

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

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.

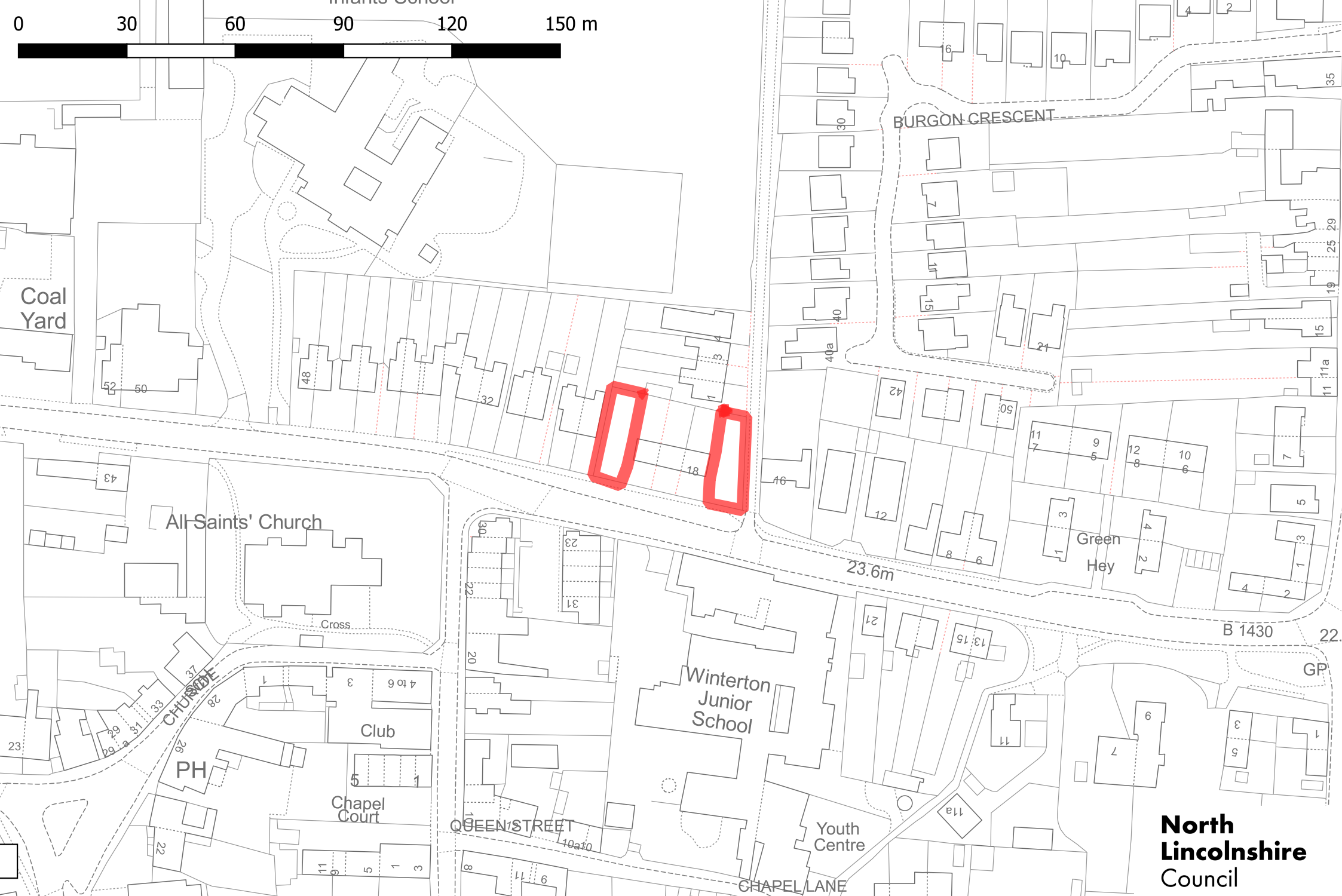
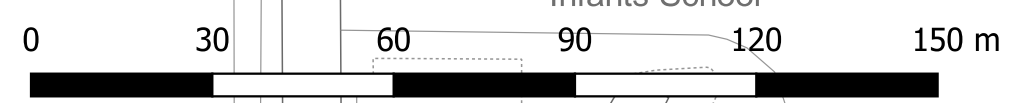
Informative 1

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.



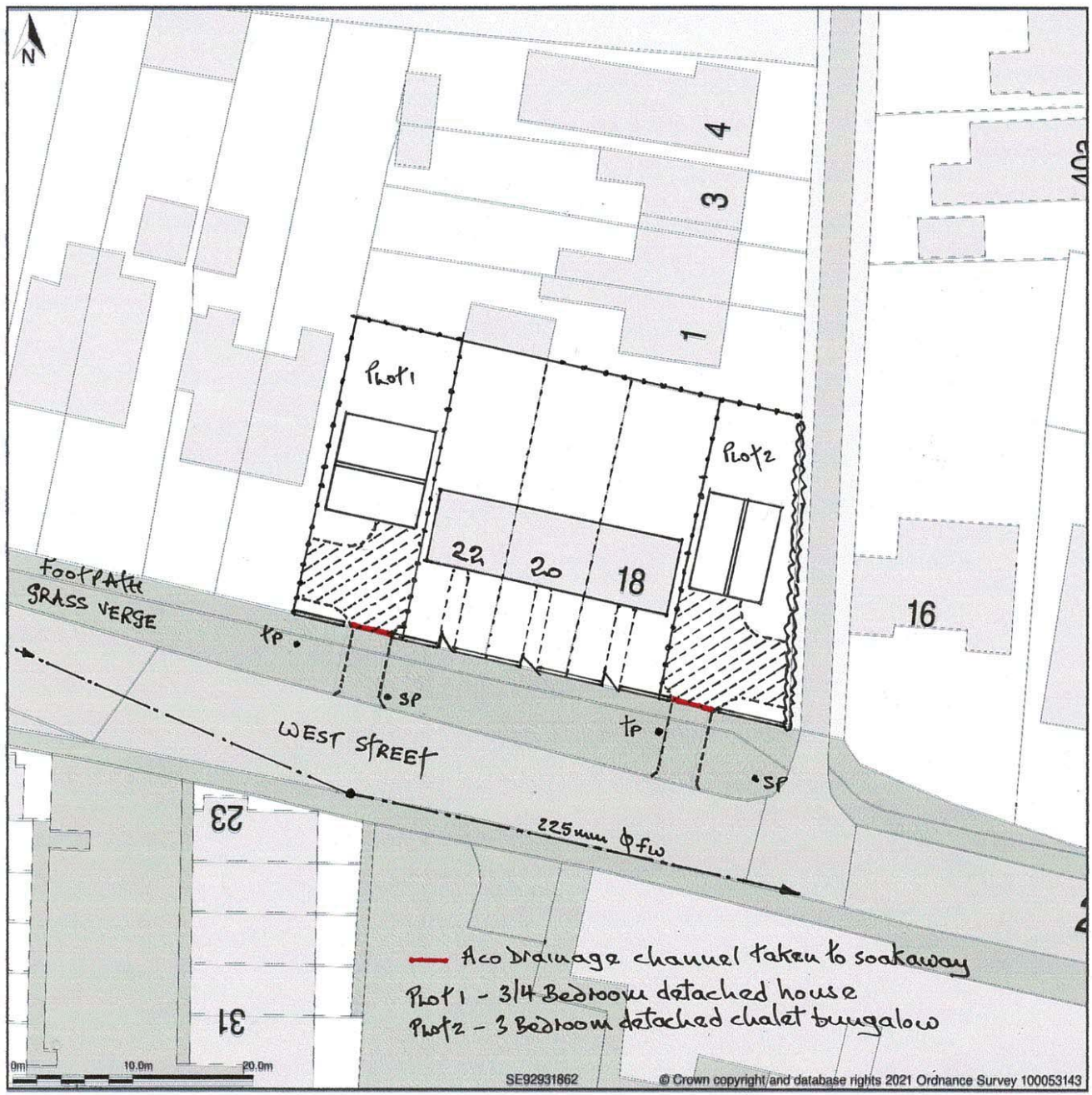
**North
Lincolnshire
Council**

PA/2022/392

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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

