

APPLICATION NO PA/2022/1653

APPLICANT Mr & Mrs A James

DEVELOPMENT Planning permission to erect a replacement dwelling, convert a barn to a dwelling and erect a new cart shed (including demolition of existing farmhouse, existing barn (in part) and outbuilding)

LOCATION Pond Farm, Station Road, Graizelound, DN9 2NQ

PARISH Haxey

WARD Axholme South

CASE OFFICER Jennifer Ashworth

SUMMARY RECOMMENDATION **Grant permission subject to conditions**

REASONS FOR REFERENCE TO COMMITTEE Objection by Haxey Parish Council

POLICIES

National Planning Policy Framework:

Section 2 (Achieving sustainable development)

Section 4 (Decision-making)

Section 5 (Delivering a sufficient supply of homes)

Section 11 (Making effective use of land)

Section 12 (Achieving well-designed places)

North Lincolnshire Local Plan:

RD2: Development in the Open Countryside

RD9: Re-use and/or Adaptation of Rural Buildings for Residential Use in the Open Countryside

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

H5: New Housing Development (Part Saved)

H7: Backland and Tandem Development

H8: Housing Design and Mix

DS1: General Requirements

DS3: Planning Out Crime

DS7: Contamination

DS14: Foul Sewerage and Surface Water Drainage

DS16: Flood Risk

T2: Access to Development

T19: Car Parking Provision and Standards

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

CS18: Sustainable Resource and Climate Change

CS19: Flood Risk

CS25: Promoting Sustainable Transport

LC5: Species Protection

LC6: Habitat Creation

LC14: Area of Special Historic Landscape Interest

Housing and Employment Land Allocations DPD:

PS1: Presumption in Favour of Sustainable Development

New North Lincolnshire Local Plan Submission: The new North Lincolnshire Local Plan was submitted for public examination to the Planning Inspectorate on 11 November 2022. Examination of the Plan has therefore commenced, although public hearing sessions are not anticipated until early in 2023.

SS1: Presumption in Favour of Sustainable Development

SS2: A Spatial Strategy for North Lincolnshire

SS3: Development Principles

SS5: Overall Housing Provision

SS11: Development Limits

RD1: Supporting Sustainable Development in the Countryside

DQE3: Biodiversity and Geodiversity

DQE1: Protection of Landscape, Townscape and Views

HE1: Conserving and Enhancing the Historic Environment

CONSULTATIONS

Highways: No objection subject to a condition.

LLFA Drainage: No objection subject to an informative.

Severn Trent Water: Suggest an informative.

Environmental Protection:

Contamination: This application for residential development is a sensitive end use. In addition, barns have the potential to be impacted upon by contaminants associated with the storage of agricultural machinery, fuel and agrochemicals. This include PAHs, heavy metals and hydrocarbons which are harmful to human health. A condition is recommended requiring a phase 1 assessment and subsequent information to be provided as required.

Noise and odour: The proposed development is in close proximity to an existing barn to the west, fronting Station Road. The barn falls within the same land ownership as the proposed development. The use of this building for agricultural purposes has the potential to result in adverse noise and odour for the proposed residential properties immediately adjacent. Therefore, to prevent sensitive receptors being adversely affected by activities associated with this building, recommend conditions, should the application be approved, prohibiting the storage of livestock, manure or any potentially odorous material within the building, and limiting its use to 6am to 10pm.

Archaeology: Pond Farm is a 19th century unlisted farmstead recorded on the historic environment record. The farm is within the Area of Special Historic Landscape Interest of the Isle of Axholme (local plan policy LC14), within the Early Enclosed Land character area south of Graizelound.

No objection subject to conditions to secure the use of appropriate traditional building materials in accordance with LC14 and removing permitted development rights to avoid the unregulated extension of the built environment into the protected historic landscape area to the rear of the dwellings.

Ecology: No bat roosts are considered to be present at the current time. Several bat species are active in the area. Barn owls and common nesting birds are present. Biodiversity metric is not requested on this occasion. Planning conditions are proposed to minimise harm to protected and priority species and habitats, and to seek measurable net gain in biodiversity in accordance with policy CS17 and the NPPF.

PARISH COUNCIL

The parish council considers the proposals to be of a high design and well presented, but questions the need to demolish the dwelling. They note the report gives an extensive survey of the condition of the outbuildings but does not include the dwelling. The parish council concludes the outbuildings are in a poor state but clearly, for the needs of their re-use, they are structurally repairable; therefore, questions the need to convert them as they are neither abandoned nor beyond repair and their conversion does not fulfil the terms of the local plan rural section as it is considered they could be used within the farm for other purposes.

The dwelling not being included in the survey, the parish council sees no evidence provided for its demolition as required in policy RD10 paragraph 6.30: 'are only allowed where absolutely necessary'.

The parish council is aware both the NPPF and local plan support high quality design and sustainable materials but considers the loss of character buildings in the open countryside should be considered when balancing the needs of the area's character, and the parish council sees no evidence to justify the demolition.

As it is a working farm, could the barn not be re-used within the business. If it were an abandoned building the parish council could agree its re-use, but sees no justification for its conversion and the proposal is not commensurate with policy RD9, in particular paragraph 6.27.

The parish council therefore objects due to the lack of supporting evidence for demolition and re-use of the barns.

PUBLICITY

Advertised by site and press notice – no comments have been received.

ASSESSMENT

Planning history

There is no relevant planning history for the site.

The agricultural unit to the north of the access was granted permission on 10/10/1975 (2/1975/0431). No conditions were placed on the permission.

Constraints

There are no known listed buildings, scheduled monuments or tree preservation orders within the site or within close proximity of it. It is not within a conservation area.

It is outside the development limits for Graizelound within the open countryside and within policy area LC14 (Area of Special Historic Landscape Interest).

It is within SFRA flood zone 1.

Site location/proposed development

The site is part of an existing farmstead at Pond Farm, off Station Road. The land includes an existing dwelling which is proposed to be replaced by a new dwelling, and a series of outbuildings which are proposed for conversion to form a second dwelling on the site.

The applicant has confirmed that the buildings were formerly used as piggeries but are now used for the storage of agricultural equipment and other associated items. Arable fields, within the applicant's ownership, bound the site to the north, east, and south. Discussions with the applicant's agent have confirmed that the existing traditional agricultural buildings have been used for ad hoc farm storage which currently constitutes a collection of materials and equipment no longer suitable for modern farming. Their prior use as livestock pens is not viable either as the space and building is not conducive to the standard of modern livestock welfare. The agent has confirmed that the conversion will not result in new agricultural buildings needing to be provided.

The agent has also confirmed that over time the farm has been reduced considerably in size and now constitutes the farmyard and associated buildings (the subject of this application) along with 22 acres of land. The agent confirms that this is not sufficient land to operate a viable commercial agricultural business alone so the house and buildings cannot be solely reliant on and supported by this. There is no land under tenant or lease positions.

Access to the site would be via the existing drive from Station Road. A post and rail fence would be erected to the western boundary of the proposed barn conversion to demarcate the private residential access from the adjacent field access.

The agent has confirmed that the existing agricultural building north of the access into the site and within the applicant's ownership is intended to be used to store equipment to ensure proper maintenance of the surrounding land.

The main issues in the determination of this application are:

- **principle of development**
- **historic environment**
- **residential amenity**
- **character, appearance, and design**
- **ecology**
- **flood risk and drainage**
- **access and highway safety**
- **contamination.**

Principle of development

The site is outside of any defined development limits and is therefore within the countryside in policy terms. Policy LC14 applies.

Policy CS1 (Spatial Strategy for North Lincolnshire) prioritises sustainable development and there is support for the re-use of existing buildings in the countryside.

Policy CS2 (Delivering more Sustainable Development) sets out that any development that takes place outside defined development limits will be restricted.

Policy CS3 (Development Limits) sets out that development outside defined boundaries will be restricted to that which is essential to the functioning of the countryside.

Policy CS8 (Spatial Distribution of Housing Sites) sets out that housing development will be strictly limited within the open countryside outside development limits.

Policy RD2 (Development in the Open Countryside) allows for development in the countryside if it involves the re-use and adaptation of an existing rural building (part v) or is for the replacement, alteration or extension of an existing dwelling (part vii). This is subject to conditions a) to f) which are considered to be met in this case.

Policy RD9 (Re-Use and/or Adaptation of Rural buildings for residential Use in the Open Countryside) allows for the conversion of rural buildings in the open countryside for residential use subject to criteria i) to v). It is considered that the proposals meet the criteria given that:

- (i) the building is capable of conversion without major alteration;
- (ii) the conversion is appropriate to retain the building in viable continued use;
- (iii) no new buildings are required to house activities displaced by the conversion;
- (iv) the design retains and respects the character of the building; and
- (v) the development will not lead to the loss of habitat for protected species.

Policy RD10 (Replacement, Alteration and Extensions to Dwellings in the Open Countryside) allows proposals to replace, extend or alter dwellings in the countryside provided criteria i) to iv) are met. It is considered that the proposals meet the criteria given that:

- (i) The replacement dwelling is on a similar footprint to the existing and whilst it would exceed the volume of the original dwelling by 20% the proposed replacement would have a footprint of 110m², representing a 44m² increase from the existing. Though representing an increase of more than 20% in volume compared with the existing, when permitted rights are taken into account (currently anticipated to allow for an additional 27.9m² of floor area) then the proposed dwelling would represent a 17% increase in overall volume. Paragraph 149 of the NPPF relates to replacement dwellings in the Green Belt provided the new building is in the same use and not materially larger than the one it replaces. It does not reference replacement dwellings within the countryside. Policy RD10 is from the 2003 North Lincolnshire Local Plan and could be considered as out of date. As such, only limited weight should be attached to the 20% requirement.
- (ii) It applies to alterations/extensions and is not applicable.

- (iii) The construction is considered to be of a high standard and reflects the style of the locality.
- (iv) The appearance or use of the dwelling as replaced, extended or altered will not adversely affect the amenity of local residents or the appearance of the locality.

The parish council questions the need to demolish the existing dwelling on site and states that the property is neither abandoned nor beyond repair, and they see no evidence provided for its demolition as required under policy RD10 of the local plan, paragraph 6.30 in that replacement dwellings are only allowed where absolutely necessary. The parish council does not see any evidence to justify the demolition. However, the weight to be applied to paragraph 6.30 is considered to be limited where the applicant can demonstrate a proposal meets the policy itself.

Paragraph 120 (d) of the NPPF states that planning policies and decisions should promote and support the development of under-utilised land and buildings, especially if this would help to meet identified needs for housing where land supply is constrained and available sites could be used more effectively. Paragraph 123 of the NPPF continues and states that local planning authorities should also take a positive approach to applications for alternative uses of land which is currently developed but not allocated for a specific purpose in plans.

The agent has confirmed that the applicant seeks to introduce a very high-performance property on the site which would result in low running costs and a better building fabric than the existing property. The current building has not been lived in for a long time with little to no maintenance and upgrading. As a result, the entire property needs to be completely stripped out. Furthermore, the joinery is failing, is single-glazed in places, and it is expected that all would need to be replaced. The roof space is not sufficiently insulated and the walls are single skin, making thermal improvements very expensive and hard to achieve with excellent efficiency. In addition, all the most efficient improvements which might be recommended would occur internally, which in this instance would reduce room sizes throughout. This adds cost and complexity to a possible renovation which would be disproportionate to the benefits operationally.

The site is outside of any defined development limits and sits within the open countryside. The application comprises two parts: a replacement dwelling and an existing building to be converted to a residential property. The existing building will be reduced in size and it is considered that the proposals would not have a greater impact on the openness of the countryside. Policies set out within the local plan allow for these types of development to come forward subject to the criteria discussed.

The principle of development is considered to be suitable and the proposal accords with policies RD2, RD9 and RD10.

Residential amenity

Policy DS1 (General Requirements) requires proposals to be designed so as not to result in an unacceptable loss of amenity to neighbouring land uses in terms of noise, smell, fumes, dust or other nuisance, or through the effects of overlooking or overshadowing.

Policy H5 (New Housing Development) requires the following from new housing development:

- (i) provision is made within the curtilage of each dwelling (except for upper storey flats) for an area of private amenity open space;
- (ii) development does not result in overlooking or a loss of privacy to existing developments, or any other loss of amenity to existing dwellings; and
- (iii) adjacent land uses will not result in annoyance or detract from the residential amenity which residents of the proposed dwellings could expect to enjoy.

The site is not within close proximity to existing dwellings and therefore consideration of the two new dwellings together needs to be considered. Whilst the properties are to be attached, they will include their own separate private garden/amenity space as well as separate off-road parking. The windows on the rear and side elevations are placed so as not to result in any overlooking or privacy impacts.

The issue of potential concern is the existing agricultural building to the north of the access into the site. This building is to be retained by the current owners for use as storage space to allow them to maintain their 22 acres of agricultural land. The Environmental Health team have raised concern that the building has the potential to result in adverse noise and odour for the proposed residents and recommends conditions prohibiting the storage of livestock, manure or any potentially odorous material within the building, and limiting its use to 6am to 10pm.

The existing dwelling on the site does not currently have any agricultural ties and at present the two uses operate together. The overall acreage of the wider site is considered to support relatively small enterprise and is not currently used for an intensive agricultural use or for livestock. The building on site is relatively small and it is not considered that the use would result in significant impacts on either of the two proposed dwellings. The agent has confirmed that the building will be used for the storage of equipment to maintain the wider land and that the building does not lend itself to livestock. It is unreasonable to add conditions to an existing building; it is therefore considered that the proposed conditions are unnecessary on this occasion and that the use of the existing agricultural building would not lead to significant impact on residential amenity.

The proposals are therefore acceptable in terms of their impact on the amenity of neighbouring properties and as such accord with policies DS1 and H5.

Historic landscape

The site is within policy area LC14 which is identified as an area of special historic landscape interest. Proposals within this area will not be permitted which would destroy, damage or adversely affect the character, appearance or setting of the historic landscape, or any of its features and the policy requires a high standard of design. The HER officer has reviewed the proposals and whilst Pond Farm is identified as a 19th century farmstead it is unlisted and the HER officer has no objection to the proposals subject to conditions to secure the use of appropriate traditional building materials in accordance with policy LC14 and removing permitted development rights to avoid the unregulated extension of the built environment into the protected historic landscape area to the rear of the two dwellings. The HER is satisfied that the application does not conflict with local plan policy LC14.

Design and layout

The design is considered to be of high quality and it is considered that the proposals would greatly improve the character and appearance of the buildings, enhancing the overall site.

Policy DS1 (General Requirements) sets out that the design and appearance of proposals should reflect or enhance the character, appearance and setting of the immediate area.

Policy CS5 (Delivering Quality Design in North Lincolnshire) encourages the design and external appearance of proposals to reflect or enhance the character, appearance and setting of the immediate area.

Policy H5 is also relevant. Whilst the strategic element of this policy (criteria i and ii) has been replaced by policies CS1 and CS2 of the Core Strategy, the second part of the policy, criteria a) to m), is still extant and sets out the requirements for all new housing developments.

It is proposed to convert the building which adjoins the existing dwelling to the northern elevation and erect a replacement dwelling on the site of the original dwelling.

The application is accompanied by a structural survey which assesses the status of the agricultural building. Overall, the report confirms that the building is capable of conversion to a residential dwelling. The applicant has confirmed that the building is no longer suitable for agricultural purposes due to its construction and scale and that no further replacement buildings would be required to serve the wider 22 acres of land. The existing building is assessed as being unsuitable for agricultural purposes and conversion would allow the viable re-use of the building.

The agricultural building has been extended over the years and the scheme seeks to remove many of these modern and unattractive, unsympathetic additions to make way for the conversion. The proposed scheme would reduce the internal floor area creating an area of outdoor/courtyard space to the front of the proposed conversion/dwelling. The conversion would be undertaken in a sympathetic manner and would represent a high-quality design.

The replacement dwelling, whilst larger than the original property, would sit comfortably within the existing plot and include a high-quality design. It is considered that the proposed replacement dwelling would be of a similar form as the original dwelling. It would provide additional floor area, with a small increase in overall height, however this is not considered to represent a significant increase which would result in the dwelling appearing more prominent or dominant within the street scene or wider landscape. The proposed layout and relationship with the surrounding buildings would result in the dwelling appearing largely as it does at present.

The windows and other openings are considered to be proportionate to the scale of the dwellings and this countryside location. It is proposed to construct the dwelling of red multi brick with pantile roof, in accordance with local building tradition. However, the use of appropriate traditional building materials (bricks to match the existing and clay pantiles) is recommended to be a condition to development.

The proposals seek the installation of solar panels to each of the proposed dwellings to support resource efficiency at the site.

It is considered that both properties would enhance the existing site and raise the overall design quality in this location.

The existing outbuilding on the northern part of the site will be enhanced and used for parking and storage for the conversion whilst the existing outbuilding to the southern part of the site will be demolished and replaced by a cart shed with parking for the replacement dwelling. Both properties will include private amenity space to the rear. Two existing outbuildings within the south-eastern part of the site are to be retained.

The proposed layout and design are considered to be appropriate and the proposal is therefore in accordance with policies DS1 and CS5.

Access and highway safety

Policy T2 of the North Lincolnshire Local Plan is concerned with access to development and 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 site is existing and currently serves a residential dwelling as well as providing access to the existing agricultural buildings on site. The development will result in the increase of dwellings on site from 1 to 2. This is not considered to be a significant intensification of the use on the site and would only result in a minor increase in movements to and from the site.

The Highways team have reviewed the proposals and do not have any objections subject to the inclusion of a condition requiring the vehicular access to the dwelling, and the vehicle parking and turning space(s) serving it, to be completed before the dwelling is occupied, and once provided, to thereafter be retained.

The site allows for the provision of off-street parking through both covered parking (cart shed and outbuildings) and space in front of both properties. Access to the agricultural unit will still be via the existing access; however, it is not considered this would result in any significant highway safety impacts. The use currently exists and there have been no conflicts with the existing property on site for it to be considered an issue. There is adequate space to allow the passing of vehicles within the site.

The proposals are not considered to result in any highway safety concerns.

Ecology

Policy CS17 (Biodiversity) requires proposals to give appropriate consideration to important habitats and species and seeks to secure a net gain in biodiversity.

A preliminary ecological appraisal and bat survey have been submitted and assessed by the council's ecologist. The survey methods used and the survey effort deployed are considered appropriate for the site. Evidence of past use of the site by feeding and roosting brown long-eared bats was found. However, during the two surveys no bats emerged from or returned to the buildings in question. No bat roosts are considered to be present at the current time. There was bat activity recorded in the area. A barn owl was observed as were blackbirds and wrens.

Sensitive working methods are required in relation to bats, nesting birds and amphibians.

Conditions are recommended to secure a species protection plan as well as a biodiversity management plan. Subject to the inclusion of these conditions the site is considered suitable for development from an ecological perspective.

Flood risk and drainage

Policies CS19 and DS16, both relating to flood risk, require proposals to be assessed appropriately and to ensure that suitable drainage strategies are secured for developments.

The application site sits within flood zone 1 of the Strategic Flood Risk Assessment for North Lincolnshire and as such is not in a high flood risk zone. Policy CS19 of the Core Strategy sets out the council's approach to development in areas at risk of flooding.

The LLFA drainage team have not raised any comments or objections to the proposal and recommend the inclusion of an informative to consider upsizing the pipe network increasing storage around the development.

Severn Trent have also assessed the proposals and have no objection subject to the inclusion of an informative in relation to public sewers.

Contamination

Environmental Protection have been consulted on the application and have raised no objection. Considering the sensitive end use of the development, Environmental Protection recommend the inclusion of a condition requiring a phase 1 assessment and subsequent information to be provided as required.

Pre-commencement conditions

Pre-commencement conditions have been agreed with the 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:

- Site Location Plan - 22-042662-001-A
- Proposed Site Plan - 22-042662-102-B
- Proposed First Floor - 22-042662-107-B
- Proposed Elevations - 22-042662-110-B
- Proposed Barn Elevations - 22-042662-112-A
- Proposed Ground Floor - 22-042662-106-B
- Proposed Cart Shed and Store (Farmhouse) - 22-042662-111-A.

Reason

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

3.

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 bats, amphibians, hedgehogs and nesting birds during demolition, vegetation clearance and construction works.

Reason

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

4.

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. The plan shall include:

- (a) details of at least two integrated bat boxes to be installed in buildings to support common pipistrelle bats;
- (b) details of at least two integrated back boxes that are optimised to support brown long-eared, whiskered and natterers bats, to be installed in buildings;
- (c) details of nesting sites to be installed to support barn owl, house sparrows and other bird species;
- (d) restrictions on lighting to avoid impacts on bat roosts, bat foraging areas, bird nesting sites and sensitive habitats;
- (e) prescriptions for the planting and aftercare of native trees and shrubs of high biodiversity value;
- (f) proposed timings for the above works in relation to the completion of the dwellings.

Reason

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

5.

The biodiversity management plan and species protection 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 planning authority. The applicant or their successor in title shall submit photographs of the installed bat roosting and bird nesting features, 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.

6.

Unless otherwise agreed by the local planning authority, development other than that required to be carried out as part of an approved scheme of remediation must not commence until parts 1 to 4 below have been complied with. If unexpected contamination is found after development has begun, development must be halted on that part of the site affected by the unexpected contamination to the extent specified by the local planning authority in writing until part 4 has been complied with in relation to that contamination.

Part 1: Site Characteristics

An investigation and risk assessment, in addition to any assessment provided with the planning application, must be completed in accordance with a scheme to assess the nature and extent of any contamination on the site, whether or not it originates on the site. The contents of the scheme are subject to the approval in writing of the local planning authority. The investigation and risk assessment must be undertaken by competent persons and a written report of the findings must be produced. The written report is subject to the approval in writing of the local planning authority. The report of the findings must include:

- (i) a survey of the extent, scale and nature of contamination;
- (ii) an assessment of the potential risks to:
 - human health;
 - property (existing or proposed), including buildings, crops, livestock, pets, woodland and service lines and pipes;
 - adjoining land;
 - groundwaters and surface waters;
 - ecological systems;
 - archaeological sites and ancient monuments;
- (iii) an appraisal of remedial options, and a proposal of the preferred option(s).

This must be conducted in accordance with DEFRA and the Environment Agency's 'Model Procedures for the Management of Land Contamination, CLR 11'.

Part 2: Submission of Remediation Scheme

A detailed remediation scheme to bring the site to a condition suitable for the intended use by removing unacceptable risks to human health, buildings and other property and the natural and historical environment must be prepared, and is subject to the approval in writing of the local planning authority. The scheme must include all works to be undertaken, proposed remediation objectives and remediation criteria, a timetable of works and site management procedures. The scheme must ensure that the site will not qualify as contaminated land under Part 2A of the Environmental Protection Act 1990 in relation to the intended use of the land after remediation.

Part 3: Implementation of Approved Remediation Scheme

The approved remediation scheme must be carried out in accordance with its terms prior to the commencement of development other than that required to carry out remediation, unless otherwise agreed in writing by the local planning authority. The local planning authority must be given two weeks' written notification of commencement of the remediation scheme works.

Following completion of measures identified in the approved remediation scheme, a verification report (referred to in PPS23 as a validation report) that demonstrates the effectiveness of the remediation carried out must be produced, and is subject to the approval in writing of the local planning authority.

Part 4: Reporting of Unexpected Contamination

In the event that contamination is found at any time when carrying out the approved development that was not previously identified it must be reported in writing immediately to the local planning authority. An investigation and risk assessment must be undertaken in accordance with the requirements of Part 1, and where remediation is necessary a remediation scheme must be prepared in accordance with the requirements of Part 2, which is subject to the approval in writing of the local planning authority.

Following completion of measures identified in the approved remediation scheme a verification report must be prepared, which is subject to the approval in writing of the local planning authority in accordance with Part 3.

Reason

To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other off-site receptors in accordance with policy DS7 of the North Lincolnshire Local Plan.

7.

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 building 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.

8.

The external materials to be used in the construction of the development hereby approved shall include the use of traditional building materials, including bricks to match the existing property and clay pantiles for the roof.

Reason

To ensure that the building is in keeping with its surroundings in the interests of visual amenity, in accordance with policies DS1 and LC14 of the North Lincolnshire Local Plan.

9.

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.

Informative 1

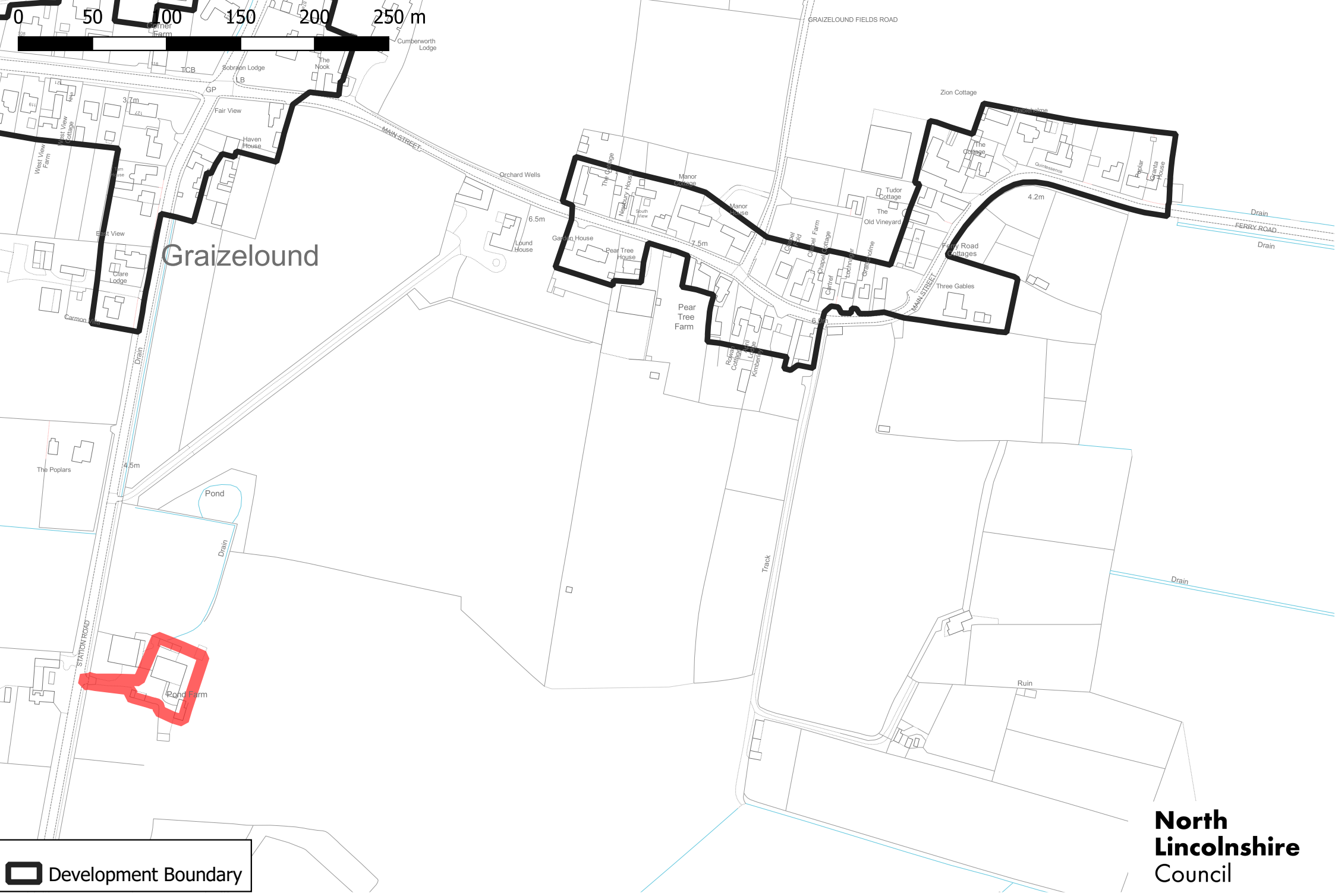
In determining this application, the council, as local planning authority, has taken account of the guidance in paragraph 38 of the National Planning Policy Framework in order to seek to secure sustainable development that improves the economic, social and environmental conditions of the area.

Informative 2

The LLFA Drainage Team suggests you consider upsizing the pipe network increasing storage around your development to cater for more intense storm conditions. Although this is not a requirement in terms of surface water flood risk compliance it would be good practice on your behalf to ensure an increased level of resilience for the development and its future occupiers.

Informative 3

Severn Trent Water advise that although statutory sewer records do not show any public sewers within the area you have specified, there may be sewers that have been recently adopted under The Transfer of Sewer Regulations 2011. Public sewers have statutory protection and may not be built close to, directly over or be diverted without consent and you are advised to contact Severn Trent Water to discuss your proposals. Severn Trent will seek to assist you in obtaining a solution which protects both the public sewer and the building.



Graizelound

 Development Boundary

PA/2022/1653

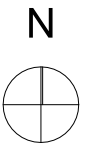
**North
Lincolnshire
Council**

PA/2022/1653 Proposed layout (not to scale)



| Issue Status | | | |
|---|-------|-------|--------|
| Planning | | | |
| This drawing is copyright. Only figured dimensions to be worked to. | | | |
| Revision | Drawn | Check | Date |
| A | JDA | FIH | Aug 22 |
| B | JDA | FIH | Aug 22 |

- Existing outbuilding utilised for parking & storage for barn conversion
- Outline of demolished barns
- Proposed garden for barn conversion
- Proposed garden for farmhouse
- Existing Outbuildings



| | | |
|--|---------|-------|
| client | | |
| Mr & Mrs A & E James | | |
| project | | |
| Conversion of barn and new dwelling, Pond Farm, Station Road, Graizelound | | |
| drawing | | |
| Proposed Site Plan | | |
| date | scale | sheet |
| Aug 22 | 1:200 | @ A2 |
| drawn | checked | |
| JDA | FIH | |

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| Issue Status | | | |
|---|-------|---------|--------|
| Planning | | | |
| This drawing is copyright. Only figured dimensions to be worked to. | | | |
| Revision | Drawn | Checked | Date |
| A | JDA | FlH | Aug 22 |
| Amendments to elevations following clients comments | | | |
| B | JDA | FlH | Aug 22 |
| Issued for planning | | | |



West Elevation



East Elevation



North Elevation



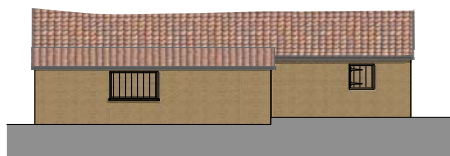
South Elevation



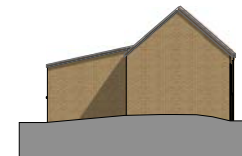
Outbuilding West Elevation (Unchanged)



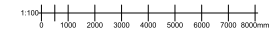
Outbuilding South Elevation (Unchanged)



Outbuilding East Elevation (Unchanged)



Outbuilding North Elevation (Unchanged)



| | | |
|---|-------|------|
| client Mr & Mrs A & E James | | |
| project Conversion of barn and new dwelling, Pond Farm, Station Road, Graizelound | | |
| drawing Proposed Elevations | | |
| 1:100 Jul 22 | 1:100 | @ A1 |
| JDA | ELG | |

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