

# Public Document Pack

## NORTH LINCOLNSHIRE COUNCIL

### PLANNING COMMITTEE

5 July 2022

**Chairman:** Councillor Nigel John  
Sherwood

**Venue:** Church Square House,  
High Street,  
Scunthorpe

**Time:** 2.00 pm

**E-Mail Address:**  
tanya.davies@northlincs.gov.uk

### AGENDA

1. Substitutions
2. Declarations of Disclosable Pecuniary Interests and Personal or Personal and Prejudicial Interests, significant contact with applicants, objectors or third parties (Lobbying) and Whipping Arrangements (if any). (Pages 1 - 2)
3. To take the minutes of the meetings held on 8 June 2022 as a correct record and authorise the chairman to sign. (Pages 3 - 8)
4. Applications deferred from previous meetings for a site visit. (Pages 9 - 10)
  - (a) PA/2022/392 Outline planning permission to erect two dwellings with access (appearance, landscaping, layout and scale reserved for subsequent consideration) at Land adjacent to 18–22 West Street, Winterton, DN15 9QF (Pages 11 - 30)
5. Planning and other applications for determination by the committee. (Pages 31 - 32)
  - (a) PA/2021/736 Planning permission to erect an insulated steel-framed storage and distribution structure (Use Class B8) at Sandtoft Gateway, Sandtoft Road, Westgate, Belton, DN9 1FA (Pages 33 - 46)
  - (b) PA/2022/43 Planning permission to erect two-storey extensions and detached garage, and carry out internal alterations at 6 Glebe Close, Burton upon Stather, DN15 9BZ (Pages 47 - 56)
  - (c) PA/2022/414 Planning permission to erect a new detached dwelling with associated works (including demolition of existing stables) at West Street

Stables, West Street, Hibaldstow (Pages 57 - 72)

- (d) PA/2022/542 Planning permission to erect a detached dwelling and garage (Plot 3) with associated works at Axholme Poultry Farm, Station Road, Owston Ferry, DN9 1AW (Pages 73 - 90)
  - (e) PA/2022/734 Listed building consent to erect a detached dwelling and garage (Plot 3) with associated works at Axholme Poultry Farm, Station Road, Owston Ferry, DN9 1AW (Pages 91 - 102)
  - (f) PA/2022/579 Planning permission to erect a two-bay oak-framed double garage with adjoining storage buildings at Nebraska Farm, Ings Road, Kirton in Lindsey, DN21 4BX (Pages 103 - 112)
  - (g) PA/2022/687 Planning permission for a replacement roof with attic trusses to accommodate second floor with two dormer windows at 21 Drewry Lane, Westwoodside, Haxey, DN9 2RE (Pages 113 - 120)
6. Any other items, which the chairman decides are urgent, by reasons of special circumstances, which must be specified.

**Note: All reports are by the Group Manager - Development Management and Building Control unless otherwise stated.**

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**DECLARATIONS OF PERSONAL OR PERSONAL AND PREJUDICIAL INTERESTS  
AT MEETINGS**

*(to be completed by relevant members present at the meeting below)*

**MEETING:** Planning Committee      **DATE:** 5 July 2022 **Member Name:** \_\_\_\_\_

<b>Page Number</b>	<b>Agenda Item Number or Application Number</b>	<b>Nature of Interest (Disclosable Pecuniary, Personal or Personal and Prejudicial)</b>	<b>Reason/Nature of Declaration</b>
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**DECLARATIONS OF LOBBYING**

<b>Agenda Item Number or Application Number</b>	<b>Lobbied By</b>
<p style="writing-mode: vertical-rl; transform: rotate(180deg);">Page 2</p>	

**DECLARATIONS OF WHIPPING ARRANGEMENTS (SCRUTINY PANELS and relevant QUASI-JUDICIAL MEETINGS ONLY)**

<b>Name/Group</b>	<b>Agenda Item Number or Application Number</b>	<b>Nature of Whipping Arrangements</b>

## NORTH LINCOLNSHIRE COUNCIL

### PLANNING COMMITTEE

8 June 2022

**PRESENT:** - N Sherwood (Chairman)

N Sherwood (Chairman), C Ross (Vice Chairman), S Bainbridge, J Davison, M Grant, R Hannigan, D Southern and D Wells

P Vickers

Tanya Davies

The meeting was held at the Church Square House, High Street, Scunthorpe.

**2227 SUBSTITUTIONS**

There was no substitutes.

**2228 DECLARATIONS OF DISCLOSABLE PECUNIARY INTERESTS AND PERSONAL OR PERSONAL AND PREJUDICIAL INTERESTS, SIGNIFICANT CONTACT WITH APPLICANTS, OBJECTORS OR THIRD PARTIES (LOBBYING) AND WHIPPING ARRANGEMENTS (IF ANY).**

The following member declared that he had been lobbied on the following:

Cllr P Vickers - Application PA/ 2021/2151

**2229 TO TAKE THE MINUTES OF THE MEETINGS HELD ON 4 MAY 2022 AS A CORRECT RECORD AND AUTHORISE THE CHAIRMAN TO SIGN**

**Resolved** – That the minutes of the meeting held on 4 May 2022, having been printed and circulated amongst the members, be taken as read and correctly recorded and be signed by the chairman.

**2230 MAJOR PLANNING APPLICATIONS.**

The Group Manager – Development Management submitted a report containing details of major applications for determination by the committee, including summaries of policy context, representations arising from consultation and publicity and assessment of the applications.

**2230a PA/2021/2151 OUTLINE PLANNING PERMISSION FOR A RESIDENTIAL DEVELOPMENT OF UP TO 390 DWELLINGS WITH ASSOCIATED INFRASTRUCTURE, AND WITH APPEARANCE, LANDSCAPING, LAYOUT AND SCALE RESERVED FOR SUBSEQUENT CONSIDERATION AT LAND WEST OF BRIGG ROAD AND SOUTH OF HORKSTOW ROAD, BARTON UPON HUMBER**

The Head of Planning and Development provided an update.

An objector addressed the committee who had lived in Barton for 40 years, and believed the application was developer led and not within the local plan.

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He felt the infrastructure was already at capacity, and the proposal would only lead to more issues, including traffic issues in an area that was busy. There was overwhelming letters of objections, stating that it would destroy prime agricultural land, and the green belt should be protected.

Another resident also objecting felt that Barton had already had its fair share on new housing developments already with no infrastructure to support them. She stated that the access points would increase traffic pressures and it would be dangerous. It would take away grade 1 agricultural land and would be detrimental to the area.

The third objector to speak did not feel it was a sustainable development, and would jeopardise the future of Barton. He reiterated the concerns that the previous objectors had mentioned and also highlighted the fear the pollution levels would increase in the town.

Speaking in response was the agent on behalf of the applicant. He stated there had been a number of letters of support on the planning portal for much needed affordable housing in the area. After speaking to many community groups they made changes to the application as suggested.

Cllr P Vickers spoke as the local ward member and supported refusal of the application. He said he had received a lot of concern from local residents, that there would be infrastructure issues, loss of countryside and could not support such an application.

Cllr Hannigan applauded the objectors/residents for their compelling speeches with factual content. He stated the land was not allocated for housing and did not feel it would be appropriate for the area.

Cllr Grant congratulated the applicants for their community consultation, but could not support the application as it went against planning policy.

**Resolved** – That planning permission be refuse din accordance with the reasons stated in the officer’s report.

2230b **PA/2021/2168 PLANNING PERMISSION TO CHANGE THE USE OF A PADDOCK TO RESIDENTIAL CURTILAGE, FORM A DRIVEWAY, ERECT ENTRANCE GATES AND INSTALL CHILDREN'S PLAY EQUIPMENT, WITH ASSOCIATED WORKS AT FOX FARM, CADNEY ROAD, HOWSHAM, LN7 6LA**

Two residents living near the application site spoke at the meeting against the application. They urged the committee to refuse the application due to a number of concerns. Those concerns covered previous works on site that had not been authorised and enforcement action required. Play equipment out of character and established without planning permission. The proposal was not in keeping with the area, and they already had 3 entrances to use. Privacy issues affected, impact on wildlife, floodlights unnecessary and would impact their property. It was unsightly and not appropriate for the area.

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The applicant stated that the work had been carried out for restoration and safety purposes. They had four children and needed a lot of play equipment to keep them occupied. She stated they had consulted and included planning and conservation experts along all stages. They required an extra access to the annex and for the tractors. The flood lights would be on sensors.

Cllr J Davison felt there was pros and cons to the application. Taking into consideration the officer's report and recommendations he could not see any reason to refuse the application on planning grounds. In addition he would like a condition to state that the flood lights were LED and not on after 9pm in winter.

**Resolved** – That planning permission be approved in accordance with the recommendations contained within the officer's report, with the amendment to condition 4, and an additional condition as follows:

4.

Prior to the use of the driveway and tennis courts, a scheme for the provision of lighting, which shall be limited to LED lights only, shall be submitted to and agreed in writing with the local planning authority and thereafter so retained.

Additional condition:

The operating hours of the agreed lighting scheme for the driveway and tennis courts shall be limited to 9pm.

Reason

To protect residential amenity and to accord with policy DS1 of the North Lincolnshire Local Plan.

**2231 PLANNING AND OTHER APPLICATIONS FOR DETERMINATION BY THE COMMITTEE.**

The Group Manager – Development Management submitted a report for determination by the committee including summaries of policy context, representations arising from consultation and publicity and assessment of applications. The Head of Service updated the reports orally where appropriate. Other officers attending gave advice and answered members' questions as requested.

**2231a PA/2021/538 PLANNING PERMISSION TO ERECT A SINGLE-STOREY SIDE EXTENSION, A TWO-STOREY REAR EXTENSION WITH A PORCH TO THE REAR, AND AN EXTENSION TO THE GARAGE AT THE LILACS, 51 MAIN STREET, SAXBY ALL SAINTS, DN20 0QF**

**Resolved** – That planning permission be granted in accordance with the recommendations contained within the officer's report.

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2231b **PA/2021/1634 OUTLINE PLANNING PERMISSION TO ERECT UP TO FOUR DWELLINGS WITH ACCESS (LAYOUT, SCALE, APPEARANCE AND LANDSCAPING RESERVED FOR SUBSEQUENT CONSIDERATION) AT STANMORE LODGE, BELTON ROAD, SANDTOFT, DN8 5SX**

**Resolved** – That planning permission be granted in accordance with the recommendations contained within the officer's report.

2231c **PA/2021/1870 PLANNING PERMISSION TO ERECT A SINGLE-STOREY EXTENSION TO AN EXISTING ANNEXE TO PROVIDE A SEPARATE DWELLING, INCLUDING THE CREATION OF A NEW VEHICULAR ACCESS TO DAFFODIL FARMHOUSE AT DAFFODIL FARMHOUSE AND ANNEXE, WEST END ROAD, EPWORTH, DN9 1LA**

**Resolved** – That planning permission be granted in accordance with the recommendations contained within the officer's report.

2231d **PA/2021/2061 PLANNING PERMISSION TO REMOVE CONDITION 13 OF PA/2019/930 RELATING TO ECOLOGY AND BIODIVERSITY AT TETLEY HOUSE, LAND SOUTH OF TETLEY, CROWLE, DN17 4HY**

The Head of Planning and Development gave an update on the report. He informed the committee that the wording in the conditions should have read 'renovation' and not 'demolition'.

**Resolved** – That planning permission be granted in accordance with the recommendations contained within the officer's report, with the addition of the following condition:

1.

Prior to the commencement of any works, including any renovation and repair works to the Carriage House, Stables and Dovecote, bat and ecological surveys encompassing the entire site of the proposals shall be submitted to and agreed in writing by the local planning authority.

2231e **PA/2021/2169 LISTED BUILDING CONSENT TO ERECT A LODGE AND WALL, CREATE A POND AND SWIMMING POOL WITHIN THE GROUNDS AND REFURBISH AN EXISTING TENNIS COURT INCLUDING LIGHTING AND A STORAGE SHELTER AT FOX FARM, CADNEY ROAD, HOWSHAM, LN7 6LA**

**Resolved** – That planning permission be granted in accordance with the recommendations contained within the officer's report.

2231f **PA/2022/271 PLANNING PERMISSION FOR A MINOR MATERIAL AMENDMENT TO PA/2020/443 TO RETAIN EXTERNAL STAIRCASE AT ROSABELLE MANOR, DERRYTHORPE ROAD, BELTON, DN9 1NB**

**Resolved** – That planning permission be granted in accordance with the recommendations contained within the officer's report.

2231g **PA/2022/392 OUTLINE PLANNING PERMISSION TO ERECT TWO**



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**DWELLINGS WITH ACCESS (APPEARANCE, LANDSCAPING, LAYOUT AND SCALE RESERVED FOR SUBSEQUENT CONSIDERATION) AT LAND ADJACENT TO 18-22 WEST STREET, WINTERTON, DN15 9QF**

Cllr Hannigan having read the report did not feel he could make a decision based on the information provided. He requested a site visit be held so they could see how the dwellings were going to fit in.

It was moved by Cllr Hannigan and seconded by Cllr Ross-

That a site visit be held and the application be brought back to a future meeting of the committee.

Motion Carried.

2231h **PA/2022/469 PLANNING PERMISSION TO REPLACE THE EXISTING SINGLE GLAZED WOODEN FRAMED WINDOWS WITH DOUBLE GLAZED UPVC WINDOW UNITS TO GROUND AND FIRST FLOOR AT 34 KING STREET, WINTERTON, DN15 9TP**

**Resolved** – That planning permission be granted in accordance with the recommendations contained within the officer's recommendations.

2231i **PA/2022/525 PLANNING PERMISSION TO ERECT A TWO-STOREY EXTENSION INCLUDING DEMOLITION OF EXISTING OUTBUILDING AT LILAC COTTAGE, UPPERTHORPE ROAD, WESTWOODSIDE, DN9 2AH**

The applicant addressed the committee and outline the application. He raised the concerns and objections from Haxey Parish Council, and felt they were unjustified when they had not made the same comments when consulted on other similar applications. He also stated the extension needed to be demolished due to safety concerns, and the proposal would be smaller in length. It was in keeping with the area.

**Resolved** – That the application be granted in accordance with the recommendations contained within the officer's report.

2231j **PA/2022/658 PLANNING PERMISSION TO ERECT A BUNGALOW AND AN ATTACHED GARAGE, WITH ASSOCIATED ACCESS WORKS AT LAND TO THE REAR OF THE GABLES, WILLOW LANE, GOXHILL, DN19 7JP**

**Resolved** – That planning permission be granted in accordance with the recommendations contained within the officer's report.

2232 **ANY OTHER ITEMS, WHICH THE CHAIRMAN DECIDES ARE URGENT, BY REASONS OF SPECIAL CIRCUMSTANCES, WHICH MUST BE SPECIFIED.**

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## **NORTH LINCOLNSHIRE COUNCIL**

### **PLANNING COMMITTEE**

#### **APPLICATIONS DEFERRED FROM PREVIOUS MEETING FOR SITE VISITS**

##### **1. OBJECT**

- 1.1 To consider items which have been deferred to allow members to visit the sites.

##### **2. BACKGROUND**

- 2.1 The applications listed on the attached schedule were deferred at a previous meeting of the committee to allow members to visit the sites before making a decision.
- 2.2 Members will undertake the site visits in the morning on the day of the meeting.

##### **3. INFORMATION**

- 3.1 The reports relating to the deferred items are attached. The reports have been updated since the last meeting where appropriate.

##### **4. RESOURCE IMPLICATIONS**

- 4.1 There are no staffing or financial implications arising from this report.
- 4.2 Environmental considerations are of major importance when considering planning applications and are set out in the individual reports.

##### **5. RECOMMENDATION**

- 5.1 That the applications be determined in accordance with the recommendations contained in the schedule.

#### **DEVELOPMENT MANAGEMENT LEAD**

Church Square House  
30–40 High Street  
SCUNTHORPE  
DN15 6NL

Ref: CB/JMC/Planning committee 05 July 2022.docx  
Date: 24 June 2022

### **Background papers used in the preparation of this report:**

1. The applications, including accompanying plans and ancillary correspondence.
2. Statutory and non-statutory consultation letters and responses.
3. Responses from parish and town councils.
4. Representations from other bodies or individuals.
5. Relevant planning policy documents.
6. Previous relevant planning decisions.

(Pursuant to section 100D of the Local Government Act 1972 any document containing 'exempt information' is excluded from this list.)

#### **Statement of publication's purpose**

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<b>APPLICATION NO</b>	<b>PA/2022/392</b>
<b>APPLICANT</b>	Mrs Karen Fanthorpe
<b>DEVELOPMENT</b>	Outline planning permission to erect two dwellings with access (appearance, landscaping, layout and scale reserved for subsequent consideration)
<b>LOCATION</b>	Land adjacent to 18–22 West Street, Winterton, DN15 9QF
<b>PARISH</b>	Winterton
<b>WARD</b>	Burton upon Stather and Winterton
<b>CASE OFFICER</b>	Jennifer Ashworth
<b>SUMMARY RECOMMENDATION</b>	<b>Grant permission subject to conditions</b>
<b>REASONS FOR REFERENCE TO COMMITTEE</b>	Objection by Winterton Town Council

## **National Planning Policy Framework:**

Chapter 2 – Achieving sustainable development

Chapter 4 – Decision-making

Chapter 5 – Delivering a sufficient supply of homes

Chapter 9 – Promoting sustainable transport

Chapter 11 – Making effective use of land

Chapter 12 – Achieving well-designed places

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

Chapter 15 – Conserving and enhancing the natural environment

Paragraph 7 states, ‘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 8 states, ‘Achieving sustainable development means that the planning system has three overarching objectives, which are interdependent and need to be pursued in mutually supportive ways (so that opportunities can be taken to secure net gains across each of the different objectives):

- (a) an economic objective – to help build a strong, responsive and competitive economy, by ensuring that sufficient land of the right types is available in the right places and at

the right time to support growth, innovation and improved productivity; and by identifying and coordinating the provision of infrastructure;

- (b) a social objective – to support strong, vibrant and healthy communities, by ensuring that a sufficient number and range of homes can be provided to meet the needs of present and future generations; and by fostering a well-designed and safe built environment, with accessible services and open spaces that reflect current and future needs and support communities' health, social and cultural wellbeing; and
- (c) an environmental objective – to contribute to protecting and enhancing our natural, built and historic environment; including making effective use of land, helping to improve biodiversity, using natural resources prudently, minimising waste and pollution, and mitigating and adapting to climate change, including moving to a low carbon economy.'

Paragraph 9 states, 'Planning policies and decisions should play an active role in guiding development towards sustainable solutions, but in doing so should take local circumstances into account, to reflect the character, needs and opportunities of each area.' It also explains that the three overarching objectives are not criteria against which every decision can or should be judged.

Paragraph 10 states that at the heart of the Framework is a presumption in favour of sustainable development.

Paragraph 11 sets out the presumption in favour of sustainable development and confirms that, for decision-taking, this means:

- (c) approving development proposals that accord with an up-to-date development plan without delay; or
- (d) where there are no relevant development plan policies, or the policies which are most important for determining the application are out-of-date, granting planning permission unless:
  - (i) the application of policies in this Framework that protect areas or assets of particular importance provides a clear reason for refusing the development proposed; or
  - (ii) any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in the Framework as a whole.

Paragraph 38 states, 'Local planning authorities should approach decisions on proposed development in a positive and creative way...Decision-makers at every level should seek to approve applications for sustainable development where possible.'

Paragraph 47 makes clear that '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 130 states, 'Planning policies and decisions should ensure that developments:

- (a) will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development;
- (b) are visually attractive as a result of good architecture, layout and appropriate and effective landscaping;
- (c) are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change (such as increased densities);
- (d) establish or maintain a strong sense of place, using the arrangement of streets, spaces, building types and materials to create attractive, welcoming and distinctive places to live, work and visit;
- (e) optimise the potential of the site to accommodate and sustain an appropriate amount and mix of development (including green and other public space) and support local facilities and transport networks; and
- (f) create places that are safe, inclusive and accessible and which promote health and well-being, with a high standard of amenity for existing and future users; and where crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion and resilience.'

**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)

CS7 (Overall Housing Provision)

CS8 (Spatial Distribution of Housing Sites)

CS17 (Biodiversity)

CS19 (Flood Risk)

**North Lincolnshire Local Plan (saved policies):**

H5 (New Housing Development) (part saved)

H7 (Backland and Tandem Development)

H8 (Housing Design and Housing Mix)

DS1 (General Requirements)

DS3 (Planning Out Crime)

DS14 (Foul Sewage and Surface Water Drainage)

DS16 (Flood Risk)

LC12 (Protection of Trees, Woodland and Hedgerows)

T1 (Location of Development)

T2 (Access to Development)

T19 (Car Parking Provision and Standards)

Appendix 2

### **Housing and Employment Land Allocations DPD:**

Inset Map 44 Winterton. The site is unallocated but located within the development limits of Winterton. The site is outside but adjacent to the Winterton conservation area.

Policy PS1: Presumption in favour of sustainable development

Policy H1: Phasing of housing land

### **Supplementary Planning Guidance: SPG Trees and Development**

### **CONSULTATIONS**

**Conservation:** No objection. No objection to single-storey, small-scale, cottage-style dwellings set back in the building plots in this location. Larger properties on the street frontage would stand out and would not be appropriate. This should be secured through the planning process.

**Environmental Protection:** No objection, but recommend a condition, given the sensitive end use of the development, to address any contaminated materials found to be present during development.

**Highways:** No objection subject to a series of conditions. Consider that whilst the proposal is within close proximity to the school, the accesses to the dwellings are not directly opposite and individual dwellings will only generate a minimal number of vehicle movements. Also require no development to take place until the locations of the signpost and sign plate have been confirmed (in relation to the western dwelling), and if they need relocating, details of the new locations have been submitted to and approved in writing by the local planning authority.

**LLFA Drainage Team:** No objections or comments.

### **TOWN COUNCIL**

Object stating the proposal has a detrimental effect on the Alms Houses which have a significant historical bearing on the town. Also consider the proposals are not in keeping with the area and are in close proximity to the grade I listed church on West Street. Also object on highway safety grounds due to the access being directly opposite the junior school.



## **PUBLICITY**

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

## **ASSESSMENT**

**This application was deferred at a previous meeting of the planning committee to allow members to visit the site before making a decision.**

### **Planning history**

7/1983/0704: Planning permission to erect 5 homes for the elderly – approved 08/12/1983

PA/2013/0691: Application under the Overhead Lines (Exemption) (England & Wales) Regulations 2009 to erect approximately 5500 metres of aerial bunched conductor (wire) upon the existing line – no objection 30/07/2013

### ***Pre-application discussions***

A pre-application submission enquiry was submitted that confirmed the site is located within a residential area wherein, as a matter of principle, further residential development would be acceptable.

### **Planning designations/considerations**

The site is within the development limits of Winterton as identified in the Housing and Employment Land Allocations DPD 2016.

The site sits outside, but adjacent to, the conservation area and any development must respect its setting. There are no listed buildings on the site.

A telegraph pole is sited within the grass verge of the main highway, to the front of the western and eastern plots of land. A parking sign is also located within the grass verge of the highway outside the western plot of land. Any development would need to address these elements, along with overhead lines.

The eastern plot is currently in use as an allotment. The site is not allocated as an allotment and is unallocated within the development plan. The western plot comprises an area of overgrown land, which the applicant confirms has now been cleared to make way for development.

The two plots of land sit either side of three one-bedroom almshouse bungalows. The charity is seeking to raise capital to refurbish the existing almshouse bungalows.

The site is within SFRA Flood Zone 1 which is at low risk of flooding.

### **The site**

The proposal relates to two plots of land which form part of a wider site. The site currently comprises three one-bedroom bungalows which were erected as almshouses. The applicant has confirmed that the properties are in much need of refurbishment and the charity needs to raise capital in order to fund the scheme.

The two building plots are located either side of the almshouses, one to the east and one to the west. The western plot comprises an area of overgrown land which has since been cleared and the eastern plot is currently used as an allotment. The allotment is temporary and not subject to the same protections as statutory allotments are.

The wider area is largely residential in character with Winterton junior school located adjacent to the site (southeast) on the opposite side of West Street. The site sits adjacent to the conservation area.

### **Proposed development**

The applicant seeks outline planning permission to erect two detached dwellings with access (appearance, landscaping, layout and scale reserved for subsequent consideration) on land off West Street: one to the east and one to the west of the existing almshouses.

Access to the site will be via two new dropped kerbs off West Street.

The only matters to be determined by this application are the development in principle and the new access points.

### **Principle of development**

The site is unallocated and within the development limits of the market town of Winterton.

Policies CS1, CS2 and CS8 of the adopted Core Strategy seek a sequential approach to development focusing first on land within the Scunthorpe Urban Area followed by previously developed land and other suitable infill opportunities to meet identified local need within the market towns (including Winterton). Small-scale developments within the defined development limits of rural settlements to meet local identified need will then be considered. Policy CS1 supports residential development within market towns and identifies them as important service centres serving the needs of local communities across North Lincolnshire. The policy continues to note that all growth will take account of existing infrastructure, environmental constraints and ensure that the distinctive character of the town is protected. An appropriate level and range of new housing development will be provided to support the market towns as sustainable communities.

The site is within the development limits of a market town and the proposal is for two single dwellings on two separate plots of land. It is not considered the development would lead to an unacceptable level of strain on local services and infrastructure. Therefore, subject to assessment upon the character and nature of the settlement, the proposal is considered to align with policy CS1 of the Core Strategy and is acceptable in principle.

Policy PS1 of the HELADPD establishes a presumption in favour of sustainable development and encourages permission be granted unless material considerations indicate otherwise. In line with policy H1 the site is available for development, offers a suitable location for development now and given the proposal is for two dwellings then there is a reasonable prospect that housing will be delivered on the site within five years.

Paragraph 3.9 of the HELADPD states that North Lincolnshire's additional housing requirement will mainly be allocated with the Scunthorpe urban area and North Lincolnshire's market towns. Paragraph 4.141 states, 'The Market Towns of Barton upon Humber, Brigg, Crowle, Epworth, Kirton in Lindsey and Winterton have a vital role to play in

supporting North Lincolnshire's rural communities in terms of providing a range of housing, employment, shopping, leisure, education, health and other services.'

Policy CS2 sets out a sequential approach to development to ensure that development is, where possible, directed to those areas that have the lowest probability of flooding, taking into account the vulnerability of the type of development proposed, its contribution to creating sustainable communities and achieving the sustainable development objectives of the plan. Development is encouraged on infill sites, much like the proposal site, and as such the proposals comply with the sustainable development principles set out in policy CS2.

Policy CS7 relates to overall housing provision. The policy sets out net density ranges for residential development. Housing development is required to make efficient use of land, but the density of new development should be in keeping with the character of the area and should support the development of sustainable, balanced communities. The proposed development is made in outline at this time and through subsequent reserved matters will need to demonstrate that properties are in keeping with the local area and other properties on the street. Existing properties on the street all front onto the West Street. The proposal seeks to follow this pattern of development by including access off West Street. The two properties would be visible from the street scene.

The style of property being proposed would need to be in keeping with the surrounding area. It is considered that the plots are large enough to accommodate one house on each, and therefore can be considered favourably in the context of policy CS7 of the Core Strategy.

Policy H7 relates to backland and tandem development, which is permitted provided that:

- (i) there is no adverse effect on the amenities of any residential premises or adjoining use through:
  - (a) overlooking and loss of privacy;
  - (b) loss of amenity area to the adjoining dwellings;
  - (c) the level of nuisance resulting from the movement of vehicles to and from the proposed development;
- (ii) it would not affect the general quality and character of the area in which it is located by:
  - (a) unacceptably increasing the density of development in that area;
  - (b) resulting in the loss of important natural and man-made features;
  - (c) leading to an unacceptable proliferation of vehicular accesses to the detriment of the street scene and/or road safety.

The principle of residential development within the wider area has already been established through existing permissions surrounding the site as well as its location within the HELADPD as being within the settlement boundary for Winterton. In addition, the site was originally granted permission for the construction of five dwellings suggesting the site is suitable for five separate households living on the site.

The application site is within the development limits of Winterton and would serve to address local need. Whilst part of the site is currently used as garden space (one plot having been overgrown and as such under-used in the past), the land is a good size which is considered suitable for the development of two residential units. It is considered that redevelopment would be in accordance with policies PS1 and H1 of HELADPD, H7 of the local plan, CS1, CS2, CS7 and CS8 of Core Strategy, as well as paragraph 78 of the NPPF.

The principle of residential development on the site is considered acceptable. The subsequent issue to consider is the impact of residential development upon the character and appearance of the area as well as the access into the two sites.

### **Street scene and settlement character**

The northern side of West Street is largely characterised by residential properties ranging from the bungalow-style almshouses on the wider site, semi-detached properties to the west, terraced properties and a small bungalow to the rear off Church Fields, and a large detached property to the east beyond which are detached and semi-detached bungalows. There is a mix of plot sizes and styles within this part of West Street.

Properties on the southern side of West Street are within the conservation area. Adjacent to the western plot of land is residential development in the form of two blocks of two-storey brick-built town houses with a parking court between the two blocks. The site has no landscaping.

Winterton Junior School and Winterton Children's Centre is located adjacent to the almshouses and the proposed eastern plot of land. Further east are two-storey residential properties including detached and semi-detached properties.

### **Residential amenity**

Outline planning permission is sought for two dwellings with all matters except access reserved for subsequent consideration (through the submission of a reserved matters application). Matters relating to the position and heights of windows, and orientation and scale of the dwellings, would be considered at reserved matters stage. The potential loss of residential amenity arising from this subsequent application would be assessed at that stage of the planning process.

Notwithstanding this, a block plan has been submitted with this application, which shows that there will be sufficient land to serve as private amenity space for the existing and proposed properties, and there is sufficient land to the front of the proposed properties to ensure off-street parking spaces for both. The plots as shown would raise potential concern in relation to impacts from overshadowing of the rear gardens of 18 to 22 West Street. A sun path/shadow analysis should be a condition of development.

On this basis it is considered the site is suitable for residential development and as such is recommended for approval.

### **Highways/access**

Policy T2 of the North Lincolnshire Local Plan 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 has confirmed that access into the site will be achieved directly off West Street. An objection has been raised on grounds of highway safety, however this has been considered by the council's Highways team who consider that two properties would only generate a minimal number of vehicle movements which is not considered to have a detrimental impact in terms of highway safety. The site is also not directly adjacent to the existing access into Winterton Junior School (the access points are staggered). Existing properties with drives are located adjacent to the school.

The applicant has demonstrated that off-site parking can be accommodated within the site and a block plan has been provided to show the access points into the site.

Highways raise no objections to the proposal and recommend conditions regarding street furniture and the provision of vehicle facilities, which is attached. The access into the site is considered suitable and the impact on highway safety is acceptable.

### **Historic environment/conservation area**

The site is not allocated and is within the development limits of Winterton. The site does sit adjacent to the Winterton conservation area. It has been established that there are a mix of styles within the immediate area with more recent development having been undertaken adjacent to the site in the form of brick-built town houses. These are within the conservation area. The Junior School has also benefitted from an extension which is finished in a brick rather than stone like the host building.

Given the location of the site it does have the potential to impact the settings of the nearby grade I listed All Saints Church and the conservation area. Therefore, an assessment of this is required and is considered below.

Policy C6 states:

The council will seek to protect, conserve and enhance North Lincolnshire's historic environment, as well as the character and setting of areas of acknowledged importance including historic buildings, conservation areas, listed buildings (both statutory and locally listed), registered parks and gardens, scheduled ancient monuments and archaeological remains.

All new development must respect and enhance the local character and distinctiveness of the area in which it would be situated, particularly in areas with high heritage value.

The town council has raised concerns that the site is within close proximity to Winterton All Saints Church off West Street (grade I listed) and development would not be in keeping with the area.

The area immediately adjacent to the application site is characterised by housing along West Street. Any housing on the application site will form part of this built form.

The plots are situated adjacent to three old almshouses. However, small-scale, single-storey, cottage-style dwellings set back in the plot will reduce the visual impact and ensure the housing blends in with the general built form in the area and does not negatively impact on the setting of the conservation area.

Regarding the church, which is approximately 50 metres to the east, there is reduced impact as the church is screened by significant tree cover reducing intervisibility. In

considering the character of the area and the context of the church, the proposal site is not immediately adjacent and it is not considered that the development would lead to any significant impacts. Existing residential properties are positioned around the church site and include a range of types and styles, including modern brick-built town houses off Queen Street, adjacent the church. Buttons Wood business is also located to the east of the church which includes a range of brick, timber and steel-built buildings.

The proposed dwellings would also need to take account of the existing almshouses. The town council has objected on the basis of the development having a major detrimental effect on the almshouses, which have a significant historic bearing on the town. This is not the view of the conservation officer who considers that small-scale housing on the site will blend in with the built form that encompasses the setting of the church on this part of West Street and not stand out significantly.

The application is made in outline with all matters, other than access, reserved. It is considered a scheme can be developed which respects the existing almshouses and the wider context.

Any development on the site would need to address the almshouses and respect and enhance the adjacent conservation area. Development should be of a high quality in design terms and not lead to an over dominance within the street scene. This would be achieved as part of the future reserved matters submissions.

In summary, there would be no objection from the conservation officer to single-storey, small-scale, cottage-style dwellings set back in the building plots in this location. Larger properties on the street frontage would stand out and would not be appropriate. It is recommended that these details should be secured through the planning process. This will be addressed through reserved matters submissions and secured through a planning condition.

### **Trees and biodiversity**

Policy CS17 requires, 'Ensuring development seeks to produce a net gain in biodiversity by designing in wildlife.' A small number of low quality trees and hedges are likely to be lost when the site is developed. Ecological enhancements are conditioned.

### **Land contamination and drainage**

Policy DS7 relates to contaminated land. Environmental Protection recommend a condition for contaminated land found during construction, which is proportionate.

Policy DS14 states, 'The council will require satisfactory provision to be made for the disposal of foul and surface water from new development, either by agreeing details before planning permission is granted, or by imposing conditions on a planning permission.' It is proposed foul drainage would be to mains sewer and surface water to soakaway. Foul and surface water drainage details are secured by condition.

### **Conclusion**

The site is within the development limits of Winterton, which is a sequentially preferable location in terms of development, being a market town. The site is within walking distance of a range of amenities and is served by a range of transport modes. It is considered that

the principle of development of two dwellings is acceptable and accords with the policies of the statutory development plan.

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

1.

Approval of the details of the layout, scale and appearance of the buildings, and the landscaping of the site, (hereinafter called 'the reserved matters') shall be obtained from the local planning authority in writing before any development is commenced.

**Reason**

The application has been made under Article 5(1) of the Town & Country Planning (Development Management Procedure) (England) Order 2015.

2.

Plans and particulars of the reserved matters referred to in condition 1 above, relating to the layout, scale and appearance of any buildings to be erected, and the landscaping of the site, shall be submitted in writing to the local planning authority and shall be carried out as approved.

**Reason**

The application has been made under Article 5(1) of the Town & Country Planning (Development Management Procedure) (England) Order 2015.

3.

Application for approval of the reserved matters shall be made to the local planning authority before the expiration of three years from the date of this permission.

**Reason**

To comply with the provisions of Section 92 of the Town and Country Planning Act 1990.

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.

**Reason**

To comply with the provisions of Section 92 of the Town and Country Planning Act 1990.

5.

The development hereby permitted shall be carried out in accordance with the following approved plans:

Location Plan DWG No. MCC/22/01  
Proposed Block Plan - MCC/22/02A.

**Reason**

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

6.

No development shall take place until the locations of the signpost and sign plate have been confirmed (in relation to the western dwelling) and if they need relocating the details of

the new locations shall have been submitted to and approved in writing by the local planning authority. Thereafter only the approved scheme shall be implemented.

Reason

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

7.

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.

8.

No dwelling on the site shall be occupied until the vehicular access to it and the vehicle parking and turning facilities serving it have been completed in accordance with details to be submitted to and approved in writing beforehand with the local planning authority and once provided, the vehicle parking and turning facilities shall be retained.

Reason

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

9.

No above-ground works 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 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.

10.

No above-ground works shall take place until details showing an effective method of preventing surface water run-off from the highway onto the developed site 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 and thereafter so retained.

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.

11.

No above-ground works shall take place until details have been submitted to and approved in writing by the local planning authority of the make, type and colour of all external facing materials for the development and only the approved materials shall be used.

Reason

To ensure that the building is in keeping with its surroundings in the interests of visual amenity, in accordance with policy DS1 of the North Lincolnshire Local Plan.

12.

No above-ground works shall take place until details of the positions, design, materials and type of boundary treatment to be built/planted have been agreed in writing by the local planning authority. The agreed boundary treatment shall be built/planted before the dwellings are occupied, and once built/planted it shall be retained.

Reason

To provide an appropriate level of screening in accordance with policies H8 and DS1 of the North Lincolnshire Local Plan.

13.

If during development any odorous, discoloured or otherwise visually contaminated material is found to be present at the site then no further development shall be carried out until a written method statement, detailing how this contamination shall be dealt with, has been submitted to and approved by the local planning authority. The approved method statement shall be implemented in full prior to development commencing on the site.

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.

14.

Within three months of the commencement of development, the applicant or their successor in title shall submit a biodiversity metric assessment and biodiversity management plan to the local planning authority for approval in writing. The document shall include:

- (a) an assessment of biodiversity loss based on the habitat baseline of October 2021;
- (b) details of locally native trees and shrubs to be planted and maintained;
- (c) details of measures required to provide at least 1% biodiversity net gain in accordance with the Defra Small Sites Metric;
- (d) restrictions on lighting to avoid impacts on bat roosts, bat foraging areas, bird nesting sites and sensitive habitats;

- (e) provision for hedgehogs to pass through any fencing installed between gardens and between areas of grassland;
- (f) prescriptions for the planting and aftercare of hedgerows, trees and shrubs of high biodiversity value;
- (g) proposed timings for the above works in relation to the completion of the dwellings.

Biodiversity units should be delivered on site, within the red line boundaries shown on the submitted location plan. Those that cannot viably be delivered on site should be delivered locally, according to a local plan or strategy.

Reason

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

15.

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 proposed dwellings, 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 Core Strategy.

16.

Construction, demolition and site clearance operations shall be limited to the following days and hours:

- 8am to 6pm Monday to Friday
- 8am 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.

Reason

To protect residential amenity.

17.

As part of any subsequent reserved matters submission, a sun path analysis shall be undertaken, submitted to and approved in writing by the local planning authority. These details shall include a full survey of the site, to inform the layout of the scheme and ensure

development does not adversely impact on the neighbouring property (bungalow) to the west or proposed dwellings to the south.

Reason

To protect residential amenity.

18.

The proposed dwellings shall be single-storey, small-scale, cottage-style dwellings set back in the building plots.

Reason

To protect residential amenity and to respect the setting of the existing almshouses and street scene in this location.

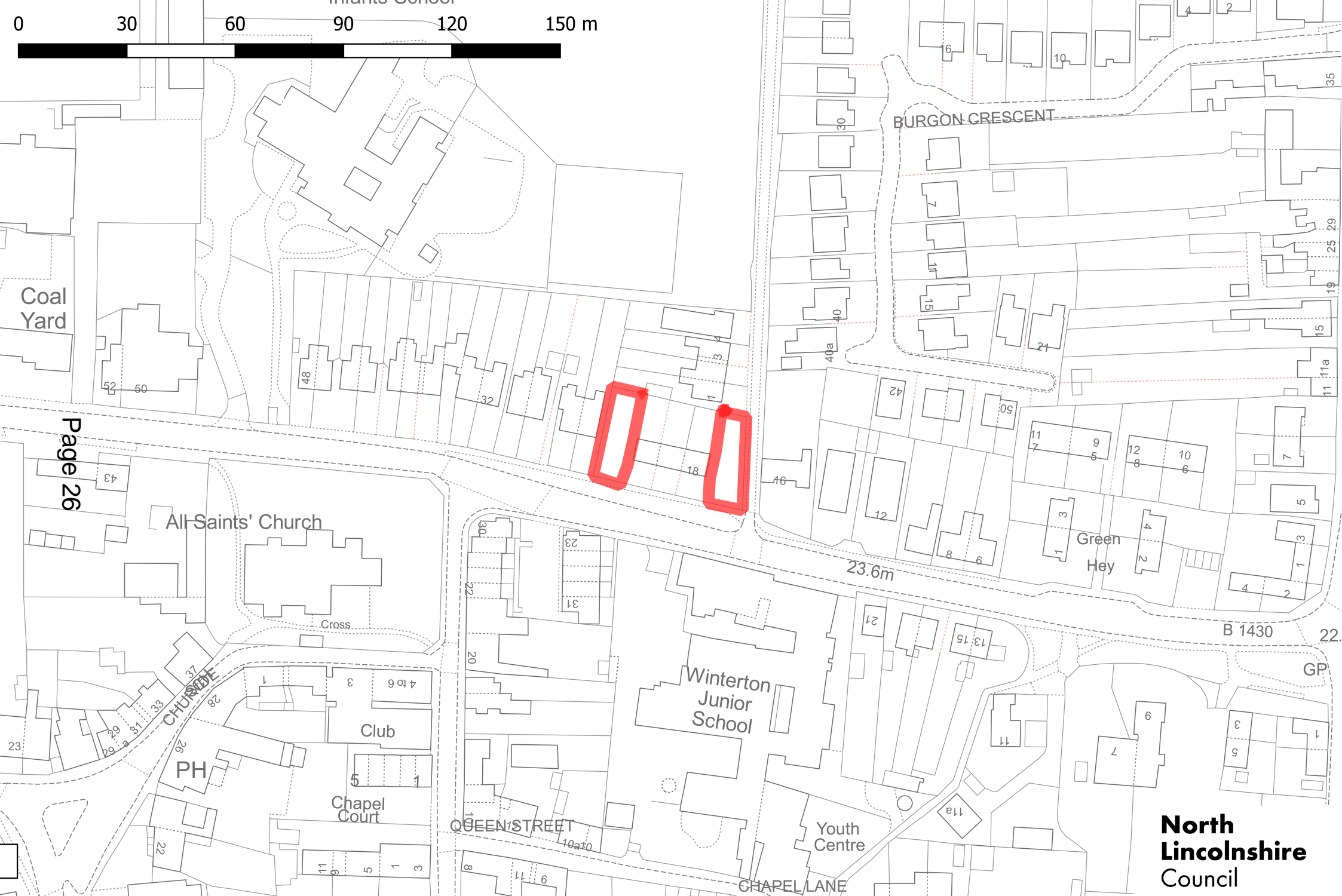
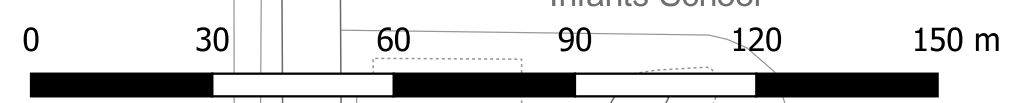
### **Informative 1**

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.

### **Informative 2**

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.



Coal Yard

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All-Saints' Church

Cross

Club

PH

Chapel Court

Winterton Junior School

Youth Centre

BURGON CRESCENT

CHURCHSIDE

QUEEN STREET

CHAPEL LANE

23.6m

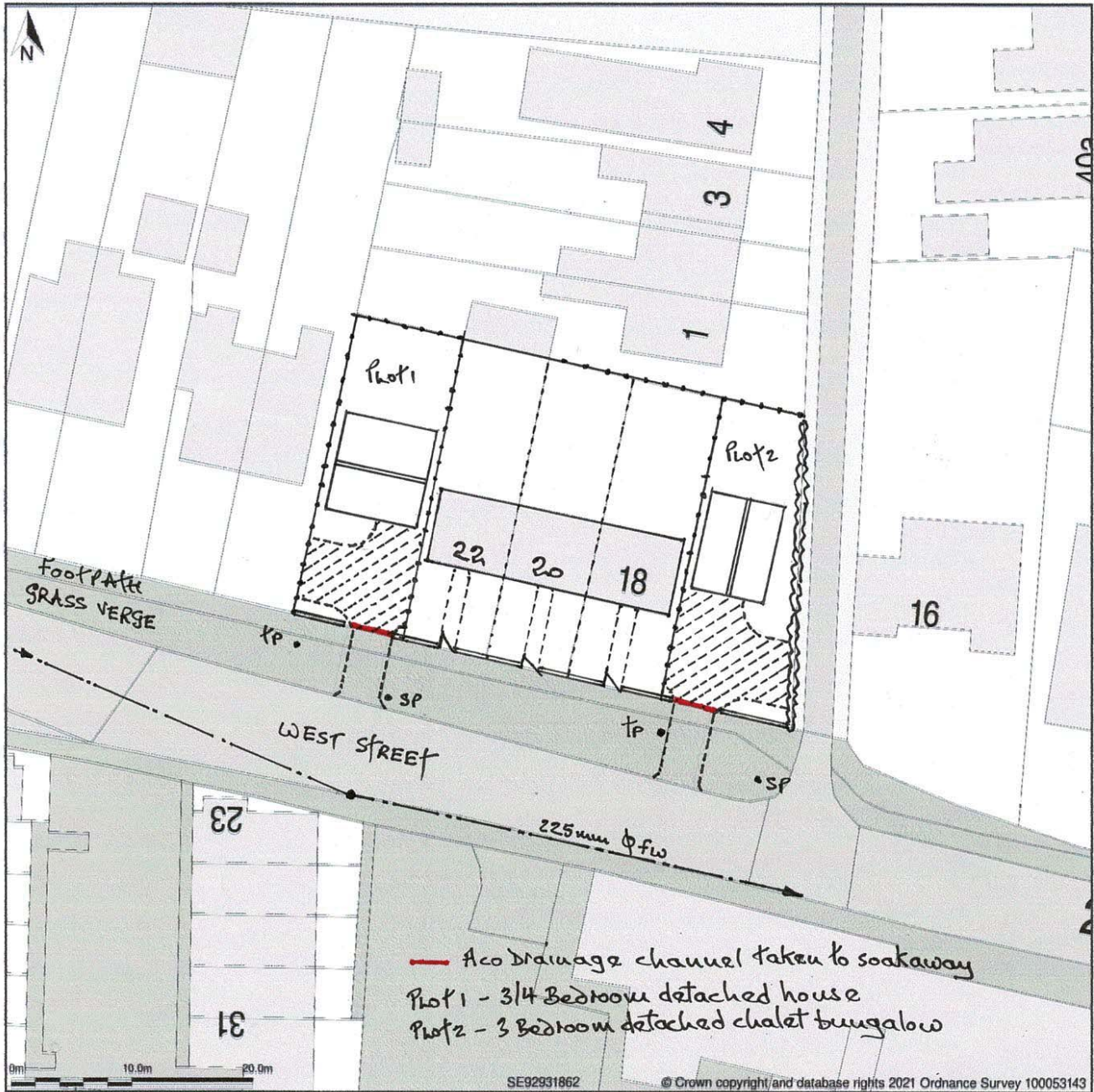
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North Lincolnshire Council

LAND ADJACENT TO 18-22

West Street, Winterton, North Lincolnshire, DN15 9QF



Block Plan shows area bounded by: 492885.0, 418576.99 492975.0, 418666.99 (at a scale of 1:500), OSGridRef: SE92931862. The representation of a road, track or path is no evidence of a right of way. The representation of features as lines is no evidence of a property boundary.

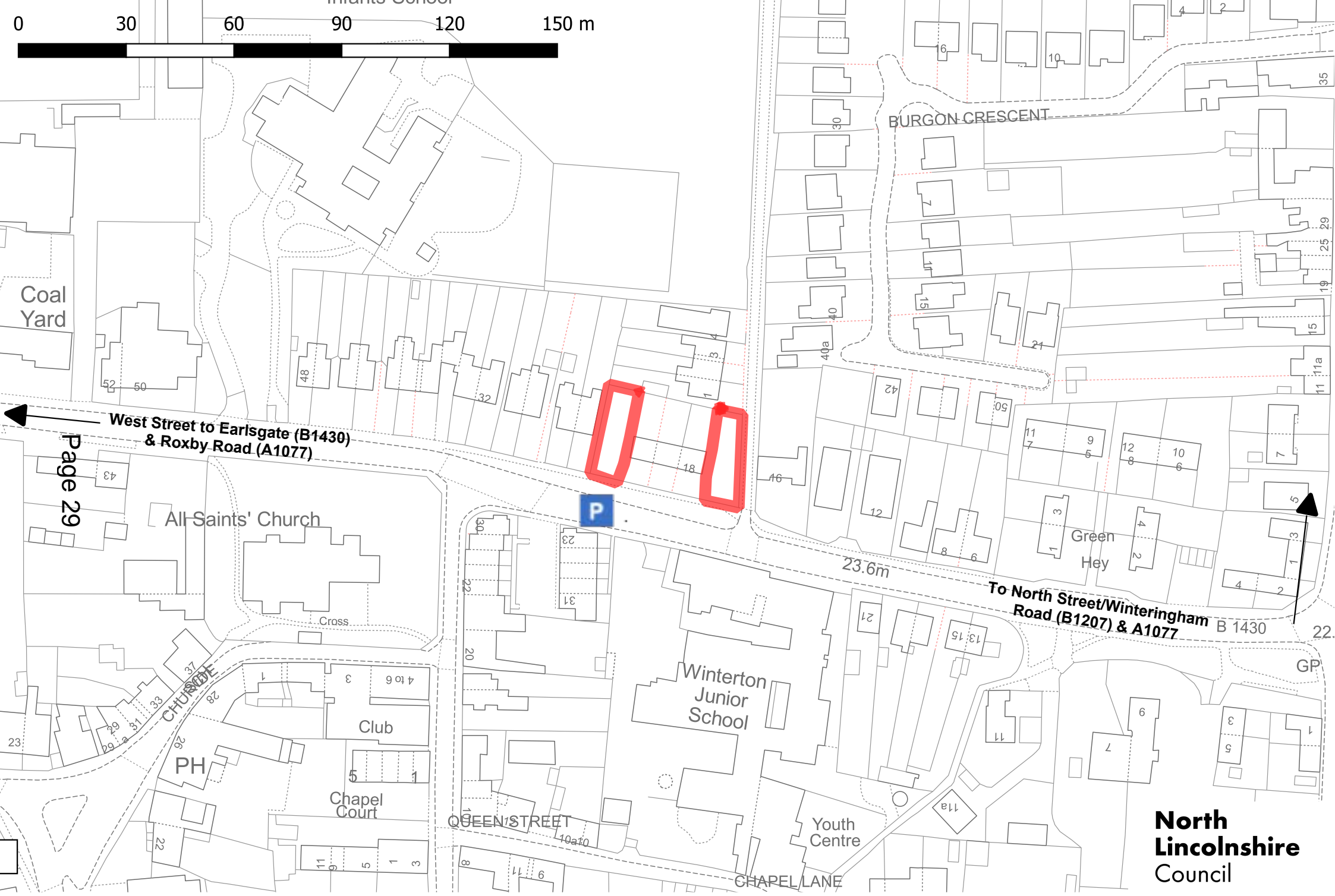
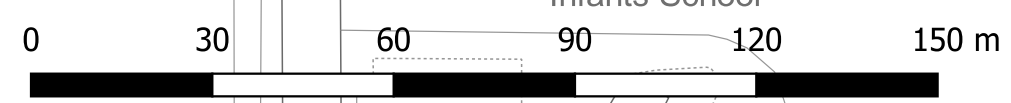
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"PROPOSED BLOCK PLAN"  
DRG. NO. MCC/22/02A  
SCALE: 1/500



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Coal Yard

Page 29

West Street to Earls Gate (B1430) & Roxby Road (A1077)

All-Saints' Church

P

BURGON CRESCENT

To North Street/Winterringham Road (B1207) & A1077 B 1430

CHURCHSIDE

Club

PH

Chapel Court

QUEEN STREET

Winterton Junior School

Youth Centre

CHAPELLANE

Green Hey

North Lincolnshire Council

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## NORTH LINCOLNSHIRE COUNCIL

### PLANNING COMMITTEE

#### PLANNING AND OTHER APPLICATIONS FOR DETERMINATION BY THE COMMITTEE

#### 1. OBJECT

- 1.1 To inform the committee about planning applications and other associated matters falling within its terms of reference which are ready for determination.

#### 2. BACKGROUND

- 2.1 This committee is required under its terms of reference to exercise the functions of the council as local planning authority for the purposes of the control of development, including the determination of applications for planning permission and other applications under the Town and Country Planning Acts, General Development Orders, and any Orders or Regulations made thereunder, and in accordance with the council's planning policies.
- 2.2 In exercising these functions the committee is required to have regard to the National Planning Policy Framework, the development plan for the area and any other material considerations. It will also take account of the duty imposed by section 17 of the Crime and Disorder Act 1998 and the requirements of the Human Rights Act 1998.

#### 3. INFORMATION

- 3.1 Items for determination are listed in the attached schedule.
- 3.2 References to standard time limit conditions and standard outline conditions mean the conditions automatically applied by sections 91 and 92 of the Town and Country Planning Act 1990.
- 3.3 Reports will be updated at the meeting if necessary to take account of additional relevant information received after publication.
- 3.4 Plans included with reports are for identification and/or illustrative purposes only. Applications and supporting documents can be viewed in full on the planning pages of the council's web site.

#### 4. RESOURCE IMPLICATIONS

- 4.1 There are no staffing or financial implications arising from this report.
- 4.2 Environmental considerations are of major importance when considering planning applications and are set out in the individual reports.

## 5. RECOMMENDATION

- 5.1 That the applications be determined in accordance with the recommendations contained in the schedule.

### DEVELOPMENT MANAGEMENT LEAD

Church Square House  
30–40 High Street  
SCUNTHORPE  
DN15 6NL

Reference: CB/JMC/Planning committee 05 July 2022.docx

Date: 24 June 2022

#### **Background papers used in the preparation of this report:**

1. The applications including accompanying plans and ancillary correspondence.
2. Statutory and non-statutory consultation letters and responses.
3. Responses from parish and town councils.
4. Representations from other bodies or individuals.
5. Relevant planning policy documents.
6. Previous relevant planning decisions.

(Pursuant to section 100D of the Local Government Act 1972 any document containing 'exempt information' is excluded from this list.)

#### **Statement of publication's purpose**

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<b>APPLICATION NO</b>	<b>PA/2021/736</b>
<b>APPLICANT</b>	Mr Garry Hirst, Delta Salvage Ltd
<b>DEVELOPMENT</b>	Planning permission to erect an insulated steel-framed storage and distribution structure (Use Class B8)
<b>LOCATION</b>	Sandtoft Gateway, Sandtoft Road, Westgate, Belton, DN9 1FA
<b>PARISH</b>	Belton
<b>WARD</b>	Axholme Central
<b>CASE OFFICER</b>	Emmanuel Hiamey
<b>SUMMARY RECOMMENDATION</b>	<b>Grant permission subject to conditions</b>
<b>REASONS FOR REFERENCE TO COMMITTEE</b>	Departure from the development plan

## **POLICY**

### **National Planning Policy Framework:**

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 upon by the applicant in writing.

Paragraph 80 – Planning policies and decisions should help create the conditions in which businesses can invest, expand and adapt. Significant weight should be placed on the need to support economic growth and productivity, taking into account both local business needs and wider development opportunities. The approach taken should allow each area to build on its strengths, counter any weaknesses and address the challenges of the future.

### **North Lincolnshire Local Plan:**

Policy DS1 (General Requirements)

Policy DS16 (Flood Risk)

Policy RD2 (Development in the Open Countryside)

Policy T1 (Location of Development)

Policy T2 (Access to Development)

## **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 CS11 (Provision and Distribution of Employment Land)

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

Policy CS17 (Biodiversity)

Policy CS19 (Flood Risk)

## **CONSULTATIONS**

**Environment Agency:** Initially objected to the proposed development as submitted. However, following the submission of additional information, the Environment Agency has withdrawn its objection subject to conditions on the basis that the proposed finished floor levels would be 3.65m AOD shown in the Site Drainage Plan and that these will be achieved through ground raising for the units and yard areas, with the raised areas noted on the Drainage Plan by the indication of a slope to the perimeter of the developments.

They have commented that they have no objection to the proposed ground raising as it is considered that in this location there will be no, or insignificant, increase in flood risk to third parties.

**Highways:** No objection to the application. However, are proposing to implement traffic regulation orders (TROs) in the vicinity of the application site and would therefore like to request an S106 contribution of £1,000 towards the costs of advertising and implementing the TRO.

**Environmental Protection:** No objection subject to a condition relating to potential land contamination.

**Section 106 Officer:** Following conversations between the S106 Officer, Highways and the applicant, the S106 Officer has confirmed that implementation of traffic regulation orders (TROs) does not meet the test for a section 106 contribution and therefore will not be requested.

**LLFA Drainage:** Initially objected to the application; however, following discussions with the developer have withdrawn their objection subject to a condition and informative comment.

## **PARISH COUNCIL**

No response received.

## **PUBLICITY**

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

## **ASSESSMENT**

### **Planning history**

There is no planning history relevant to this site. However, several planning permissions have been granted for developments at the Delta Salvage site, immediately adjacent:

PA/2020/1458: Planning permission to erect a brick structure for storage and distribution (B8 use class) – pending

PA/2020/386: Planning permission to erect a steel-framed building for storage and distribution – approved (This building is currently under construction and is situated approximately 11.6 metres to the south of this current proposal.)

PA/2019/390: Planning permission to erect an industrial brick building (B8 use class) and associated hard-standing – approved.

PA/2017/1336: Planning permission to erect a steel-framed building for B8 use, including associated hard-standing to the entrance of the proposed structure – approved.

PA/2016/1578: Planning permission to erect an insulated steel-framed building, including associated hard standing – approved.

### **Site description and proposal**

Planning permission is sought to erect an insulated steel-framed storage and distribution structure (Use Class B8) at Sandtoft Gateway, Sandtoft Road, Westgate, Belton.

The site is outside the development boundary of Belton and Sandtoft Airfield and is not allocated for commercial use.

The site is located north-west of Belton village (approximately 3.38 kilometres), down a road just off Belton Road (near Sandtoft Road). To the south-east of the site is Delta Salvage's business location, which comprises two buildings, car parking for visitors/employees and spaces for storing Delta Salvage's salvaged fleet of motor vehicles. To the south of the proposed site is Sandtoft airfield, which contains six hangers for storing aircraft. To the west and north of the proposed site is the disused airfield. The access to Sandtoft Gateway is to the west of Delta Salvage's current site.

As indicated earlier, this application seeks planning permission to erect an insulated steel-framed storage and distribution structure. The proposed insulated steel-framed building is of dual-pitch form, with the pitch of the roof at 9 degrees and the eaves height at 4.9 metres. The total height of the structure will be approximately 6.1 metres.

In terms of the footprint of the proposed building, the structure will be 15.5 metres wide on the north and south elevations, and 54.5 metres long on the east and west elevations. In total, the building alone will provide approximately 825.7 square metres of the external footprint of the building.

The proposed building will comprise steel frame structure walls and the roof would comprise plastisol-coated profiled steel cladding panels. The roof will be a shade of grey similar to that of the existing building, to blend in with the roof colours of the existing buildings adjacent to the proposal.

The walls will be made up of a combination of brickwork and profiled steel cladding panels that are to be a lighter shade of grey than that of the proposed roof.

The proposed building will have a total of eight single access doors and four roller shutter doors. It would have a single steel powder-coated access/fire door situated on both the east and west elevations of the building. There would be four single access doors on the east side and four on the west.

The insulated steel roller shutter doors would be situated in the east elevation of the building; there would be no doors in the west elevation as it will follow the perimeter line.

**The main issues to consider assessing this application are:**

- whether the development is acceptable in principle;
- whether the layout, siting and design are appropriate;
- whether the proposal will harm residential amenities;
- whether the proposal will harm highway safety; and
- whether the proposal is an acceptable departure from the development plan.

**The principle of the development**

Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires planning applications to be determined in accordance with the development plan unless material considerations indicate otherwise.

In this instance the development plan consists of the North Lincolnshire Local Plan (NLLP) which was adopted in May 2003, the North Lincolnshire Core Strategy (NLCS) which was adopted in June 2011 and the Housing and Employment Land Allocations Development Plan Document (HELA DPD) adopted in March 2016.

Material considerations exist in the form of national planning policy and guidance contained within the National Planning Policy Framework (NPPF) and the suite of documents comprising Planning Practice Guidance (PPG).

The application site is outside any defined development limits within the HELA DPD and as such is considered to be in the open countryside for planning purposes.

Policy RD2 (Development in the Open Countryside) sets out the council's approach to proposals for development in the open countryside. The policy states that land within the open countryside will be strictly controlled and only development which is appropriate to the open countryside will be permitted.

Policy CS3 of the North Lincolnshire Core Strategy is a similar policy which seeks to restrict development outside development boundaries to that which is essential for the functioning of the countryside.

Whilst the site is located outside of any defined development boundary, it should be noted that it is surrounded by existing industrial and commercial development. Therefore the character of the area is industrial and not rural as would normally be expected in the open countryside.

The proposed development effectively comprises the erection of a storage and distribution building within a cluster of similar buildings, all within the wider industrial landscape. This proposal also has to be considered with regard to the wider policy context of the area which is promoted under the allocation of SANE-1 Sandtoft Business Park of the HELA DPD for large-scale industrial development.

The application site is outside the SANE-1 allocation, but is within an established industrial area adjacent to it and is surrounded by existing and proposed (allocated) industrial land. Therefore, whilst the site is located in the open countryside as defined by planning policy, the proposed industrial development is considered to be acceptable in this location due to the industrial nature of the area.

As evident in the planning history, other industrial buildings outside development limits have been approved in this location in recent years. In these instances, significant weight was given to the fact that the development would support the expansion of existing businesses and safeguard jobs.

Similarly, the proposed development would support the expansion of the existing business to the benefit of the local economy. This is in line with guidance contained within section 3 of the NPPF which seeks to promote economic growth in rural areas.

Although the application site lies outside of any established development limit and the development is therefore contrary to local planning policy which seeks to restrict development in the open countryside, the economic benefit of the development would outweigh any conflict with policy, particularly given the fact that there would be limited impact on the character and appearance of the open countryside in this instance. It is therefore considered that the proposal would align with paragraph 47 of the NPPF in that there are material considerations that would indicate a departure from the plan is appropriate in this instance.

On balance, the principle of development is therefore acceptable.

### **Layout, siting and design**

As indicated earlier, the site is outside of any defined development boundary. The proposal comprises the erection of a storage and distribution building within a cluster of similar buildings, however is surrounded by existing industrial and commercial development. In this case, it is judged that the development is within the wider industrial landscape.

The proposal would measure 6.1 metres high and 54.5 metres long, and would be 15.5 metres wide. The building alone will be approximately 825.7 square metres of the external building footprint.

Having considered the location of the building, together with the scale and the surrounding area, it is judged acceptable as it is close to existing industrial and commercial development. Furthermore, the character of the area is industrial and not rural as would normally be expected in the open countryside.

### **Residential amenity**

There are no residential properties immediately adjacent to the application site. The nearest dwellings are some distance to the east, separated from the site by adjacent industrial premises. On this basis, there is limited potential for the development to adversely affect the amenity of neighbouring properties.

Environmental Protection have not raised any concerns or objections regarding amenity impact, and therefore it is considered that the proposed building would have no unacceptable impact on residential amenity.

### **Highways**

As outlined above, the access to Sandtoft Gateway is to the west of Delta Salvage's current site. The proposed vehicle access to the site will be made of the gated road access to Sandtoft Gateway, just off Sandtoft Road. The site, in its current state, is fenced off on the north, south, east and west side, meaning that the proposal will not encroach on any surrounding property boundaries.

Highways have no objection to the application, however are proposing to implement TROs in the vicinity of the application site and would therefore like to request an S106 contribution of £1,000 towards the costs of advertising and implementing the TRO.

The Section 106 officer has confirmed that they would not be requesting the TRO contribution as requested by Highways. On this basis, it is considered that the access arrangements are acceptable and the proposal would not be harmful to highway safety.

### **Flooding and drainage**

The site is within Flood Risk Zones 2/3 (a) Fluvial (a high flood risk zone). Delta Salvage Ltd commissioned a Flood Risk Assessment to be undertaken by J Roberts Design Ltd which was published in January 2017. The LLFA Drainage Team initially objected to the application; however, following submission of the extended drainage design for industrial units and discussions with the developer, the LLFA Drainage Team withdraw their objection to the proposed development subject to the imposition of a condition and informative comment.

The Environment Agency has also reviewed the proposal and has indicated that, further to the consultation response of 21 October 2021, the applicant's consultant James Roberts has highlighted the proposed finished floor levels of 3.65m AOD shown in the Site Drainage Plan. He has also confirmed that these will be achieved through ground raising for the units and yard areas, with the raised areas noted on the Drainage Plan by the indication of a slope to the perimeter of the developments.

Accordingly, they have no objection to the proposed ground raising as they consider that in this location there will be no, or insignificant, increase in flood risk to third parties. They have therefore recommended a condition be applied.



## **Land contamination**

The council's Environmental Protection team has reviewed the application and has indicated that, due to the previous use of the site as a military airfield, there is the potential for the site to have been impacted by contaminants such as hydrocarbons and contaminants from degreasing fluids, munitions pits and burning pits.

As a consequence, should the application be approved, the department recommends a condition be attached requiring the developer to cease work and report any unforeseen contamination found during construction. This condition will be attached to any permission, given the industrial processes/uses that are abundant in the area.

## **Conclusion**

In conclusion, this proposal represents a departure from the development plan but is being recommended for approval and therefore requires to be determined by the planning committee.

Whilst the application site is outside of any defined development boundary, and industrial development is not normally acceptable in such locations, the site is adjacent to an existing industrial business and is surrounded by industrial development. The proposed development would directly support the expansion of a local business, securing employment and thereby benefiting the local economy, which is strongly supported by the NPPF.

Furthermore, it has been demonstrated that the development would not harm the existing highway network or the amenity of residential properties and poses no unacceptable risk of flooding.

On a balance of assessment, the principle of the development is acceptable because of the reasons above. It is also considered that the proposed development is an acceptable departure from the development plan and that this application should be supported subject to conditions.

## **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:

Existing Site Location Plan - DRWG/PA/2021/736/01

Proposed Site Location Plan - DRWG/PA/2021/736/02

Proposed Block Plan - ESD0800\_LP

Proposed Ground Floor Plan - 1378-100

Proposed East & West Elevations - 1378-101

Proposed North & South Elevations - 1378-102.

Reason

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

3.

The development shall be carried out in accordance with the submitted Extended Drainage Design for Industrial Units reference 1378/March 2022 by J Roberts Design Ltd.

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 159 to 169 of the National Planning Policy Framework.

4.

The development shall be carried out in accordance with the submitted Flood Risk Assessment reference 1260/Aug 2021 by J Roberts Design Ltd and the following mitigation measures it details:

- finished floor levels are set no lower than 3.65 metres above Ordnance Datum, and
- flood resilience measures as detailed in Section 7 of the report.

These mitigation measures shall be fully implemented prior to occupation and in accordance with the scheme's timing/phasing arrangements. The measures detailed above shall be retained and maintained thereafter throughout the lifetime of the development.

Reason

To reduce the risk of flooding to the proposed development and future occupants.

5.

If during development any odorous, discoloured or otherwise visually contaminated material is found to be present at the site, then no further development shall be carried out until a written method statement, detailing how this contamination shall be dealt with, has been submitted to and approved by the local planning authority. The approved method statement shall be implemented in full prior to development commencing on the site.

Reason

To ensure that the site represents an acceptable risk to end-users, property, controlled waters and ecological systems, and to ensure that site workers are not exposed to unacceptable risks from contamination during construction.

**Informative 1**

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.

**Informative 2**

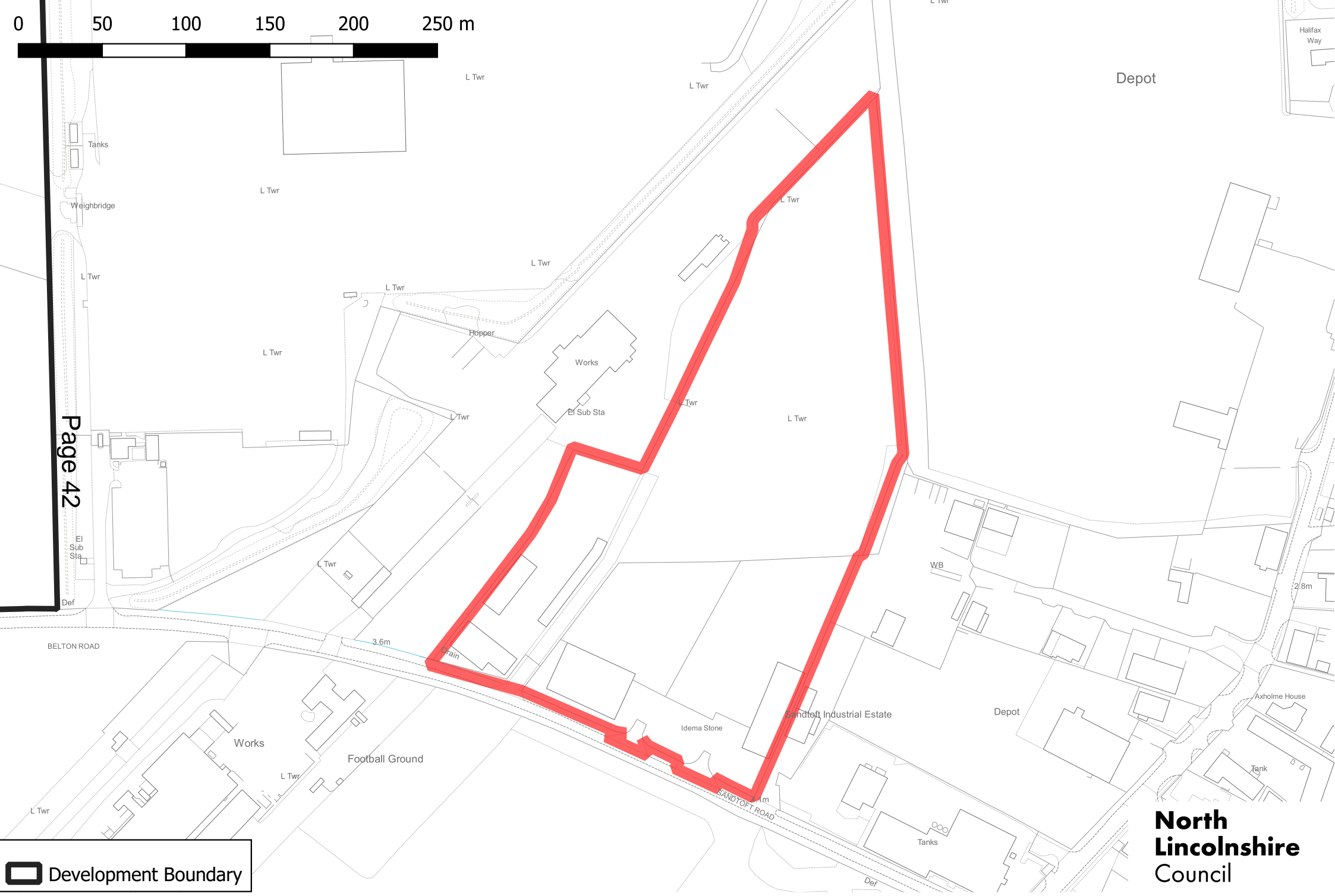
It must be noted that significant volumes of above-ground flooding occur up to the 100 year plus climate change flood event. Whilst this is acceptable for this type of industrial development and does not enter third party land, the developer needs to be mindful of exceedance flooding above the 100 year flood event which would increase the areas and depths of flooding and, according to the attached drawing, would potentially enter many of the buildings. The developer needs to fully understand this scenario and fully consider simple design changes that can be carried out to remove this issue (increased pipe sizes at critical locations, for example). This would also improve the long-term viability of the development.

**Informative 3**

Due to the previous usage noted above, the applicant is advised to contact their water provider to ensure the use of suitably appropriate protective piping for any proposed water supply to this development.



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BELTON ROAD

3.6m

Drain

SANDTOFT ROAD

1m

2.8m

 Development Boundary

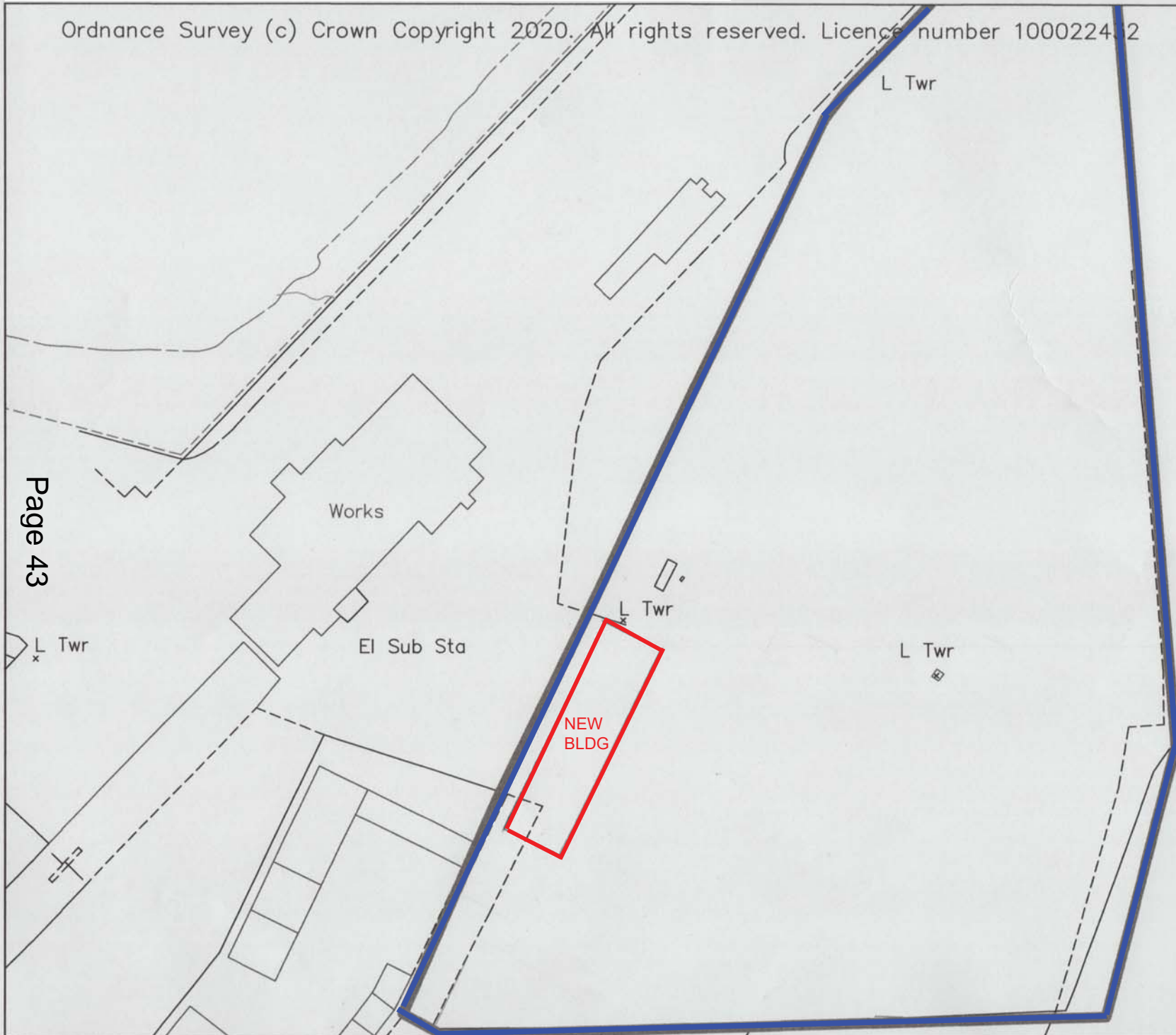
**PA/2021/736**

**North  
Lincolnshire  
Council**

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# PA/2021/736 Proposed location (not to scale)

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Rev	Date	Drawn	Description	Ch'k'd
-	-	-	-	-



Unit 2,  
 Cedar Business Centre,  
 Barnsley Road,  
 Hemsworth. T: +44 [0] 1924 918153  
 West Yorkshire E: info@esdsurveying.com  
 WF9 4PU W: www.esdsurveying.com

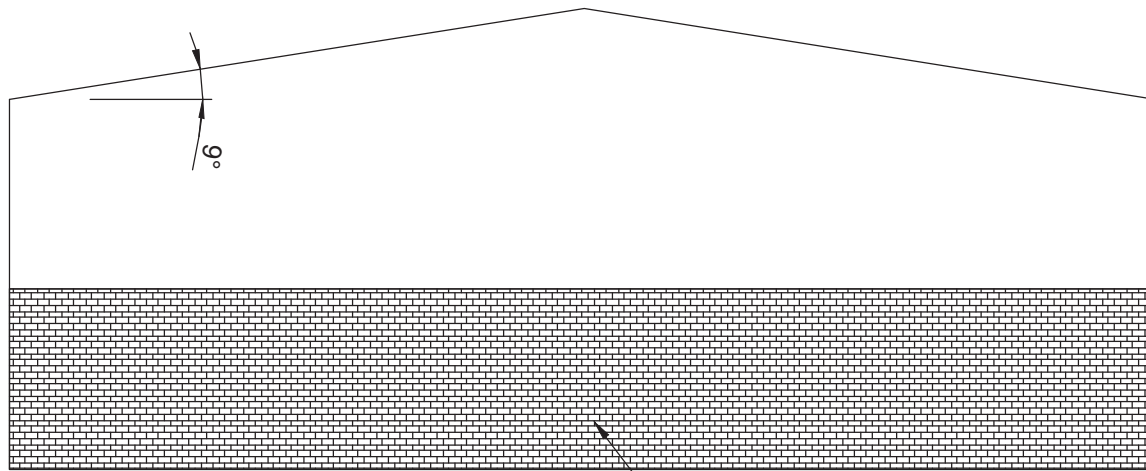
Client  
 Delta Salvage

Site  
 Sandtoft Rd, Belton,  
 Doncaster DN9 1PN

Title  
 OS Tile  
 Location Plan

Surveyed		Drawn	
Check	-	Date	25/02/2020
Scale	[A4 Sheet] 1/1250	DWG Ref (Layout No)	ESD0800_LP
Job No	ESD0800		Status
		Rev	FINAL
			Ø

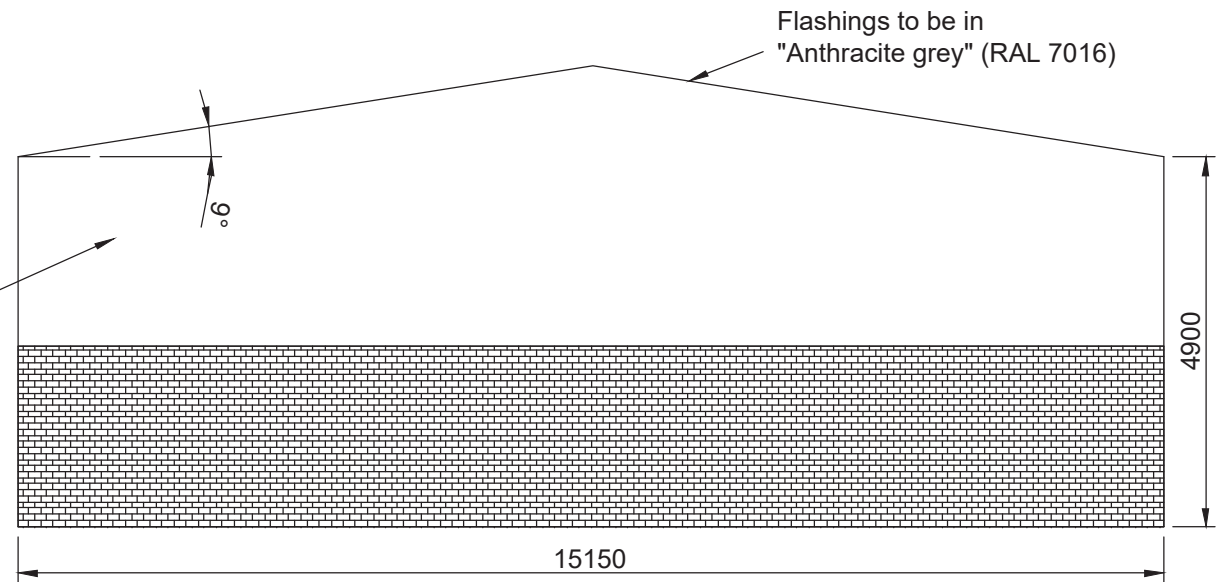
# PA/2021/736 Proposed elevations (north and south) (not to scale)



NORTHERN ELEVATION

Brickwork to be 2.4m high in "Rustic red" or similar

PVC guttering/downpipes in colour "Merlin grey"



SOUTHERN ELEVATION

Insulated (80mm thk) Kingspan KS1000RW trapezoidal profile wall panels in colour "Goosewing grey" (RAL 080 70 05,BS 10A05)

Flashings to be in "Anthracite grey" (RAL 7016)

4900

15150



Delta Salvage Ltd  
Delta Business Park  
Sandtoft  
Doncaster  
DN9 1PN



PROJECT

Proposed Storage Building: Delta Salvage, Belton, Doncaster, DN9 1PN

TITLE

PROPOSED NORTH & SOUTH ELEVATIONS

SCALE  
1:100 @A4

DATE  
08.2021

DRG No  
1378-102

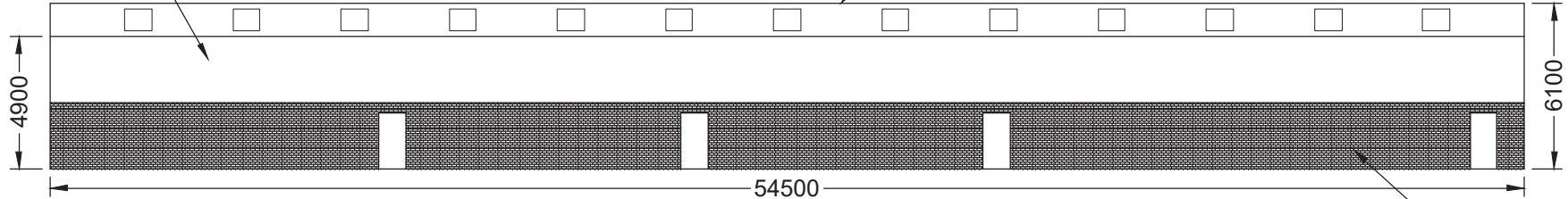
REV  
-

Rev	Detail	Int	Date

# PA/2021/736 Proposed elevations (east and west) (not to scale)

Insulated (80mm thk) Kingspan  
KS1000RW trapezoidal profile wall  
panels in colour "Goosewing grey"  
(RAL 080 70 05,BS 10A05)

Flashings to be in  
"Anthracite grey"  
(RAL 7016)



WESTERN ELEVATION

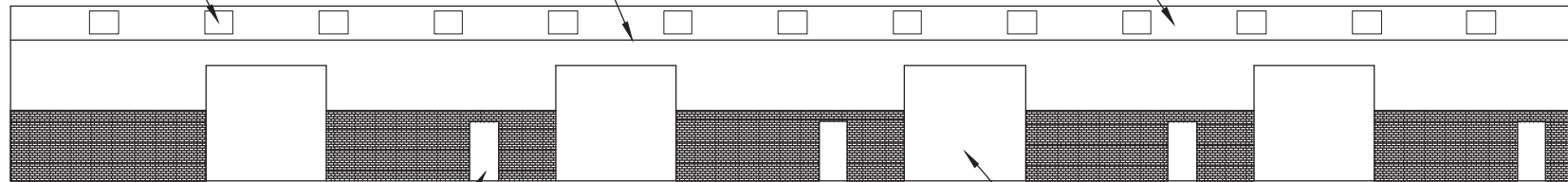
Brickwork to be  
2.4m high in "Rustic  
red" or similar

Page 45

GRP Box profile roof lights  
(to cover 15% of roof area)

PVC Guttering/Downpipes  
in colour "Merlin grey"

Insulated (115mm thk) Kingspan  
KS1000RW trapezoidal profile roof  
panels in colour "Goosewing grey"  
(RAL 080 70 05,BS 10A05)



EASTERN ELEVATION

Steel single door x8  
(PA/Fire Exit), Powder  
coated to RAL 7016  
"Anthracite grey"

Roller shutter door x4 (4m  
highx4.2m wide) in  
"Anthracite grey" (RAL 7016)



Delta Salvage Ltd  
Delta Business Park  
Sandtoft  
Doncaster  
DN9 1PN



PROJECT

Proposed Storage Building: Delta  
Salvage, Belton, Doncaster, DN9 1PN

TITLE

PROPOSED EAST & WEST ELEVATIONS

SCALE  
1:250 @A4

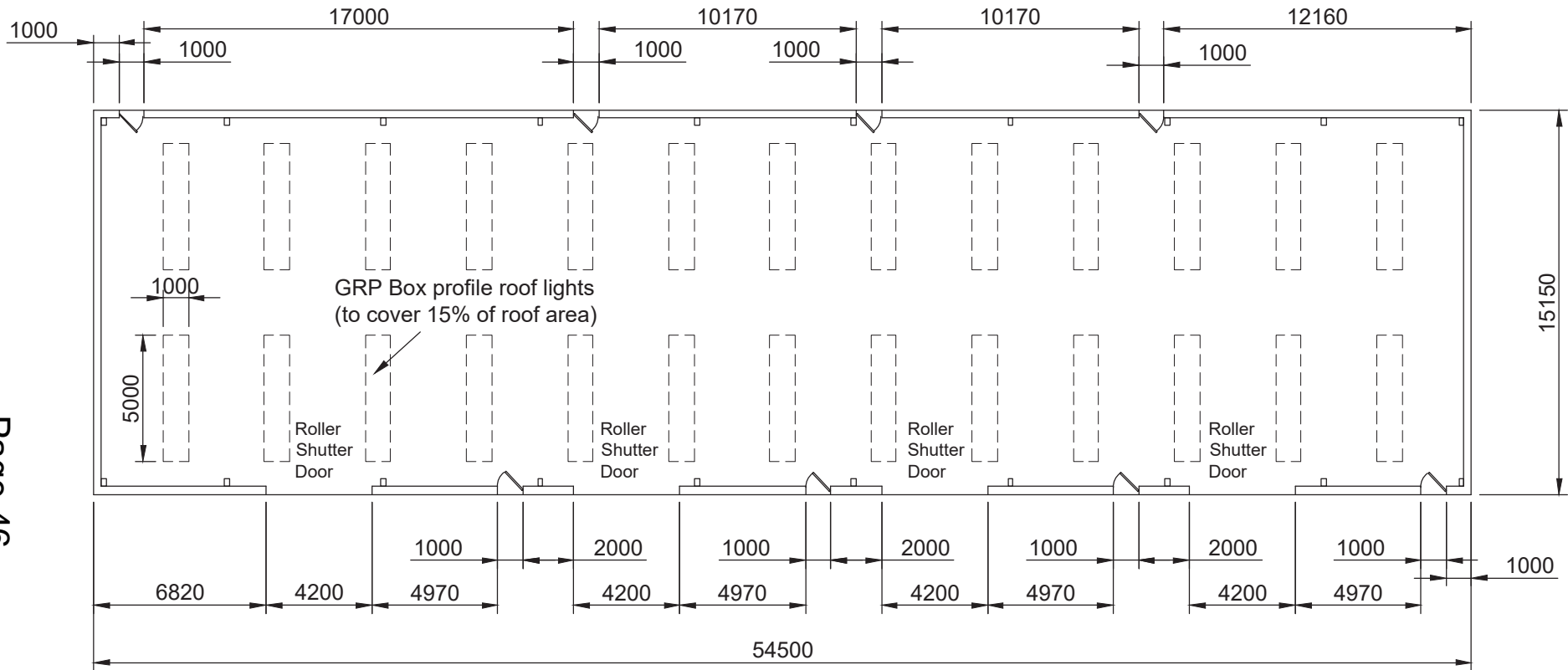
DATE  
08.2021

DRG No  
1378-101

REV  
-

Rev	Detail	Int	Date

# PA/2021/736 Proposed ground floor plan (not to scale)



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Delta Salvage Ltd  
Delta Business Park  
Sandtoft  
Doncaster  
DN9 1PN



PROJECT

Proposed Storage Building: Delta Salvage, Belton, Doncaster, DN9 1PN

TITLE

PROPOSED GROUND FLOOR PLAN

SCALE

1:250

DATE

08.2021

DRG No

1378-100

REV

-

Rev	Detail	Int	Date



<b>APPLICATION NO</b>	<b>PA/2022/43</b>
<b>APPLICANT</b>	Mr & Mrs Rounce
<b>DEVELOPMENT</b>	Planning permission to erect two-storey extensions and detached garage, and carry out internal alterations
<b>LOCATION</b>	6 Glebe Close, Burton upon Stather, DN15 9BZ
<b>PARISH</b>	Burton upon Stather
<b>WARD</b>	Burton upon Stather and Winterton
<b>CASE OFFICER</b>	Emmanuel Hiamey
<b>SUMMARY RECOMMENDATION</b>	<b>Grant permission subject to conditions</b>
<b>REASONS FOR REFERENCE TO COMMITTEE</b>	Objection by Burton upon Stather Parish Council

## **POLICIES**

### **National Planning Policy Framework:**

Section 12 Achieving well-designed places

### **North Lincolnshire Local Plan:**

Policy DS1 General Requirements

Policy DS5 Residential Extensions

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

### **Supplementary guidance**

SPG1 Design Guidance for House Extensions

## **CONSULTATIONS**

**Highways:** No comments to make.

**Historic Environment Record:** No objection.

**LLFA Drainage:** No objections or comments.

**Trees and Landscape:** No objection, but raises concerns regarding the extent of the development into the root protection area – the applicant may need to demonstrate engineering solutions, through further submissions, prior to a decision being made.

## **PARISH COUNCIL**

Objects to the proposal and raises concerns that it is an inappropriate development for the plot and with regard to the layout and density of the proposals, particularly the siting of the garage and access to it.

## **PUBLICITY**

Advertised by site notice – no comments received.

## **ASSESSMENT**

### **Constraints**

Development Boundary

Tree Preservation Order

SFRA Flood Zone 1

### **Site and proposal**

Planning permission is sought to erect two-storey extensions and a detached garage, and carry out internal alterations, at 6 Glebe Close, Burton upon Stather.

The site is within the development boundary of Burton upon Stather, as identified by the Housing and Employment Land Allocations DPD 2016. The site is on a cul-de-sac and fronts Glebe Close. It is bounded by 5 Glebe Close to the west, 7 Glebe Close to the east and 17 Holme Drive to the north. It contains a two-storey detached dwelling with a single-storey extension attached to the north elevation (rear).

The proposal seeks to erect a two-storey extension to the west elevation (side) facing 5 Glebe Close and replace the single-storey extension to the north elevation (rear) with a two-storey extension. The proposal also seeks to erect a single-storey detached garage to the east (side) of the dwelling facing 7 Glebe Close.

The proposed two-storey extension to the west elevation (side) of the dwelling facing 5 Glebe Close would contain a utility room on the ground floor and a bedroom on the first floor. The utility room would have a window to the side. The first-floor bedroom would have no openings to the side but would have windows in the south and north elevations.

The proposed two-storey extension to replace the single-storey extension to the north elevation (rear) would contain a kitchen and dining room on the ground floor and a master bedroom on the first floor. The ground floor would have a sliding door to the north elevation. The master bedroom would have windows to the north elevation.

The proposed detached garage would measure 4.5m by 7.5m and would be single-storey. It would have a garage door to the south elevation and a standard door to the west elevation.

The walls would be rendered and the roof covering would be tile.

**The main issues to be considered in the determination of this application are:**

- **the principle of the development**
- **whether the layout, siting, and design appropriate;**
- **whether the development would harm the character of the house;**
- **whether the development would harm the amenities of adjacent properties; and**
- **the tree preservation order.**

**The principle of the development**

Policy DS5 (General Requirements) of the North Lincolnshire Local Plan states that planning applications for residential extensions and the erection of garages, outbuildings, walls and other structures will be allowed providing that the proposal does not unreasonably reduce sunlight or daylight, or result in overshadowing, loss of privacy or overbearing impact on adjacent dwellings. Proposals should also be sympathetic in design, scale and materials to the existing dwelling and its neighbours.

In line with the above policy, the principle of the extensions is acceptable subject to appropriate design.

**Layout, siting and design**

Policy DS1 (General Requirements) of the local plan and CS5 of the Core Strategy (Delivering Quality Design in North Lincolnshire) expect a high standard of design in all developments in both built-up areas and the countryside, and proposals for poorly designed development will be refused. All proposals will be considered against the criteria of design quality, amenity impact and conservation among other standards.

Policy DS5 states that applications for residential extensions and the erection of garages, outbuildings, walls and other structures will be allowed providing that the proposal does not unreasonably reduce sunlight or daylight, or result in overshadowing, overbearing impact or loss of privacy to adjacent dwellings. The proposals should be sympathetic in design, scale and materials to the existing dwelling and its neighbours.

Policy CS5 sets out the key design principles for all new development in North Lincolnshire. It aims to ensure that development supports the creation of a high-quality built environment that is attractive to residents, investors, and visitors.

Generally, the success of a side extension is determined by its relationship to the style, character and appearance of the existing dwelling. For detached dwellings, there is greater flexibility to extend the property and, in many cases, it is less important for an extension to be subservient to the main house.

Having reviewed the scale and appearance of the proposed side extension, on its own it is judged acceptable as it would be modest in size with its ridge level the same as the dwelling. The windows are carefully located to avoid any harm to the adjacent dwelling.

Turning to the rear extension, they are usually successful because they have the least visual impact on the character of the dwelling and the street scene. In this case, the scale and appearance of the rear extension are appropriate because they would not impact adjacent properties. This rear extension has been designed to avoid loss of sunlight or daylight to any property and it has no detrimental impact on adjacent properties.

Regarding the proposed single-storey garage, as with the extensions, the design of the garage should generally respect the scale, character and materials of the dwelling. In this case, the location of the garage on the side of the dwelling and set back from the front of the building line is ideal. Furthermore, the design of the garage would respect the scale, character and materials of the dwelling.

Overall, while the extensions and garage cumulatively would be significant, they are judged acceptable because they would not result in over-development of the site. They also provide sufficient amenity areas for the enjoyment of the residents. In general, the siting, scale and design of the proposed extensions conform to policies DS1 and DS5 of the local plan and CS5 of the Core Strategy.

### **Impact on neighbouring properties**

Policy DS5 supports residential extensions providing that the proposal does not unreasonably reduce sunlight or daylight, or result in overshadowing, overbearing impact or loss of privacy to adjacent dwellings. The proposal should be sympathetic in design, scale and materials to the existing dwelling and its neighbours.

Supplementary guidance SPG1 (Design Guidance for House Extensions) reflects the aims of policy DS5.

Considering the impact of the development on adjacent properties, it is judged that the proposed two-storey extension to the west elevation facing 5 Glebe Close would not raise a significant issue of loss of daylight or sunlight. It is believed there would be some loss of daylight at the gable of 5 Glebe Close but this would not be significant to warrant refusal of the application.

The extension to the rear of the dwelling would not raise any issues such as overshadowing or overbearing impact due to the proximity to the boundary and adjacent properties.

Turning to privacy, all the windows proposed would face either the front (Glebe Close) or the rear of the property. The rear of the property is screened by mature trees, protected by a tree preservation order. The trees would minimise any unanticipated issue of privacy from the first-floor windows. Furthermore, the separation distance from the rear extension to the common boundary would be approximately 40m, which is generally an acceptable distance to avoid any significant loss of privacy to neighbouring dwellings and gardens. Regarding

the garage, there would not be any issues since it is single-storey and not considered habitable accommodation.

Overall, the extensions and the garage are acceptable because they would not negatively impact the amenities of any adjacent property. In general, the proposal would align with policy DS5 and supplementary guidance SPG1.

### **Highway safety**

Policies T2 and T19 of the local plan are concerned with access to development and parking provision. Highways have no comments or objections to make on this application. The proposal therefore complies with policies T2 and T19.

### **Drainage**

The site is within SFRA Flood Zone 1 (Low flood risk area). The LLFA Drainage Team has no objections or comments to the proposed development and it is therefore judged acceptable.

### **Tree preservation order (TPO)**

The trees and landscaping officer has been consulted on the application, particularly with regard to the TPO. They have indicated that the arboricultural report gives information regarding the location of this development and its effect on the trees at the site, both of which are protected by a TPO. It appears to give accurate information about their location and suggests some minor works to one of the trees, if permission is granted, would be able to be undertaken without the need to make a further TPO application.

Notwithstanding that report, the trees and landscaping officer does have concerns over the extent of the development into the root protection area and suggests that this work would need to be undertaken using engineering solutions that mean that normal digging out is not required (for example, floating foundations or lintel/piling systems). A pre-commencement condition would be applied should permission be granted requiring the applicant to demonstrate such engineering solutions, through further submissions, prior to work commencing.

### **Parish council comments**

Burton upon Stather Parish Council has raised concerns over the development. They indicate that the proposals are inappropriate, particularly their layout and density. They have also raised concerns over the garage and access to it. All these concerns have been addressed in this report.

### **Conclusion**

In conclusion, the principle of the development is acceptable, and the scale, design, and appearance of the extensions and the garage will not harm the character of the dwelling, the street scene or the surrounding area. The extensions would not result in overshadowing or overbearing impact on neighbouring properties and would not reduce their privacy.

The proposals comply with the relevant policies of the North Lincolnshire Local Plan, North Lincolnshire Core Strategy and SPG1, as well as the National Planning Policy Framework, and is therefore recommended for approval.

## **Pre-commencement conditions**

The recommended pre-commencement conditions have been agreed with the agent/applicant.

### **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:

Dwg. No. 1445.01

Dwg. No. 1445.02 Rev. A

Dwg. No. 1445.03 Rev. A.

Reason

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

3.

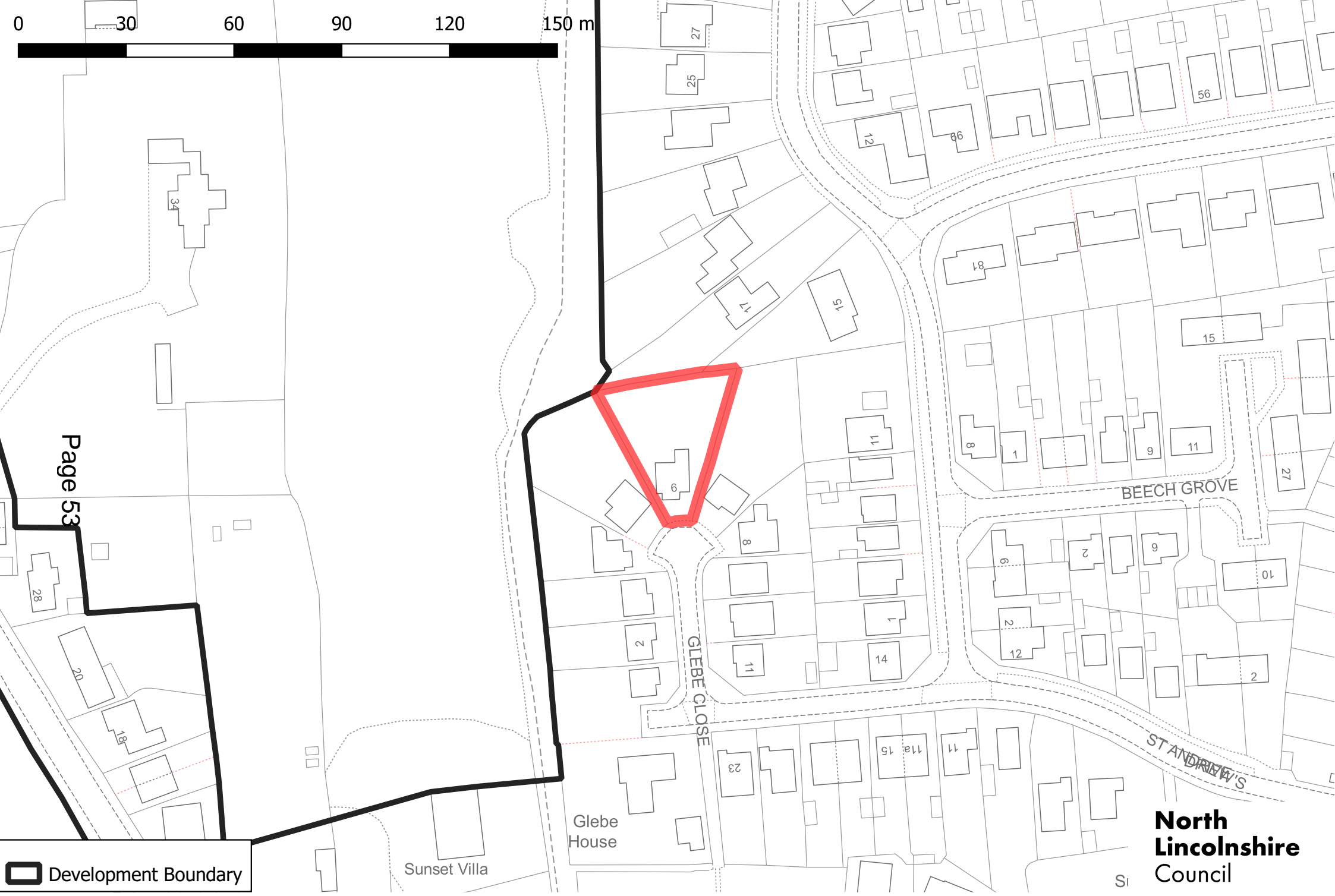
Before works commence on the garage, details of the method of protecting the existing trees on the site throughout the construction period shall be submitted to and approved in writing by the local planning authority, and such works as may be so approved shall be carried out before development is commenced, and maintained until completion of the development. None of the trees so protected shall be wilfully damaged or destroyed, uprooted, felled, lopped or topped, nor any other works carried out which would cause damage to the root systems or otherwise threaten the lives of the trees during the period of construction without the previous written consent of the local planning authority. Any trees removed without such consent or dying or being severely damaged or becoming seriously diseased during that period shall be replaced with trees of such size and species as may be agreed with the local planning authority.

Reason

To protect the existing trees on the site.

### **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.



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 Development Boundary

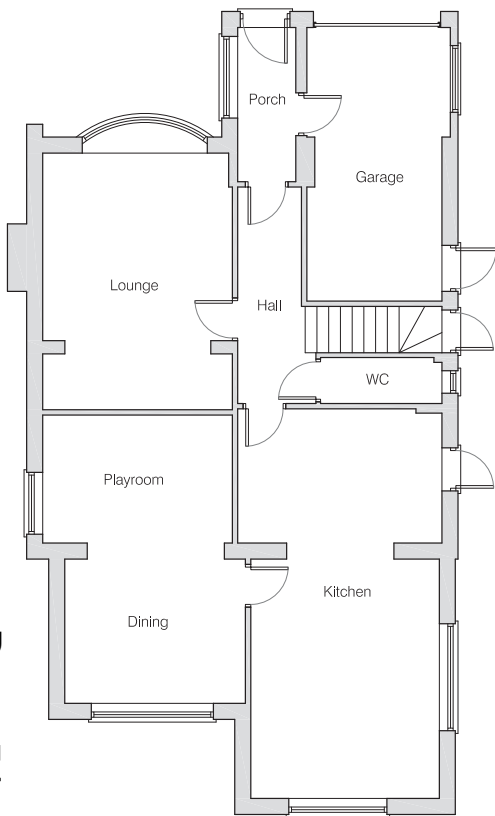
**PA/2022/43**

**North  
Lincolnshire  
Council**

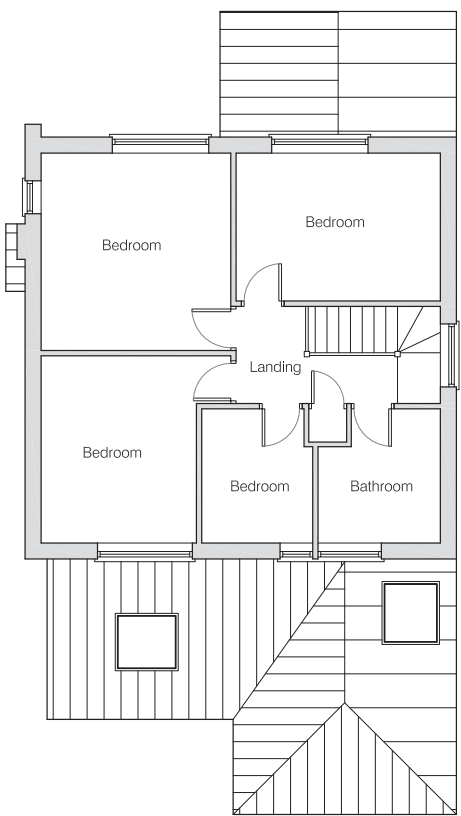
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# PA/2022/43 Existing elevations and plans (not to scale)

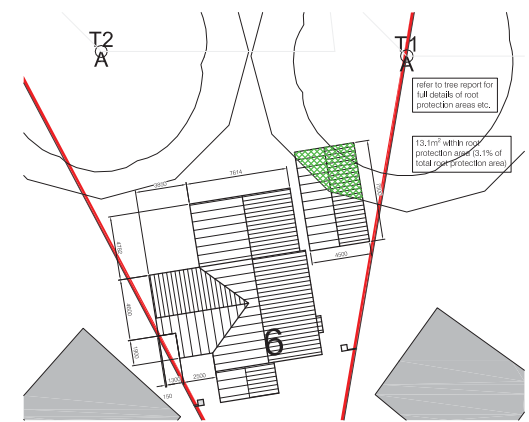
Page 54



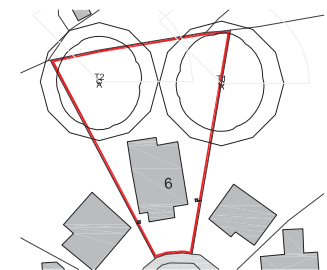
Existing Ground Floor Plan



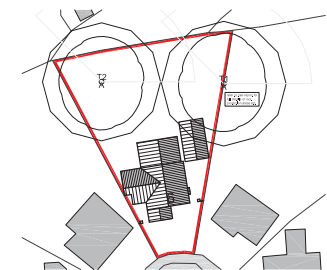
Existing First Floor Plan



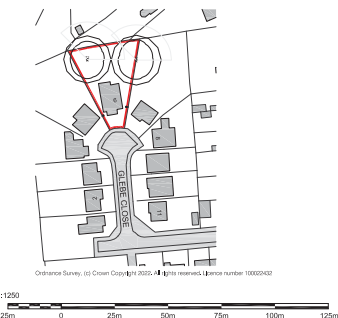
Proposed Site Layout  
scale 1:200



Existing Block Plan  
scale 1:500



Proposed Block Plan  
scale 1:500



Location Plan  
scale 1:1250

**NOTES:**

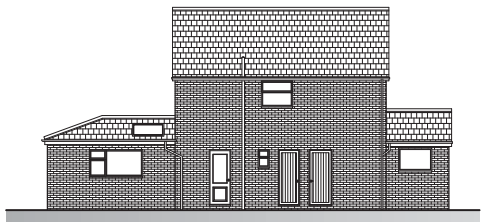
All dimensions & details given on this drawing are to be checked and verified on site prior to works being undertaken. Any discrepancies and/or variations to the specifications within these drawings or associated documents are to be notified to keystonearchitecture.

Do not scale from these drawings - If in doubt - ask.

All materials shall be fixed, applied or installed in accordance with the manufacturers written instructions, recommendations and specifications. Variations to specified materials shall be agreed in writing with keystonearchitecture.

The Contractor shall take his account everything necessary for the proper execution of the works and to the satisfaction of the local Authority, whether or not indicated on the drawings or in the specification.

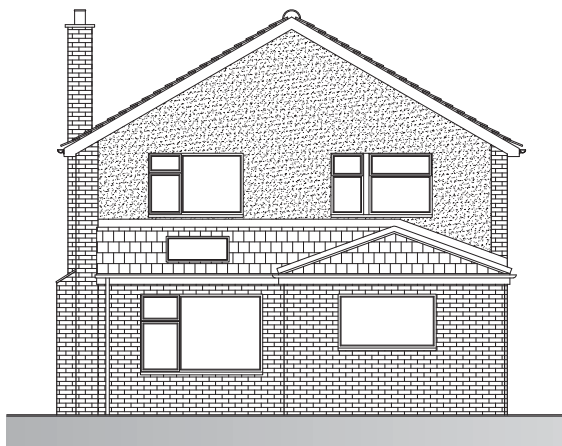
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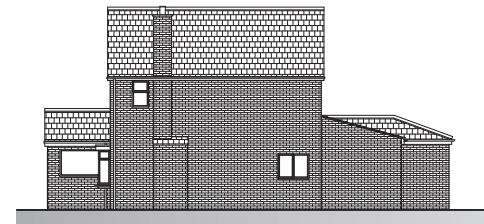
Existing West Elevation



Existing South Elevation



Existing North Elevation



Existing East Elevation

rev.	description	date	drawing	checked	date
01	amendment	14/01/22	Edging Arrangements	1445.01	
02	Mr & Mrs Rounce, 6 Globe Close, Burton Upon Stather, DN15 9EZ.	15/01/22	Plotting & S.Regs	1445.01	Jan 22
03		15/01/22	1:250, 1:100 & as noted	1445.01	Jan 22
					MP

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**NOTES:**

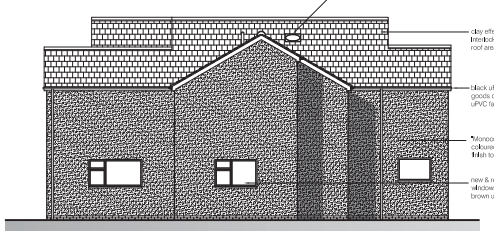
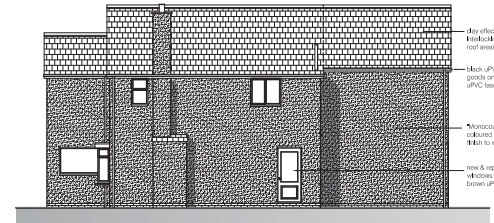
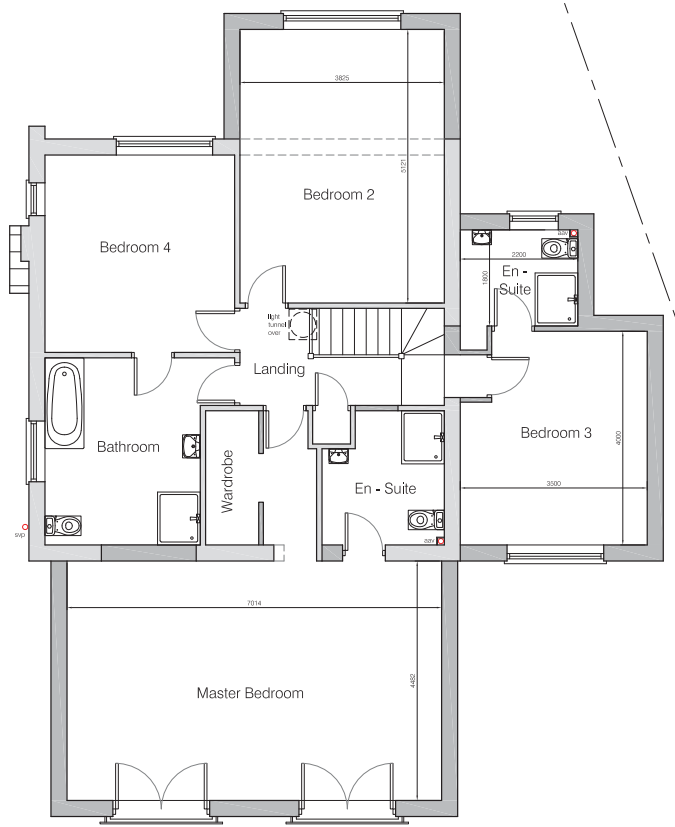
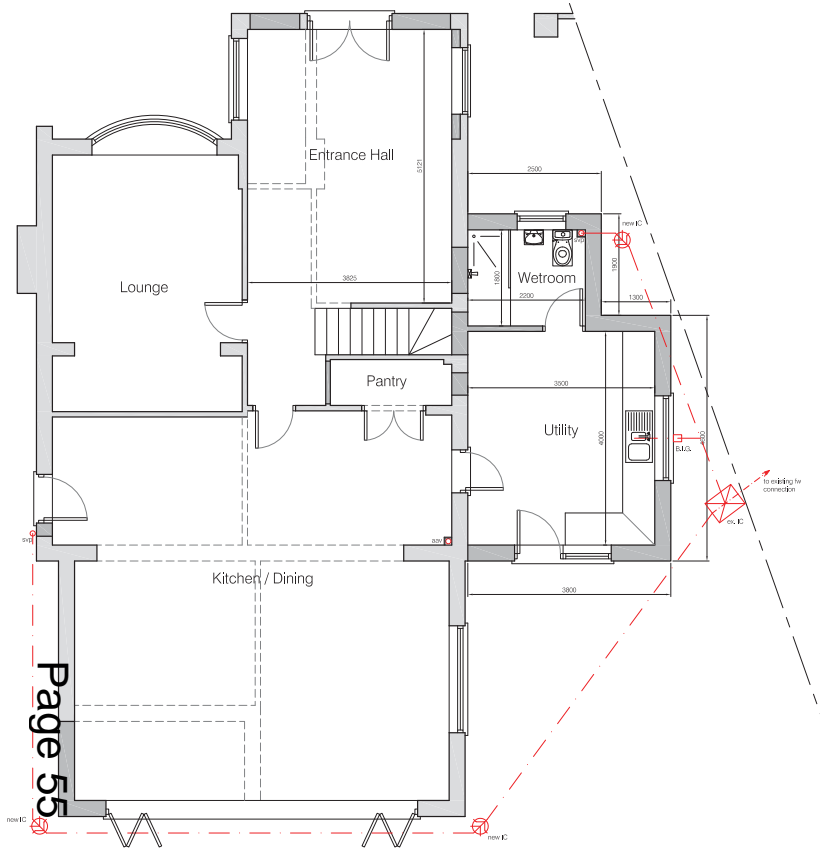
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Do not scale from these drawings if in doubt - ask.

All materials and be fixed, applied or fitted in accordance with the manufacturers' written instructions, recommendations and specifications. Variations to specified materials and/or approved finishes shall be notified to the Architect.

The Contractor shall take the necessary measures for the proper execution of the works and to the satisfaction of the local authority, whether or not indicated on the drawings or in the specifications.

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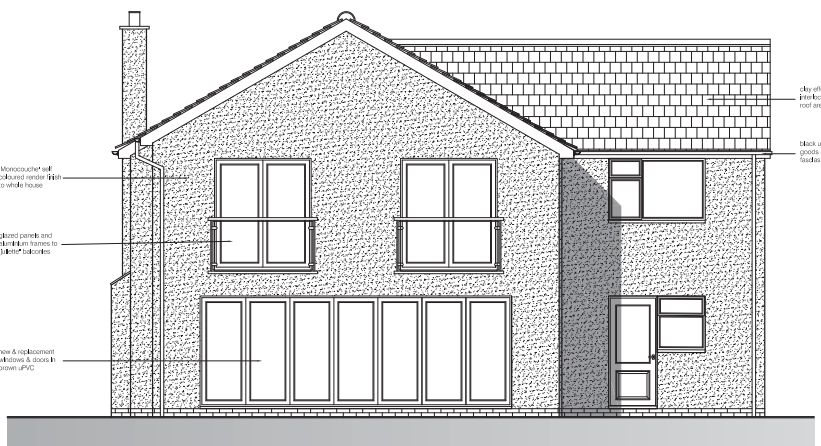
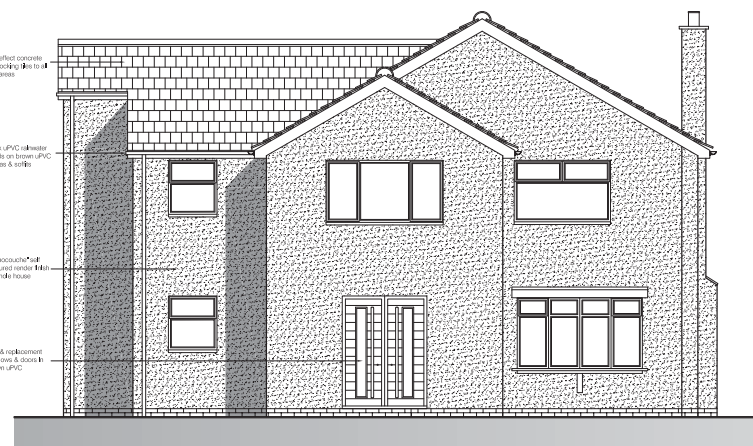
dry effect concrete finishing to all roof areas

black UPVC glazing goods on brown UPVC frames & soffits

"Monocouche" self-adhesive render finish to whole house

new & replacement windows & doors in brown UPVC

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**PARTY WALL NOTICE(S)**

Building works (A) or against (B) the boundary line

If you plan to build a party wall or against the boundary line, you must inform the Adjoining Owner by serving a Notice.

**Excavating near neighbouring buildings:**

If you plan to excavate foundations within 6 metres of a neighbouring building or structure, where the excavation will go deeper than the neighbour's foundations, you must inform the Adjoining Owner by serving a Notice.

If you plan to excavate foundations within 6 metres of a neighbouring building or structure, where the excavation will cut a line down at 45° from the bottom of the neighbour's foundations, you must inform the Adjoining Owner by serving a Notice.

**PARTY WALL NOTICE(S)**

**Building astride (A) or against (B) the boundary line:**  
 If you plan to build a party wall astride or against the boundary line, you must inform the Adjoining Owner by serving a Notice.

**Excavating near neighbouring buildings:**  
 If you plan to excavate foundations within 3 metres of a neighbouring building or structure, where the excavation will go deeper than the neighbour's foundations, you must inform the Adjoining Owner by serving a Notice.

If you plan to excavate foundations within 6 metres of a neighbouring building or structure, where the excavation will cut a line drawn at 45° from the bottom of the neighbour's foundations, you must inform the Adjoining Owner by serving a Notice.

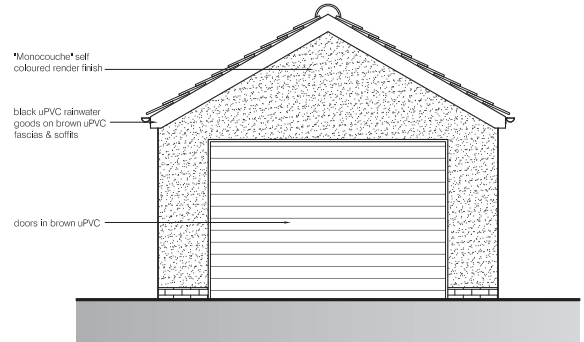
All dimensions & details given on this drawing are to be checked and verified on site prior to works being undertaken. Any discrepancies and/or variations to the specifications within these drawings or associated documents are to be notified to keystonearchitecture.

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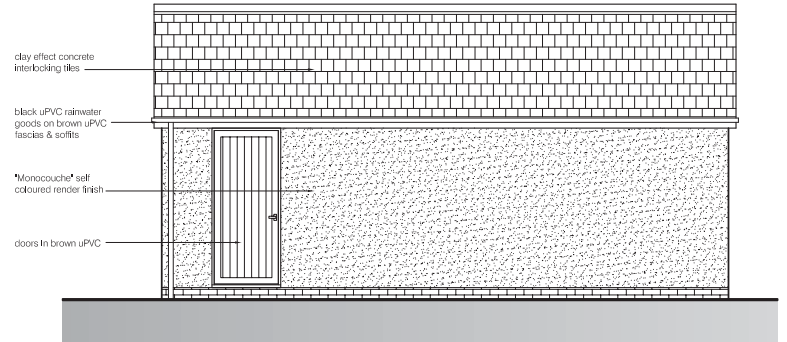
All materials shall be fixed, applied or mixed in accordance with the manufacturers written instructions, recommendations and specifications. Variations to specified materials shall be agreed in writing with keystonearchitecture.

The Contractor shall take into account everything necessary for the proper execution of the works and to the satisfaction of the Local Authority, whether or not indicated on the drawings or in the specification.

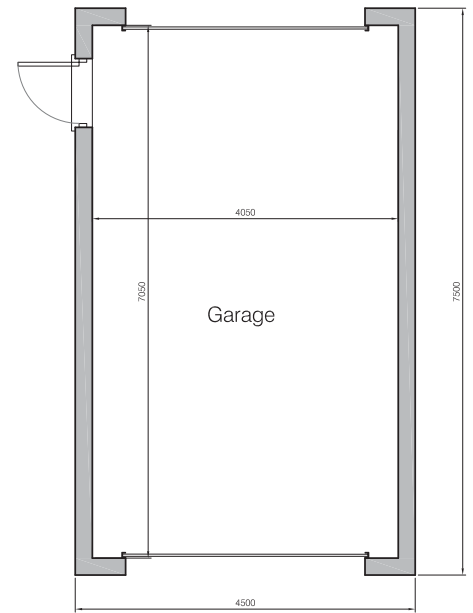
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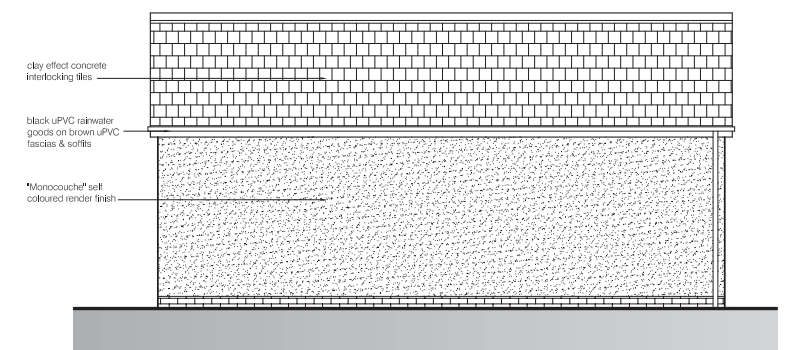
Proposed South Elevation



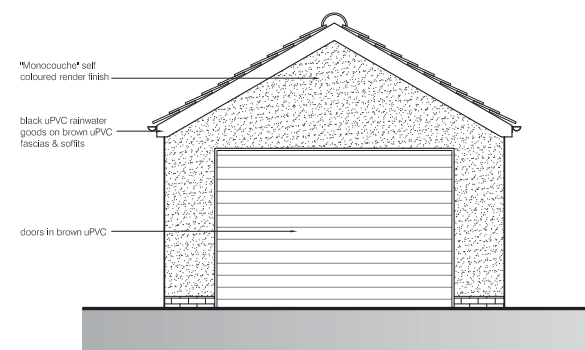
Proposed West Elevation



Proposed Garage Floor Plan



Proposed East Elevation



Proposed North Elevation

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rev	amendment	title	stage	scale	dwg. no.	date
A	Layout Amended as per Client Request	Proposed Garage	Planning	1:50	1445.03 rev.A	12/01/22
		Mr & Mrs Rounce, 6 Glebe Close, Burton Upon Stather, DN15 9BZ.			drawn by MP	Jan 22

<b>APPLICATION NO</b>	<b>PA/2022/414</b>
<b>APPLICANT</b>	Mr & Mrs Holt
<b>DEVELOPMENT</b>	Planning permission to erect a new detached dwelling with associated works (including demolition of existing stables)
<b>LOCATION</b>	West Street Stables, West Street, Hibaldstow
<b>PARISH</b>	Hibaldstow
<b>WARD</b>	Ridge
<b>CASE OFFICER</b>	Emmanuel Hiamey
<b>SUMMARY RECOMMENDATION</b>	<b>Refuse permission</b>
<b>REASONS FOR REFERENCE TO COMMITTEE</b>	Member 'call in' (Cllr Trevor Foster – significant public interest)

## **POLICIES**

### **National Planning Policy Framework:**

Chapter 2 (Achieving sustainable development)

Chapter 4 (Decision-making)

Chapter 12 (Achieving well-designed places)

### **North Lincolnshire Local Plan:**

Policy RD2 (Development in the Open Countryside)

Policy T2 (Access to Development)

Policy T19 (Car Parking Provision and Standards)

Policy H5 (New Housing Development)

Policy DS1 (General Requirements)

Policy DS5 (Residential Extensions)

Policy DS14 (Foul Sewage and Surface Water Drainage)

Policy DS16 (Flood Risk)

### **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 CS19 (Flood Risk)

## **CONSULTATIONS**

**Tree Officer:** No adverse comments to make.

**Environmental Protection:** No objection, but has commented that this application for residential development is a sensitive end use. In addition, the application includes the demolition of the existing stables. There is, therefore, the potential for the site to have been impacted by contamination, which can include asbestos, heavy metals, PAHs and petroleum hydrocarbons, which are harmful to human health, and the department recommends conditions relating to potential contamination risks.

**Building Control:** Building regulations approval will be required for the proposed dwelling as well as a demolition notice for the existing stable block.

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

**LLFA Drainage:** No objections or comments.

## **PARISH COUNCIL**

No objection.

## **PUBLICITY**

Advertised by site notice. Twenty-three responses have been received, all in support of the application, including the following comments:

- would enhance the current site and location
- the introduction of a pond and orchard will promote wildlife
- the plans are of a high quality.

## **ASSESSMENT**

### **Constraints**

SFRA Flood Zone 1

Agricultural Land Classification (Grade 2)

Outside Development Boundary

## **Planning history**

PA/2021/1817: Planning permission to erect a new detached dwelling with associated works (including demolition of existing stables) – refused 23/12/2021.

## **Site and proposal**

Planning permission is sought to erect a new detached dwelling with associated works (including demolition of existing stables) at 55 Carinya, West Street, Hibaldstow.

The site is outside the development boundary of Hibaldstow within the open countryside. The site comprises a smallholding/equestrian establishment, outbuildings and stables, together with land which has been used as a livery - a total area of some 3.78 acres. It is bounded by a field to the east, west and south and residential properties to the north. The site is accessed from West Street via a private road to the north.

The proposal seeks to erect a large two-storey dwelling with a sizeable footprint on the site. The walls would be finished in brickwork, with the roof covered in natural slate. The site layout plan also shows the creation of a large pond and landscaping, with earth mounds, grassed areas and planting.

The applicant has submitted a design statement, and landscape and visual statement.

By way of background, this proposal is a resubmission of the previously refused PA/2021/1817 on 23 December 2021. There are no significant changes between this current proposal and that previously refused in terms of siting, layout and design of the dwelling, except for changes to the landscaping.

### **The main issues to be considered in assessing this application are:**

- **the principle of the development;**
- **layout, siting and design;**
- **impact on residential amenities;**
- **landscape and character;**
- **protection of trees;**
- **ecology impact;**
- **land contamination**
- **flood risk and drainage; and**
- **highways, access, and parking.**

### **Principle of development**

The council is required to determine planning applications in accordance with its adopted development plan unless material considerations indicate otherwise.

The NPPF sets out the 'presumption in favour of sustainable development' and states that development that accords with the development plan should be approved without delay. Having specific regard to residential developments, the NPPF requires local planning authorities to 'boost significantly the supply of housing'.

North Lincolnshire Council published a statement in August 2021 confirming that it can now demonstrate a five-year housing land supply. As such, the development plan is considered up-to-date and NPPF paragraph 11 'tilted balance' does not apply for this proposal.

Policy CS2: Delivering more Sustainable Development states that in supporting the delivery of the spatial strategy set out in policy CS1, as well as determining how future development needs will be met in North Lincolnshire, a sequential approach will be adopted.

The adopted sequential approach focuses on the following:

- (a) previously developed land and buildings within the Scunthorpe urban area, followed by other suitable infill opportunities within the town, then by appropriate greenfield urban extensions
- (b) previously developed land and buildings within the defined development limits of North Lincolnshire's Market Towns, followed by other suitable infill opportunities then appropriate small scale greenfield extensions to meet identified local needs
- (c) small-scale developments within the defined development limits of rural settlements to meet identified local needs.

Policy CS3 of the Core Strategy provides that development outside defined development boundaries will be restricted to that which is essential to the functioning of the countryside. This will include uses such as those related to agriculture, forestry or other uses which require a countryside location or will contribute to the sustainable development of the tourist industry. In local planning terms, the site is outside the development boundary of Hibaldstow within the open countryside. Accordingly, it is not within a sustainable location and residential development on the site is contrary to policy.

Policy RD2 of the local plan restricts development in the open countryside other than in exceptional circumstances. This policy only supports residential development outside defined development limits where it is:

- essential to the efficient operation of agriculture or forestry;
- employment-related development appropriate to the open countryside;
- affordable housing to meet a proven local need;
- essential for the provision of outdoor sport, countryside recreation, or local community facilities;
- for the re-use and adaptation of existing rural buildings;
- for diversification of an established agricultural business;
- for the replacement, alteration or extension of an existing dwelling; and

- essential for the provision of an appropriate level of roadside services or the provision of utility services.

Having considered policy RD2, the development is not essential for agriculture or forestry and it is not for employment-related development appropriate to the open countryside. The development is not intended for affordable housing and is not for the diversification of an established agricultural business. Furthermore, the proposal is for a new dwelling, not re-use and adaptation of existing buildings. Therefore, the proposal does not meet the terms of policy RD2.

Whilst this policy remains, it has largely been overtaken by policies in subsequent plans addressing the same issue (policies CS2 and CS3 of the Core Strategy), to which the proposal is also contrary.

As indicated earlier, this proposal is a resubmission of that previously refused. In this case, the applicant is seeking an assessment of the site as previously developed land since the site is an equestrian establishment, and contains outbuildings and stables, together with land which has been used as a livery.

Policy CS8 of the Core Strategy deals with the distribution of housing sites. It states that in rural settlements in the countryside, and in the open countryside outside development limits, housing development will be strictly limited. The policy supports the re-use of previously developed land and buildings within North Lincolnshire's built-up areas and other suitable infill opportunities in North Lincolnshire's built-up areas. Accordingly, the argument of previously developed land does not conform with policy as the site is outside the development limit and the applicant has not demonstrated that the proposal is an acceptable departure from policy. Furthermore, in NPPF terms, this land is not classed as previously developed land as the definition excludes: 'land that is or was last occupied by agricultural or forestry buildings;'

Overall, the principle of the development is not acceptable because the proposal would not accord with policy RD2 of the local plan, and CS2, CS3 and CS8 of the Core Strategy.

### **Layout, siting and design**

Paragraph 127 of the NPPF states that planning policies and decisions should ensure that developments:

- (a) will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development;
- (b) are visually attractive as a result of good architecture, layout and appropriate and effective landscaping;
- (c) are sympathetic to local character and history, including the surrounding built environment and landscape setting;
- (d) establish a strong sense of place, using the arrangement of streets, spaces, building types and materials to create attractively, welcoming and distinctive places to live, work and visit;

- (e) optimise the potential of the site to accommodate and sustain an appropriate amount and mix of development (including green and other public space) and support local facilities and transport networks; and
- (f) create places that are safe, inclusive and accessible and which promote health and well-being, with a high standard of amenity for existing and future users and where crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion and resilience.

Paragraph 128 of the NPPF requires that 'design quality should be considered throughout the evolution and assessment of individual proposals.'

Policy DS1 of the local plan is partly concerned with impacts on residential amenities. It states '...No unacceptable loss of amenity to neighbouring land uses should result in terms of noise, smell, fumes, dust or other nuisance, or through the effects of overlooking or overshadowing.

Core Strategy policy CS5 requires all new development in North Lincolnshire to be well designed and appropriate for their context. It should contribute to creating a sense of place. The council will encourage contemporary design if it is appropriate for its location and is informed by its surrounding context. A design which is inappropriate to the local area or fails to maximise opportunities for improving the character and quality of the area will not be acceptable.

Among other criteria, policy H5 requires all new housing development to not result in the loss of important open space, and to be in keeping with the scale and character of the settlement. The scale, layout, height and materials of the development are in keeping and compatible with the character and amenity of the immediate environment and with the settlement. Any development must have an adequate and appropriately designed access which will not create any traffic or road safety hazard, and adequate parking within the curtilage of the site is provided to ensure that no on-street parking occurs which would be to the detriment of the free and safe flow of vehicles using the public highway.

As indicated earlier, the proposal is for a large L-shaped two-storey dwelling with associated works (including demolition of the existing stables). The applicant has indicated in the design and access statement that the proposed finish for the walls includes brick and timber cladding, and the roof covering would be clay pantile. The dwelling is heavily fenestrated.

Having reviewed the details of the proposal in line with the above policies, and its impact on the immediate surroundings, it is judged that the proposed dwelling would be of a scale that would dominate the surrounding area and the open countryside. It is therefore deemed inappropriate for the location, and the scale, layout, height and materials of the development are not in keeping and compatible with the character and amenity of the immediate environment and nearby settlement. It would have a significant adverse visual impact on the character of the surrounding area.

Overall, the layout, siting and design of the proposal are contrary to policies DS1 and H5 of the local plan, policy CS5 of the Core Strategy and the National Planning Policy Framework.



## **Residential amenity**

Policy DS1 of the local plan expects a high standard of design in all developments in both built-up areas and the countryside and proposals for poorly designed development will be refused. It states that ‘...No unacceptable loss of amenity to neighbouring land uses should result in terms of noise, smell, fumes, dust or other nuisance, or through the effects of overlooking or overshadowing.’

The distance of the development proposal from nearby properties is adequate such that it is not likely the development would result in overshadowing or overbearing impact.

While the dwelling is heavily fenestrated, the proposed windows are positioned such that they would not directly overlook the amenity areas of nearby properties, and it is unlikely there would be an issue over privacy.

Overall, the proposal would not result in unacceptable amenity impacts that would be detrimental to nearby residential amenities and it aligns with local development plan policies.

## **Landscape and character**

Policy LC7 of the local plan indicates that where development is permitted within rural settlements or the open countryside, special attention will be given to the protection of the scenic quality and distinctive local character of the landscape. Development which does not respect the character of the local landscape will not be permitted.

The policy aims to support the conservation and enhancement of the landscape and its features and maintain local variations in the landscape. Wherever possible, woodlands, grasslands, heathlands and other habitats of landscape importance, together with valuable existing landscape features, such as hedgerows, trees, copses, ponds, watercourses, dykes, historical sites, estate features, enclosure landscapes, and other built heritage features, will be protected and enhanced.

The applicant has submitted a landscape and visual statement. It provides an appraisal of the proposed development within the application site and surrounding study area.

The statement concludes that there will be a change in the character of the site from horse paddocks developed in an ad hoc way and poorly maintained to a domestic dwelling, which brings forward a typical country dwelling surrounded by ornamental, wooded and wildflower gardens which respect the location on the countryside edge.

Further, the statement introduces the development of wide ecological benefits and overall quality of the landscape and assesses there will be no impact on the wider landscape.

The statement indicates that the development would be of an appropriate scale and size positioned against the existing settlement edge. Due to the strong field boundaries, the vegetated village backdrop and the concentration of existing built form on the footprint (stables), it concludes that there would be no impacts on the wider landscape character, and that the development would improve the quality of the field in ecological terms and introduce new and valuable features into the landscape.

Having reviewed the details of the plans, together with the supporting statement, alongside the relevant policies of the local development plan, there is an argument that the dwelling would be viewed against the backdrop of the settlement.

However, the planning authority is of the view that, due to the appearance, scale, massing and location of the dwelling, it would dominate the site and surrounding area, and would be detrimental to the character of the landscape and nearby settlement.

The scale and appearance of the development compared to the surroundings are unjustified as it does not meet the aims of policy LC7, which seeks to support the conservation and enhancement of the landscape and its features, and maintain local variations in the landscape. The development is therefore contrary to policy LC7.

### **Protection of trees**

Policy LC12 of the local plan requires that proposals for all new development will, wherever possible, ensure the retention of trees, woodland and hedgerows. Regard will be given to the protection of these features within the setting of settlements, the protection of ancient woodlands and historic hedgerows and the amenity value of trees within built-up areas. Tree preservation orders will be made where trees that contribute to local amenity or local landscape character are at risk. Landscaping and tree and hedgerow planting schemes will be required to accompany applications for new development where it is appropriate to the development and its setting.

The application site was previously used for stables and livery/agricultural use. The tree officer has been consulted and has no comments to make. Consequently, the proposal complies with policy LC12.

### **Ecology**

Policy CS17 of the Core Strategy, as well as paragraph 174 of the NPPF, relates to biodiversity. Paragraph 174 states, in part, that a net gain for biodiversity should be achieved.

The council's ecologist has commented that no ecological surveys are required. However, conditions are proposed to minimise harm to protected and priority species and habitats and to seek a net gain in biodiversity in accordance with policy CS17, the NPPF and Biodiversity Metric 3.1.

### **Land contamination**

The NPPF states that to prevent unacceptable risks from pollution and land instability, planning policies and decisions should ensure that new development is appropriate for its location. Policy DS11 of the local plan 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 of the local plan is also concerned with the protection of amenities.

Policy DS7 of the 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.

Environmental Protection have commented that this application for residential development is a sensitive end use. In addition, the application includes the demolition of existing stables. There is, therefore, the potential for the site to have been impacted by contamination. This can include asbestos, heavy metals, PAHs, and petroleum hydrocarbons, which are harmful to human health.

It is the developer's responsibility to assess and address any potential contamination risks; however, no supporting information has been provided that demonstrates potential risks can be reduced to an acceptable level.

Considering the above advice, the applicant should submit a Phase 1 report for consideration before the application is determined in accordance with national policy guidance. This will allow the council to decide whether a further assessment of the site is required and ensure that appropriate conditions are applied which render the development safe and suitable for use, before use.

However, If the council is minded to determine the application without the information required under national planning policy guidance then any grant of permission should contain appropriate conditions requiring the potential for land contamination to be investigated.

Subject to such conditions, the proposed development is considered to accord with policies DS1, DS7 and DS11 of the local plan.

### **Flood risk and drainage**

The site is within SFRA Flood Zone 1, an area with a low potential for flooding. Policy CS19 of the Core Strategy is concerned with flood risk and policy DS14 of the local plan is concerned with foul sewage and surface water drainage.

As the application site is in Flood Zone 1 no flood risk assessment has been submitted.

The LLFA Drainage Team has no objection to the proposed development subject to the imposition of conditions and informative comments.

### **Highways**

Policy T2 of the North Lincolnshire Local Plan states that all development should be served by satisfactory access. Policy T19 is concerned with parking provisions as well as general highway safety.

The use of the existing shared access by an additional property would not significantly increase traffic on the access and therefore would not overly impact nearby amenities because of increased vehicular movements.

Highways have no objections to the access arrangement subject to conditions.

Overall, it is considered, subject to conditions, that the proposal would align with policies T2 and T19 of the North Lincolnshire Local Plan and the National Planning Policy Framework.

## **Public comments**

As indicated earlier, all the public comments received are in support of the application. The reasoning for the support has been discussed in this report. Overall, the site has been poorly managed, but while the proposal would improve the location and introduce biodiversity into the area, the principle of the development is not acceptable, and the planning authority does not support the design of the dwelling.

The final decision on any planning application must be taken under the development plan unless special circumstances (known as material considerations) apply.

## **Parish council comments**

Hibaldstow Parish Council has no objection to the application but has noted that the site is outside the development boundary. The location of the site outside the development boundary has been considered in assessing the principle of the development and it is judged that the principle is not acceptable.

## **Conclusion**

This development is for the erection of a large two-storey dwelling with associated works (including demolition of existing stables) with a significant footprint on a site outside the development limits of Hibaldstow as defined in the local development plan.

The council has demonstrated a deliverable five-year housing land supply as set out in the North Lincolnshire Five Year Housing Land Supply Statement and therefore the local development plan policies for the supply of housing can be considered up to date.

From the above, the principle of the development is unacceptable as it is contrary to policies RD2 of the local plan, and CS2, CS3 and CS8 of the Core Strategy.

In terms of previously developed land, while the site is on the edge of the settlement, currently contains horse paddocks and is poorly maintained, it is outside the development limit and the applicant has not demonstrated that the proposal is an acceptable departure from policy.

Regarding the scale, layout and design, as outlined in this report, the dwelling would dominate the surrounding area and would cause a significant adverse visual impact on the open countryside. The proposals would not form a suitable backdrop that would minimise the impact on the surrounding area. The development is therefore contrary to policies DS1 of the local plan and CS5 of the Core Strategy.

On amenity impact, it is unlikely the development would raise an undue impact on the amenity of surrounding properties by way of overshadowing or loss of daylight as there would be a satisfactory level of separation between the dwelling and nearby properties. The development would also ensure there is no significant loss of privacy.

The proposal would allow for safe and convenient access and parking provision.

Concerning the history of the site, generally, a resubmitted application is expected to take into account the reasons for refusal of the initial proposal and enhance it. While the previous proposal (PA/2021/1817) was refused on grounds of appearance, scale, massing and location, the applicant has not made any effort to address these reasons. The planning

authority therefore maintains that the principle of the development, and its appearance, scale, massing and location, are unacceptable and the proposal cannot be supported.

Overall, the principle of development is unacceptable as its location represents an unsustainable form of development in the open countryside. Furthermore, the layout, siting, design and appearance of the proposal are unacceptable and would dominate the surrounding area and the countryside. The proposal does not comply with policies DS1, H5, RD2 and LC7 of the local plan, nor policies CS2, CS3 CS5 and CS8 of the Core Strategy, and is recommended for refusal.

**RECOMMENDATION      Refuse permission for the following reasons:**

1

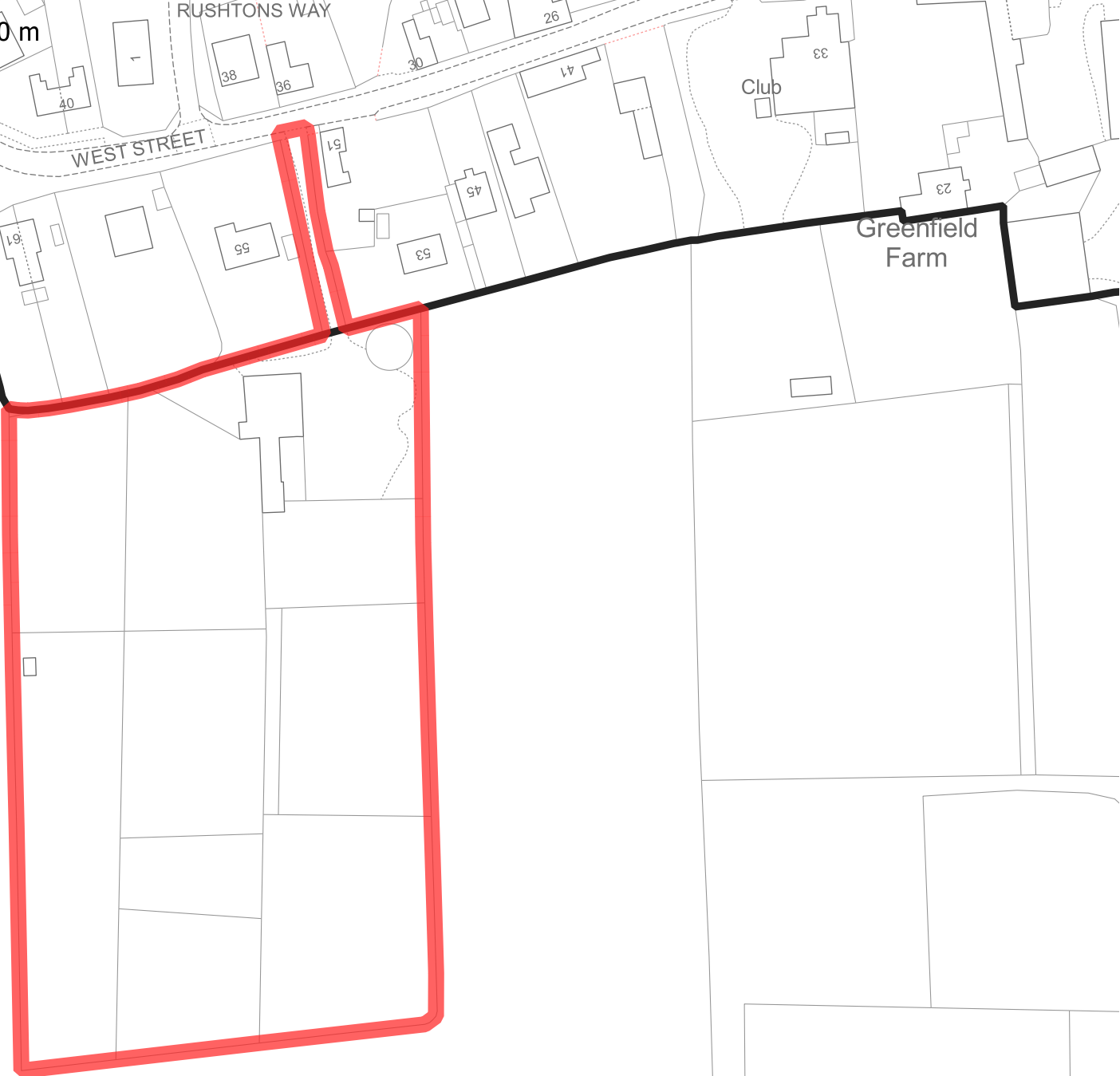
The principle of development is not acceptable because it is located in the open countryside and represents an unsustainable form of development, which is contrary to the aims of the local development plan. Furthermore, the benefit of the planned biodiversity scheme and improvements to the site do not outweigh the harm placed upon the open countryside. The proposal is therefore considered to be contrary to policies RD2 of the North Lincolnshire Local Plan, and CS2, CS3 and CS8 of the Core Strategy.

2.

The proposal, by virtue of its appearance, scale, massing and location, would dominate the site and the open landscape, and would be detrimental to the character of the nearby settlement. It does not recognise the intrinsic character of the countryside. The proposal is therefore contrary to policies RD2, H5 and LC7 of the North Lincolnshire Local Plan, and CS5 of the Core Strategy, as well as the National Planning Policy Framework.

**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.



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 Development Boundary

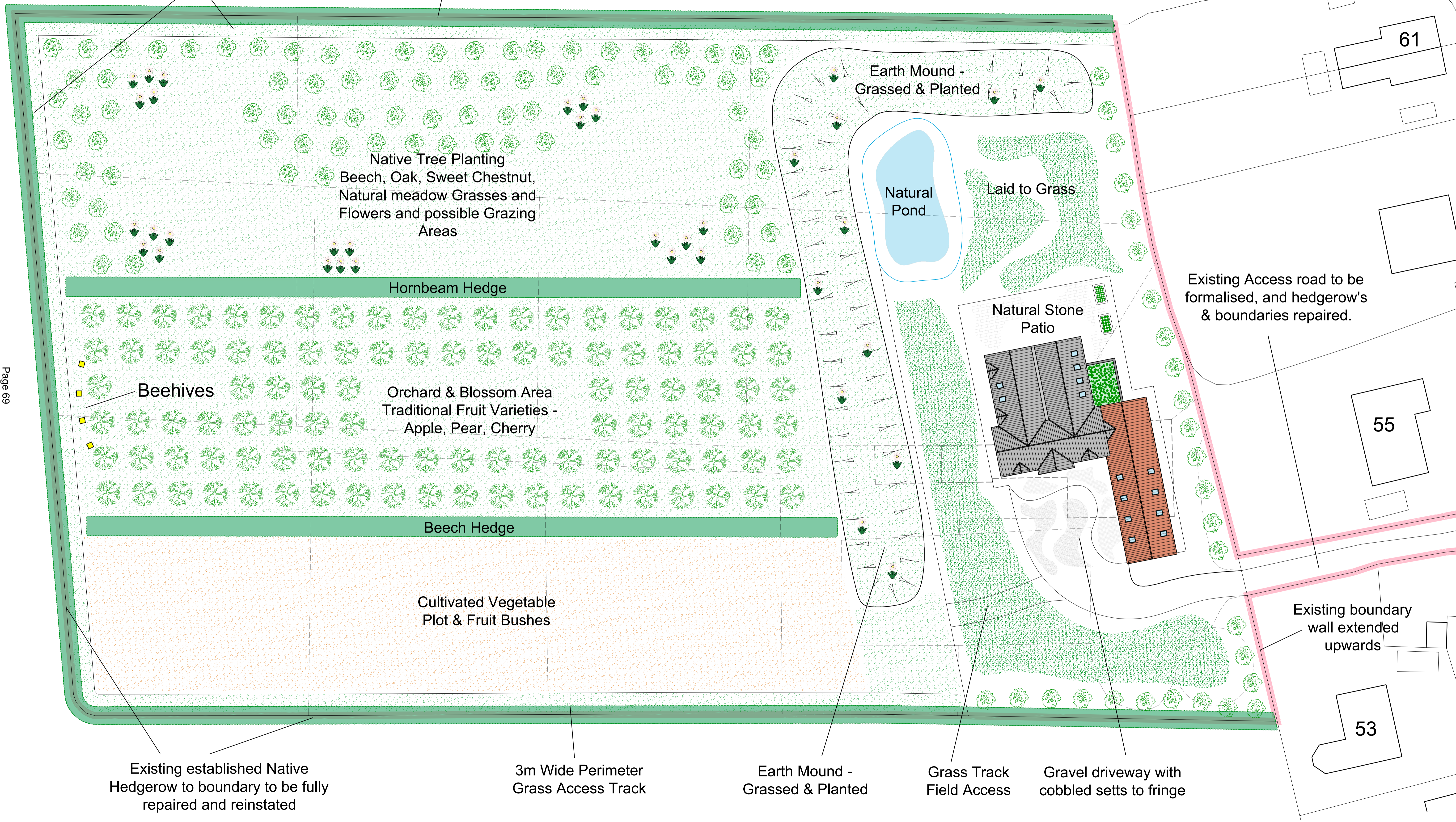
**PA/2022/414**

**North  
Lincolnshire  
Council**

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3m Wide Perimeter Grass Access Track

Existing established Native Hedgerow to boundary to be fully repaired and reinstated



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Existing Access road to be formalised, and hedgerow's & boundaries repaired.

Existing established Native Hedgerow to boundary to be fully repaired and reinstated

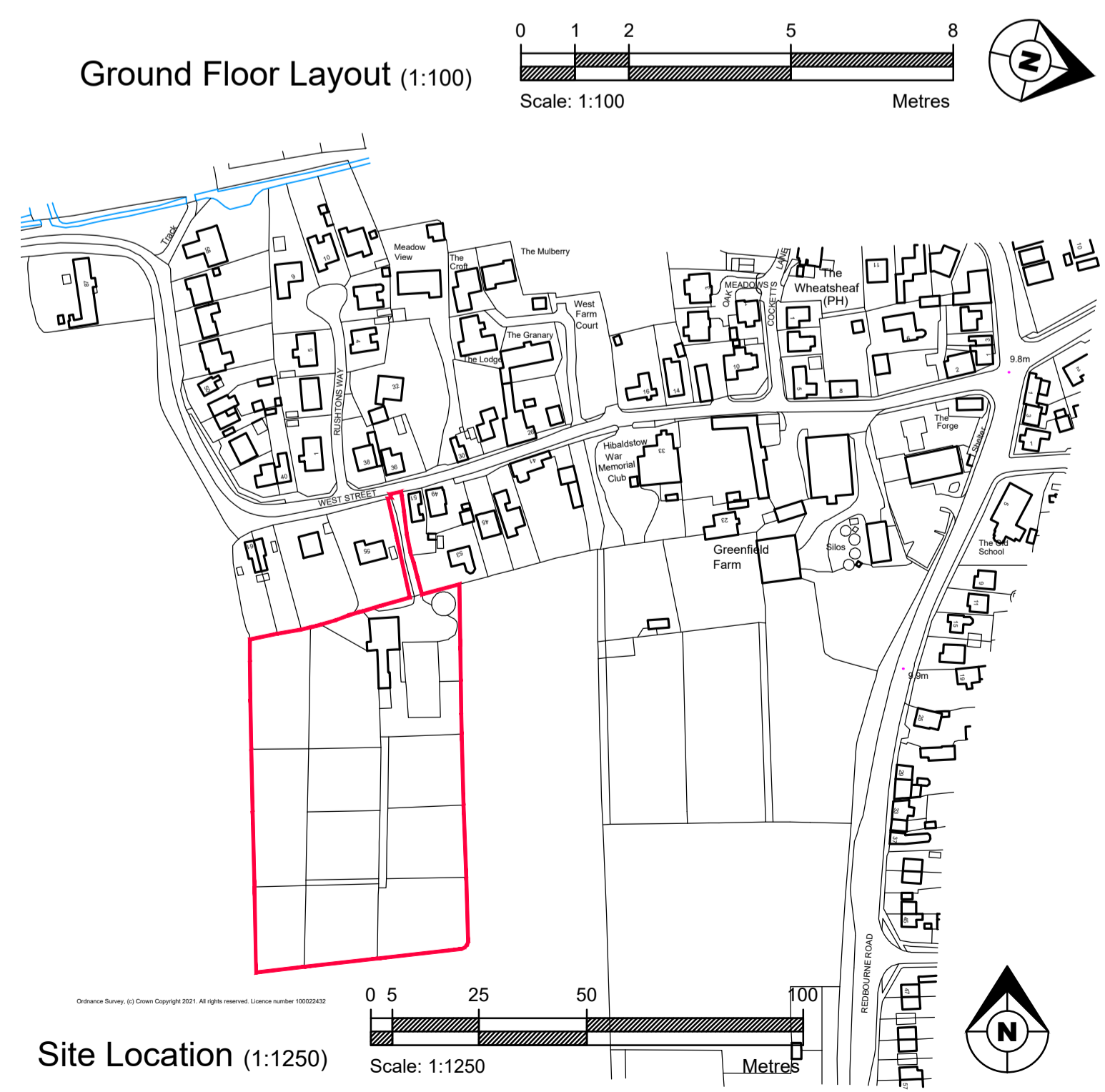
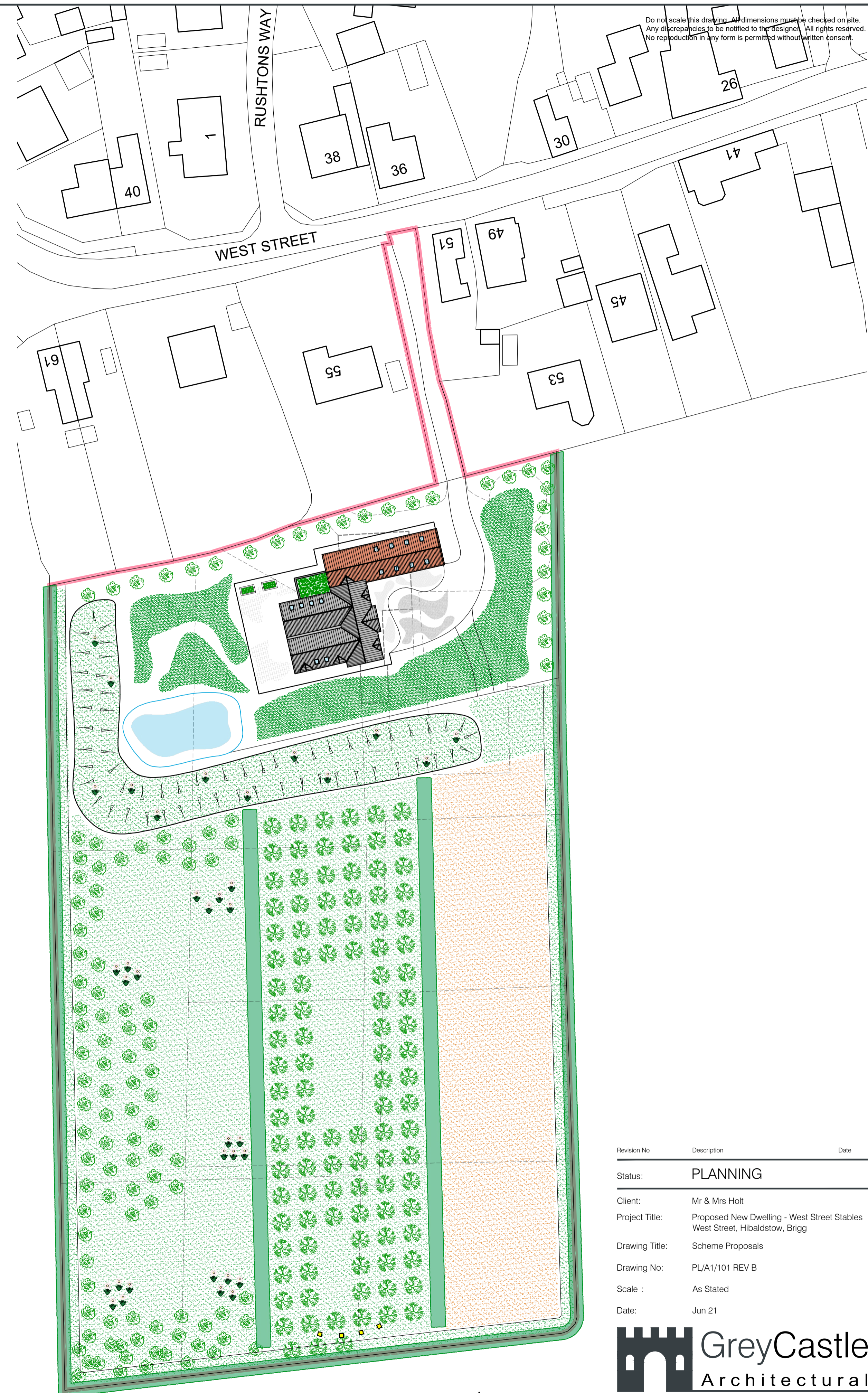
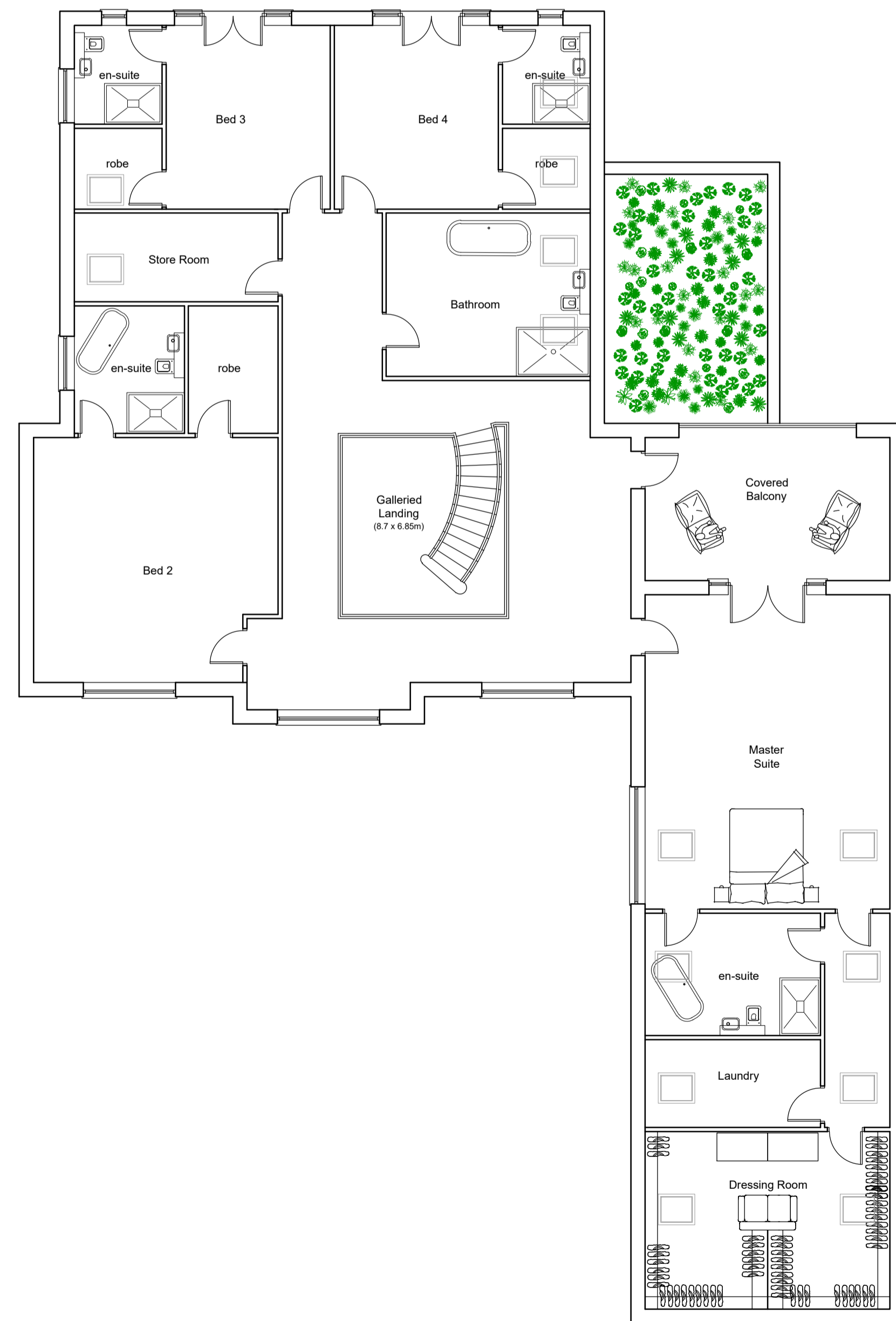
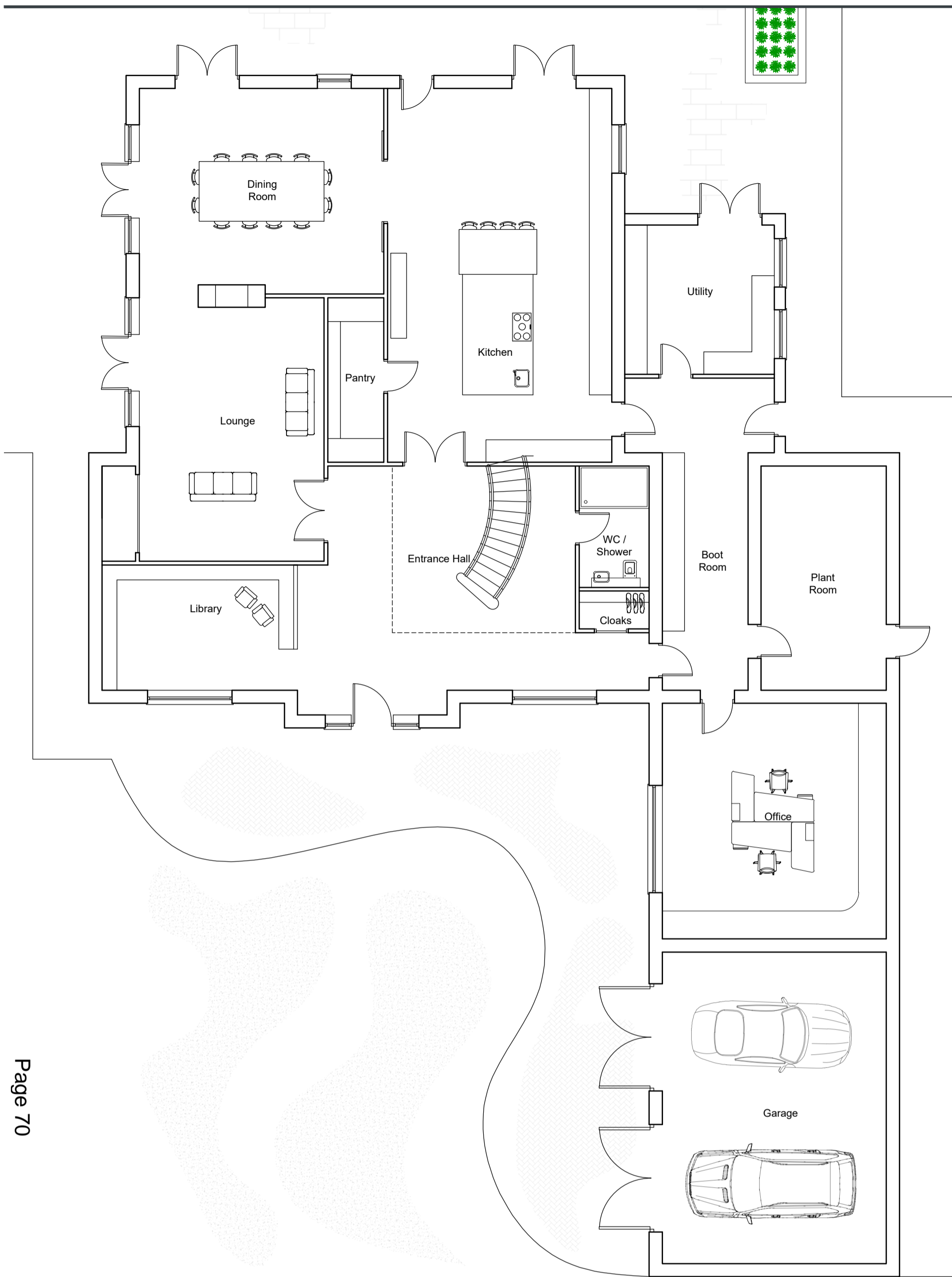
3m Wide Perimeter Grass Access Track

Earth Mound - Grassed & Planted

Grass Track Field Access

Gravel driveway with cobbled setts to fringe

Existing boundary wall extended upwards



Revision No	Description	Date
<b>Status: PLANNING</b>		
Client:	Mr & Mrs Holt	
Project Title:	Proposed New Dwelling - West Street Stables West Street, Hibaldstow, Brigg	
Drawing Title:	Scheme Proposals	
Drawing No:	PL/A1/101 REV B	
Scale :	As Stated	
Date:	Jun 21	

**GreyCastle Architectural**

Lincoln: 01522 370125      Grantham: 01476 520025  
 www.grey-castle.co.uk      mail@grey-castle.co.uk

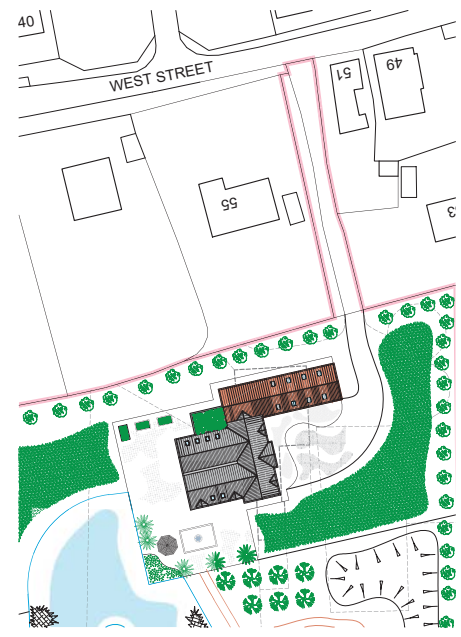


# PA/2022/414 Proposed elevations (not to scale)

Do not scale this drawing. All dimensions must be checked on site. Any discrepancies to be notified to the designer. All rights reserved. No reproduction in any form is permitted without written consent.



Proposed Front Elevation (1:50) - eastern

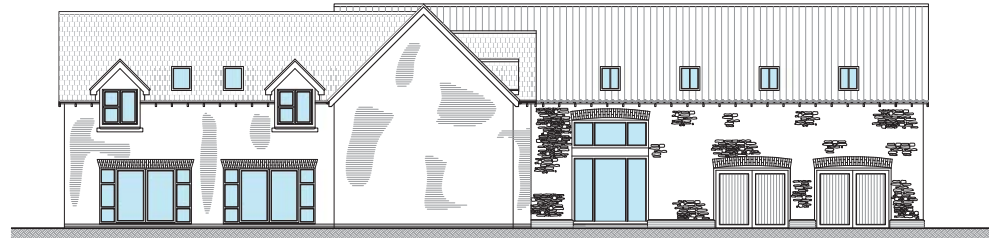


Reference Layout (nts)

Page 71



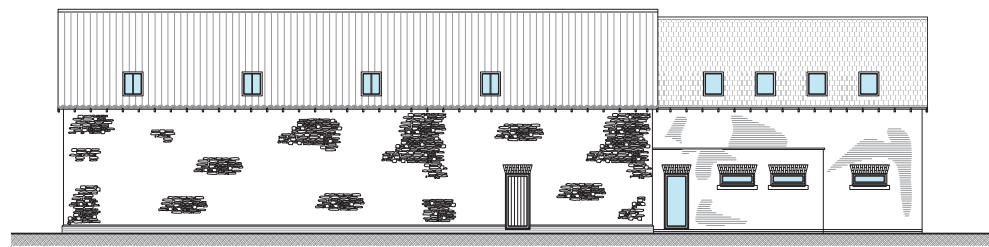
Proposed Front Elevation (1:100) - eastern



Proposed Side Elevation (1:100) - southern



Proposed Rear Elevation (1:100) - western



Proposed Side Elevation (1:100) - northern

Revision No.	Description	Date
Status: <b>PLANNING</b>		
Client:	Mr & Mrs Holt	
Project Title:	Proposed New Dwelling - West Street Stables West Street, Hudderslow, Brigg	
Drawing Title:	Proposed Elevations	
Drawing No.:	PL/A1/102	
Scale:	As Stated	
Date:	Jun 21	

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<b>APPLICATION NO</b>	<b>PA/2022/542</b>
<b>APPLICANT</b>	Mr Adrian Axe
<b>DEVELOPMENT</b>	Planning permission to erect a detached dwelling and garage (Plot 3) with associated works
<b>LOCATION</b>	Axholme Poultry Farm, Station Road, Owston Ferry, DN9 1AW
<b>PARISH</b>	Owston Ferry
<b>WARD</b>	Axholme South
<b>CASE OFFICER</b>	Jess Hill
<b>SUMMARY RECOMMENDATION</b>	<b>Grant permission subject to conditions</b>
<b>REASONS FOR REFERENCE TO COMMITTEE</b>	Departure from the development plan

## **POLICIES**

### **National Planning Policy Framework:**

Section 12 (Achieving well-designed places)

Section 16 (Conserving and enhancing the historic environment)

### **Planning (Listed Buildings and Conservation Areas) Act 1990:**

Section 66 (General duty as respects listed buildings in exercise of planning functions)

**North Lincolnshire Local Plan:** Policies DS1, DS7, HE5, HE9, L5, T2, T19, RD2, H5 (criteria a-m), LC14

**North Lincolnshire Core Strategy:** Policies CS1, CS2, CS3, CS5, CS6

**Housing and Employment Land Allocations DPD (2016):** The site is unallocated and partially within, partially outside, the development limits of Owston Ferry.

## **CONSULTATIONS**

**Highways:** No comments or objections, subject to conditions.

**Drainage:** No comments or objections.

**Environmental Protection:** A Phase 1 Report should be submitted prior to determination; however, if the local authority is minded to determine the application without this, conditions are recommended.

**Conservation:** This application has the potential to affect the setting of the grade II listed barn 55 metres north of Owston Hall, numbers 24 and 26 range adjoining to the north (former C18 century hemp and flax warehouse) and Owston Hall.

It is noted that this application will impact on the setting of the scheduled monument and the character of the Isle of Axholme Special Historic Landscape (reference local plan policy LC14). The council's archaeologist will comment on the impact on these heritage assets which needs to be taken into account in the planning balance as required by section 202 of the NPPF where the harm is weighed against the public benefits of the application.

In 2015 listed building consent and planning permission was given to refurbish the barn and convert it to residential use, see details PA/2015/1558 and 1557.

After this date there has been a change in circumstances to the barn in which it suffered significant storm damage and is in a more dilapidated condition.

An application was subsequently approved (PA/2020/1345) to repair the barn and erect two dwellings which acted as enabling development to refurbish the barn.

After this application the barn has suffered further structural collapse and storm damage and the applicant has submitted costs showing additional finance required to refurbish the barn.

Presently the listed barn is at risk of being lost and it presently detracts from the setting of the adjacent listed buildings. Therefore, refurbishing the barn and converting it to a residence has significant heritage gains in terms of retaining the listed barn and the immediate setting of the listed buildings.

The application includes the introduction of another dwelling west of the listed barn and adjoining ranges which have been included to provide the economic platform to refurbish the barn (the enabling development).

The group of listed buildings (Owston Hall the barn and attached ranges) are experienced together from the inner courtyard of the quadrangle of buildings. This is the key view of the listed buildings and also the key view from the public domain. The new building (plot 3) will not be visible from here and will not detrimentally impact on the key area where the buildings are experienced together. In addition, the buildings are not visible from Owston Hall.

The building has a simple traditional design and is at the rear aspect of the listed building and the overall impact is seen as acceptable in this instance considering the heritage gain of refurbishing the barn.

There is no objection to the application as it is accepted that, due to further deterioration of the barn's condition, additional finance is required to refurbish it. The design and location of the new dwelling are acceptable in terms of impact on the setting of the adjacent listed buildings.

**Historic Environment Record:** The key heritage issue is the effect of the proposed enabling development of an additional detached dwelling to the two previous consented plots for enabling development on the wider group of heritage assets.

The proposed new dwellings are outside the development boundary and will adversely affect the setting of the scheduled monument of Kinaird motte and bailey castle and the Area of Special Historic Landscape Interest of the Isle of Axholme contrary to local plan policies HE8 and LC14.

The site also has potential for non-designated archaeological remains associated with medieval and later settlement that the development would destroy.

The Conservation Officer has responded that a third plot as enabling development would be valid to secure the heritage benefits to the Threshing Barn and the setting of the adjoining grade II listed buildings.

The designated scheduled monument is the heritage asset of highest significance of this group and any harm requires clear and convincing justification (NPPF, 199). The scale of harm to the monument is less than substantial and this harm should be weighed against the public benefits of the proposal (NPPF, 201).

Where the authority is minded to grant consent any permission should be subject to conditions: to secure a programme of historic building and archaeological monitoring and recording work; to remove permitted development rights to protect the Special historic landscape; and to secure the heritage benefits of the enabling development.

**Spatial Planning:** No comments received.

## **PARISH COUNCIL**

No response has been received.

## **PUBLICITY**

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

## **ASSESSMENT**

### **Site location and context**

The site is located towards the southern edge of Owston Ferry, along the development boundary. The site boundary adjoins a grade II listed barn. 24 and 26 Station Road are also grade II listed and located south of the site.

### **Planning history**

- 2/1995/0727: Outline permission to erect six dwellings and garages (renewal of 2/1992/0239) – approved 08 November 1995
- 2/1992/0239: Outline permission to erect six detached houses with garages – approved 11 August 1992
- PA/1997/1024: Full planning permission to erect a poultry house and construct an aboveground water storage tank – approved 27/10/1997
- PA/2015/1557: Full planning permission for partial demolition of agricultural/commercial store building and change of use of listed agricultural barn to residential dwelling – approved 20 June 2016

- PA/2015/1558: Listed building consent to convert an existing agricultural barn to dwelling – approved 20 June 2016
- PA/2017/371: Outline planning permission for two dwellings (including demolition of existing buildings) with all matters reserved for subsequent approval – approved 18 January 2019
- PA/2019/1668: Full planning permission to demolish listed barn and erect a two-storey dwelling with associated works – withdrawn 29 September 2020.
- PA/2019/1739: Listed building consent to demolish barn – withdrawn 29 September 2020
- PA/2020/1345: Planning permission to convert existing barn to residential and erect two detached dwellings with associated works – approved 26 March 2021
- PA/2020/1473: Listed building consent to repair and refurbish barn for residential use (Use Class C3) – approved 06 April 2021
- PA/2021/1290: Outline planning permission to erect two dwellings (including demolition of existing buildings) with all matters reserved for subsequent consideration – approved 14 January 2022.
- PA/2022/734: Listed building consent to erect a detached dwelling and garage (Plot 3) with associated works – pending consideration.

### **Designations/constraints**

The site is not located within or near to a conservation area; however, it is next to a grade II listed barn and there are two further grade II listed buildings to the south of the site (24 and 26 Station Road). The site is also approximately 100m east of the Scheduled Ancient Monument Kinaird Motte and Bailey Castle.

The eastern part of the site (including the site access) is within the development limits of Owston Ferry as identified by the Housing and Employment Land Allocations DPD 2016, and the western portion of the site is outside the development limits.

The site is within the Isle of Axholme Area of Special Historic Landscape Interest (therefore policy LC14 applies).

The site is within Flood Zone 1 which is at low risk of flooding.

### **Proposal**

Planning permission is sought to erect a detached dwelling on plot 3 of the site. As the site is within the curtilage of the listed barn, a separate application for listed building consent has also been submitted for the proposed dwelling under reference PA/2022/734.

As set out above, there have been a number of previous applications, including consents, on the site. The main applications of relevance that will be referenced frequently in this report include full permission for two enabling dwellings (PA/2020/1345) and outline permission for two enabling dwellings (PA/2021/1290).

## **The main considerations in assessing this application are:**

- **principle of development;**
- **heritage impacts;**
- **design and appearance;**
- **residential amenity;**
- **access and highway safety;**
- **flood risk and drainage;**
- **ecology; and**
- **land contamination.**

### **Principle of development**

The site is mostly outside the development limits of Owston Ferry. The eastern part of the site is within the development limits (featuring the site access) and the western portion of the site is outside (where the dwelling is proposed). The site is therefore considered to be within the countryside as defined by policy CS3.

Policies CS2 and CS3 attempt to restrict development within the open countryside, including to development which is essential to the functioning of the countryside. This might include uses such as those related to agriculture, forestry or other uses which require a countryside location or which will contribute to the sustainable development of the tourist industry.

Policy RD2 does, however, allow for the re-use and adaptation of existing rural buildings (part v). Similarly, the NPPF encourages the re-use of previously developed land, which the site is considered to comprise, and also supports housing in rural areas where it will enhance or maintain the vitality of rural communities (paragraph 79).

The grade II listed barn is clearly in need of restoration given its dilapidated state. The roof has caved in with only two areas near the two gable ends remaining intact. The internal area is held up by an internal steel frame and concrete mezzanine. Listed building consent has been granted under application PA/2020/1473 for the works to restore the listed barn.

This application seeks consent for a further dwelling (in addition to the two dwellings already permitted by PA/2020/1345 and two dwellings permitted by PA/2021/1290) to help fund the restoration of the grade II listed barn. The proposed dwelling would therefore comprise enabling development to facilitate works to the barn.

The enabling development would result in the erection of a dwelling in the countryside, which is generally unacceptable. Notwithstanding this, paragraph 2 requires decision makers to consider other material considerations. Paragraphs 80 and 202 of the NPPF require decision makers to consider a departure from the development plan on the grounds of enabling development provided it secures the future conservation of a heritage asset.

Therefore, whilst the erection of a further market dwelling is a departure, establishing whether the principle of development is acceptable is dependent on whether the proposal represents suitable enabling development. As such, the nature and impact of the proposed enabling development is assessed within the following section.

### **Heritage impact**

The site is adjacent to a grade II listed barn and there are grade II listed properties to the south of the site. There is also a scheduled ancient monument approximately 100m to the west of the site (Kinnaird Motte and Bailey Castle). The site is not within or near to a conservation area.

When considering proposals which affect listed buildings regard should be made to Section 66 of the Planning (Listed Building and Conservation Area Act) 1990 which states that, 'In considering whether to grant planning permission for development which affects a listed building or its setting, the local planning authority or, as the case may be, the Secretary of State shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.'

Policy CS6 (Historic Environment) sets out that the council will seek to protect, conserve and enhance North Lincolnshire's historic environment, including the character and setting of listed buildings and scheduled ancient monuments. Policy HE8 (Ancient Monuments) sets out that development proposals which would result in an adverse impact on scheduled ancient monuments will not be permitted.

The proposed dwelling has been submitted as enabling development that is necessary to facilitate the repair of the grade II listed threshing barn. The key issues for consideration therefore include the following:

- whether or not the repair and restoration of the heritage asset is proportionate to the amount of enabling development applied for (including when assessed against the already granted enabling development to the north for two dwellings under permission PA/2020/1345 and two dwellings under PA/2021/1290);
- whether or not there are alternatives to the enabling route to secure the long-term survivability of the listed buildings; and
- the impact of the development upon the listed buildings, open countryside and historic environment (including the scheduled monument).

### ***Proportionality of the enabling works***

The proposal is for one dwelling only; however, permission has already been granted under PA/2020/1345 and PA/2021/1290 for a total of four dwellings as enabling development to help fund the regeneration of the barn.

Since the enabling development was granted for the two dwellings to the north under application PA/2020/1345, the estimated costs for the works to repair the listed threshing barn have increased by 30%. This is a significant rise and results in a negative cash balance.

Historic England's guidance 'Enabling Development and Heritage Assets' (June 2020) advises that the case for enabling development rests on there being a conservation deficit.



Based on the submitted information, it is clear there is a conservation deficit given the cost of the repair to the listed building exceeds its market value on completion of the repairs. It is therefore also clear that the additional enabling dwelling is financially required to facilitate the restoration of the listed barn.

As with the permission for the two enabling dwellings to the north (PA/2020/1345), conditions are recommended to control materials and prevent occupation of the dwelling until the works to the listed buildings have been completed in accordance with the approved plans. The proposal would therefore accord with policies CS6 and HE5.

### ***Exploration of alternatives to enabling development***

It is clear from the planning history associated with the site that various attempts have been made to secure the repair of the barn and facilitate its regeneration. The dilapidated state of the listed building would suggest that this is the last resort for the building's survival. Therefore, it would appear that enabling development is the only realistic route in order to achieve the heritage gain and no other alternatives reasonably exist.

### ***Impact upon listed buildings, scheduled monument and special historic landscape (ASHLI)***

The proposed dwelling will inevitably impact upon the historic environment; however, the dwelling is located at a suitable distance so as to not give rise to any unacceptable impacts upon the setting of listed buildings.

The site is within the Area of Special Historic Landscape Interest of the Isle of Axholme. This area is locally designated for its unique historic landscape retaining the pattern of ancient open strip fields and enclosed fields surrounding the villages on the Isle, and the Turbaries (areas of historic peat cutting). This historic landscape is considered to be of national importance and policy LC14 applies which requires proposals in this area to reflect the local character.

The site is therefore constrained and located within a sensitive area in terms of heritage and landscape designations. Notwithstanding this, the site is relatively enclosed and not highly visible from the south, given the location of existing buildings and vegetation in the area. Approval has already been granted for dwellings on the site and north of the listed building which will change the character of the area. Cumulatively, the addition of a further dwelling is not considered to have an adverse impact on the historic landscape area or heritage assets. The proposals therefore accord with the aims of policies LC14 and RD2.

Therefore, having reviewed the submitted information, it is considered that a third enabling dwelling would be required to facilitate the restoration of the grade II listed barn. This would represent a significant benefit in favour of the proposal. The site is on the edge of the development limits and relates well to the existing built development in the area due to the location of other buildings around the site.

As such, the impact of the proposed dwelling on the surrounding heritage assets is considered acceptable as is the principle of development.

### **Design and appearance**

Policies DS5 and CS5 are concerned with visual amenity. Policy DS5 states that proposals should be sympathetic in design, scale and materials. Given the context of the site (outside

development limits, proximity to listed building), it is also necessary to assess the proposals in accordance with policies LC14 and RD2.

The proposed dwelling comprises a detached three-bedroom property with a detached garage to the north. The dwelling is located to the south of enabling plots 1 and 2 and to the west of the barn. The dwelling comprises two storeys and would be proportionate to the context of the area, particularly given it has already been found acceptable for the two enabling plots to the north. The dwelling features evenly spaced windows with brick soldier course detailing above. The proposed scale and appearance of the dwelling is therefore acceptable. The dwelling is similar to those that have been approved on plots 1 and 2 which have been found acceptable through the granting of permission PA/2020/1345.

Materials are not specified but should be in keeping with the character of the area. Details of the proposed materials will be secured by condition.

The proposed scale and design of the dwelling are therefore considered to accord with policies RD2, H5, HE5, CS5, CS6 and S66 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

### **Residential amenity**

Policy DS1 requires proposals to be designed so as not to have a detrimental impact on the amenity of neighbouring uses.

There are suitable separation distances from existing properties to the west and from the consented dwellings (permissions PA/2020/1345 and PA/2021/1290) which are not yet built.

Given the separation distances of existing dwellings near the site and the consented dwellings not yet built, the proposal would not carry any overbearing, overlooking or overshadowing impacts that would be detrimental to the residential amenity rights of adjoining neighbours. The proposal therefore accords with policy DS5.

### **Access and highway safety**

Policy T2 (Access to Development) requires all development to be served by a satisfactory access and policy T19 (Car Parking Provision and Standards) requires suitable parking arrangements to be secured for proposals.

The site is accessed from Station Road. This access is unchanged from the other permissions on the site which were previously found to be acceptable. The council's Highways officer has confirmed they have no objections to the proposal subject to the imposition of conditions. As such, the access and parking arrangements are considered suitable and the proposals accord with policies T2 and T19.

### **Flood risk and drainage**

The site is within Flood Zone 1, which is considered to be at a low risk of flooding. The council's drainage team has confirmed they have no objections to the proposed dwelling. Further details regarding foul and surface water drainage will be secured by condition. The proposals are therefore acceptable in terms of their flood risk and drainage impact.

## **Ecology**

Policy CS17 (Biodiversity) of the Core Strategy and paragraph 170 of the NPPF relate to biodiversity. Paragraph 174 states in part that a net gain for biodiversity should be achieved. The site is not designated for any known ecological interest. As for the enabling plots to the north, to ensure the proposal achieves a gain for ecological interest an appropriately worded condition should be attached. The proposal is therefore considered to be acceptable in this regard in line with the aims of policy CS17.

## **Land contamination**

Policy DS7 (Contaminated Land) sets out 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 Environmental Health Officer has assessed the scheme and recommends a condition requiring the submission of a desk top study, remediation and verification reports. This is considered appropriate given the site comprises previously developed land.

## **Conclusion**

This proposal for enabling development for a dwelling outside the development limits of Owston Ferry is considered to be acceptable in principle, given that the dwelling will help facilitate the repair and restoration of the grade II listed threshing barn. The restoration of this heritage asset weighs heavily in favour of the proposal and accords with the requirements of paragraphs 79 and 202 of the NPPF. Therefore, although the proposed dwelling represents a departure from the development plan to an extent given its location outside defined development limits, the benefits from the proposed enabling development are considered to outweigh this.

## **Pre-commencement conditions**

The pre-commencement conditions have been agreed with the applicant's agent.

## **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:

Plot 3 – House & Garage (418-22)

Proposed Block Plan (418-19)

Location, Site and Block Plans (418-22).

Reason

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

3.

Prior to any above-ground works, details of all external materials, including those for the barn and the enabling development, shall be submitted to and agreed in writing with the local planning authority.

Reason

In the interest of the historic environment and to accord with policies HE2 of the North Lincolnshire Local Plan and CS6 of the North Lincolnshire Core Strategy.

4.

Prior to the occupation of the dwelling marked as Plot 3 on the site plan (418-22), the barn shall be restored in accordance with approved plan 418-20 dated 20/08/2020 PA/2020/1345. The applicant must evidence these works through both written documentation and photomontage, and this is to be agreed in writing with the local planning authority.

Reason

In the interest of the historic environment and to align with the terms of this planning permission, in accordance with policies CS6 of the Core Strategy and HE5 of the North Lincolnshire Local Plan.

5.

Details of the repair and replacement of the timber roof elements shall be agreed with the local planning authority prior to the work starting on the roof and retained thereafter.

Reason

In the interest of the historic environment and to accord with policy CS6 of the Core Strategy.

6.

Prior to occupation of any of the dwellings, a detailed scheme showing the position and type of boundary treatments shall be submitted to and agreed in writing by the local planning authority. The agreed scheme shall be retained thereafter.

Reason

In the interest of the historic environment and to accord with policies CS6 of the North Lincolnshire Core Strategy and HE2 of the North Lincolnshire Local Plan.

7.

Construction of the new dwelling above ground level shall not take place until details of the means of foul and surface water drainage have been submitted to and approved in writing by the local planning authority. Development shall proceed in accordance with the approved details.

Reason

To secure appropriate drainage details to prevent flooding and pollution of the environment in pursuance of policy DS14 of the North Lincolnshire Local Plan.

8.

The dwelling shall not be occupied until the vehicular access to it and the vehicle parking and turning space(s) serving it have been completed and, once provided, the vehicle parking and turning space(s) shall be retained.

Reason

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

9.

No development shall take place until a species protection plan has been submitted to and approved in writing by the local planning authority. The plan shall include details of measures to avoid harm to hedgehogs, reptiles, bats and nesting birds during demolition, vegetation clearance and construction works.

Reason

To conserve and enhance biodiversity in accordance with policies LC5 of the North Lincolnshire Local Plan and CS17 of the Core Strategy.

10.

Within three months of the commencement of development, the applicant or their successor in title shall submit a biodiversity management plan to the local planning authority for approval in writing.

Reason

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

11.

The species protection plan and biodiversity management plan shall be carried out in accordance with the approved details and timings, and the approved features shall be retained thereafter. The applicant or their successor in title shall submit photographs of the installed bat roosting and bird nesting features, and planted trees and shrubs, within two weeks of installation, as evidence of compliance with this condition.

Reason

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

12.

No alteration or development shall take place until the applicant, or their agents or successors in title, has produced an historic building record in accordance with a written specification, including a timetable for the recording, which has been submitted by the applicant and approved in writing by the local planning authority.

Reason

In the interest of the historic environment and to accord with policy CS6 of the Core Strategy.

13.

The historic building recording shall be carried out in accordance with the approved details and timings, subject to any variations agreed in writing by the local planning authority.

Reason

In the interest of the historic environment and to accord with policy CS6 of the Core Strategy.

14.

The historic building archive shall be deposited at the North Lincolnshire Historic Environment Record within six months of the date of commencement of the development hereby approved by this permission or such other period as may be agreed in writing by the local planning authority.

Reason

In the interest of the historic environment and to accord with policy CS6 of the Core Strategy.

15.

No development shall take place until detailed scale drawings, which include both elevations and cross-sections of the proposed windows and doors, with material specification to be used on the new buildings and the listed barn, have been submitted to and approved in writing by the local planning authority.

Reason

In the interest of the historic environment and to accord with policy CS6 of the Core Strategy.

16.

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

A Phase 1 desk study shall be carried out to identify and evaluate all potential sources of contamination and the impacts on land and/or controlled waters, relevant to the site. The desk study shall establish a 'conceptual model' of the site and identify all plausible pollutant linkages. Furthermore, the assessment shall set objectives for intrusive site investigation works/Quantitative Risk Assessment (or state if none required). Two full copies of the desk study and a non-technical summary shall be submitted to the local planning authority for approval prior to proceeding to further site investigation.

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, 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 the site is safe for future users and construction workers.

17.

No development shall take place until the applicant, or their agents or successors in title, has secured the implementation of an archaeological mitigation strategy, to be defined in a Written Scheme of Investigation that has been submitted to, and approved in writing, by the local planning authority. The strategy shall accord with a brief provided by North Lincolnshire Historic Environment Record and shall include details of the following:

- (i) measures and methodologies to ensure the preservation by record of the historic structure, building fabric and fittings of the listed barn
- (ii) measures to ensure the preservation by record of archaeological features of identified importance within the application site
- (iii) methodologies for the recording and recovery of archaeological remains, including artefacts and ecofacts
- (iv) post-fieldwork methodologies for assessment and analyses
- (v) report content and arrangements for dissemination, and publication proposals
- (vi) archive preparation and deposition with recognised repositories including the ADS
- (vii) 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
- (viii) 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
- (ix) a list of all staff involved in the implementation of the strategy, including sub-contractors and specialists, their responsibilities and qualifications.

#### Reason

To comply with paragraph 205 of the National Planning Policy Framework, policy CS6 of the Core Strategy and policy HE9 of the North Lincolnshire Local Plan because the barn is grade II listed and the site potentially contains archaeologically significant remains that the development would otherwise destroy; the archaeological mitigation strategy is required in order to preserve archaeological evidence by means of a comprehensive record and creation of a permanent archive, to advance public understanding.



18.

The applicant shall notify the local planning authority in writing of the intention to commence the archaeological site works at least one week/seven days before commencement. Thereafter, the archaeological mitigation strategy shall be carried out in accordance with the approved details and timings.

**Reason**

To comply with paragraph 205 of the National Planning Policy Framework, policy CS6 of the Core Strategy and policy HE9 of the North Lincolnshire Local Plan because the barn is grade II listed and the site potentially contains archaeologically significant remains that the development would otherwise destroy; the archaeological mitigation strategy is required in order to preserve archaeological evidence by means of a comprehensive record and creation of a permanent archive, to advance public understanding.

19.

A copy of any analysis, reporting, publication or archiving required as part of the mitigation strategy shall be deposited at the North Lincolnshire Historic Environment Record within six months of the date of completion of the development hereby approved by this permission or such other period as may be agreed in writing by the local planning authority.

**Reason**

To comply with paragraph 205 of the National Planning Policy Framework, policy CS6 of the Core Strategy and policy HE9 of the North Lincolnshire Local Plan because the barn is grade II listed and the site potentially contains archaeologically significant remains that the development would otherwise destroy; the archaeological mitigation strategy is required in order to preserve archaeological evidence by means of a comprehensive record and creation of a permanent archive, to advance public understanding.

20.

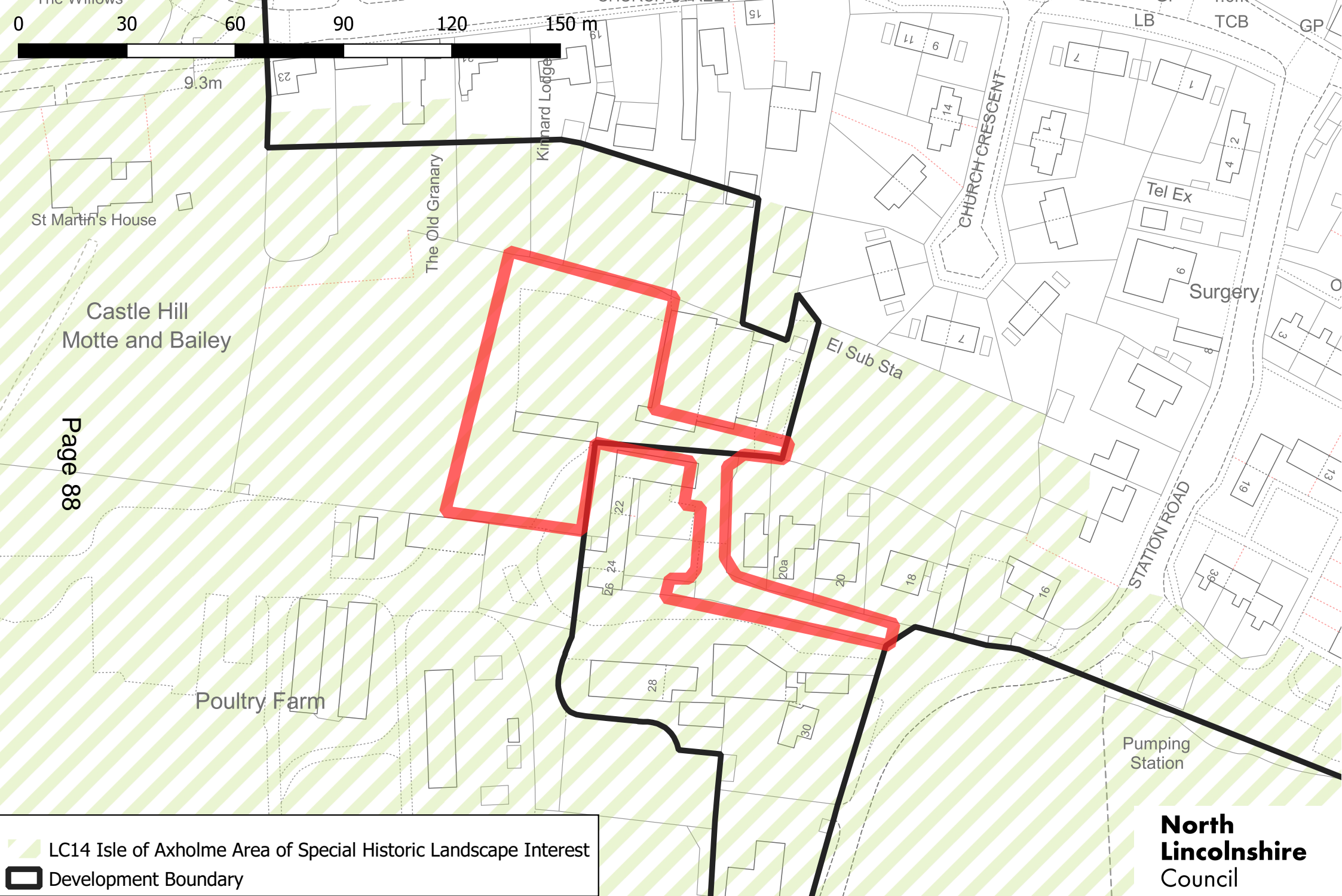
Notwithstanding the provisions of Classes A, B, C, D, E and G of Part 1 of Schedule 2 of the Town and Country Planning (General Permitted Development) Order (2015), or any order re-enacting that order with or without modification, no extensions, buildings or enclosures shall be erected on the site or installed on the buildings other than those expressly authorised by this permission.

**Reason**

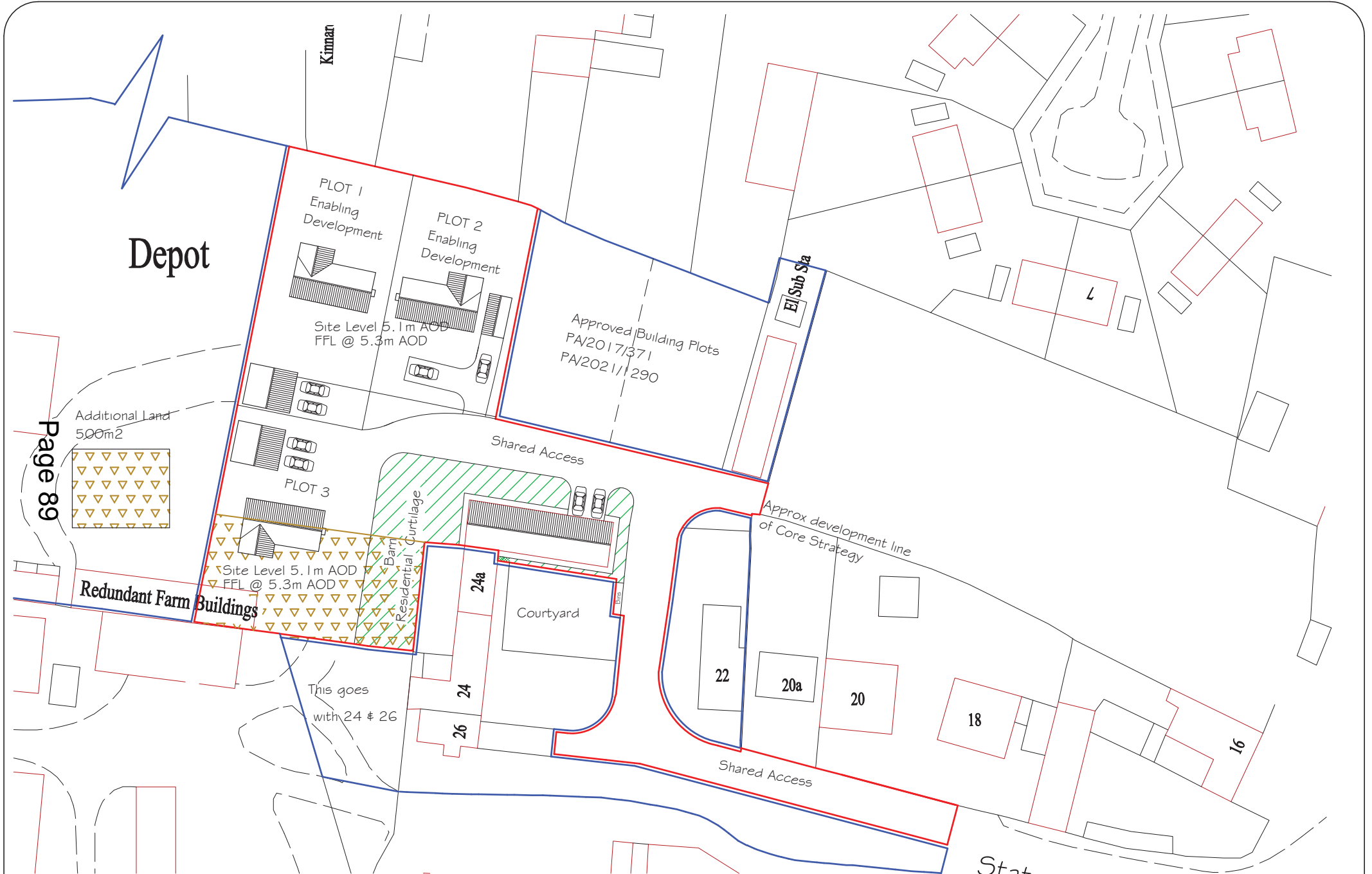
To protect the historic landscape in accordance with policies LC14 of the North Lincolnshire Local Plan and CS6 of the North Lincolnshire Core Strategy.

**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.



# PA/2022/542 Proposed layout (not to scale)



Page 89

Howard J Wroot BSc MRICS Chartered Surveyor 240 Wharf Road, Ealand Scunthorpe DN17 4JN	Tel 01724 711068 Fax 01724 710174 Mob 07947 226577	Client	Adrian Axe		Proposal	Additional enabling plot at The Barn, Station Road, Owston Ferry, Doncaster, DN9 1AW.		
		Date	3/3/22	Dwg No				2 of 3
		Scale	1:500	Ref No				418-19

# PA/2022/542 Proposed plans and elevations (Plot 3) (not to scale)



Front Elevation



Left Side Elevation



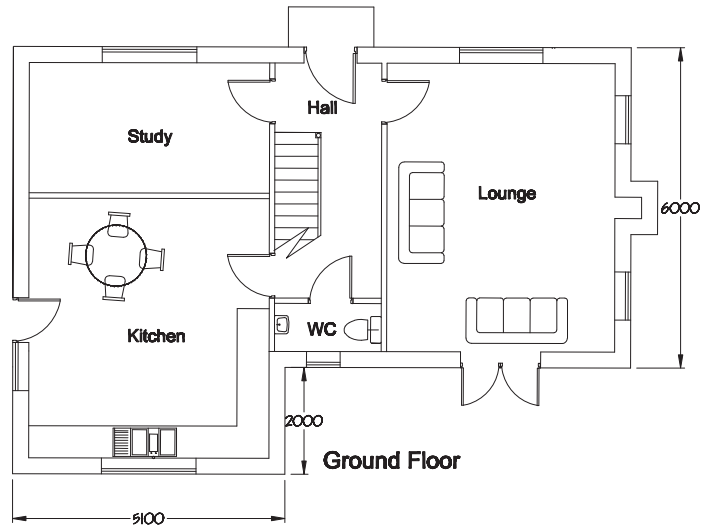
Right Side Elevation



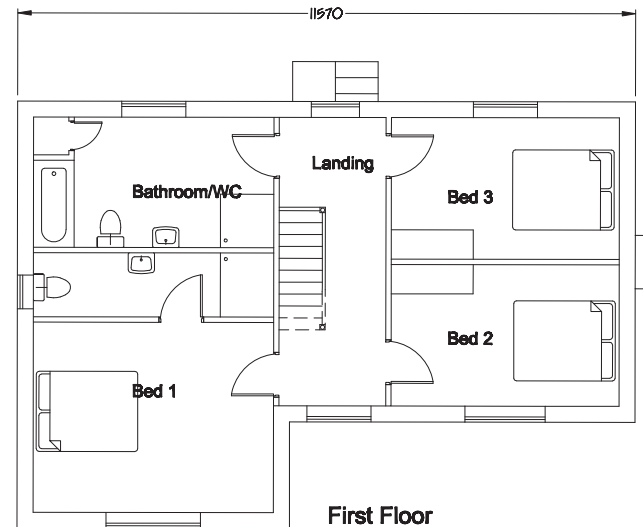
Rear Elevation

Elevations 1:100

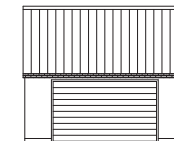
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Ground Floor



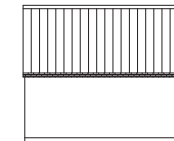
First Floor



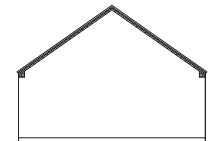
Front Elevation



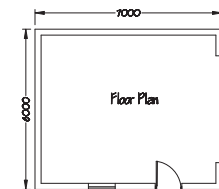
Left Side Elevation



Rear Elevation




Right Side Elevation



Floor Plan

Garage 1:100

Floor Plans 1:50

Howard J Wroot BSc MRICS Chartered Surveyor 240 Wharf Road Ealand Scunthorpe DN17 4JN Tel/Fax: 01724 740174	Client Mr A Axe	Proposal Additional enabling plot
 Email: howard@howardjwroot.com	Drawing Plot 3 - House & Garage	Address The Barn, Station Road Owston Ferry, Doncaster, DN9 1AW
	Date 3/3/2022	Ref 418-22
	Scale Noted	Sheet 1 of 3

<b>APPLICATION NO</b>	<b>PA/2022/734</b>
<b>APPLICANT</b>	Mr Adrian Axe
<b>DEVELOPMENT</b>	Listed building consent to erect a detached dwelling and garage (Plot 3) with associated works
<b>LOCATION</b>	Axholme Poultry Farm, Station Road, Owston Ferry, DN9 1AW
<b>PARISH</b>	Owston Ferry
<b>WARD</b>	Axholme South
<b>CASE OFFICER</b>	Jess Hill
<b>SUMMARY RECOMMENDATION</b>	<b>Grant consent subject to conditions</b>
<b>REASONS FOR REFERENCE TO COMMITTEE</b>	Departure from the development plan

## **POLICIES**

### **National Planning Policy Framework:**

Section 12 (Achieving well-designed places)

Section 16 (Conserving and enhancing the historic environment)

### **Planning (Listed Building and Conservation Area Act) 1990:**

Section 16 (Decision on application)

**North Lincolnshire Local Plan:** Policies DS1, DS7, HE5, HE9, L5, T2, T19, RD2, H5 (criteria a-m), LC14

**North Lincolnshire Core Strategy:** Policies CS1, CS2, CS3, CS5, CS6

**Housing and Employment Land Allocations DPD (2016):** The site is unallocated and partially within, partially outside, the development limits of Owston Ferry.

## **CONSULTATIONS**

**Highways:** No comments or objections.

**Drainage:** No comments or objections.

**Environmental Protection:** No comments.

## **Historic Environment Record:**

- The key heritage issue is the effect of the proposed enabling development of an additional detached dwelling to the two previous consented plots for enabling development on the wider group of heritage assets.
- The proposed new dwellings are outside the development boundary and will adversely affect the setting of the scheduled monument of Kinaird motte and bailey castle and the Area of Special Historic Landscape Interest of the Isle of Axholme contrary to local plan policies HE8 and LC14.
- The site also has potential for non-designated archaeological remains associated with medieval and later settlement that the development would destroy.
- The Conservation Officer has responded that a third plot as enabling development would be valid to secure the heritage benefits to the Threshing Barn and the setting of the adjoining grade II listed buildings.
- The designated scheduled monument is the heritage asset of highest significance of this group and any harm requires clear and convincing justification (NPPF, 199).
- The scale of harm to the monument is less than substantial and this harm should be weighed against the public benefits of the proposal (NPPF, 201).
- Where the authority is minded to grant consent any permission should be subject to conditions: to secure a programme of historic building and archaeological monitoring and recording work; to remove permitted development rights to protect the special historic landscape; and to secure the heritage benefits of the enabling development.

**Spatial Planning:** No response received.

## **PARISH COUNCIL**

No response has been received.

## **PUBLICITY**

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

## **ASSESSMENT**

### **Site location and context**

The site is located towards the southern edge of Owston Ferry, along the development boundary. The site boundary adjoins a grade II listed barn. 24 and 26 Station Road are also grade II listed and located south of the site.

### **Planning history**

2/1995/0727: Outline permission to erect six dwellings and garages (renewal of 2/1992/0239) – approved 08 November 1995

- 2/1992/0239: Outline permission to erect six detached houses with garages – approved 11 August 1992
- PA/1997/1024: Full planning permission to erect a poultry house and construct an aboveground water storage tank – approved 27/10/1997
- PA/2015/1557: Full planning permission for partial demolition of agricultural/commercial store building and change of use of listed agricultural barn to residential dwelling – approved 20 June 2016
- PA/2015/1558: Listed building consent to convert an existing agricultural barn to dwelling – approved 20 June 2016
- PA/2017/371: Outline planning permission for two dwellings (including demolition of existing buildings) with all matters reserved for subsequent approval – approved 18 January 2019
- PA/2019/1668: Full planning permission to demolish listed barn and erect a two-storey dwelling with associated works – withdrawn 29 September 2020.
- PA/2019/1739: Listed building consent to demolish barn – withdrawn 29 September 2020
- PA/2020/1345: Planning permission to convert existing barn to residential and erect two detached dwellings with associated works – approved 26 March 2021
- PA/2020/1473: Listed building consent to repair and refurbish barn for residential use (Use Class C3) – approved 06 April 2021
- PA/2021/1290: Outline planning permission to erect two dwellings (including demolition of existing buildings) with all matters reserved for subsequent consideration – approved 14 January 2022.
- PA/2022/542: Planning permission to erect a detached dwelling and garage (Plot 3) with associated works – pending consideration.

### **Designations/constraints**

The site is not located within or near to a conservation area; however, it is within the curtilage of a grade II listed barn and there are two further grade II listed buildings to the south of the site (24 and 26 Station Road). The site is also approximately 100m east of the Scheduled Ancient Monument Kinaird Motte and Bailey Castle.

The eastern part of the site (including the site access) is within the development limits of Owston Ferry as identified by the Housing and Employment Land Allocations DPD 2016, and the western portion of the site is outside the development limits.

The site is within the Isle of Axholme Area of Special Historic Landscape Interest (therefore policy LC14 applies).

The site is within Flood Zone 1 which is at low risk of flooding.

## **Proposal**

Listed building consent is sought to erect a detached dwelling on plot 3 of the site. No works are proposed to the structure of the listed building; however, the site is within the curtilage of the grade II listed threshing barn. A separate application for full planning permission has also been submitted for the dwelling on plot 3 which is subject to determination under reference PA/2022/542.

As set out above, there have been a number of previous applications, including consents, on the site. The main applications of relevance that will be referenced frequently in this report include full permission for two enabling dwellings (PA/2020/1345) and outline permission for two enabling dwellings (PA/2021/1290).

### **The main considerations in assessing this application are:**

- **principle of development;**
- **heritage impacts; and**
- **design and appearance.**

### **Principle of development**

The site is mostly outside the development limits of Owston Ferry. The eastern part of the site is within the development limits (featuring the site access) and the western portion of the site is outside (where the dwelling is proposed). The site is therefore considered to be within the countryside as defined by Policy CS3.

Policies CS2 and CS3 attempt to restrict development within the open countryside, including to development which is essential to the functioning of the countryside. This might include uses such as those related to agriculture, forestry or other uses which require a countryside location or which will contribute to the sustainable development of the tourist industry.

Policy RD2 does, however, allow for the re-use and adaptation of existing rural buildings (part v). Similarly, the NPPF encourages the re-use of previously developed land, which the site is considered to comprise, and also supports housing in rural areas where it will enhance or maintain the vitality of rural communities (paragraph 79).

The grade II listed barn is clearly in need of restoration given its dilapidated state. The roof has caved in with only two areas near the two gable ends remaining intact. The internal area is held up by an internal steel frame and concrete mezzanine. Listed building consent has been granted under application PA/2020/1473 for the works to restore the listed barn.

This application seeks consent for a further dwelling (in addition to the two dwellings already permitted by PA/2020/1345 and two dwellings permitted by PA/2021/1290) to help fund the restoration of the grade II listed barn. The proposed dwelling would therefore comprise enabling development to facilitate works to the barn.

The enabling development would result in the erection of a dwelling in the countryside, which is generally unacceptable. Notwithstanding this, paragraph 2 requires decision makers to consider other material considerations. Paragraphs 80 and 202 of the NPPF



require decision makers to consider a departure from the development plan on the grounds of enabling development provided it secures the future conservation of a heritage asset.

Therefore, whilst the erection of a further market dwelling is a departure, establishing whether the principle of development is acceptable is dependent on whether the proposal represents suitable enabling development. As such the nature and impact of the proposed enabling development is assessed within the following section.

### **Heritage impact**

The site is within the curtilage of a grade II listed barn and there are grade II listed properties to the south of the site. There is also a scheduled ancient monument approximately 100m the west of the site (Kinnaird Motte and Bailey Castle). The site is not within or near to a conservation area.

When considering proposals for listed building consent regard should be made to Section 16 of the Planning (Listed Building and Conservation Area Act) 1990 which states that, 'In considering whether to grant listed building consent for any works the local planning authority or the Secretary of State shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.'

Policy CS6 (Historic Environment) sets out that the council will seek to protect, conserve and enhance North Lincolnshire's historic environment, including the character and setting of listed buildings and scheduled ancient monuments. Policy HE8 (Ancient Monuments) sets out that development proposals which would result in an adverse impact on scheduled ancient monuments will not be permitted.

The proposed dwelling has been submitted as enabling development that is necessary to facilitate the repair of the grade II listed threshing barn. The key issues for consideration therefore include the following:

- whether or not the repair and restoration of the heritage asset is proportionate to the amount of enabling development applied for (including when assessed against the already granted enabling development to the north for two dwellings under permission PA/2020/1345 and two dwellings under PA/2021/1290);
- whether or not there are alternatives to the enabling route to secure the long-term survivability of the listed buildings; and
- the impact of the development upon the listed buildings, open countryside and historic environment (including the scheduled monument).

### ***Proportionality of the enabling works***

The proposal is for one dwelling only; however, permission has already been granted under PA/2020/1345 and PA/2021/1290 for a total of four dwellings as enabling development to help fund the regeneration of the barn.

Since the enabling development was granted for the two dwellings to the north under application PA/2020/1345, the estimated costs for the works to repair the listed threshing barn have increased by 30%. This is a significant rise and results in a negative cash balance.

Historic England's guidance 'Enabling Development and Heritage Assets' (June 2020) advises that the case for enabling development rests on there being a conservation deficit. Based on the submitted information, it is clear there is a conservation deficit given the cost of the repair to the listed building exceeds its market value on completion of the repairs. It is therefore also clear that the additional enabling dwelling is financially required to facilitate the restoration of the listed barn.

As with the permission for the two enabling dwellings to the north (PA/2020/1345), conditions are recommended to control materials and prevent occupation of the dwelling until the works to the listed buildings have been completed in accordance with the approved plans. The proposal would therefore accord with policies CS6 and HE5.

### ***Exploration of Alternatives to Enabling Development***

It is clear from the planning history associated with the site that various attempts have been made to secure the repair of the barn and facilitate its regeneration. The dilapidated state of the listed building would suggest that this is the last resort for the building's survival. Therefore, it would appear that enabling development is the only realistic route in order to achieve the heritage gain and no other alternatives reasonably exist.

### ***Impact upon listed buildings, scheduled monument and special historic landscape (ASHLI)***

The proposed dwelling will inevitably impact upon the historic environment; however, the dwelling is located at a suitable distance so as to not give rise to any unacceptable impacts upon the setting of listed buildings.

The site is within the Area of Special Historic Landscape Interest of the Isle of Axholme. This area is locally designated for its unique historic landscape retaining the pattern of ancient open strip fields and enclosed fields surrounding the villages on the Isle, and the Turbaries (areas of historic peat cutting). This historic landscape is considered to be of national importance and policy LC14 applies which requires proposals in this area to reflect the local character.

The site is therefore constrained and located within a sensitive area in terms of heritage and landscape designations. Notwithstanding this, the site is relatively enclosed and not highly visible from the south, given the location of existing buildings and vegetation in the area. Approval has already been granted for dwellings on the site and north of the listed building which will change the character of the area. Cumulatively, the addition of a further dwelling is not considered to have an adverse impact on the historic landscape area or heritage assets. The proposals therefore accord with the aims of policies LC14 and RD2.

Therefore, having reviewed the submitted information, it is considered that a further enabling dwelling would be required to facilitate the restoration of the grade II listed barn. This would represent a significant benefit in favour of the proposal. The site is on the edge of the development limits and relates well to the existing built development in the area due to the location of other buildings around the site.

As such, the impact of the proposed dwelling on the surrounding heritage assets is considered acceptable as is the principle of development.

## **Design and appearance**

Policies DS5 and CS5 are concerned with visual amenity. Policy DS5 states that proposals should be sympathetic in design, scale and materials. Given the context of the site (outside development limits, proximity to listed building), it is also necessary to assess the proposals in accordance with policies LC14 and RD2.

The proposed dwelling comprises a detached three-bedroom property with a detached garage to the north. The dwelling is located to the south of enabling plots 1 and 2 and to the west of the barn. The dwelling comprises two storeys and would be proportionate to the context of the area, particularly given it has already been found acceptable for the two enabling plots to the north. The dwelling features evenly spaced windows with brick soldier course detailing above. The proposed scale and appearance of the dwelling is therefore acceptable. The dwelling is similar to those that have been approved on plots 1 and 2 which have been found acceptable through the granting of permission PA/2020/1345.

Materials are not specified, but should be in keeping with the character of the area. Details of the proposed materials will be secured by condition.

The proposed scale and design of the dwelling are therefore considered to accord with policies RD2, H5, HE5, CS5, CS6 and Section 16 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

## **Conclusion**

The proposed development for enabling development for a dwelling outside the development limits of Owston Ferry is considered to be acceptable in principle, given that the dwelling will help facilitate the repair and restoration of the grade II listed threshing barn. The restoration of this heritage asset weighs heavily in favour of the proposal and accords with the requirements of paragraphs 79 and 202 of the NPPF. Therefore, although the proposed dwelling represents a departure from the development plan to an extent given its location outside defined development limits, the benefits from the proposed enabling development are considered to outweigh this.

## **RECOMMENDATION      Grant consent subject to the following conditions:**

1.

The works must be begun before the expiration of three years from the date of this consent.

Reason

To comply with Section 18(1)(a) of the Planning (Listed Buildings and Conservation Areas) Act 1990.

2.

The development hereby permitted shall be carried out in accordance with the following approved plans:

Plot 3 – House & Garage (418-22)

Proposed Block Plan (418-19)

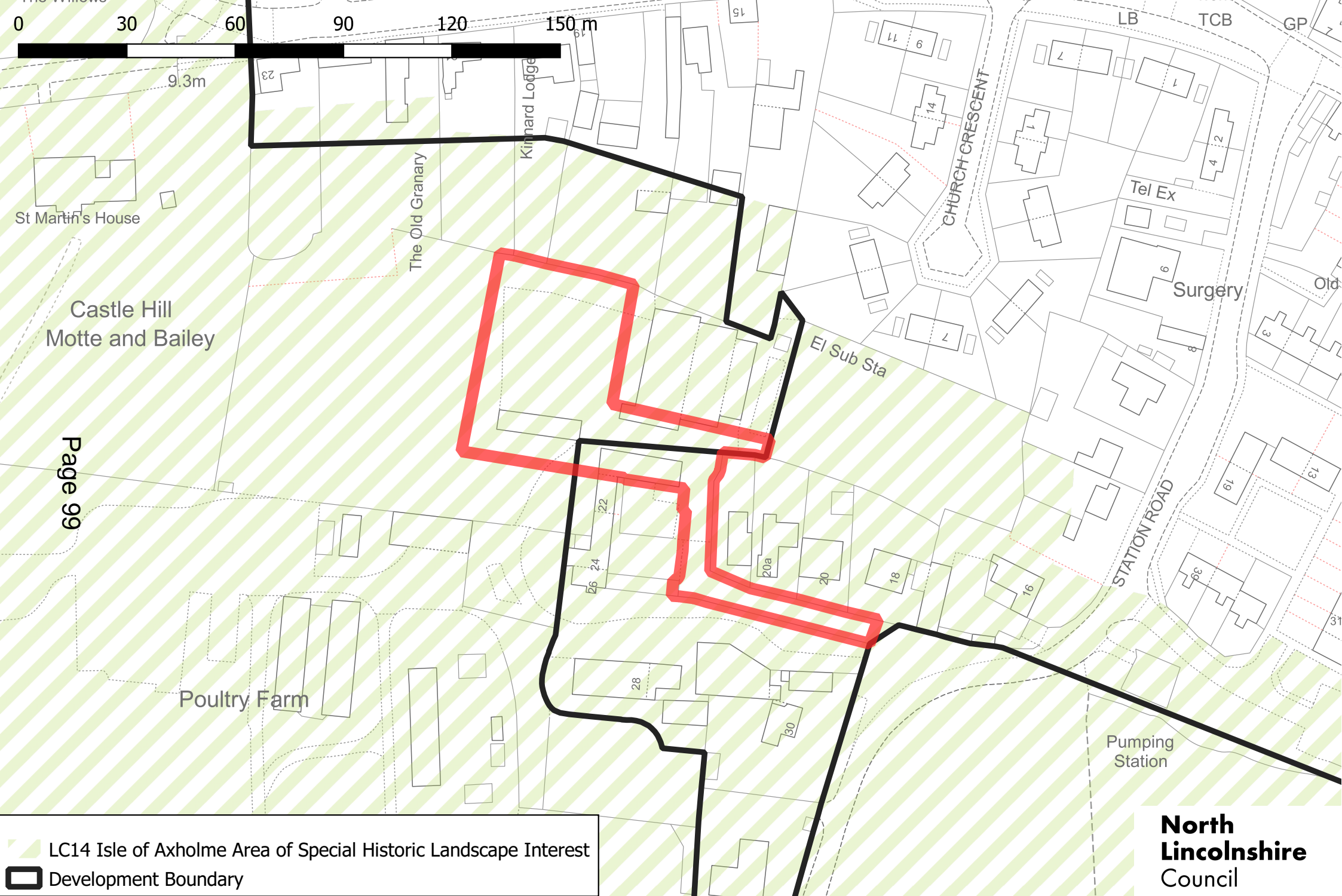
Location, Site and Block Plans (418-22).

Reason

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

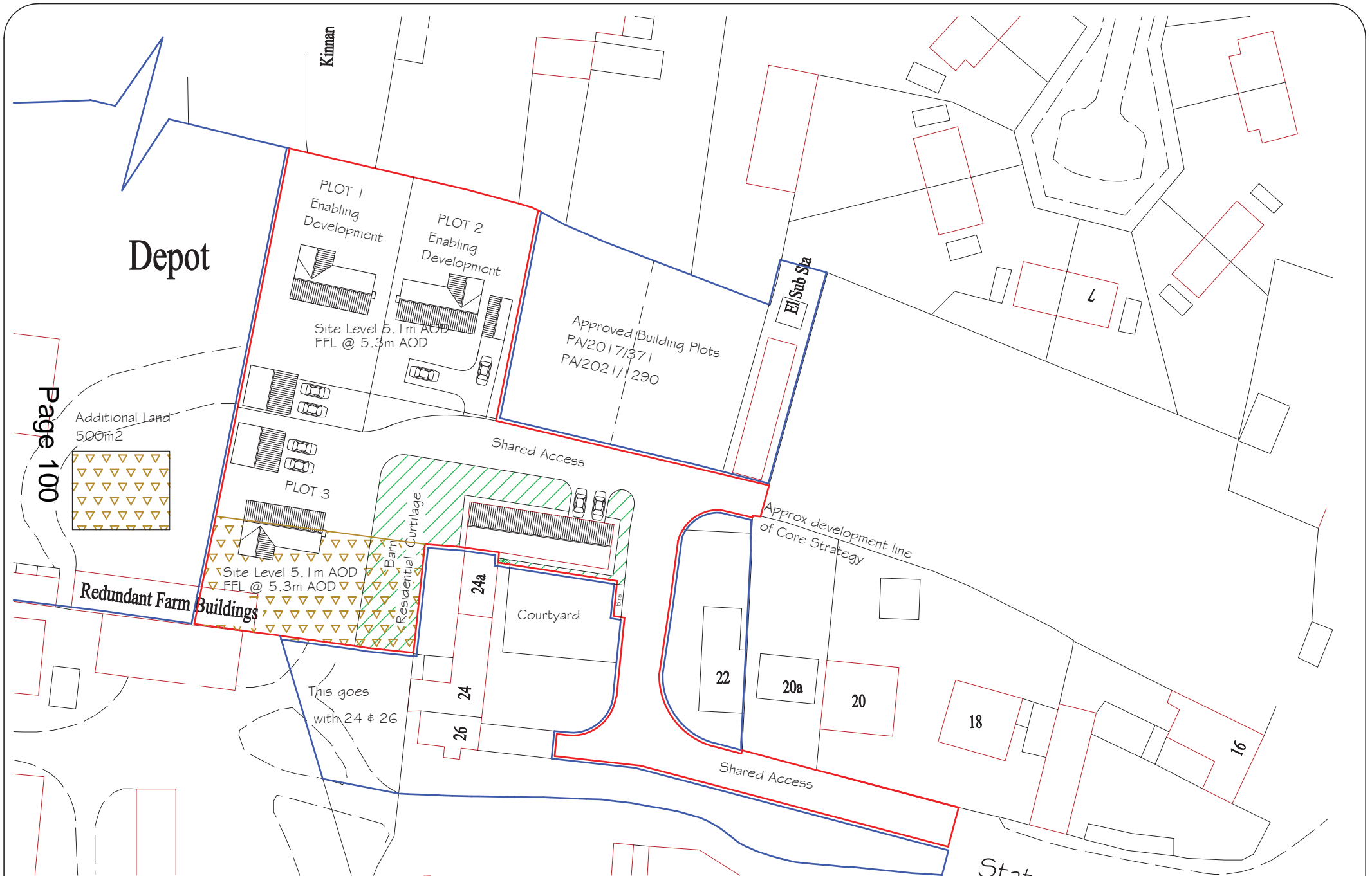
**Informative**

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.



**North  
Lincolnshire  
Council**

# PA/2022/734 Proposed layout (not to scale)



Page 100

Howard J Wroot BSc MRICS  
Chartered Surveyor  
240 Wharf Road, Ealand  
Scunthorpe DN17 4JN

Tel 01724 711068  
Fax 01724 710174  
Mob 07947 226577

Client	Adrian Axe		
Date	3/3/22	Dwg No	2 of 3
Scale	1:500	Ref No	418-19

Proposal  
Drawing

Additional enabling plot at The Barn, Station 5,  
Road, Owston Ferry, Doncaster, DN9 1AW.  
Proposed Block Plan



# PA/2022/734 Proposed plans and elevations (Plot 3) (not to scale)



Front Elevation



Left Side Elevation



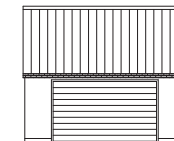
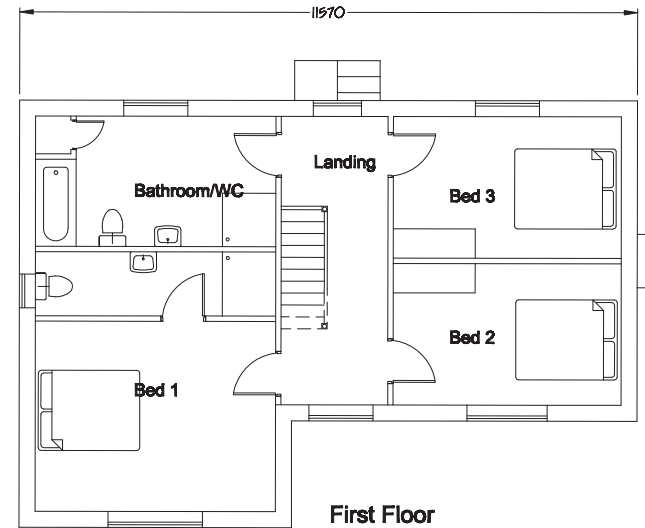
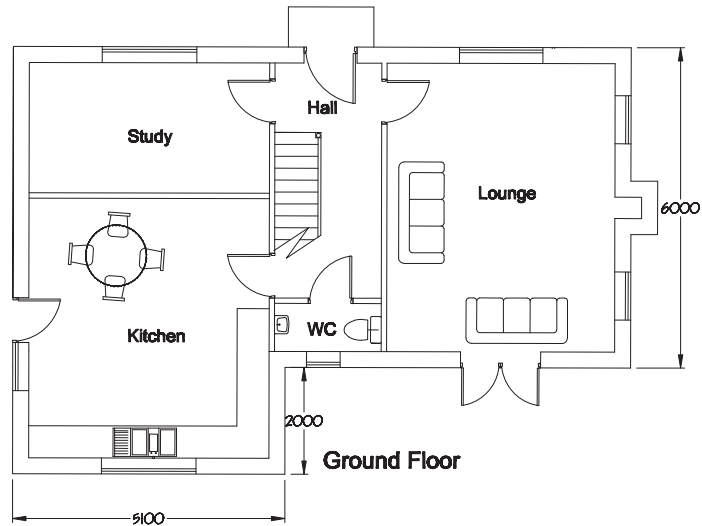
Right Side Elevation



Rear Elevation

Elevations 1:100

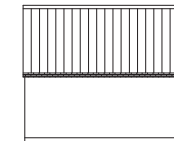
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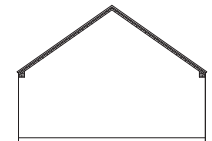
Front Elevation



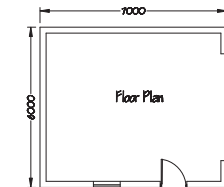
Left Side Elevation



Rear Elevation




Right Side Elevation



Garage 1:100

Floor Plans 1:50

Howard J Wroot BSc MRICS Chartered Surveyor 240 Wharf Road Ealand Scunthorpe DN17 4JN Tel/Fax: 01724 740174	Client Mr A Axe	Proposal Additional enabling plot
 Email: howard@howardjwroot.com	Drawing Plot 3 - House & Garage	Address The Barn, Station Road Owston Ferry, Doncaster, DN9 1AW
	Date 3/3/2022	Ref 418-22
	Scale Noted	Sheet 1 of 3

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<b>APPLICATION NO</b>	<b>PA/2022/579</b>
<b>APPLICANT</b>	Mr James Sargent
<b>DEVELOPMENT</b>	Planning permission to erect a two-bay oak-framed double garage with adjoining storage buildings
<b>LOCATION</b>	Nebraska Farm, Ings Road, Kirton in Lindsey, DN21 4BX
<b>PARISH</b>	Kirton in Lindsey
<b>WARD</b>	Ridge
<b>CASE OFFICER</b>	Emmanuel Hiamey
<b>SUMMARY RECOMMENDATION</b>	<b>Grant permission subject to conditions</b>
<b>REASONS FOR REFERENCE TO COMMITTEE</b>	Objection by Kirton in Lindsey Town Council

## **POLICIES**

### **National Planning Policy Framework:**

Section 12: Achieving well-designed places

### **North Lincolnshire Local Plan:**

DS1: General Requirements

DS5: Residential Extensions

T2: Access to Development

T19: Car Parking Provision and Standards

RD2: Development in the Open Countryside

RD10: Replacement, Alteration and Extensions to Dwellings in the Open Countryside

### **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 CS19: Flood Risk

## **Supplementary guidance**

SPG1: Design Guidance for House Extensions

## **CONSULTATIONS**

**Highways:** No comments or objections.

**LLFA Drainage:** No objections or comments.

## **TOWN COUNCIL**

Objects. The town council is mindful that this area of the town is agricultural/rural and there is concern about the over-development of land with agricultural/rural designation due to the continued expansion of buildings. The town council is also mindful of drainage concerns in this, and the wider area of the town and would ask that all matters relating to impact on drainage are taken into full consideration.

## **PUBLICITY**

Advertised by site notice – no comments received.

## **ASSESSMENT**

### **Constraints**

SFRA Flood Zone 1

Outside development boundary

### **Planning history**

PA/2002/1739: Planning permission to extend a general-purpose agricultural building, use tool store as a rest room/WC, including installation of a septic tank and erect two general-purpose agricultural buildings – approved 02/01/2003

PA/2012/0965: Planning permission for change of use of an agricultural building to a dependent relative annexe with ground floor extension – refused 19/10/2012

PA/2012/1278: Planning permission to change the use of an agricultural building to a dependant relative annexe with ground floor extension (resubmission of PA/2012/0965) – approved 18/12/2012

PA/2001/1510: Application for determination of the requirement for prior approval for the erection of an agricultural barn – approved 03/01/2002

PA/2004/1938: Planning permission to erect an agricultural dwelling – approved 25/02/2005.

### **Site and proposal**

Planning permission is sought to erect a two-bay oak-framed double garage with adjoining storage buildings at Nebraska Farm, Ings Road, Kirton in Lindsey. Nebraska Farm is a

large farm situated near Bridge Farm. It comprises a large field, several ponds, general-purpose agricultural buildings and a farmhouse, and is outside the development boundary of Kirton in Lindsey. The garage and storage buildings would be located between the driveway to the site and outbuildings on the farm, alongside Ings Road.

The proposals would measure approximately 66m<sup>2</sup> and would be single-storey. The finish for the walls would be timber feather-edged board and the roof covering would be a pantile.

**The main issues to consider in the determination of this application are:**

- **the principle of the development;**
- **whether the siting, layout and design are appropriate;**
- **whether the double garage with adjoining storage buildings would impact the character of the farm; and**
- **whether the garage would harm the amenities of neighbouring properties.**

**Principle of development**

Policy RD2 of the North Lincolnshire Local Plan requires development in the open countryside to be strictly controlled. It goes on to state that planning permission will only be granted for certain types of development if:

- (a) the open countryside is the only appropriate location and development cannot reasonably be accommodated within defined development boundaries;
- (b) the proposed development accords with the specific requirements set out in the relevant policies of this chapter and elsewhere in this local plan;
- (c) the development would not be detrimental to the character or appearance of the open countryside or a nearby settlement in terms of siting, scale, massing, design and use of materials; and
- (d) the development would not be detrimental to the residential amenity or highway safety; and
- (e) account is taken of whether the site is capable of being served by public transport; and
- (f) the development is sited to make the best use of existing and new landscaping.

Policy DS5 of the local plan is concerned with residential extensions and states that planning applications for residential extensions and the erection of garages, outbuildings, walls and other structures will be allowed providing that the proposal does not unreasonably reduce sunlight or daylight, or result in overshadowing, loss of privacy or overbearing impact on adjacent dwellings. Proposals should also be sympathetic in design, scale and materials to the existing dwelling and its neighbours.

Having reviewed the above policies, this development would be consistent with policy DS5 because the double garage with adjoining storage buildings is considered ancillary to the enjoyment of the farmhouse. Furthermore, this policy supports the erection of garages and

outbuildings providing that the proposal does not unreasonably reduce sunlight or daylight, or result in overshadowing, loss of privacy or overbearing impact to adjacent dwellings and the proposal is sympathetic in design, scale and materials to the existing dwelling and its neighbours.

Regarding policy RD2, having considered the criteria set out, it is judged that the policy supports the erection of garages and outbuildings in the open countryside if it is the only appropriate location and the development cannot reasonably be accommodated within defined development boundaries.

It is worth noting that the double garage with adjoining storage buildings would serve as an ancillary building. It would not constitute a new dwelling. It will be within a reasonable distance from the farmhouse, and it will use the existing access and provide parking facilities for the farmhouse. These elements are appropriate to the location and the development cannot reasonably be accommodated elsewhere within the defined development boundary.

The principle of the erection of this double garage with adjoining storage buildings to serve the farmhouse is acceptable subject to compliance with other relevant policies of the North Lincolnshire Local Plan and Core Strategy.

### **Layout, siting and design**

Policy DS1 (General Requirements) requires a high standard of design in all developments in both built-up areas and the countryside and proposals for poorly designed development will be refused. Policy CS5 (Delivering Quality Design in North Lincolnshire) supports developments that are well designed and appropriate for their context.

As indicated earlier, the site is outside the development boundary of Kirton in Lindsey, in the open countryside. The proposed double garage with adjoining storage buildings would be located alongside Ings Road, between the driveway to the site and outbuildings on the farm and would be sufficiently screened from the road.

The overall scale of the proposed double garage with adjoining storage buildings would be approximately 66m<sup>2</sup> and would be single-storey (relatively large compared to the buildings on the farm).

The position and scale of the proposed double garage with adjoining storage buildings, alongside Ings Road, between the driveway and the outbuilding on the farm, does not raise any significant planning issue. While there is no direct physical attachment of the double garage and storage buildings to the farmhouse, it would be attached to an existing outbuilding and therefore would not dominate the farm or surrounding area.

Regarding design and appearance, the proposed double garage with adjoining storage buildings would have a timber finish open-fronted (bay) and the finish for the wall would be timber feather-edged board; the roof covering would be a pantile. It is judged appropriate to the site and would fit in well with the countryside.

Overall, the siting, scale and appearance of the double garage and storage outbuildings would be acceptable and would fit in well with the character of the farm and surrounding area.

## **Impact on adjacent properties**

There are no properties close to the outbuilding and therefore no overbearing or overshadowing impact, or loss of privacy.

## **Highway matters**

Policies T2 and T19 require all development to be served by satisfactory access and parking provision. Highways have no objections to the application and therefore it is judged that the proposal meets the terms of these policies.

## **Drainage**

The application site is within SFRA Flood Zone 1. The LLFA Drainage Team has no objections or comments to the proposed development. Accordingly, it is judged that the site would not raise any issues of flooding.

## **Town council comments**

Kirton in Lindsey Town Council object to this application. As the site is agricultural/rural there is concern about its over-development and continued expansion of buildings into the agricultural or rural designation.

They are also concerned about drainage in this and the wider area of the town and would ask that all matters relating to impact on drainage are taken into full consideration.

In response to the town council's concerns, the principle of the development in the rural area has been established previously in this report. Furthermore, the LLFA Drainage Team have considered the drainage impact of the development and have not raised any concerns over drainage.

On the matter of over-development of the site, it is considered that there is sufficient land on the farm and the development does not raise any such issues.

## **Conclusion**

In conclusion, the principle of the erection of a two-bay oak-framed double garage with adjoining storage buildings for use as an ancillary building for the enjoyment of Nebraska Farm is acceptable. The siting, layout and scale of the proposals are acceptable and unlikely to impact negatively on the character of the farm or the surrounding area, and would not give rise to visually harmful impacts. There are no properties close to the site and as the proposals would not form living accommodation, they do not raise any amenity issues. The proposals therefore comply with the relevant policies of the North Lincolnshire Local Plan and Core Strategy and are 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:

Dwg. No. PA/2022/579/01

Dwg. No. PA/2022/579/02

Dwg. No. PA/2022/579/03

Dwg. No. PA/2022/579/04

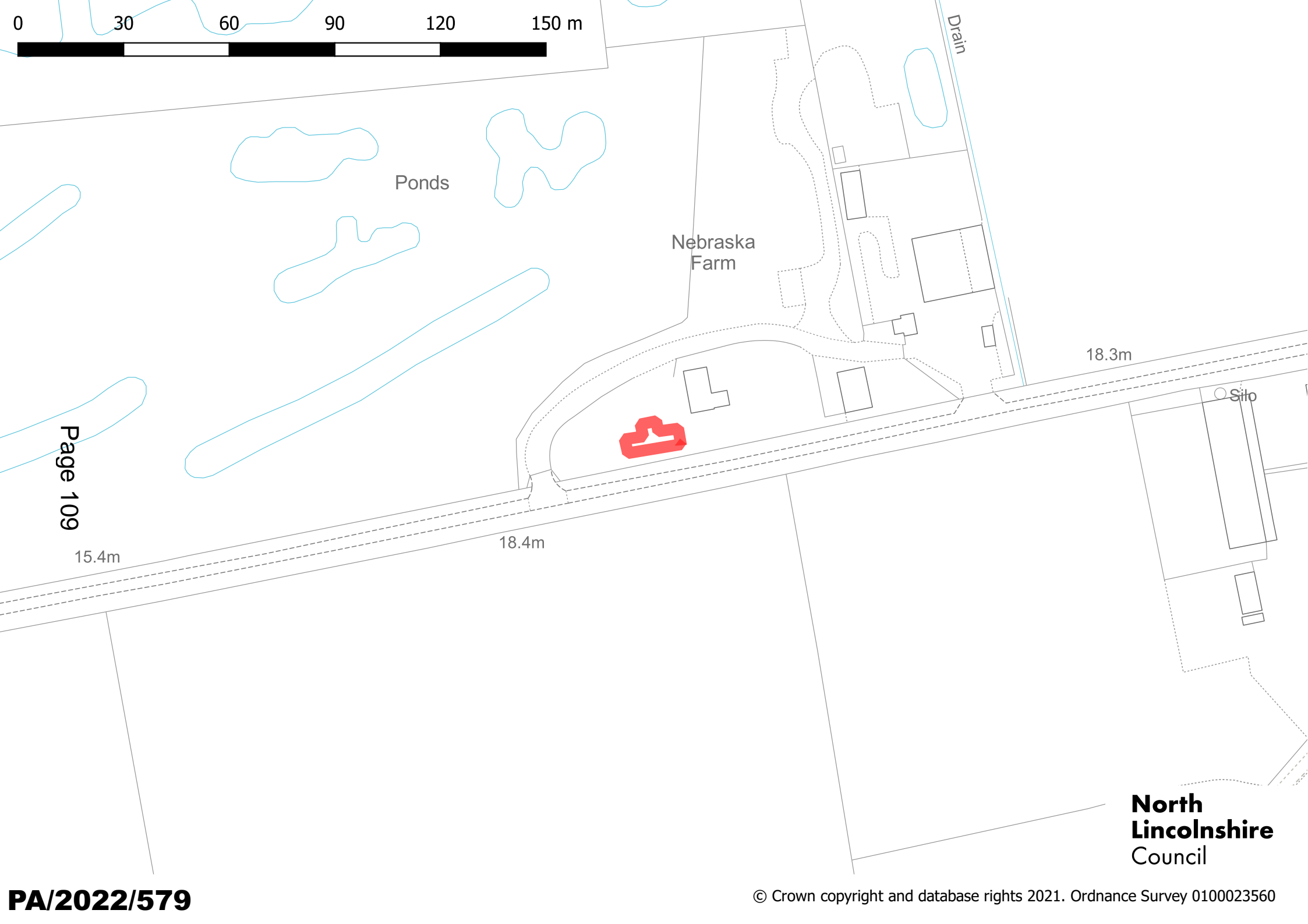
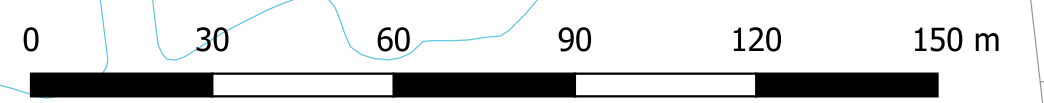
Dwg. No. PA/2022/579/05.

Reason

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

**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.



Ponds

Nebraska Farm

Drain

Silo

Page 109

15.4m

18.4m

18.3m

**North  
Lincolnshire  
Council**

# PA/2022/579 Proposed siting (not to scale)

09/02/2020 21:31

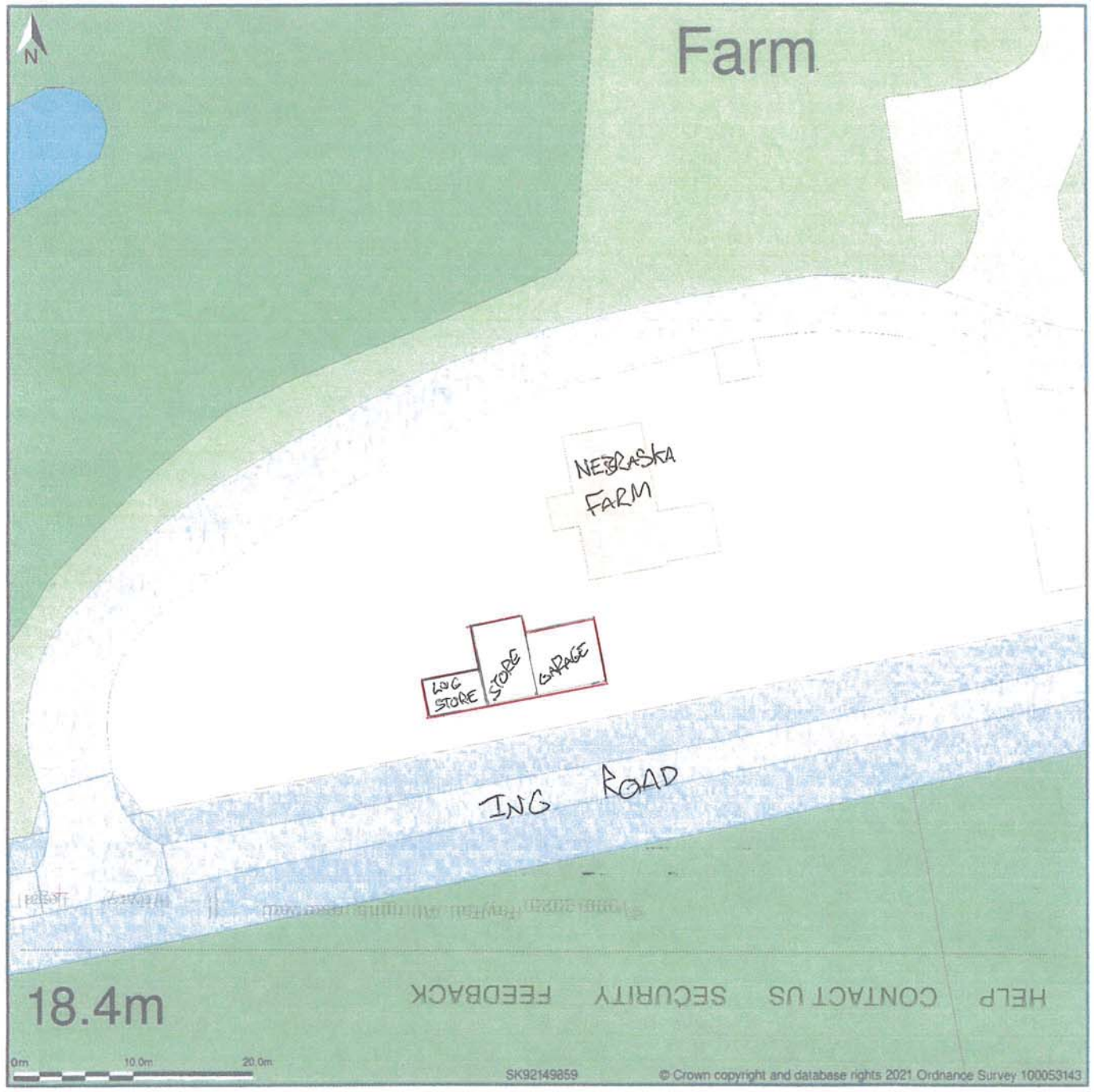


PLAN (2)



— SITE LOCATION

Nebraska Farm, Ings Road, Kirton In Lindsey, North Lincolnshire, DN21 4BX



Block Plan shows area bounded by: 492101.37, 398549.53 492191.37, 398639.53 (at a scale of 1:500). OSGridRef: SK92149859. The representation of a road, track or path is no evidence of a right of way. The representation of features as lines is no evidence of a property boundary.

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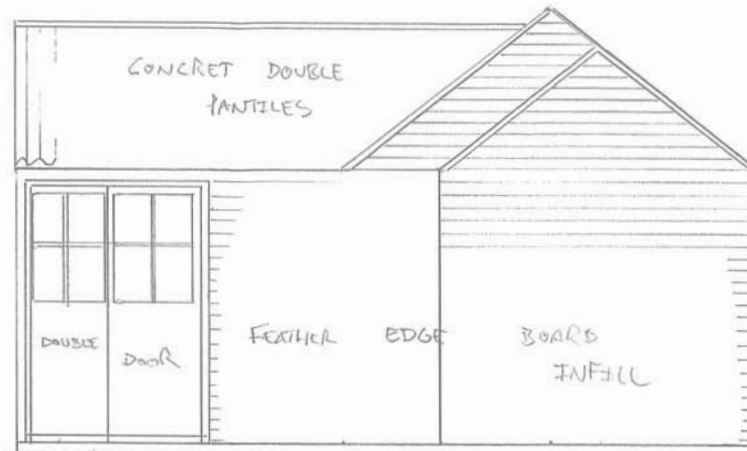
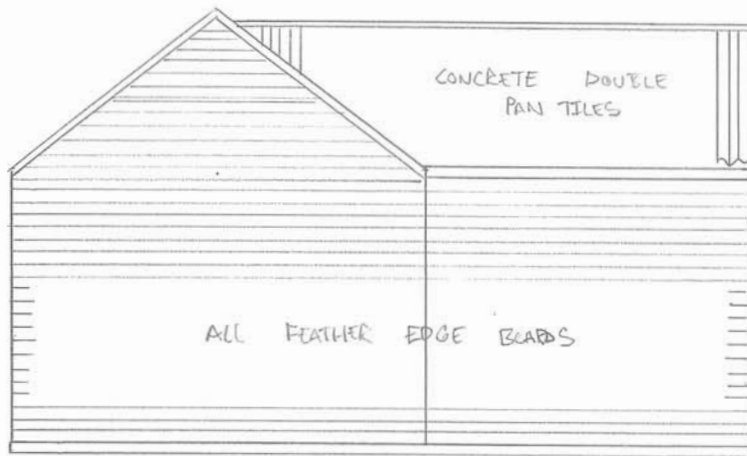


# PA/2022/579 Proposed elevations (not to scale)

PLANNED PROPOSED GARAGE/STORE/LOG STORE NEBRASKA FARM JNGS ROAD KIRTON DN214BX

EAST ELEVATION

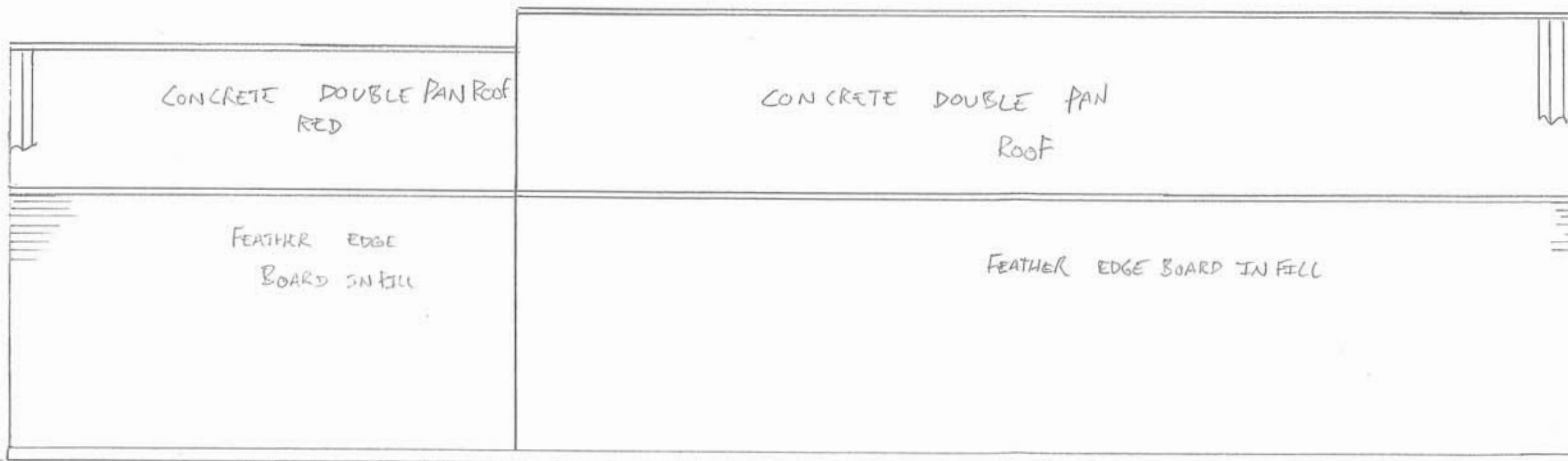
WEST ELEVATION



--- GROUND LEVEL

Page 111

SOUTH/JNGS ROAD ELEVATION



--- GROUND LEVEL

SCALE 1-50 1CM-50CM

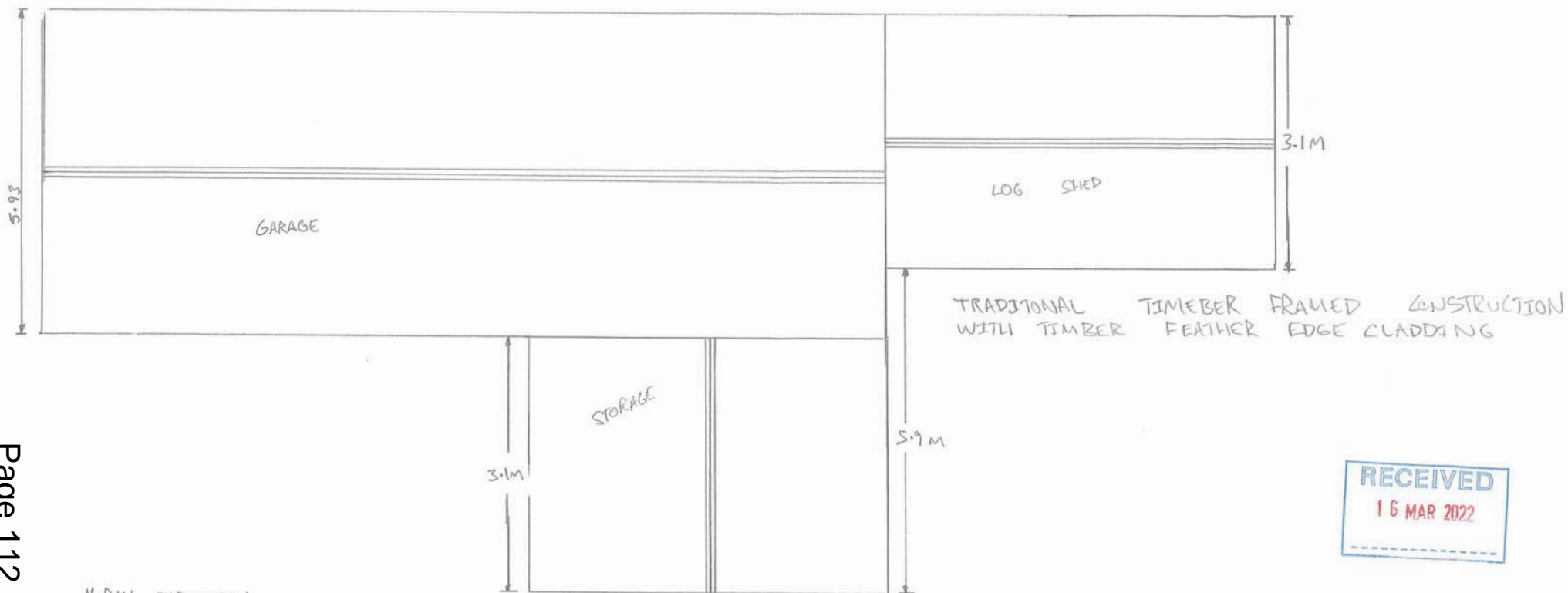
PA/2022/579/01

PLAN

AERIAL VIEW

PROPOSED GARAGE/STORE/LOG STORE

NEBRASKA FARM INGS ROAD DN214BX



Page 112

RECEIVED  
16 MAR 2022

NORTH ELEVATION



SCALE 1:50 1cm = 50cm

<b>APPLICATION NO</b>	<b>PA/2022/687</b>
<b>APPLICANT</b>	N Brough
<b>DEVELOPMENT</b>	Planning permission for a replacement roof with attic trusses to accommodate second floor with two dormer windows
<b>LOCATION</b>	21 Drewry Lane, Westwoodside, Haxey, DN9 2RE
<b>PARISH</b>	Haxey
<b>WARD</b>	Axholme South
<b>CASE OFFICER</b>	Jess Hill
<b>SUMMARY RECOMMENDATION</b>	<b>Grant permission subject to conditions</b>
<b>REASONS FOR REFERENCE TO COMMITTEE</b>	Objection by Haxey Parish Council

## **POLICIES**

**National Planning Policy Framework:** Section 12 (Achieving well-designed places)

**North Lincolnshire Local Plan:** Policies DS1, DS5

**North Lincolnshire Core Strategy:** Policies CS1, CS2, CS3, CS5

**Supplementary Planning Guidance:** SPG1 Design Guidance for House Extensions

## **CONSULTATIONS**

**Highways:** No comments or objections.

**Drainage:** No comments or objections.

**Ecology:** A bat/nesting bird survey is not required on this occasion. However, biodiversity enhancement in the form of swift boxes, house martin nesting cups and/or bat boxes is recommended.

## **PARISH COUNCIL**

Objects. A modest plot in a modern estate, the street scene is a mix of bungalows and two-storey houses. The proposal should not create privacy or overshadowing issues. The proposed roof height is approximately 750mm, which may be considered a small amount but will create a dominating effect in its environment and is inappropriate.

## **PUBLICITY**

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

## **ASSESSMENT**

### **Site location and context**

The detached dwelling is located in a residential area within Westwoodside, at the end of the cul de sac of Drewry Lane. The dwelling is within the development limits of Westwoodside as identified by the Housing and Employment Land Allocations DPD 2016.

### **Planning history**

- 2/1986/0664: Erection of residential development – approved 16 December 1986
- 2/1989/0485: Construction of an access road – approved 14 December 1989
- 2/1990/0154: Erection of 24 dwellings (outline, to include siting and means of access) – approved 06 April 1990
- 2/1991/0848: Erection of 24 detached houses – approved 21 November 1991
- PA/1996/1577: Erection of 18 detached dwellings (amended house types previously approved under permission 2/0848/91) and a further dwelling – approved 18 October 1996.

### **Designations/constraints**

The site is not located within a conservation area.

There are no tree preservation orders on the site.

The site is located within SFRA Flood Zone 1.

### **Proposal**

Permission is sought to replace the existing roof with attic trusses to accommodate a new second floor within the property. This would slightly increase the height of the roofline and two dormer windows are proposed on the southeast elevation.

### **The main considerations in assessing this application are:**

- **principle of development**
- **residential amenity**
- **design and appearance**

### **Principle of development**

Householder extensions and alterations are acceptable in principle subject to there being no harm to the character and appearance of the property through unsympathetic design or harm to the amenity of neighbouring properties and residential areas. The site is within the development boundary of Westwoodside and there are no other relevant planning constraints which affect the site.

## **Residential amenity**

Policy DS5 (Residential Extensions) states that planning applications for residential extensions and the erection of garages, outbuildings, walls and other structures will be allowed providing that the proposal does not unreasonably reduce sunlight or daylight, or result in overshadowing, overbearing impact or loss of privacy to adjacent dwellings. The proposals should also be sympathetic in design, scale and materials to the existing dwelling and its neighbours.

20 Drewry Lane is approximately 2.8m to the north-east of the dwelling. As no windows are proposed along the north-eastern elevation, the proposals are considered to be acceptable in terms of impact on the residential amenity of 20 Drewry Lane.

19 Drewry Lane is approximately 13m to the south-west of the dwelling and Bradden House (17 Drewry Lane) is approximately 12.5m to the south. The proposed dormer windows on the front of the property (along the south-eastern elevation) would look onto these properties. However, due to the separation distances between the properties and the positioning of the proposed dormers, it is considered that the proposals will not result in a detrimental impact on the residential amenity of these neighbouring properties. The proposed skylights on the north-western elevation are also considered acceptable in terms of their impact on the residential amenity of neighbouring properties.

The parish council have also not raised any concerns in terms of privacy or overshadowing issues.

Given the location of the existing dwellings around the site, the proposal would not carry any overbearing, overlooking or overshadowing impacts that would be detrimental to residential amenity rights of the adjoining neighbours. The proposal therefore accords with policy DS5 and SPG1.

## **Design and appearance**

Policies DS5 and CS5 (Delivering Quality Design in North Lincolnshire) are concerned with visual amenity. Policy DS5 states that proposals should be sympathetic in design, scale and materials.

The planning application seeks permission to replace the existing roof and increase the height of the roofline in order to accommodate an additional floor within the dwelling to provide additional living space. The parish council have objected on the grounds that the proposed roof height increase will create a dominating effect in its environment that would be inappropriate. However, it is considered that the replacement roof is of a suitable scale compared to the existing roofline as shown by the dotted line on the Proposed Arrangements Plan (1469.02). The proposals are therefore not considered to result in the building being overly dominant or out of scale with surrounding dwellings.

Two gabled dormer windows are also proposed on the front of the dwelling (along the south-east elevation) which are evenly spaced and in line with the windows on the ground and first floors. The dormers follow the proposed roofline and are considered acceptable in terms of their visual impact. There are similar dormer windows in the surrounding area, including at Bradden House (17 Drewry Lane) to the south of the site. The replacement roof is considered acceptable in terms of its scale and design which responds to the context of the street scene.

Along the north-west elevation, the façade remains largely unchanged except for the roof height change and the introduction of three evenly spaced skylights. The changes on this elevation are acceptable in terms of their visual impact.

A suitable material palette is proposed. Concrete interlocking roof tiles and red/multi face brickwork are proposed to match the existing materials. White uPVC frames for the rooflights are proposed which would be consistent with materials on the rest of the dwelling. Black uPVC cladding on the dormer cheeks is proposed. There are examples of similar dark cladding features on other properties within the area including 19 Drewry Lane to the south and as such this is in keeping with the character of the area. The materials are consistent with those on the dwelling and with other properties in the area.

The proposed layout and materials are considered appropriate and the proposal is therefore in accordance with policies DS5 and CS5.

### **Other matters**

As noted above, the council's ecologist has requested the consideration of swift boxes, house martin nesting cups and/or bat boxes. Biodiversity enhancements are encouraged on all proposals, however it is not considered necessary to incorporate these measures given the scale of the proposed development.

### **Conclusion**

The proposed replacement roof, dormer windows and rear skylights are considered to be suitable and in keeping with the character of the street scene.

### **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: Existing & Site Plans - 1469.01 and Proposed Arrangements - 1469.02.

#### **Reason**

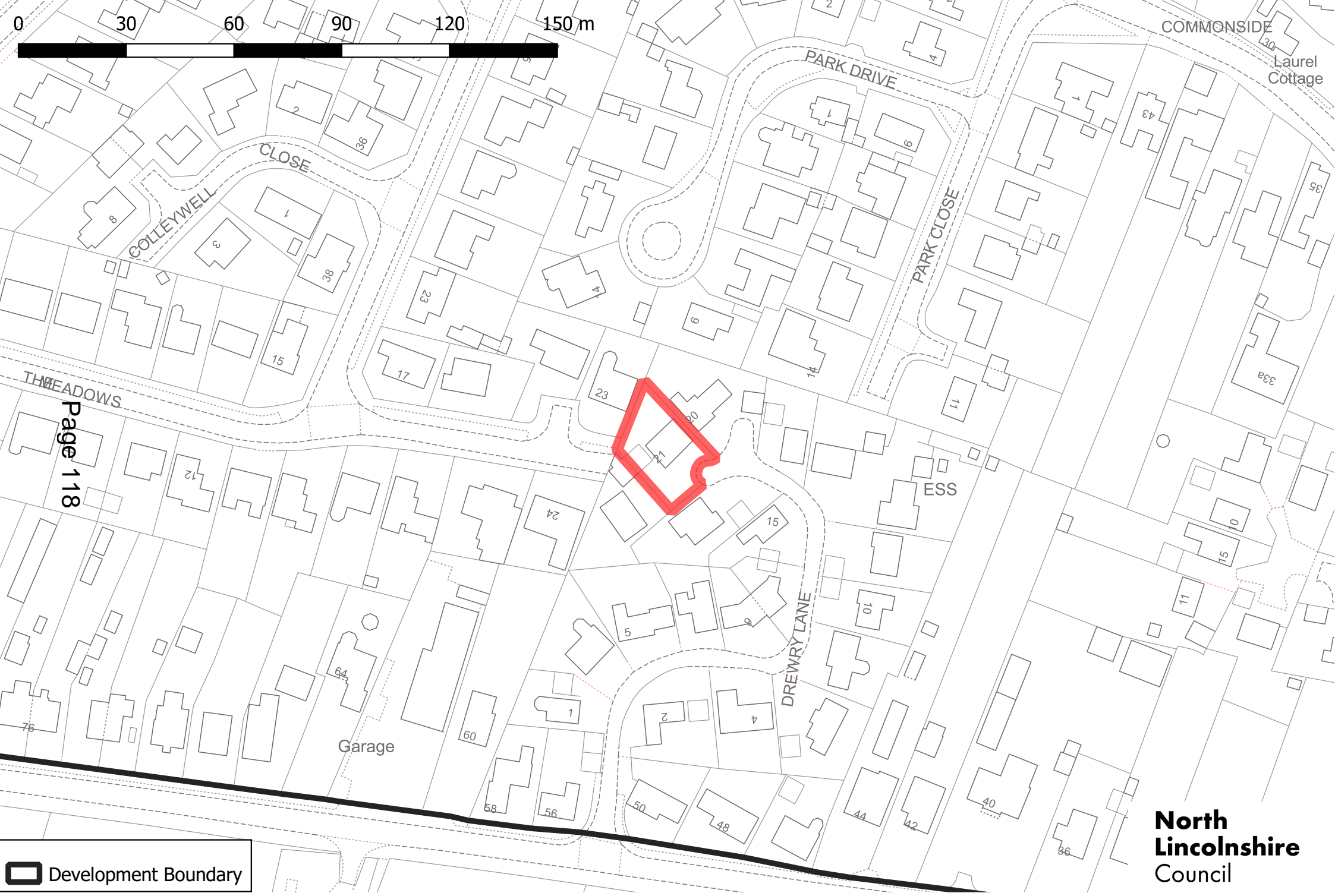
For the avoidance of doubt and in the interests of proper planning.

### **Informative 1**

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.

**Informative 2**

If bats are found after development has started, works must cease and Natural England be contacted immediately. Natural England's advice must be followed in order that the law is not broken.



COMMONSIDE  
Laurel Cottage

THREADS

COLLEYWELL  
CLOSE

PARK DRIVE

PARK CLOSE

DREWRY LANE

ESS

Garage

**North  
Lincolnshire  
Council**

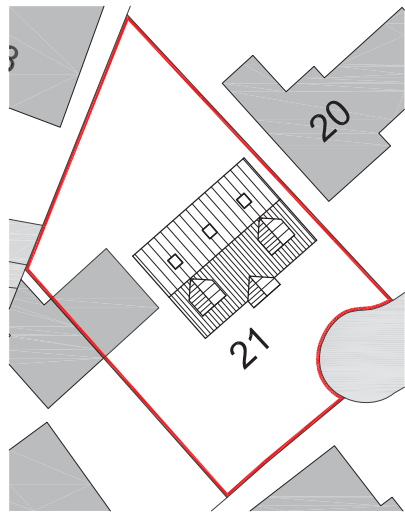
 Development Boundary

**PA/2022/687**

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# PA/2022/687 Existing plans and elevations, & proposed layout (not to scale)



Proposed Site Layout  
scale 1:200



Existing Block Plan  
scale 1:500



Proposed Block Plan  
scale 1:500



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Location Plan  
scale 1:1250

## PARTY WALL NOTICE(S)

### Building astride (A) or against (B) the boundary line:

If you plan to build a party wall astride or against the boundary line, you must inform the Adjoining Owner by serving a notice.

### Excavating near neighbouring buildings:

If you plan to excavate foundations within 3 metres of a neighbouring building or structure, where the excavation will go deeper than the neighbour's foundations, you must inform the Adjoining Owner by serving a notice.

If you plan to excavate foundations within 6 metres of a neighbouring building or structure, where the excavation will cut a line drawn at 45° from the bottom of the neighbour's foundations, you must inform the Adjoining Owner by serving a notice.

## NOTES:

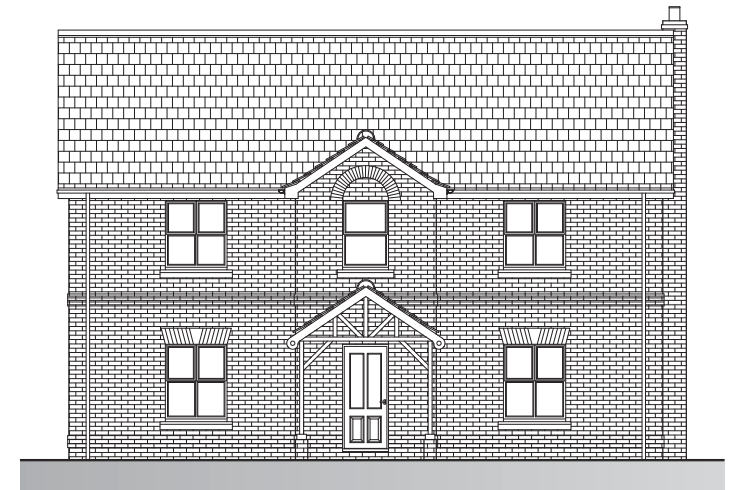
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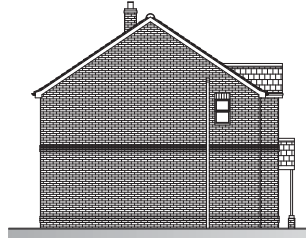
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The Contractor shall take into account everything necessary for the proper execution of the works and to the satisfaction of the local Authority, whether or not indicated on the drawings or in the specifications.

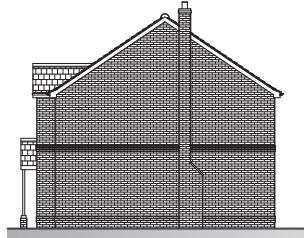
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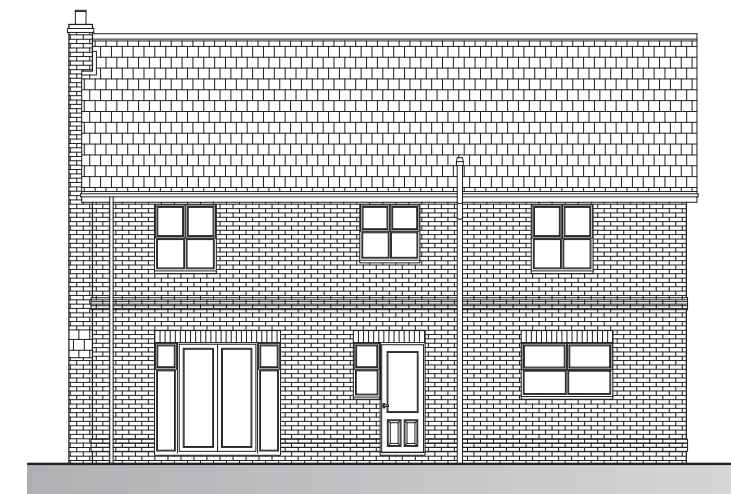
Existing Southeast Elevation



Existing Southwest Elevation

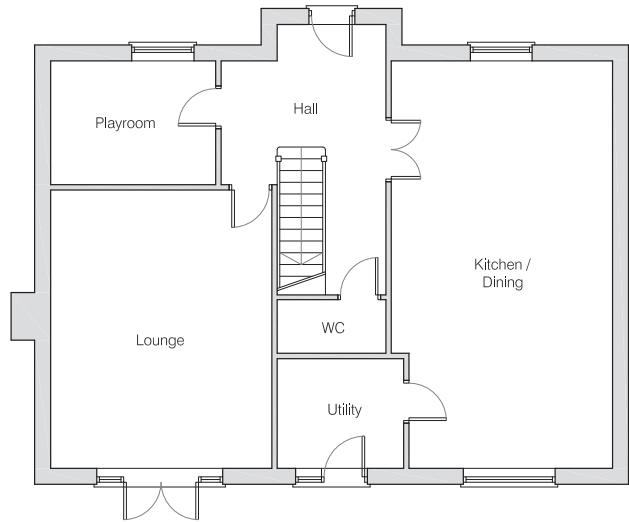


Existing Northeast Elevation

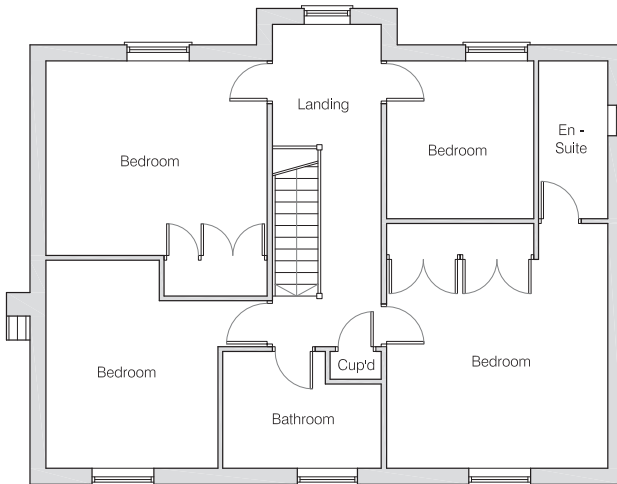


Existing Northwest Elevation

Page 119



Existing Ground Floor Plan



Existing First Floor Plan

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If you plan to excavate foundations within 6 metres of a neighbouring building or structure, where the excavation will cut a line down at 45° from the bottom of the neighbour's foundations, you must inform the Adjoining Owner by serving a notice.

**NOTES:**

All dimensions & details given on this drawing are to be checked and verified on site prior to works being undertaken. Any discrepancies and/or variations to the specifications within these drawings or associated documents are to be notified to keystonearchitecture.

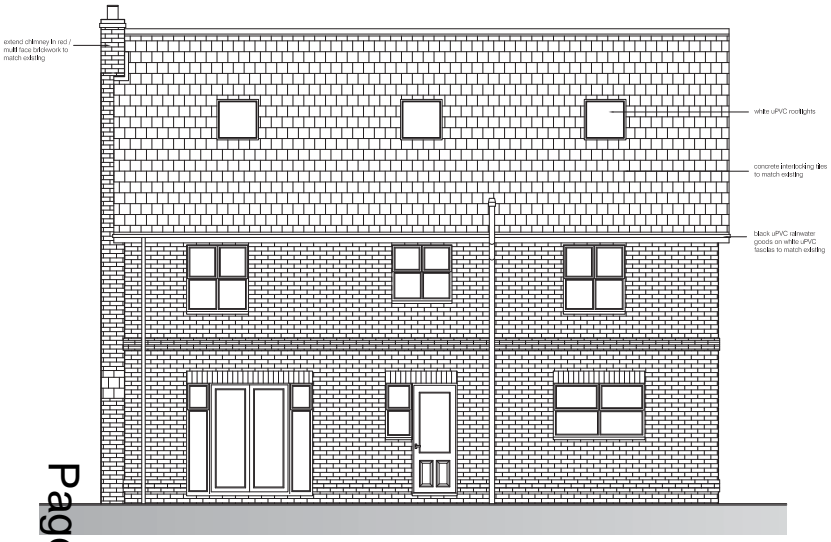
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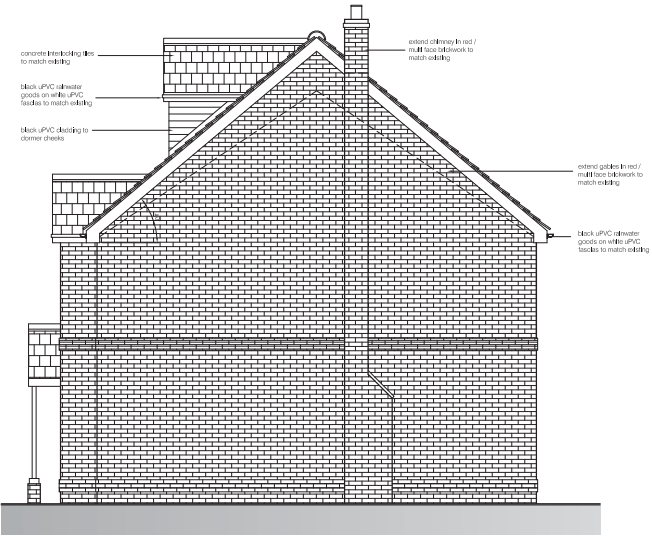
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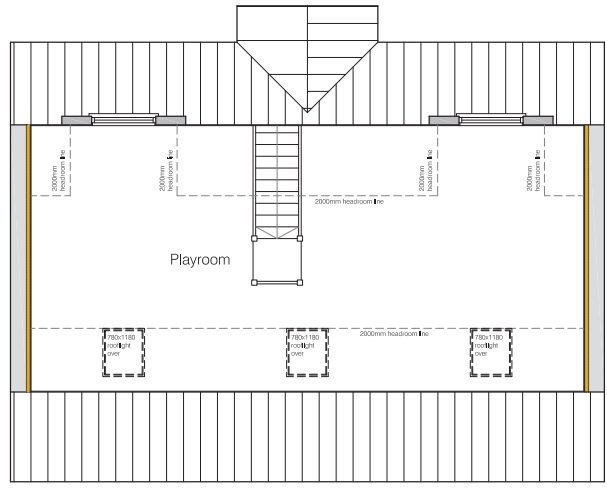
Page 120



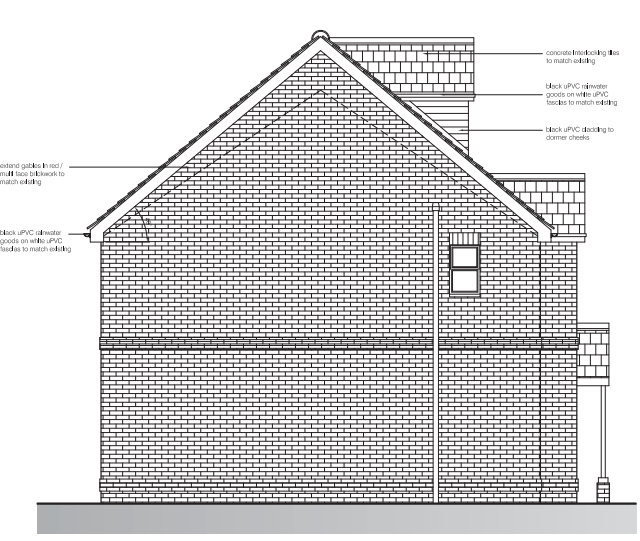
Proposed Northwest Elevation



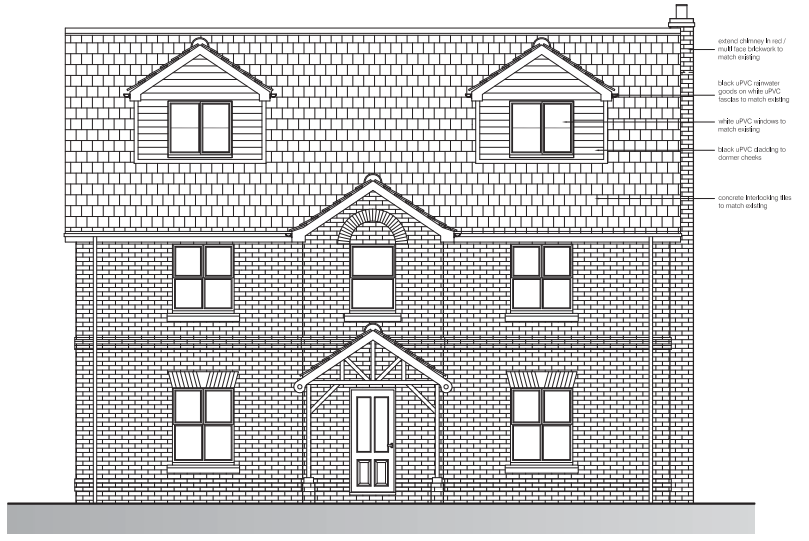
Proposed Northeast Elevation



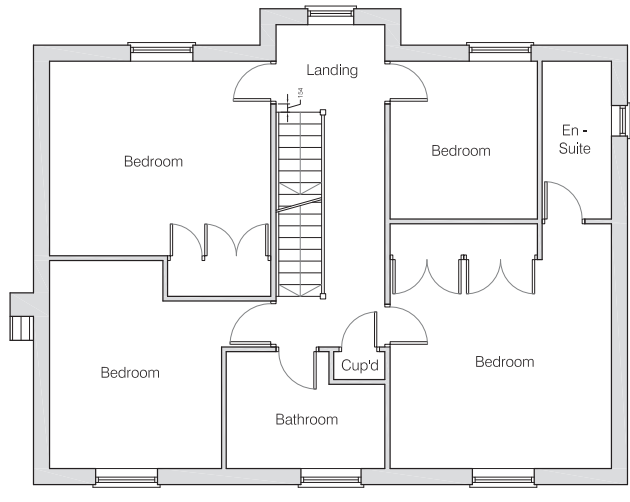
Proposed Second Floor Plan



Proposed Southwest Elevation



Proposed Southeast Elevation



Proposed First Floor Plan

rev.	amendment	date	Proposed Arrangements	drawn by	checked by
1		14/09/22	Planning	MP	
2		15/09/22		MP	

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