

APPLICATION NO	PA/2020/53
APPLICANT	Miss Isla Bowman, Persimmon Homes (Yorkshire) Ltd
DEVELOPMENT	Planning permission to form a lay-by and retain foul and surface water pumping station, including associated infrastructure
LOCATION	Land west of Scotter Road, Scunthorpe
PARISH	Scunthorpe
WARD	Brumby
CASE OFFICER	Scott Jackson
SUMMARY RECOMMENDATION	Grant permission subject to conditions

REASONS FOR REFERENCE TO COMMITTEE Member 'call in' (Cllr Len Foster) – significant public interest

POLICIES

National Planning Policy Framework:

Section 12 – Achieving well-designed places

Section 14 – Meeting the challenge of climate change, flooding and coastal change

North Lincolnshire Local Plan: Policies DS1, DS14, DS16, RD2, T1, T2 and T19 apply.

North Lincolnshire Core Strategy: Policies CS1, CS2, CS3, CS5 and CS19 apply.

CONSULTATIONS

Highways: No objection, but recommend conditions and an informative relating to works within the public highway.

Environment Agency: No comments.

Drainage (Lead Local Flood Authority): No objection, but recommend conditions in respect of a method of preventing surface water run-off from the site onto the highway and from the highway onto the site.

Scunthorpe and Gainsborough Water Management Board: Comments made in respect of surface water drainage disposal, rate of surface water discharge, permitting and when Ordinary Watercourse Consent is required.

Humberside Police: Following continued dialogue with the planning agent, no further information required. Satisfied that a post development safety audit would be addressed by the local highway authority.

PUBLICITY

A site notice has been displayed; three letters of objection has been received raising the following issues:

- there is no requirement for a lay-by in this location
- impact on public and highway safety
- this lay-by will be used by other vehicles
- a safer and alternative route should be considered by Persimmon Homes
- the lay-by may not be wide enough to accommodate larger vehicles
- potential increase in flooding
- removal of street furniture should be considered.

ASSESSMENT

The application site consists of an area of grass to the side of the public highway (A159 Scotter Road South) located to the south-east of the Iron Forge Public House and to the east of the Ashby Decoy golf course. It is located immediately adjacent to the pumping station to the west (which forms part of the application proposals) and is located outside but adjacent to the defined settlement boundary for Scunthorpe. The site is located within flood zone 2/3a and there is a street lighting column to the front of the site, adjacent to the public highway. Planning permission is sought to retain the existing pumping station and to form a lay-by to service the pump station; this is to be formed off the western side of Scotter Road South.

The main issues in the determination of this planning application are the principle of development (incorporating impact on the character and appearance of the countryside) and highway safety.

Principle

This proposal is to retain a sewage pumping station and to form a lay-by to service the pumping station. The site is located adjacent to, but outside, the defined settlement boundary for Scunthorpe; it is therefore located in the countryside. Policy RD2 of the North Lincolnshire Local Plan applies and states that development in the countryside will be strictly controlled and planning permission will only be granted for development which is essential for the provision of an appropriate level of roadside services or the provision of utility services. It is considered that the retention of the pumping station is essential for the provision of utility services (i.e. foul and surface water drainage) and the lay-by constitutes an appropriate level of roadside services as it would allow a service vehicle to pull clear of the public highway (A159) and to access the pumping station for maintenance purposes. It is therefore concluded that the proposed and retained elements of this planning application are acceptable in principle.

In terms of impact on the countryside, it is noted that the pumping station is screened by existing mature tree planting to the south and west and is viewed in conjunction with existing built development appearing directly to the south-east of the Iron Forge Public

House. With regard to the provision of the lay-by, this is a common feature adjacent to a public highway and it will have the appearance of an extended vehicular junction similar to the one which serves Betula Way with Scotter Road South located to the south-east of the site. The provision of the lay-by is not considered to represent an alien or discordant feature to be introduced along the western side of the A159. In conclusion, it is considered that the proposed and retained elements of this proposal are not detrimental to the character or appearance of the countryside.

Highway safety

It is considered that the proposal will improve highway safety in that it will allow a service/maintenance vehicle to pull clear of the public highway (A159) and service the pumping station without obstructing the public highway. Significant issues have been encountered previously as a result of service vehicles stopping on the public highway adjacent to the proposed lay-by and obstructing the free and safe flow of vehicles. There is a requirement for the lay-by in this location as it will allow for the ongoing maintenance of the pumping station and there is no requirement for an alternative means of access to the site to be considered. Highways have considered the proposal and raise no objections on pedestrian or highway safety grounds; a number of conditions are recommended (eight in total) which include a safety audit to be undertaken following completion of the lay-by; these conditions are considered sufficient to mitigate issues in relation to highway safety. In addition, it is considered that the conditions recommended by Highways will ensure that surface water run-off is contained within the site and does not run onto the public highway. A condition is also recommended by Highways which requires the relocation of the existing highway sign and streetlight to facilitate development taking place.

It should be noted that the pumping station is now connected to the mains sewerage system along Scotter Road South and as such service vehicles should only need to visit the pumping station infrequently for maintenance purposes, or in the event of an emergency. Previous highway safety issues were encountered during a period when the pumping station was not connected to the mains sewer and was required to be emptied by tankers on a regular basis.

Conclusion

In conclusion, it is considered that the development proposals are acceptable in principle, will not result in an alien or discordant form of development in the countryside, and will not impact on highway or pedestrian safety. The application is therefore recommended for approval.

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: 695_PS_After A and 695_PS_Location B.

Reason

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

3.

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.

4.

Any gates or gate positions at the vehicular access shall be set back a minimum distance of 5 metres from the nearside carriageway edge.

Reason

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

5.

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.

6.

The proposed new vehicle parking facility shall not be brought into use until the vehicular access serving it has been completed within highway limits.

Reason

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

7.

No development shall take place until a construction phase traffic management plan has been submitted to and agreed in writing by the local planning authority. The plan shall include the following details:

- all associated traffic movements including delivery vehicles and staff/construction movements
- any abnormal load movements
- contractor parking and welfare facilities

- storage of materials
- traffic management requirements, including the means of the controlling the deposition of mud onto the highway, along with appropriate methods of cleaning the highway, as may be required.

Once approved, the plan shall be implemented, reviewed and updated as necessary.

Reason

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

8.

No development shall take place until details of the relocated street lighting column and traffic sign have been submitted to and approved in writing by the local planning authority. Once approved these items of street furniture shall be relocated in accordance with the agreed details and thereafter retained.

Reason

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

9.

The proposed development shall not be brought into use until an operational management plan has been submitted to and approved in writing by the local planning authority.

Reason

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

10.

Prior to the commencement of any works on site, a stage 1-2 road safety audit shall be provided in relation to the design of the development, and following construction, a stage 3 road safety audit shall take place. Any recommendations identified within these audits shall be actioned by the developer in their entirety or an appropriate designer's response made in relation to these recommendations.

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.

10 0 10 20 30 40 50 m



BURRINGHAM ROAD

The Mallard (PH)

Fig Sta

Millstones

LAKESIDE DRIVE

BETWILLY

Balancing Pond

Cd Const & Ward Bdy

Drain

Def

Development Boundary

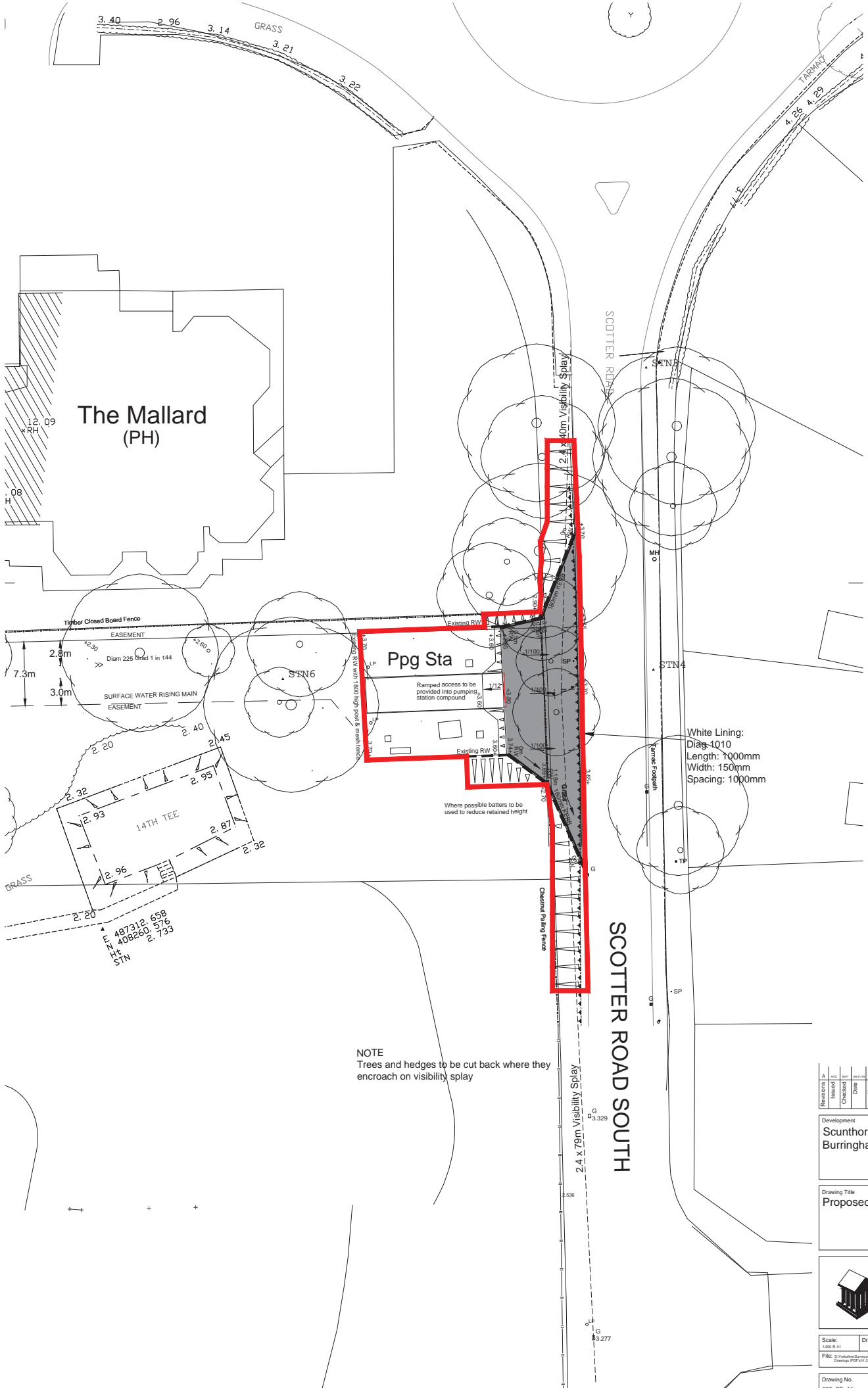
North
Lincolnshire
Council

PA/2020/53

PA/2020/53 Block plan (not to scale)



Tarmac



NOTE
Trees and hedges to be cut back where they encroach on visibility splay

White Lining:
Diam: 1010
Length: 7000mm
Width: 150mm
Spacing: 1000mm

Revision	By	Check	Date	Note

Development
**Scunthorpe,
Burringham Road**

Drawing Title
Proposed Site Layout



Persimmon Homes Yorkshire
Persimmon House
Fallowfield
York
YO19 4FE
Tel : 01904 642199
Fax : 01904 656142
www.persimmonhomes.com

Scale: 1:200 @ A1	Drawn: JBP	Checked: 	Date: May 2019
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File: S:\Projects\PA/2020/53\Scunthorpe, Burringham Road\Drawings\PA/2020/53 - Proposed Site Layout.dwg
Drawing: PPG/1/1 - Pump Station M&D Design

Drawing No. 695_PS_Alter	Rev A
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