phasing plan to reflect the 27 affordable units required on the site. Any outstanding comments on the amended phasing plan will be reported verbally to the committee.

In terms of the amended phasing plan, the development will commence in four phases. 135 dwellings are proposed in total and these are a mixture of detached, semi-detached and bungalows. Phase 1 indicates 38 dwellings, phase 2 indicates 40 dwellings, phase 3 indicates 27 dwellings and phase 4 indicates 30 dwellings.

Of these 135 dwellings, as part of the section 106 agreement, 27 affordable dwellings have to be provided on the site. The applicant is proposing 4 affordable units on phase 1, 10 affordable units on phase 2, 6 affordable units on phase 3 and 7 affordable units on phase 4, making a total of 27 affordable units.

The locations of the four phases are shown on the submitted plan. Phase 1 depicts the access to the site from North Street with phase 1 dwellings to the east of North Street. Phase 2 shows dwellings to the east of North Street and dwellings to the north of Cemetery Road. Phase 3 dwellings are to the north of Cemetery Road and to the west of Simons Wood. Phase 4 dwellings are essentially to the east of North Street, adjacent to the informal path connecting to Simons Wood and to the north of Cemetery Road with the new access to the site from Cemetery Road.

None of the consultees have objections to the proposed phasing plan. The details are therefore considered to be acceptable.

RECOMMENDATION Approve the details of the phasing plan.

Land at the rear of North Street and Cemetery Road - Annex

Schedule of conditions

- 1) A Phasing Plan shall be submitted to and approved in writing by the local planning authority before submission of the first reserved matters application, which shall show the phases in which development is to be carried out, including details on the broad number of dwellings (including affordable units) to be provided in each phase. The development shall thereafter only be carried out in accordance with the approved Phasing Plan.
- 2) Details of the access, appearance, landscaping, layout, and scale, (hereinafter called "the reserved matters") for each phase shall be submitted to and approved in writing by the local planning authority before any development takes place on that phase and the development shall be carried out as approved.
- 3) Application for approval of the reserved matters shall be made to the local planning authority not later than 3 years from the date of this permission.
- 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.
- 5) The development hereby permitted shall be carried out in accordance with the following approved plan: NSW/165/101A.
- 6) 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, badgers, hedgehogs and amphibians, including great crested newts during demolition, vegetation clearance and construction works;
 - b) Details of bat roosting features to be installed in at least 10% of new houses;
 - c) Details of nesting sites to be installed in at least 10% of new houses to support swifts and house sparrows;
 - d) Details of nest boxes for barn owl, tree sparrow and starling to be installed;
 - e) Restrictions on lighting to avoid impacts on bat roosts, bat foraging areas bird nesting sites and sensitive habitats;
 - f) Provision for hedgehogs to pass through any fencing installed between gardens and between areas of grassland;
 - g) Prescriptions for the planting and aftercare of native trees, shrubs, hedgerows and wildflowers of high biodiversity value throughout the development area including the new access road;
 - h) Prescriptions for the creation and management of a landscape buffer around Simon's Wood comprising grassland, tree and shrub species recorded in Simon's Wood;
 - i) Details of habitats of principle importance to be created and maintained within public open space;
 - j) A commitment to provide each new dwelling with a wildlife gardening advice pack to be approved in writing by the local planning authority;

- k) Proposed timings for the above works in relation to the completion of the new dwellings;
- 7) The Biodiversity Management Plan shall be carried out in accordance with the approved details and timings, and the approved features shall be retained thereafter. Prior to the construction of the 50th dwelling, a report shall be submitted to and approved by the local planning authority, providing evidence of compliance with the Biodiversity Management Plan.
- 8) No development shall take place other than in accordance with the archaeological mitigation strategy and programme of archaeological work in accordance with the document 'Archaeological Mitigation Strategy: Land Off North Street, Winterton, North Lincolnshire' prepared by Allen Archaeology Limited, dated 11th February 2016, and until the following details have been submitted to, and approved in writing by, the local planning authority:
 - a) 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;
 - b) 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;
 - c) A list of all staff involved in the implementation of the strategy, including sub-contractors and specialists, their responsibilities and qualifications.
- 9) The archaeological mitigation strategy shall be carried out in accordance with the approved details and timings. The development shall not be occupied until the site investigation and post investigation assessment has been completed in accordance with the programme and provision made for analysis, publication and dissemination of results and archive deposition has been secured. The material shall be deposited at the North Lincolnshire Historic Environment Record within one month of the date of completion of the development.
- 10) No ground disturbance or other works shall take place within the area of archaeological preservation in situ shown on site layout plan ref:NSW/165/102 B.
- 11) No development shall commence until a foul water strategy has been submitted to and approved in writing by the local planning authority. No dwellings shall be occupied until the works have been carried out in accordance with the foul water strategy so approved.
- 12) No phase of the development shall take place until a strategy for the management of surface water drainage the implementation of SuDS, their adoption and maintenance, has been submitted to and agreed in writing by the local planning authority.
- 13) The surface water strategy shall be implemented in accordance with the approved details and shall be completed prior to the occupation of any dwelling or building within each phase of the development and thereafter retained and maintained in accordance with the scheme for the life of the development.
- 14) No dwelling shall be occupied until the vehicular access to it and the vehicle parking spaces serving it have been completed and, once provided, the vehicle parking spaces shall be retained thereafter.
- 15) No development shall begin on any phase of the development until details of:

- a) The layout, drainage, construction, services and lighting of the proposed access road, including the junction with the adjacent highway; and
 - b) The number and location of vehicle parking spaces in that phase; have been submitted to and approved in writing by the local planning authority.
- 16) No dwelling on any phase of the development shall be occupied until the access road has been completed to at least base course level and adequately lit either from the junction with the adjacent highway or the adjacent phase up to the access to the dwelling.
- 17) No other works shall be commenced on the site until the access road junction with the adjacent highway, including the required visibility splays, has been constructed.
- 18) No dwelling on the site shall be occupied until the footway fronting it has been constructed up to base course level from either the junction with the adjacent highway or the adjacent phase.
- 19) No development, whether permitted by the Town and Country Planning (Development Management Procedure) (England) Order 2010 or not, shall take place within any service strip adjacent to any shared surface road.
- 20) No development on any phase 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.
- 21) No development shall take place until details of the pedestrian, cycle and emergency access) from Cemetery Road (including the means of preventing unauthorized vehicular access) have been submitted and approved in writing by the local planning authority. This access shall not be brought into use until it has been constructed in accordance with the approved details and all measures to prevent unauthorised access to the site shall be retained.
- 22) At no time shall the access from Cemetery Road be used for construction traffic.
- 23) No phase of the development shall take place until a Landscape Management Plan for that phase, including long-term design objectives, management responsibilities and maintenance schedules for all landscaped areas (except privately owned domestic gardens), has been submitted to and approved in writing by the local planning authority. The Landscape and Management Plan shall include the following elements:

Soft landscaping

- a) Full details of planting plans and written specifications, including cultivation proposals for maintenance and management associated with plant and grass establishment, details of the mix, size, distribution, density and levels of all trees/hedges/shrubs to be planted and the proposed time of planting. The planting plan shall use botanic names to avoid misinterpretation. The plans should include a full schedule of plants;

- b) 1:200 plans (or at a scale otherwise agreed) with cross-sections of any mounding, ponds, ditches and swales and proposed treatment of the edges and perimeters of the site;
- c) The landscape treatment of roads through the development;
- d) The planting and establishment of structural landscaping to be provided in advance of all or specified parts of the site as appropriate;

Hard landscaping

- e) Full details of all proposed methods of boundary treatment, including details of all gates, fences, walls and other means of enclosure both within and around the edge of the site;
- f) Utility routes, type and specification;
- g) The location and specification of minor artefacts and structures, including furniture, refuse or other storage units, signs and lighting columns/brackets;
- h) 1:200 plans (or at a scale otherwise agreed) including cross-sections, of roads, paths and cycleways;
- i) Details of all hard surfacing materials (size, type and colour);
- j) Details of management objectives;
- k) Details of maintenance regimes;
- l) Details of management responsibilities (for the duration of the project and once complete);
- m) Proposed finished levels or contours;
- n) Car parking layouts.

The Landscape Management Plan shall be carried out in full in accordance with the approved details and timings, and the approved features shall be retained thereafter.

- 24) Prior to the introduction of landscaping for each phase of development, a Schedule of Landscape Maintenance for a minimum period of five years shall be submitted to and approved in writing by the local planning authority and shall be subsequently implemented.
- 25) There shall be no more than 135 dwellings constructed on the site at any time.

PA/2019/92 Phasing plan (not to scale)

AMENDED

* BUNGALOW

- PHASE 1 (34 dwellings + 4 affordable units)
- PHASE 2 (30 dwellings + 10 affordable units)
- PHASE 3 (21 dwellings + 6 affordable units)
- PHASE 4 (23 dwellings + 7 affordable units)

NORTH STREET +

Harrisons Barn

Charlotte House

B. UPDATED.

A. UPDATED.

Drawn by: [Signature]

MBS

MBS

14.02.19

03.01.19

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KEIGAR LODGE

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KEIGAR HOMES

Residential Development

land off NORTH STREET

WINTERTON

PHASING PLAN

Drawn by: Mds

11.11.18

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