

<b>APPLICATION NO</b>	<b>PA/2019/181</b>
<b>APPLICANT</b>	Mr M Wright
<b>DEVELOPMENT</b>	Planning permission to erect 9 dwellings, including demolition of existing dwelling, workshop and outbuildings, and associated works
<b>LOCATION</b>	Orchid House, Howe Lane, Goxhill, DN19 7JD
<b>PARISH</b>	Goxhill
<b>WARD</b>	Ferry
<b>CASE OFFICER</b>	Mark Niland
<b>SUMMARY RECOMMENDATION</b>	<b>Grant permission subject to conditions</b>
<b>REASONS FOR REFERENCE TO COMMITTEE</b>	Objection by Goxhill Parish Council Departure from development plan

## **POLICIES**

**National Planning Policy Framework:** Paragraph 12 – The presumption in favour of sustainable development does not change the statutory status of the development plan as the starting point for decision making. Where a planning application conflicts with an up-to-date development plan (including any neighbourhood plans that form part of the development plan), permission should not usually be granted. Local planning authorities may take decisions that depart from an up-to-date development plan, but only if material considerations in a particular case indicate that the plan should not be followed.

Paragraph 38 – Local planning authorities should approach decisions on proposed development in a positive and creative way. They should use the full range of planning tools available, including brownfield registers and permission in principle, and work proactively with applicants to secure developments that will improve the economic, social and environmental conditions of the area. Decision-makers at every level should seek to approve applications for sustainable development where possible.

Paragraph 47 – Planning law requires that applications for planning permission be determined in accordance with the development plan, unless material considerations indicate otherwise. Decisions on applications should be made as quickly as possible, and within statutory timescales unless a longer period has been agreed by the applicant in writing.

Paragraph 55 – 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. Agreeing conditions early is beneficial to all parties involved in the process and can speed up decision-making. Conditions that are required to be discharged before development commences should be avoided, unless there is a clear justification.

Paragraph 78 – To promote sustainable development in rural areas, housing should be located where it will enhance or maintain the vitality of rural communities. Planning policies should identify opportunities for villages to grow and thrive, especially where this will support local services. Where there are groups of smaller settlements, development in one village may support services in a village nearby.

Paragraph 170 – Planning policies and decisions should contribute to and enhance the natural and local environment by:

- (a) protecting and enhancing valued landscapes, sites of biodiversity or geological value and soils (in a manner commensurate with their statutory status or identified quality in the development plan);
- (b) recognising the intrinsic character and beauty of the countryside, and the wider benefits from natural capital and ecosystem services – including the economic and other benefits of the best and most versatile agricultural land, and of trees and woodland;
- (c) maintaining the character of the undeveloped coast, while improving public access to it where appropriate;
- (d) minimising impacts on and providing net gains for biodiversity, including by establishing coherent ecological networks that are more resilient to current and future pressures;
- (e) preventing new and existing development from contributing to, being put at unacceptable risk from, or being adversely affected by, unacceptable levels of soil, air, water or noise pollution or land instability. Development should, wherever possible, help to improve local environmental conditions such as air and water quality, taking into account relevant information such as river basin management plans; and
- (f) remediating and mitigating despoiled, degraded, derelict, contaminated and unstable land, where appropriate.

**North Lincolnshire Local Plan:** Policies DS1, DS7, DS11, DS14, RD2, LC11, T2 and T19 apply.

**North Lincolnshire Core Strategy:** Policies CS1, CS2, CS3, CS5, CS7, CS8, CS17 and CS19 apply.

## **CONSULTATIONS**

**Highways:** No objections subject to conditions.

**Environment Agency:** No objection, but any existing underground storage tanks, that are no longer to be used, should be decommissioned.

**Anglian Water Developer Services:** No comments.

**Network Rail:** No objections but have provided some advice.

**Drainage:** Following an updated flood risk assessment and strategy, no objections but recommends conditions.

**Archaeology:** No objections.

**Environmental Protection:** No objection subject to conditions relating to noise and land contamination.

**Ecology:** No objections subject to conditions.

## **PARISH COUNCIL**

Objects, but has given no reason.

## **PUBLICITY**

The proposal has been publicised by site and press notice, in accordance with articles 15 and 16 of the Development Management Procedure Order 2015.

## **ASSESSMENT**

### **Site characteristics**

The site is made up of an existing residential garden, a former coach depot and an area of amenity importance. The site is half within the settlement boundary for Goxhill and half in the open countryside and area of amenity importance as identified by the Housing and Employment Land Allocations DPD 2016. It is in a central location, adjacent to the new Co-op Store, and close to the services and amenities of Goxhill.

Permission is sought to erect nine dwellings with associated infrastructure and some demolition.

### **The main issues to consider are:**

- **principle of development;**
- **flooding and drainage ;**
- **environmental issues;**
- **land contamination;**
- **highways;**
- **ecology;**
- **character impacts;**
- **amenity.**

## Principle of development

Policy CS1 of the Core Strategy sets out the overarching spatial strategy for the district. The site is located both inside and outside the development limit for Goxhill. The policy allows for residential proposals within the development limit but restricts development outside of it to that essential to the functioning of the open countryside, as does policy RD2 of the local plan.

Policy CS2 of the Core Strategy sets out a sequential approach to land type for development stating that suitable infill plots within rural settlements, such as Goxhill, are acceptable. Part of the site is allocated as an Area of Amenity Importance and policy LC11 is therefore relevant. It states that:

*Within important amenity areas, development will only be permitted where it would not adversely affect their open character, visual amenity or wildlife value or compromise the gap between conflicting land uses. Where development is permitted, measures shall be taken to minimise their impact or, where necessary, make a positive contribution to such areas.*

The policy seeks to protect those areas identified as having amenity importance from harmful development. The important tenants of such areas are their 'open nature, buffer between conflicting land uses and wildlife habitat networks that exist within them.'

Paragraph 12 of the National Planning Policy Framework states that local planning authorities may take decisions that depart from an up-to-date development plan, but only if material considerations in a particular case indicate that the plan should not be followed. Paragraph 47 confirms this stating that:

*Planning law requires that applications for planning permission be determined in accordance with the development plan, unless material considerations indicate otherwise.*

It is considered that, whilst part of the proposal is in conflict with policies CS1 of the Core Strategy and RD2 of the local plan, there are material considerations in this instance that indicate the proposal should be considered acceptable.

Firstly, there is an ongoing urbanisation of this area and this reflects its central location close to services and amenities. Planning application PA/2015/1202 allowed for a Co-op store and associated infrastructure to be developed partially outside of the development boundary, and this includes a 17 metre monopole situated beyond the settlement boundary. This permitted encroachment beyond the defined development limit and into the LC11 designation on the adjacent site is a material consideration in the determination of the current application. On balance it is considered that the proposal would not have an unacceptable impact upon the character of the open countryside due to the ongoing morphology of the area. Secondly, the proposal would not overly impinge upon the LC11 area; this has been demonstrated through the submission of ecology surveys and is due also to the small portion of the amenity area it would absorb. Largely the character of the area would be untouched by the proposal and therefore it accords with policy LC11 of the local plan.

For the above material reasons, a departure (in part) from the local plan is considered acceptable in this instance.

## **Flooding and drainage**

The site is located within Flood Zone 1 in accordance with the North and North East Lincolnshire SFRA 2011. The applicant has submitted an updated flood risk assessment (FRA) as well as a drainage strategy. Policies CS19 of the Core Strategy and DS14 of the local plan are considered relevant. The latter allows for the imposition of conditions relating to the disposal of foul and surface water should such mitigation be required.

The council's drainage team has reviewed the application and, following the submission of additional information, has no objections to the proposal subject to conditions relating to the management of surface water created by the proposed development. Furthermore, the applicant has stated within the FRA that an existing network is in place to dispose of black soil and grey water under the ownership of Anglian Water. However, confirmation has not been received as to the suitability of the network to allow for the additional flows, nor has any commentary been made upon the suitability of the pipe network within the site. Therefore, a condition requiring the applicant to submit and agree in writing a strategy for the disposal of foul sewage will be attached to any permission.

Subject to the aforementioned mitigation, the proposal is considered to accord with policies CS19 and DS14.

## **Environmental issues**

Policy DS11 is concerned with polluting activities. It states that planning permission for development, including extensions to existing premises and changes of use, will only be permitted where it can be demonstrated that levels of potentially polluting emissions, including effluent, leachates, smoke, fumes, gases, dust, steam, smell or noise, do not pose a danger by way of toxic release. Policy DS1 is also concerned with the protection of amenity.

The applicant has submitted a noise survey and the council's environmental health officer (EHO) has looked at the submitted material and largely agrees with the findings. The report identified elevated sound levels associated with activities at the adjacent Co-op food store. Furthermore, Network Rail has put forward commentary in terms of the relationship of trains and residential amenity. The EHO has recommended a pre-commencement condition relating to the submission of a noise mitigation scheme and this will be attached to any permission.

In terms of environmental factors during construction, the EHO has recommended conditions restricting working hours and requiring a dust management plan to be submitted and agreed to protect existing amenity; these are considered necessary and will be attached to any permission.

It is therefore considered, subject to the aforementioned mitigation, that the proposal would accord with policies DS1 and DS11 of the North Lincolnshire Local Plan.

## **Land contamination**

Policy DS7 of the North Lincolnshire Local Plan is concerned with contaminated land. It states that permission will only be granted on contaminated sites where a detailed site survey has been submitted, and a suitable scheme of remedial measures has been agreed to overcome any existing contamination. The council's Environmental Health department has been consulted and has requested further information in relation to land quality. The

officer has stated that, should permission be granted, a condition requiring a phase 1 desk top study, remediation and verification reports to be submitted should be imposed. The Environment Agency has also been consulted and has no objection subject to the decommissioning of any underground tanks prior to development. It is considered that the full contamination condition would provide sufficient mitigation. It is therefore considered, subject to these conditions, that the proposal would align with policy DS7 of the North Lincolnshire Local Plan.

## **Highways**

Policy T2 of the North Lincolnshire Local Plan is concerned with access to development and it states that all development should be served by a satisfactory access. Policy T19 of the local plan is concerned with parking provision as well as general safety and is also considered relevant.

The applicant proposes a new access arrangement to the site, adequate off-street parking provision and bin storage. The council's highways team has assessed the application and has no objections subject to the imposition of conditions relating to the creation and demarcation of footways and vehicular routes, the laying out of hard-paved areas, and the submission of a construction management plan. It is considered that these conditions would pass the tests for conditionality and will be attached to any permission.

Therefore, subject to the aforementioned mitigation, the proposal has the potential to accord with local plan policies T2 and T19.

## **Ecology**

Policy CS17 of the Core Strategy, as well as paragraphs 9 and 118 of the National Planning Policy Framework (NPPF), relate to biodiversity. Paragraph 118 states in part that a net gain for biodiversity should be achieved. The site is also located partly within an area of amenity importance and policy LC11 of the North Lincolnshire Local Plan is also considered relevant.

The council's ecologist has reviewed the information, which includes a protected birds survey, and agrees with the findings. The report states that there is presence of nesting birds and a brown long-eared bat feeding perch within the site. Notwithstanding the findings, the ecologist has no objection, subject to the imposition of conditions relating to protecting landscapes and biodiversity management plans. The site is partially allocated by the Housing and Employment Land Allocations DPD as being an area of amenity importance; whilst its open nature is discussed under character, it is considered that its wildlife value will not be overly impinged upon and conditions will offset any unacceptable harm.

Therefore, subject to the aforementioned mitigation, the proposal is in accordance with policy CS17 of the Core Strategy, LC11 of the local plan, and paragraph 170 of the NPPF.

## **Character impacts**

The proposal is located partially outside the development limits and partially within. Policies RD2, H5 and LC11 of the local plan are relevant as well as policies CS5, CS7 and CS8 of the Core Strategy.

The proposal is located close to the Co-op, train station and other amenities of Goxhill and sits in a central location within the settlement. The site is partially brownfield with a large bay and gable dwelling fronting Howe Lane to be demolished. To the rear of the site is the LC11 area which is largely open and the proposal would extend into this area. Part of policy LC11 states:

*‘...Within important amenity areas, development will only be permitted where it would not adversely affect their open character, visual amenity or wildlife value or compromise the gap between conflicting land uses.’*

It is considered that due to its central location, the ongoing urbanisation of this area and the mitigation for wildlife networks that could be achieved, the proposal would not have any unacceptable character impacts that would lead to a refusal. Furthermore, the ‘open nature’ of the LC11 would largely remain intact as the proposal would only extend slightly into it. Also, the car park of the Co-op and the 17 metre monopole with antenna are located in this area which highlight the urban pressure around this central location.

The dwellings themselves are made up of a mix of detached, semi-detached and terrace and are of a density that would correlate with policy CS7; that said, the density is driven more by site characteristics than policy requirements. In terms of scale, all the dwellings are two-storey, which is appropriate to the existing built and natural environment. They are designed in a manner reflective of some of the properties located close by, having chimney stacks, varying roof levels and gable features, which results in a contextual mix of features drawn from the existing village aesthetic. The materials put forward are somewhat homogenous with red-facing brick and concrete tiles proposed. It is considered that with the correct materials the scheme could add significant value to the area, and whilst those proposed are not wholly unacceptable, some variation may raise the design standards of the scheme thus benefiting the locality; these will be secured through condition.

It is therefore considered that, whilst some open green area would be lost, in this instance it would not have an unacceptable impact on the character or appearance of the area.

## **Amenity**

Policy H5 of the North Lincolnshire Local Plan is concerned with new housing development; it is two-folded and firstly sets out what is acceptable in principle. The latter part of the policy is criteria-based and seeks to mitigate, and sets out tests that would absorb proposals into the environment. Policy DS1 is also partly concerned with amenity impacts.

The proposed scheme has sufficient separation distances from all existing and future properties so as not to give rise to any unacceptable overbearing impacts, and all openings are in a location that would not give rise to unacceptable levels of visual intrusion, with the exception of the first-floor opening to the eastern gable of plot 1 which will be conditioned to be obscure glazed. Private amenity areas are of a proportionate amount as well as being high quality. It is considered necessary, however, to require a scheme detailing boundary treatments to be submitted and agreed to ensure the private amenity standards of future residents.

It is therefore considered, subject to the aforementioned mitigation, that the proposal would align with policies H5 and DS1 of the local plan.

**RECOMMENDATION Grant permission subject to the following conditions:**

1.  
The development must be begun before the expiration of three years from the date of this permission.

**Reason**

To comply with section 91 of the Town and Country Planning Act 1990.

2.  
The development hereby permitted shall be carried out in accordance with the following approved plans: 253-19-01; 253-19-02; 253-19-03; 253-19-04.

**Reason**

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

3.  
No development shall take place until a detailed surface water drainage scheme for the site has been submitted to and approved in writing by the local planning authority. The scheme shall be based on sustainable drainage principles and an assessment of the hydrological and hydro-geological context of the development. This must be based upon the submitted Flood Risk Assessment, prepared by EWE Associates Ltd, Final Report Rev A, dated August 2019. Detailed assessment of the receiving outfall drain must be carried out and discharge from the site requires agreement following this work. The drainage scheme shall demonstrate that surface water run-off generated up to and including the 1 in 100 year critical storm (including an allowance for climate change) will not exceed the run-off from the existing site. It shall also include details of how the resulting completed scheme is to be maintained and managed for the lifetime of the development so that flood risk, both on and off the site, is not increased. SuDS must be fully considered.

**Reason**

To prevent the increased risk of flooding to themselves and others, to improve and protect water quality, and to ensure the implementation and future maintenance of the sustainable drainage structures in accordance with policy DS16 of the North Lincolnshire Local Plan, policies CS18 and CS19 of the North Lincolnshire Core Strategy, and paragraphs 155, 157, 163 and 165 of the National Planning Policy Framework.

4.  
The drainage scheme shall be implemented in accordance with the approved submitted details required by condition 3 above, shall be completed prior to the occupation of any dwelling or building within each phase or sub-phase of the development on 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 to themselves and others, to improve and protect water quality, and to ensure the implementation and future maintenance of the sustainable drainage structures in accordance with policy DS16 of the North Lincolnshire Local Plan, policies CS18 and CS19 of the North Lincolnshire Core Strategy, and paragraphs 155, 157, 163 and 165 of the National Planning Policy Framework.

5.

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 approved in writing by the local planning authority. These facilities shall be implemented prior to the access and parking facilities being brought into use and thereafter so retained.

Reason

In the interests of highway safety and to comply with policy T19 of the North Lincolnshire Local Plan, policies CS18 and CS19 of the North Lincolnshire Core Strategy, and paragraph 163 of the National Planning Policy Framework.

6.

Prior to the commencement of development, a scheme for the disposal of foul sewage shall be submitted to and agreed in writing with the local planning authority.

Reason

To ensure that an adequate system of foul drainage is implemented, in accordance with policy DS14 of the North Lincolnshire Local Plan.

7.

No development shall take place until a noise mitigation scheme has been submitted to and approved in writing by the local planning authority. As a minimum this noise mitigation scheme shall include details of:

- noise mitigation measures;
- predicted noise levels to be achieved at sensitive locations as a result of the noise mitigation scheme;
- how the noise mitigation scheme will be maintained for the lifetime of the development.

Once approved, the noise mitigation scheme shall be implemented before occupation of the development and shall be retained thereafter.

Reason

To protect the amenity of the residents of the proposed dwellings and to minimise potential land use conflict in accordance with policy DS1 of the North Lincolnshire Local Plan.

8.

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.

9.

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.

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 protect existing amenity in accordance with policy DS1 of the North Lincolnshire Local Plan.

10.

Plots 1 and 2 shall not be occupied until a footway has been provided across the whole of the site frontage with direct pedestrian connections to these units in line with the proposed layout and in accordance with construction details to be submitted to and approved in writing by the local planning authority. Once provided, all these pedestrian facilities shall be retained.

Reason

In the interests of highway safety, in accordance with policies T2 and T19 of the North Lincolnshire Local Plan.

11.

Plots 3 and 4 shall not be occupied until suitable measures have been put in place to prevent vehicles exiting the car parking area from over-running the footway fronting them in accordance with details to be submitted to and approved in writing by the local planning authority. Once provided these facilities shall be retained.

Reason

To protect highway safety, in accordance with policies T2 and T19 of the North Lincolnshire Local Plan.

12.

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.

13.

No dwelling served by the shared private parking area shall be occupied until it has been constructed in accordance with details including:

- the proposed method of forming access;
- the method of constructing/paving the parking area;
- the provision of adequate drainage features;
- the provision of suitable bin collection facilities;
- the provision of suitable lighting arrangements; and
- the provision of street name plates that shall include the words "Private Drive";

which have been agreed in writing by the local planning authority. Once constructed the private parking area shall be retained.

Reason

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

14.

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.

15.

Works and biodiversity enhancements shall be carried out strictly in accordance with the Recommendations and Method Statements set out in Section 5 of the submitted document 'Ecology and Protected Species Survey Orchid House, Howe Lane, Goxhill, North Lincolnshire' dated January 2019. All biodiversity features shall be retained thereafter.

Reason

To conserve and enhance biodiversity in accordance with policies CS5 and CS17 of the North Lincolnshire Core Strategy.

16.

Within three months of the commencement of development, a biodiversity management plan shall be submitted to the local planning authority for approval in writing. The plan shall include:

- (a) details of a least three roosting features to be installed;
- (b) details of nesting sites to be installed for bird species such as swift, starling and house sparrow;
- (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 native trees and shrubs of high biodiversity value;
- (f) 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.

17.

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. Prior to the occupation of the ninth dwelling hereby approved, the applicant or their successor in title shall submit a report to the local planning authority, providing evidence of compliance with the biodiversity management plan.

#### Reason

To conserve and enhance biodiversity in accordance with policies CS5 and CS17 of the North Lincolnshire Core Strategy.

18.

Prior to any above-ground works, a scheme showing the position and elevations of all boundary treatments shall be submitted to and agreed in writing with the local planning authority.

#### Reason

In the interests of amenity, in accordance with policies DS1 and H5 of the North Lincolnshire Local Plan.

19.

Prior to any above-ground works, details of all external materials used in the construction of the scheme shall be submitted to and agreed in writing with the local planning authority.

#### Reason

In the interests of visual amenity, in accordance with policies H5 and RD2 of the North Lincolnshire Local Plan, and CS5 of the Core Strategy.

20.

Before the first occupation of plot 1, the window on the first floor of the eastern elevation shall be fitted with obscured glazing to a minimum of level 3 of the "Pilkington" scale of obscuration or equivalent and any part of the window that is less than 1.7 metres above the floor of the room in which it is installed shall be non-opening. The windows shall be permanently retained in that condition thereafter.

#### Reason

To protect the amenity of neighbouring properties in accordance with policies DS1 and DS5 of the North Lincolnshire Local Plan.

#### **Informative 1**

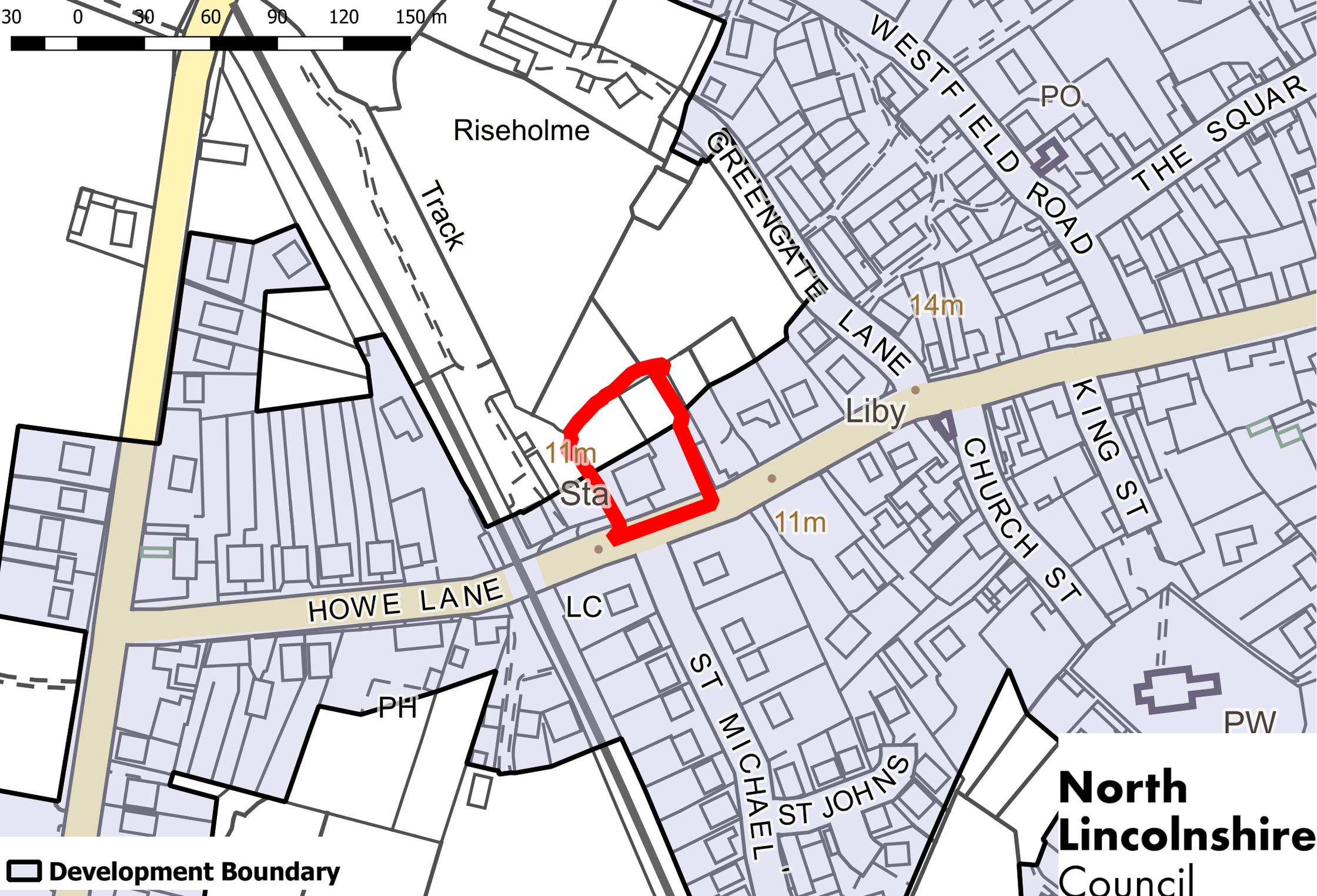
The site is in close proximity to the railway level crossing on Howe Lane. It is imperative that, during and after the construction of the site, the crossing remains clear and unobstructed at all times to ensure that crossing users are able to enter and leave the crossing area safely. Vehicles associated with the construction and demolition of the site should not be parked in a way that blocks the crossing approaches or obscures warning signage to approaching crossing users.

#### **Informative 2**

The developer should be aware that any development for residential use adjacent to an operational railway may result in neighbour issues arising. Consequently every endeavour should be made by the developer to provide adequate soundproofing for each dwelling. Please note that in a worst case scenario there could be trains running 24 hours a day and the soundproofing should take this into account as well as station and level crossing operations in this instance.

#### **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.



Development Boundary

PA/2019/181

North  
Lincolnshire  
Council

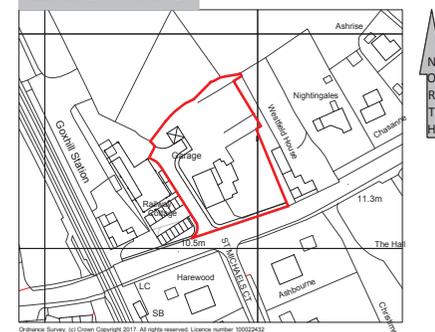
# PA/2019/181 Block plan (not to scale)

LAND AT AND REAR OF ORCHID HOUSE | HOWE LANE | GOXHILL | BARROO UPON HUMBER | DN19 7JD

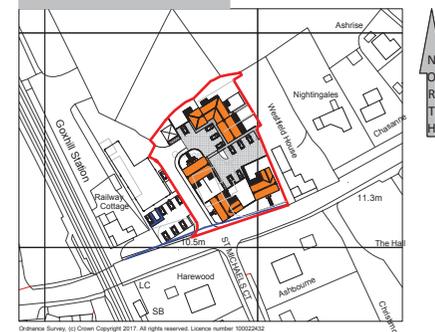
PROPOSED SITE LAYOUT PLAN SCALE 1 : 200



## EXISTING



## PROPOSED



SITE LOCATION PLANS SCALE 1 : 1250

DATE	REVISION	PREFIX
<b>For-ward Planning Consultancy Limited</b> 45 Newbridge Hill Louth Lincolnshire LN11 0NQ e: carlforman1978@aol.com m: 07872919007		
<b>PROJECT</b>		
Erection of 9no. residential units on site of existing dwelling and former workshop/office to be demolished		
<b>LOCATION</b>		
Land at and rear of Orchid House Howe Lane Goxhill Barrow upon Humber DN19 7JD		
<b>TITLE</b>	Existing and proposed OS plans	<b>DRAWING NUMBER</b>
<b>DATE</b>	December 2018	<b>253 - 19 - 01</b>
<b>SCALE</b>	1 : 100 (unless stated)	
<b>REVISION</b>		
COPYRIGHT OF THIS DRAWING BELONGS TO FOR-WARD PLANNING CONSULTANCY LIMITED		