

APPLICATION NO	PA/2022/2018
APPLICANT	Mr Peter O'Reilly, Adams O'Reilly Ltd
DEVELOPMENT	Outline planning permission to erect a detached single dwelling with appearance, landscaping, layout and scale reserved for subsequent consideration
LOCATION	Carrdale, 10 Saxby Hill, Saxby All Saints, DN20 0QL
PARISH	Saxby All Saints
WARD	Brigg and Wolds
CASE OFFICER	Paul Skelton
SUMMARY RECOMMENDATION	Approve with conditions
REASONS FOR REFERENCE TO COMMITTEE	Objection by Saxby All Saints Parish Council

POLICIES

National Planning Policy Framework:

- 2 Achieving sustainable development
- 4 Decision-making
- 5 Delivering a sufficient supply of homes
- 8 Promoting healthy and safe communities
- 9 Promoting sustainable transport
- 12 Achieving well-designed and beautiful places
- 15 Conserving and enhancing the natural environment
- 16 Conserving and enhancing the historic environment

North Lincolnshire Local Plan:

- H5 New housing development
- H8 Housing design and housing mix
- T1 Location of development
- T2 Access to development
- T19 Car parking provision and standards

LC5 Species protection

LC7 Landscape protection

HE2 Development in conservation areas

HE3 Demolition in conservation areas

HE5 Development affecting listed buildings

DS1 General requirements

DS14 Foul sewage and surface water drainage

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

CS6 Historic environment

CS7 Overall housing provision

CS16 North Lincolnshire's landscape, greenspace and waterscape

CS17 Biodiversity

CS25 Promoting sustainable transport

Housing and Employment Land Allocations Development Plan Document

PS1 Presumption in favour of sustainable development

Inset 90 Saxby All Saints

Saxby All Saints Conservation Area Appraisal 2004

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 2024.

The Submitted North Lincolnshire Local Plan can be given some weight as a material planning consideration in the determination of planning applications. The relevant policies concerning this application are:

SS1 Presumption in favour of sustainable development

SS2 A spatial strategy for North Lincolnshire

SS3 Development principles

SS5 Overall housing provision

SS6 Spatial distribution of housing sites

SS11 Development limits

H2 Housing mix and density

DQE1 Protection of landscape, townscape and views

HE1 Conserving and enhancing the historic environment

T1 Promoting sustainable transport

DM1 General requirements

CONSULTATIONS

Conservation Officer: No objection. There would be no objection to a small-scale cottage-style dwelling built in traditional materials in the style of a Saxby 18th/19th century cottage with suitable landscaping in this location. This would ensure that the new dwelling complements the character of the area. The appearance, landscaping, layout and scale can be secured by the reserved matters application. A large modern-style dwelling would not be supported.

Highways: No objection subject to standard conditions prohibiting loose material within 10m of the highway; requiring appropriate visibility splays; and requiring access, parking and turning space prior to occupation.

LLFA Drainage: The site is on a steep slope and therefore careful consideration needs to be given to the prevention of surface water run-off to and from the developed site and the retaining wall structure needs to be suitably designed. Recommend conditions to secure effective methods of preventing surface water run-off to and from the highway and the development site, and an informative note regarding drainage.

Ecology: Object to the application for the following reasons:

- The proposed infilling of open spaces and loss of trees would appear contrary to the Landscape Guidelines (SPG5).
- Bat roosts and great crested newts are both likely to be absent.
- Question marks over the Small Sites Metric for biodiversity net gain. As it stands, the proposal appears unlikely to lead to a measurable biodiversity net gain contrary to policy CS17.

Tree Officer: No objection subject to measures to protect trees to be retained and suitable replacements for those to be removed.

Environmental Protection: Recommend a precautionary contaminated land condition.

Archaeology: There are no known heritage assets of archaeological interest recorded within the site and the potential for the presence of as yet unrecorded archaeological remains is judged to be low.

PARISH COUNCIL

Objects for the following reasons:

- The new drive is 2.5m wider than the current drive, which already has problems with regard to level access onto Saxby Hill which is a very narrow steep lane. Widening this access would increase this issue, and the proposed access cannot therefore be considered safe.
- Considerable backfill will be required to make the drive level – there is no explanation of how this will be achieved on such a steep site.
- Water run-off is going to be significantly increased due to the amount of hardstanding created and run-off is indicated as being into a soakaway and into the lawned areas. The additional volume is, however, likely to be into the adjoining farmer's field, and then the houses on Main Street below as it exits the field. This is likely to increase flood risk to lower properties which is against CS19 of the North Lincolnshire Core Strategy and paragraphs 165 to 175 of the NPPF.
- The application states there are no water courses in the area. There is a stream spring that runs down the hill on the opposite side of the road, and a spring-fed pond above the development site.
- There has been no evidence of a biodiversity survey being completed on the site, and newts are likely to be present in the spring-fed pond above the site.

PUBLICITY

The application has been advertised by site and press notice. Five objections have been received from members of the public which are summarised below:

- There has already been permission for a dwelling on the other side of the bungalow; this would represent overdevelopment of a picturesque part of the conservation area.
- There have been previous incidents of flooding at the bungalow which would be exacerbated by additional hardstanding.
- The development would affect wildlife in the area, including potential for newts in the pond on the site.
- The proposal would result in a loss of trees protected by the conservation area status of the area. This would also result in loss of habitat/for birds, insects and mammals.
- A wider car parking area and access is not possible given the gradient of the hill. The proposal would require a new retaining wall and outline approval is not appropriate in these circumstances.
- The lane is predominantly used by farm vehicles and cannot take more houses.

- The Conservation Area Appraisal states that residential gardens have an important role to play in the nature of the conservation area.

ASSESSMENT

Planning history

The planning history for the site is as follows:

7/1982/0349: Outline planning permission for a single dwelling – refused 29/07/1982

PA/1997/0217: Extension to single garage to make double – approved 16/04/1997

PA/2022/2011: New access and paved driveway (which appears elsewhere on this agenda).

Nearby, full planning permission (PA/2020/203) for a single dwelling at 4 Hillside Cottage, Saxby Hill (to the west of the current application site) was granted in June 2020.

The site and its location

The application site comprises the side garden of the property known as Carrdale, 10 Saxby Hill. Saxby Hill itself is a steep lane rising up from the main village street. Other than the application site there are just a pair of semi-detached dwellings facing Saxby Hill, with the dwelling permitted in 2020 referred to above currently being constructed. There are no dwellings facing Saxby Hill on the opposite side of the road, however a large house (Field House) is set back from the road with its access opposite the application site.

The site benefits from mature planting and a double garage set to the east of the existing house. The garage is served by an existing concrete drive. There are open fields sloping down towards Main Street to the rear.

The site lies within the Saxby All Saints conservation area.

The development

The application proposes a single detached dwelling with all matters, except for access, reserved for future consideration. The dwelling would replace the existing garages. The existing access would be widened from its current 5.89m to 8.25m, to serve the new dwelling. As mentioned above, the existing dwelling would be served by the new access proposed by application reference PA/2022/2011.

The application is supported by illustrative layout and landscaping plans (albeit access is being determined at this stage) which show a new parking area adjacent to the existing house, with the new dwelling further east. There would be a lawned garden area to the rear of the parking area/house, and another to the east of the new house. The plan indicates that an existing pond would be removed along with a number of existing garden trees, however a number of trees would be retained, including one which is protected by a tree preservation order. The most recent iteration of the landscaping plan, submitted to try and address the concerns in respect of ecology (see below), indicates that the whole of the existing orchard in the area to the east of the site would be retained.

Material considerations

Section 38(6) of the Planning and Compulsory Purchase Act 2004 provides that, if regard is to be had to the development plan for the purpose of any determination to be made under the planning Acts, the determination must be made in accordance with the plan unless material considerations indicate otherwise. Section 70(2) of the Town and Country Planning Act states that, in dealing with an application for planning permission, the local planning authority shall have regard to the provisions of the development plan, so far as material to the application; any local finance considerations, so far as material to the application; and any other material considerations.

In this instance, the development plan consists of the saved policies of the North Lincolnshire Local Plan (NLLP) and the North Lincolnshire Core Strategy (NLCS). Other material planning policy considerations include the National Planning Policy Framework (NPPF) (December 2023), the emerging North Lincolnshire Local Plan and a suite of supplementary planning documents.

The key issues to be considered in assessing this application are:

- **the principle of development;**
- **heritage;**
- **landscape impact/trees;**
- **highway safety; and**
- **drainage.**

The principle of development

The site is within the settlement boundary of Saxby All Saints, as defined by the Housing and Employment Land Allocations DPD, where the principle of housing development is supported by the North Lincolnshire Local Plan and Core Strategy. The principle of development is therefore acceptable.

Whilst permission for a dwelling on the site was refused in 1982, the sole reason was that the site fell outside the development boundary. However, the situation has changed since that time and, as explained above, the site now falls inside the council's adopted development boundary for the village.

It should be noted that the council is able to demonstrate a five-year housing land supply as identified within the North Lincolnshire Council Five Year Housing Land Supply Statement, August 2023. Therefore, full weight can be attributed to the Local Plan and Local Development Framework policies and the 'tilted balance' set out in paragraph 11(d) of the NPPF is not engaged.

In addition to policy compliance, some minor benefits would arise from the proposal. The dwelling would contribute, in a very small way, to the council's housing land supply. Limited economic benefits would arise from the construction phase (given the scale of development proposed, it is likely local tradespeople would be used) and from the economic activity of future residents, who would likely support local businesses and facilities. Economic benefits would also arise from taxation.

The principle of outline permission for a single dwelling is therefore acceptable subject to development plan policies and other guidance in the NPPF which need careful consideration in the overall planning balance. These are discussed below.

Heritage

The site lies within the Saxby All Saints conservation area. Section 72 of the Town and Country Planning (Listed Buildings and Conservation Areas) Act 1990 requires special attention to be paid to the desirability of preserving or enhancing the character or appearance of conservation areas.

The council's conservation officer (CO) was consulted and advised that in his view, because of the location of the site on the edge of the conservation area and the surrounding context, he was happy for an outline application in this instance. The CO advised there would be no objection to a small-scale cottage style dwelling built in traditional materials and in the style of a Saxby 18th/19th century cottage with suitable landscaping in this location, which would ensure that the new dwelling complements the character of the area. The appearance, landscaping, layout and scale can be secured by the reserved matters application. In the CO's view, a large modern-style dwelling would not be supported, however that is not an issue for determination at this stage given the outline nature of the application.

Concern has been raised about the potential impact of a new dwelling in the conservation area. Whilst the Saxby All Saints Conservation Area Appraisal (CAA) published in 2004 refers to the threat from developing gardens, each application must be considered on its merits. In this case, the host dwelling is a relatively modern bungalow. The site is within the development boundary where the principle of development is acceptable; if the principle of a new dwelling on this site were considered unacceptable, the settlement boundary could have been drawn so as to exclude it.

The Townscape Analysis Map which accompanies the CAA identifies the key elements of the conservation area including buildings of townscape merit, important trees and important views. This site does not contain, nor is affected by, any of these elements. The existing dwelling is noted as a building with a neutral effect on the conservation area. Because of the site's location it is not considered that its development for a single dwelling would harm any of the positive features of the conservation area.

The CAA itself accepts that new dwellings had been built in the village in the period before its publication without harming the conservation area, and the council has relatively recently permitted another house on Saxby Hill. The conservation officer accepted that this site could be developed without harm to the conservation area. Design quality would be a key aspect of any reserved matters applications and a condition is suggested requiring a statement of design principles to accompany any such applications.

Overall, it is not considered that the proposal would result in any harm to the conservation area, in accordance with s72 of the 1990 Act, policy HE2 of the North Lincolnshire Local Plan and policy CS6 of the Core Strategy.

Landscape impact/trees

Local plan policy LC7 deals with landscape protection. This is reflected in the NPPF. Local plan policy DS1 and Core Strategy policy CS5 both require a high-quality design, taking into account the context of the site and the proposal.

The site includes an ash tree protected by an area tree preservation order (TPO); however, this would not be affected by the siting of the proposed dwelling as indicated on the most recent illustrative landscaping plan or access works.

The council's Natural Environment Policy Specialist (NEPS) has been consulted and recommends a landscape and visual impact assessment be submitted in support of the application. Without this, the NEPS is concerned that the loss of trees and the development of the plot would appear to be contrary to the council's adopted Landscape Assessment and Guideline SPG. Whilst the site is on the edge of the village and adjacent to the open countryside, as it is within an existing garden, and the proposed dwelling would be within the settlement boundary, it is not considered that this would be reasonable in this case. As set out above, if this had been such a concern when the settlement boundary was drawn, this area could have been omitted from it.

Furthermore, the illustrative landscaping plan indicates that, whilst it would be significantly larger, the dwelling would be on the site of the existing garage. The proposed dwelling has been moved further to the west and the remainder of the plot to the east, including the existing orchard, would be retained and perform the function of providing a soft edge to the village. Whilst the landscaping plan has been submitted for illustrative purposes only, the siting of the dwelling could be controlled with reference to that plan, as suggested below.

The existing roadside hedge is proposed to be retained, as are the ash tree (which is protected by a tree preservation order), an oak tree to the rear of the site and the entirety of the orchard which represent important features in the street scene. The trees proposed to be removed appear to be largely conifer trees which would not be worthy of protection in their own right. A landscaping scheme, including replacement/additional trees, would be required at reserved matters stage; however, in principle, there is no objection to the provision of a dwelling on the site in the position indicated on the amended illustrative landscaping plan in this respect.

The council's tree officer has been consulted and, having assessed the submitted tree survey, comments that whilst there are many trees in this location, most appear to be orchard/garden quality. The tree officer notes that the site is within the development boundary of the village and that all the trees proposed to be removed are of lower quality. Furthermore, they are satisfied that the application appears to propose that all the trees that are of a reasonable quality would be retained, and there are sufficient root protection areas, which can be controlled by planning condition.

In conclusion, it is considered that, subject to the details required at reserved matters stage, the proposal would have an acceptable impact on the wider area.

Ecology

Core Strategy policy CS17, local plan policy LC5 and the NPPF all require due consideration to be given to the protection of priority and protected species, and the protection and enhancement of habitats and ecological networks.

The application has been supported by a preliminary ecological assessment and biodiversity net gain assessment. The Natural Environment Policy Specialist has been consulted and is satisfied that bat roosts and great crested newts are both likely to be absent. Nevertheless, the NEPS is concerned that, despite the fact that the amended illustrative plan seeks to retain the entire orchard, which is to be welcomed as this is a priority habitat, the applicant has not

demonstrated that there would be a net increase in biodiversity on the site. The council currently seeks a minimum of 1% net gain on sites. Whilst the issue of biodiversity net gain is not underestimated (and it will be subject to a change in the law later in 2024), this is a matter which is considered to be of limited weight against the proposals in this instance.

Highway safety

Local plan policy T2 requires all development to be provided with a satisfactory access. The NPPF, at paragraph 114(b), requires safe and suitable access to the site to be achieved for all users. Paragraph 115 advises that development should only be refused on highway grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts would be severe.

The application states that, with the new separate access and parking created for the existing dwelling, the use of this existing access remains unchanged. Therefore, the amount of traffic using this access remains the same – as existing. In a sense this is true, however this must be considered in the context of the new access being provided to the west to serve the new dwelling.

Concerns have been raised by the local community due to the steep nature of the road and the fact that it is used by agricultural vehicles. Nevertheless, this is a minor road and lightly trafficked. The widening and reconfiguration of the existing access would mean that there is likely to be better visibility for drivers leaving the site. The enlarged parking and turning area would also provide opportunity for vehicles to leave the site in a forward gear whereas the current arrangements mean that vehicles will currently need to either reverse off the road to park or reverse onto the road when leaving the site. Drivers of agricultural vehicles will be familiar with the road and will be aware of the existing accesses serving the application site as well as that serving Field House opposite.

The council's highways officer (HO) has been consulted on both the current application and the application for the new access, so is fully aware of the complementary proposals. The HO raises no objection subject to conditions requiring the provision and maintenance of visibility splays and parking/turning areas, and the prohibition of loose material being laid on the proposed driveway within 10m of the highway.

In light of the above, there is no objection on transport/highway safety grounds.

Drainage

Local plan policy DS16 and Core Strategy policy CS19 reflect the advice in section 14 of the NPPF which aims to direct development to areas of lowest flood risk. Paragraph 165 of the NPPF similarly states that inappropriate development in areas at risk of flooding should be avoided by directing development away from areas at highest risk.

The site is within flood zone 1, the area at least risk of flooding. A number of concerns have been raised due to the sloping nature of the site and Saxby Hill, and previous drainage issues. However, it must be recognised that the development cannot be required to resolve existing issues. As referred to above, the site would be served by an amended access. The current access is surfaced in concrete and there is no drain preventing water leaving the site and entering the highway.

The LLFA has been consulted and recognises that the site is located on a steep slope and therefore careful consideration needs to be given to the prevention on surface water run-off

to and from the developed site, and any retaining wall structure needs to be suitably designed. In this context, the LLFA raises no objection subject to conditions aimed at preventing surface water flow from hard surfaces within the site onto the highway. Similarly, a condition is recommended to prevent surface water run-off from the highway entering the site and potentially causing flood risk to future occupiers.

Whilst local concerns regarding the existing issues on Saxby Hill are noted, it is not considered that the proposed development would make conditions worse, and if anything would be likely to improve the existing situation.

Living conditions

Local plan policies all seek to protect the living conditions of occupiers of nearby residential property. Local plan policy DS1 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.'

Policy DS5 of the local plan requires that new development must cause no harm to local amenity, including the amenity of neighbouring occupants. Proposals should not unreasonably reduce sunlight or daylight, or result in overshadowing, overbearing impact or loss of privacy to adjacent dwellings.

The only possible property which could be affected in terms of living conditions would be the existing property, 10 Saxby Hill. Whilst the site of the proposed new dwelling would be at a higher level than the existing dwelling, any potential implications in terms of loss of light/overlooking can be properly addressed at reserved matters stage. Similarly, given the nature of the site, there are no obvious concerns in terms of the living conditions of future occupiers.

Other matters

The council's environmental protection officer (EPO) has reviewed the application and whilst there is no evidence of historic uses which would give rise to contamination, a precautionary condition, requiring any contamination found during construction to be properly dealt with, is suggested.

Conclusions and planning balance

As set out above, the site is located within the recognised development boundary of Saxby All Saints where the principle of development is acceptable.

In this case the benefits are clear, albeit limited. The dwelling would contribute, in a very small way, to the council's housing land supply. Limited economic benefits would arise from the construction phase (given the scale of development proposed, it is likely local tradespeople would be used) and from the economic activity of future residents, who would likely support local businesses and facilities. Benefits would also arise through general taxation.

Whilst the benefits are limited, the Conservation Officer advised there would be no harm to the conservation area subject to an appropriate design being secured at reserved matters stage. Similarly, there would be no discernible harm to the character and appearance of the street scene, subject to detailed design at reserved matters stage. Impacts on neighbouring properties are also capable of being properly addressed through the reserved matters. There are no objections from technical consultees in respect of highways and drainage, subject to

suitable planning conditions, and the potential for contaminated land can also be addressed by condition in this instance.

There would be conflict with policy CS17 of the Core Strategy as it has not been demonstrated that the proposal would produce a net gain in biodiversity.

Nevertheless, the development plan must be read as a whole and, whilst the absence of biodiversity net gain weighs against the scheme, overall, the proposal is considered to represent sustainable development in accordance with the development plan. It is therefore recommended that outline planning permission is granted subject to the conditions outlined below.

RECOMMENDATION Grant permission subject to the following conditions:

1.

Details of the appearance, landscaping, layout and scale (hereinafter called 'the reserved matters') shall be submitted to and approved in writing by the local planning authority before any development takes place and the development 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.

2.

Application for approval of the reserved matters (appearance, landscaping, layout and scale) shall be made to the local planning authority not later than 3 years from the date of this permission.

Reason

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

3.

The development hereby permitted shall take place not later than 2 years from the date of approval of the last of the reserved matters to be approved.

Reason

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

4.

All reserved matters applications pursuant to condition 1 above shall be accompanied by a statement of design principles explaining how the proposed development will respect the character and appearance of the existing area, including the Saxby All Saints conservation area.

Reason

To ensure the development is of high quality and respects the setting of the conservation area.

5.

All reserved matters applications for layout made pursuant to Condition 1 above shall be in general accordance with drawing number HLAD | DR | 03-303 | Rev D ("Proposed Landscaping Plan"). In particular, the proposed dwelling shall be sited outside the Root

Protection Area of the existing Oak tree to be retained, and outside the Root Protection Area of all trees within the existing orchard.

Reason

To safeguard the existing trees on the site and the character and appearance of the Saxby All Saints Conservation Area.

6.

The access to serve the development hereby permitted shall be carried out in accordance with drawing number HLAD | DR | 03-303 | Rev D ("Proposed Landscaping Plan").

Reason

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

7.

Notwithstanding the provisions of classes A, E and F of Part 1 of Schedule 2 of the Town and Country Planning (General Permitted Development) Order 2015 (or any Order revoking and re-enacting that order with or without modification) no extensions, outbuildings or hardstandings shall be erected or provided within the site without the prior express permission of the local planning authority.

To safeguard the existing trees on the site and the character and appearance of the Saxby All Saints Conservation Area.

8.

No loose material shall be placed on any driveway or parking area within 10 metres of the adopted highway unless measures are taken to the satisfaction of the local planning authority to prevent the material from spilling onto the highway. Once agreed and implemented these measures shall thereafter be retained for the lifetime of the development.

Reason

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

9.

Nothing shall at any time, whether permitted by the Town and Country Planning (General Permitted Development) Order or not, be erected, retained, planted or allowed to grow over 1.05 metres in height above the level of the adjoining carriageway for a distance of 2m back from the highway boundary across the site frontage.

Reason

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

10.

The dwelling hereby permitted 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 thereafter be retained for the lifetime of the development.

Reason

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

11.

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 in writing by the local planning authority. The approved method statement shall be implemented in full prior to any further development commencing on the site.

Reason

To protect human health.

12.

All reserved matters applications for 'layout' made pursuant to condition 1 above shall include details showing an effective method of preventing surface water run-off from hard paved areas within the site onto the highway and an effective method of preventing surface water run-off from the highway onto the developed site. The approved details shall be implemented prior to the access and parking facilities being brought into use and thereafter so retained for the lifetime of the development.

Reason

In the interests of highway safety, 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 policies DS16 and T19 of the North Lincolnshire Local Plan, policies CS18 and CS19 of the North Lincolnshire Core Strategy and paragraphs 165 to 175 of the NPPF.

13.

All reserved matters applications for 'landscaping' made pursuant to condition 1 above shall include details of the method of protecting the existing trees on the site throughout the construction period. The approved tree protection method shall be implemented in full 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, 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.

14.

All reserved matters applications for 'layout' made pursuant to condition 1 above shall include details of existing and proposed ground and floor levels in relation to a fixed, off-site, datum point.

Reason

To safeguard the character and appearance of the conservation area.

Informatives

1.

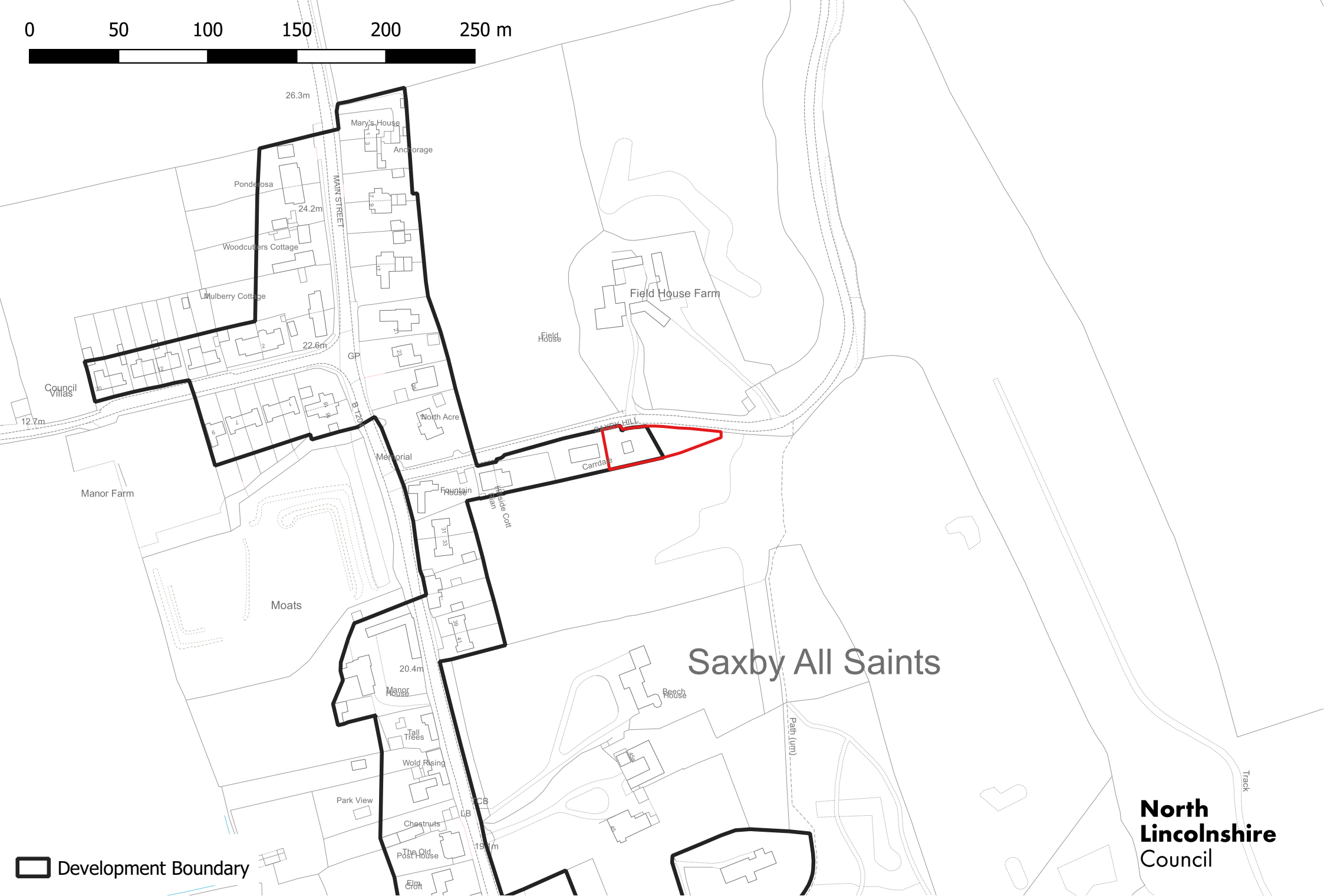
In determining this application, the council, as local planning authority, has taken account of the guidance in paragraph 38 of the National Planning Policy Framework in order to seek to secure sustainable development that improves the economic, social and environmental conditions of the area.

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.

0 50 100 150 200 250 m



Development Boundary

PA/2022/2018

Saxby All Saints

**North
Lincolnshire
Council**

PA/2022/2018 Illustrative layout (not to scale)



Proposed Landscaping Plan
1:200

SCALE 1:200



Notes

Rev	Date	Description	By
D	21.11.23	Dwelling footprint revised	AR
C	31.08.23	Plan revised following meeting with client	AR
B	24.02.23	Drawing revised to add site section location	AR
A	21.10.22	Planning Issue	AR

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PLANNING ISSUE

Client AdallyHomes Ltd.

Project New Dwelling Top of Saxby Hill

Proposed Landscaping Plan

Drawn By AR Scale @ A2 1:200

Project No. 1175

HLAD | DR | 03-303 | Rev D