

APPLICATION NO	PA/2021/1661
APPLICANT	Charles Ranby-Gorwood
DEVELOPMENT	Planning permission to erect nine dwellings with associated access road, gardens and parking areas
LOCATION	Anchor Village, Pasture Road, Barton upon Humber, DN18 5HP
PARISH	BARTON UPON HUMBER
WARD	Barton
CASE OFFICER	Scott Jackson
SUMMARY RECOMMENDATION	Approve with conditions
REASONS FOR REFERENCE TO COMMITTEE	Member 'call in' (Cllr Keith Vickers – significant public interest) Objection by Barton upon Humber Town Council

POLICIES

National Planning Policy Framework:

5 Delivering a sufficient supply of homes

12 Achieving well-designed and beautiful places

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

16 Conserving and enhancing the historic environment

North Lincolnshire Local Plan:

DS1 General requirements

DS14 Foul sewage and surface water drainage

DS16 Flood risk

HE2 Development in conservation areas

HE9 Archaeology

H5 New housing development

H8 Housing design and housing mix

T1 Location of development

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

CS5 Delivering quality design in North Lincolnshire

CS6 Historic environment

CS7 Overall housing provision

CS8 Spatial distribution of housing sites

CS17 Biodiversity

CS19 Flood risk

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 late 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

DQE1 Protection of landscape, townscape and views

DQE5 Managing flood risk

DQE6 Sustainable drainage systems

HE1 Conserving and enhancing the historic environment

CONSULTATIONS

Highways: No objection, recommend conditions.

Environment Agency: Following receipt of an updated Flood Risk Assessment (FRA) the previous objection is withdrawn and a condition is recommended.

LLFA Drainage: No objection, recommend conditions.

Anglian Water: The Planning & Capacity Team provide comments on planning applications for major proposals of 10 dwellings or more, or if an industrial or commercial development, 500sqm or greater. However, if there are specific drainage issues you would like us to respond to, please contact us outlining the details.

The applicant should check for any Anglian Water assets which cross or are within close proximity to the site. Any encroachment zones should be reflected in site layout. They can do this by accessing our infrastructure maps on Digdat. Please see our website for further information.

Environmental Protection: Recommend conditions in respect of contaminated land investigation (specifically verification of the remediation of the site), submission of noise assessment and in respect of construction working hours.

Archaeology: The application site lies close to the core of historic Barton in an area where archaeological remains are anticipated. Mitigation proposals to offset the harm to any archaeological remains should be set out in a written scheme of investigation (WSI) and submitted prior to determination of the planning application. Mitigation should comprise a programme of archaeological monitoring and recording to be undertaken during the construction groundworks. Where the planning authority is minded to grant consent, any permission should be subject to conditions securing the implementation of an agreed WSI; pre-commencement conditions would only be necessary where a mitigation strategy and WSI is not in place.

Tree Officer: This site is within the conservation area of Barton and as such trees on this site are offered some protection because of this. The aerial view does show that there are trees on this site but the submitted documents do not include any arboricultural report or other information as to the trees on the site, their location, size, condition, retention values and root protection areas for those trees worthy of retention. The information about the landscaping for the site does show indicative planting and green infrastructure but lacks any real detail.

In short, there does appear to be some trees on this site, that have some protection due to the conservation area, but no information to suggest they have been properly considered or that there has been sufficient mitigation replacement through landscaping if they are needing to be removed.

Spatial Planning: The development plan for Barton upon Humber consists of the Core Strategy and Housing and Employment Land Allocations DPD of the North Lincolnshire LDF and the Saved Policies of the North Lincolnshire Local Plan 2003.

The site is in the development limit of Barton upon Humber; therefore, in principle, the proposals are in conformity with the development plan. The site is within the development limit of Barton upon Humber and is in conformity with policy CS2.

The site is in Barton upon Humber, which is a market town/large service centre and scored 69 points in the North Lincolnshire Settlement Survey (2019) and was 2nd overall out of all the settlements in North Lincolnshire on sustainability grounds. The settlement survey looks

at key features which make up sustainability which are primary school, secondary school, doctors and community facilities. Barton upon Humber is a market town/large service centre and has 7 of the 7 key facilities – public house, village hall/church hall/community centre and primary school.

It has been acknowledged that the site is piecemeal development to the original planning permission for 16 dwellings; however, due to the viability of that scheme and no increase in the number of dwellings, no section 106 contributions will be sought.

Housing development in principle is acceptable and in conformity with the development plans subject to the above policy requirements.

Waste and Recycling: Comments made in relation to bin types and numbers, vehicular access and highway construction for refuse collection vehicles, and pulling distances of bins for both residents and collection crews.

Humberside Police: The local planning authority seeks to encourage Secured by Design (SBD) accreditation where appropriate. SBD is a national police initiative that is owned by the UK Police Service. It is designed to encourage the building industry to adopt crime prevention measures to assist in reducing the opportunity for crime and the fear of crime, creating safer, more secure and sustainable environments. The environmental benefits of SBD are supported by independent academic research consistently proving that SBD housing developments experience up to 87% less burglary, 25% less vehicle crime and 25% less criminal damage, and also has a significant impact on antisocial behaviour. The Secured by Design Developer's Award is a free award should the applicant wish to apply.

I would like to recommend all proposed dwellings are designed and constructed to the 'Police Preferred Specification' SBD criteria; the development can achieve a Silver Award if the SBD criteria is applied, with an opportunity to apply for a Gold Award, incorporating layout and design. Information on Secured by Design and the National Building Approval Scheme can be found at www.securedbydesign.com or by contacting me direct. I would be happy to discuss this further and to go through the Secured by Design, 'Homes 2019' Design Guide at no cost to the applicant.

Conservation: The design looks to be almost identical to that already approved and built on the site and so I am not going to comment on this.

I would note that from the driveway entrance to the site there is a pleasant view of St Mary's Church, a grade I listed building. The view isn't designed, or intentional, however it does contribute to the experience of its significance and the layout of the site, and if to be approved should ensure that view of the church tower is retained. A visualisation of similar should be requested from the applicants to show how plots 1 and 2 will stand with the view of the church and this should form an addendum to the heritage statement which doesn't assess this aspect at all.

Ecology: No objection, recommend conditions.

Humberside Fire and Rescue: It is a requirement that adequate access for firefighting is provided to all buildings or extensions to buildings.

TOWN COUNCIL

Committee object to the application as the proposed properties are too close and of too high density as well as still being too tall. Also, the overall design is unimaginative, and it is recommended that the application follows the Design Codes contained within the Barton upon Humber Draft Neighbourhood Plan. It is hoped that North Lincolnshire Council request a site meeting.

PUBLICITY

Site notices have been displayed and three responses have been received raising the following issues:

- works have taken place on site without any planning permission being granted
- it is questioned why the applicant can develop the site without any planning permission
- the access to Anchor Village should not be used
- the dwellings are sited window to window with existing houses
- loss of light
- lack of separation between existing houses and those which have been constructed on the site.

ASSESSMENT

Planning history

- PA/2007/0296: Planning permission to erect 26 one and two-bedroom apartments together with communal facilities, including the demolition of 13 and 15 Pasture Road, outbuildings and sheds – approved with conditions 24/05/2007
- PA/2007/0297: Conservation area consent to demolish 13 and 15 Pasture Road and the outbuildings and sheds to the rear of the building – approved with conditions 24/05/2007
- PA/2009/0543: Planning permission to vary condition 19 of planning permission PA/2007/1773 dated 24/01/09 to allow persons over 55 years of age and persons requiring full-time care to occupy the units – approved with conditions 29/06/2009
- PA/2007/1773: Planning permission to erect 34 apartments together with communal facilities including demolition of a garage – approved with conditions 24/01/2008
- PA/2006/1807: Conservation area consent to demolish 2 dwellings and outbuildings to the rear of 13 and 15 Pasture Road – withdrawn 30/01/2007

PA/2006/1808: Planning permission to erect 38 one and two-bedroom apartments along with communal facilities to include demolition of 13 and 15 Pasture Road and outbuildings to the rear – withdrawn 31/01/2007

PA/2002/1370: Planning permission to erect a two-storey extension with two bedrooms over covered way – approved with conditions 28/10/2002

PA/2018/1049: Planning permission to erect 16 dwellings along with associated infrastructure – approved with conditions 18/01/2019.

Site and proposal

The application site consists of a piece of land within the defined settlement boundary for Barton upon Humber; it is located within the conservation area and within flood zone 2/3a. The dwellings are partly constructed on the site (up to eaves height) and the vehicular access is a shared driveway with the parking area that serves Anchor Village to the front. The area is predominantly residential in nature with the former St Mary's Works to the west and St Mary's Church approximately 119 metres to the south-west. Dwellings have been approved and constructed on the site to the north (known as Brewers Lane) and Barton town centre is within walking distance to the south-west. Planning permission is sought to erect nine dwellings with associated gardens, vehicular access and parking spaces.

The main issues in determining this planning application are the principle of development, and impact on the street scene/conservation area, residential amenity and flood risk/drainage. Other issues include contaminated land and impact on archaeology.

Principle

The application site is within the settlement boundary of Barton upon Humber which is designated as a market town in the adopted Core Strategy. Policy CS2 states that development should be focused on previously developed land and buildings within the defined development limits of North Lincolnshire's market towns.

Policy H8 (Housing Design and Housing Mix) applies and states that new residential development will be permitted provided that it incorporates a high standard of layout which maintains, and where possible improves and enhances, the character of the area and protects existing natural and built features, landmarks or views that contribute to the amenity of the area. This site constitutes developable land within the settlement boundary of Barton upon Humber; therefore, there is a presumption in favour of residential development. In addition, the proposed development site will deliver nine dwellings on a site which is within both walking and cycling distance of Barton town centre which provides shops and local amenities/services and access to sustainable modes of travel (including a bus and railway station). The proposal is thus considered to comply with the overarching sustainability principles set out in the Core Strategy (policy CS2) and within the NPPF. In addition, it is worth noting there is an extant planning permission on this site for eight dwellings. This forms part of the wider planning permission for 16 dwellings approved and implemented under PA/2018/1049. Therefore, the principle of residential development on this site has already been established.

Street scene

The plans show the erection of four pairs of semi-detached houses and a detached dwelling on land to the rear of an existing residential care home known as Anchor Village. Four of the dwellings are proposed to be two storeys in height and the remaining five, including the detached dwelling, propose rooms within the roof space. The dwellings to be located nearest to the road will be set back a distance of 16 metres from the public highway. This means that the development proposals will be visible in the street scene and within the conservation area; however, the dwelling will be screened to some extent to the rear of existing built form along the Pasture Road frontage (i.e. by Anchor Village which is two storeys in height). It is accepted that views of some of the dwellings (most notably plots 1 to 3 and 9) will be available from the site access road in a westerly direction from Pasture Road; however, such a view will be of modern dwellings framed within the context of existing built form which comprises dwellings to the north and south, Anchor Village to the highway frontage and a modern housing estate to the north.

The plans show that, compared to the housing scheme approved under the 2018 planning permission on this site, the proposed development layout is broadly consistent in that it includes three pairs of semi-detached dwellings along its western boundary with St Mary's Works with the remainder of the houses positioned along the eastern side of the site (close to Anchor Village) and the parking areas located in the centre of the site and along the southern boundary. The other difference is the inclusion of another dwelling on the eastern side of the parking area; this is a detached dwelling and is shown with an area of private amenity space to the side.

In terms of the dwellings, the plans show that all dwellings will be of a gable roof design and are proposed to be constructed from a red brick with a timber entrance feature at ground floor, and a slate roof tile with grey aluminium windows and composite doors throughout. The plans also show that two pairs of the semi-detached houses (plots 5 to 8) will have differing red bricks and a staggered position within the site, adding visual differentiation and interest and resulting in greater private amenity space provision for the dwellings close to the access road and parking areas in the centre of the site.

All the window openings will be constructed from aluminium; this will visually assimilate with the colour of the doors and with the roof tiles (which is the same roof tile proposed for all the dwellings). Each of the elevations is punctuated by window and door openings and the dormer windows proposed to the front roof slope of plots 3 to 4 add visual interest to the scheme as does the projecting box window frame at ground level along the principal elevations of plots 1 to 4 and 9 (five dwellings). Details of the proposed external materials of construction have been submitted with the amended plans. These consist of red facing brickwork, Wienerberger New Rivius Antique Slate tiles and Anthracite Grey doors, windows, window frames, rooflights and rainwater goods. This would ensure consistency of appearance with existing houses in the vicinity of the site within the Barton conservation area and with the eight new dwellings that form Brewers Lane on the adjacent site to the north.

In terms of layout, the plans show all nine of the plots to be located around the perimeter of the access road and parking areas with the principal elevations of all dwellings facing the access road to the east, west, and south respectively; this provides natural surveillance of the parking areas and the cul-de-sac. The plans show that plots 5 to 8 (two pairs of semi-detached dwellings) have been moved further to the south and are arranged in a staggered formation, allowing for the provision of a small area of garden to the front of the dwellings

and an increase in size of private amenity space to the rear. The plans also show the parking area serving the residential care home to the front will be retained in its entirety, forming a shared vehicular access into the residential development proposed to the west; this is the same arrangement as that approved under PA/2018/1049. The width of the access road tapers from 4 metres where the access road enters the site to 5.6 to 6 metres where the parking areas are proposed; this is sufficient to meet the requirements of the development (i.e. the number of dwellings proposed) and there is provision for a turning head for larger vehicles and a bin store in the south-western corner of the site.

The conservation officer has highlighted the potential for the tower of St Mary's Church to the south-west to be visible from the access road within the development and has sought some assurance this view will not be obscured by the development proposals. From the existing access that serves Anchor Village the church tower appears in a view to the south-west; as the nearest dwelling (plot 1) will be located a distance of 27 metres from the public highway in the south-west corner, it is considered the church will remain visible to the south of plot 1 when viewed from the access road and as such this existing view will not be obscured. The view of the listed church tower is available above the garage belonging to the neighbouring property to the south (11 Pasture Road) and as the nearest dwelling is to the north of this garage, it is considered the church tower of St Mary's Church will remain visible across the conservation area.

In conclusion, it is considered the site layout is comparable to the scheme approved on this part of the site under PA/2018/1049, the notable exception being the inclusion of an additional dwelling, and there is sufficient spacing between each of the pairs of semi-detached dwellings and those already constructed to the north. In addition, the development has been arranged to ensure there is natural surveillance of the parking area in the centre of the site and sufficient parking provision to serve the dwellings. The development will be visible within the street scene and conservation area; however, such a view will be of built form which is similar in scale, height and appearance to existing dwellings and will be viewed in conjunction with existing built form, including the modern housing estate established recently on the neighbouring site to the north.

Residential amenity

The plans show that the area of private amenity space serving the nine properties varies between 25 and 80m²; whilst it is accepted this is not a significant amount of garden space, it is considered sufficient to meet the needs of the occupants of each dwelling and is commensurate with the sizes of private gardens approved for the eight dwellings on the northern site under PA/2018/1049 and PA/2021/968 (variation of condition application). It also provides an area of spill out space for each of the dwellings, and where the level of private amenity space is lower, the plans show these gardens are either east or west-facing and so will likely encounter sunlight for the majority of the day.

The plans also show the provision of upper floor windows on the first floor and within the roof slope of plots 1, 6 and 7 (three dwellings) which have the potential to result in loss of residential amenity through the effects of overlooking towards the rear garden of neighbouring properties to the north and south; however, these windows serve non-habitable rooms (bathrooms and landings) and as such will not result in overlooking. In addition, there is potential for overlooking between en-suite/bathroom windows in the plots within the development itself and as such a condition is recommended that all bathroom and en-suite windows in the side-facing elevations at first floor and above are fitted with a minimum Level 3 in accordance with the Pilkington Scale of Obscuration. The comments

made in relation to the proximity of the northerly most dwellings to the dwellings recently erected on the housing site to the north are noted; however, the separation distances between the side elevations of plot 6 to the dwellings to the north is 10.563 metres and from plot 7 is 9.115 metres. This is considered sufficient to negate potential for the dwellings (in particular plots 7 and 9) having an overbearing impact and affords greater separation distances between dwellings when compared to the scheme approved under PA/2018/1049.

The layout plan also shows that there is pedestrian circulation space around each property, sufficient space for bin storage and no habitable room windows in the side elevations of the nine houses to ensure there is no overlooking between individual properties within the housing development. The habitable room windows in the upper floors of the dwellings are shown to have an outlook onto either the parking and access road to the front or towards the gardens of each respective property; there is no outlook into the gardens of existing properties which surround the site.

The proximity of the site to the steel fabricators to the south-west is noted, as are the comments made by Environmental Protection in respect of the requirement for a noise assessment to be undertaken prior to determination of the planning application. In addition, it is noted under paragraph 193 of the NPPF that there is a requirement to ensure that existing businesses should not have unreasonable restrictions placed on them as a result of development being permitted. It is worth noting, in respect of the extant planning permission granted on this site for a total of 16 dwellings under planning application PA/2018/1049, that the response from Environmental Protection in that case was that there was no requirement for a noise assessment to be undertaken and the majority of the dwellings (including those on the northern part of the site) were approved in much closer proximity to the western boundary of the site (closer to the steel fabricators). Taking this into account, and that the applicant can construct eight dwellings on the site without the requirement for a noise survey to be undertaken, it is considered neither reasonable nor necessary to recommend such a condition in this case.

Flood risk/drainage

The site is within flood zone 2/3a as defined by the North Lincolnshire Strategic Flood Risk Assessment (or SFRA); this is the highest level of flood risk. An updated Flood Risk Assessment (FRA) has been submitted with the planning application. This has been assessed by the Environment Agency and no objections have been received, although a condition is recommended in respect of the development taking place in accordance with the flood mitigation measures set out in the FRA. The development proposals are for a 'more vulnerable' use within a high flood zone, therefore the sequential and exceptions test need to be applied and passed. On the basis of the updated FRA and the removal of the previous objection from the Environment Agency, it is considered it has been demonstrated that the development will be safe from flooding and therefore the application is recommended for approval on these grounds.

In terms of the sequential test, no supporting information has been included within the FRA which considers sites which are available, can accommodate the level of development proposed and are at a lower risk of flooding. By undertaking a search online (March 2024) it is evident there are two pieces of land available within the defined settlement boundary for Barton upon Humber: one of the sites is available but at the same level of flood risk and significantly smaller in site area, and the other site is available (former Balfour Beatty offices on Humber Road) and at lower risk of flooding, but is much smaller in site area and only

capable of accommodating a single dwelling (on Castledyke West). Given there are no sites within the defined settlement boundary which are available and at lower risk of flooding, the sequential test is considered to be passed.

The exceptions test then needs to be applied. Essentially, the two parts to the test require proposed development to show that it will provide wider sustainability benefits to the community that outweigh flood risk, and that it will be safe for its lifetime, without increasing flood risk elsewhere and where possible reducing flood risk overall. The applicant has demonstrated, through the submission of the FRA, that the site is safe from flooding without increasing flood risk elsewhere. Whilst the FRA does not set out the sustainable community benefits, the previous application approved for residential development under PA/2018/1049 did have a supporting statement which stated the development would deliver additional housing in an existing residential area of Barton, in a sustainable location, would support local services, would make use of a vacant site, and would deliver housing and local jobs. It is considered these factors still apply to this planning application. On this basis, it is considered it has been demonstrated the proposal will provide wider sustainability benefits to the community that outweigh flood risk, and that it will be safe for its lifetime, without increasing flood risk elsewhere. The exceptions test is therefore considered to be passed.

This is an area which is shown to have a medium to high risk of flooding from surface water (Gov.uk). The applicant has submitted a drainage report and additional commentary in relation to surface water drainage within the FRA, as well as supporting drainage layout plans and calculations. This information has been reviewed by LLFA Drainage and the previous objection has been removed, although conditions are recommended in relation to the submission of a more detailed surface water drainage scheme, implementation of the agreed scheme and the submission of a scheme to prevent surface water run-off from the site into the highway and conversely from the public highway into the site; the pre-commencement conditions have been agreed with the applicant. It is considered these conditions will ensure the local planning authority has the opportunity to consider and fully assess an appropriate method of surface water drainage disposal for the development site.

Other issues

Highways

The plans show vehicular access to the site will be formed from the existing access serving the care home to the east. The plans also show that each dwelling will be served by a minimum of two off-street parking spaces and a turning area will be provided within the site to allow vehicles to leave in a forward gear. The proposal will ensure the provision of an access road which is wide enough to accommodate larger vehicles, including refuse vehicles, and the plans show the retention of the parking area serving the care home to the front of the site. Highways have considered the proposals and raise no objections on pedestrian or highway safety grounds. It is noted the means of access to the site is via the existing car park and access which serves Anchor Village to the front (to the east); this was the approved access under the 2018 planning permission, and it is considered it forms a suitable and safe means of access into the site.

Trees

It is noted the applicant commenced works on the site in order to implement the planning permission granted under PA/2018/1049 and subsequently under PA/2021/968 (on the

neighbouring site) and the houses are up to eaves height on this site. The comments made by the tree officer are noted. However, there are no existing trees on the site and the landscaping proposals show planting to be provided within each plot and around the parking area. A condition is therefore recommended to ensure the planting is undertaken in a timely manner. The landscaping shown on the site layout plan is considered commensurate to the size of the development site and in some parts offers a small landscaping buffer between the parking and principal elevations of the dwellings, and the proposed tree planting, whilst relatively sparse, would establish over time and soften the appearance of the development.

Archaeology

The Historic Environment Record (HER) has commented on the scheme and has recommended a condition requiring the submission of a written scheme of investigation (or WSI) as the site is within the conservation area and in a location where archaeological remains are anticipated. It is worth noting that HER raised no objection to the application approved for the 16 dwellings on the site under PA/2018/1049 and that previous field investigations were undertaken on the site to inform a previous planning application in 2007. Given the applicant is able to develop the site for eight dwellings under the extant planning permission without the requirement for any further site investigation for archaeological potential, or for the submission of a WSI, and that the HER did not offer any objection or requirement for further works as a result of previous site investigation works, it is not considered reasonable or necessary to recommend such a condition in this case.

Contaminated land

It is worth reiterating the site has already been developed with dwellings up to eaves height by the previous applicant. Irrespective of whether construction has commenced on site, the local planning authority has a duty to ensure the land is free from contamination and suitable for residential re-use as the development will introduce sensitive receptors onto the site. In this regard, the applicant has submitted a Remediation and Verification Strategy which sets out the following remediation measures:

- remove remaining relict foundations and crush oversized material for reuse
- excavation in garden areas to reduce levels for clean cover
- excavation of the hotspots of contamination for disposal at landfill
- validation of areas where hotspots have been removed
- installation of a hard-dig layer or demarcation layer, and 600mm clean cover
- validation of hand-dig/demarcation layer and clean cover.

The document has been reviewed by Environmental Protection, who agree with the content of the report, recommending a condition that development commences with the agreed remediation being undertaken and then verification that the remediation measures have been effectively implemented.

Conclusion

This proposal to erect nine dwellings with associated car parking spaces and private amenity space is considered acceptable in principle, will deliver housing in a sustainable location and contribute to local housing land supply in an area which is predominantly residential in nature, and, subject to the conditions outlined within this report, is recommended for approval. In addition, the dwellings will not be highly visible in the street scene, it has been demonstrated the development is safe from flooding (without increasing flood risk elsewhere), and a revised site layout has been submitted which ensures greater separation distances from existing properties to the north and natural surveillance of the access road and the car parking area.

Pre-commencement conditions

A pre-commencement condition in relation to the submission of a surface water drainage scheme has been agreed with the applicant.

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

1.
The development must be begun before the expiration of three years from the date of this permission.

Reason

To comply with section 91 of the Town and Country Planning Act 1990.

2.
The development hereby permitted shall be carried out in accordance with the following approved plans:

A065-PL-001
A065-PL-003
A065-PL-004
A065-PL-005
A065-PL-006
A065-PL-007
A065-PL-008.

Reason

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

3.
No dwelling on the site shall be occupied until the vehicular access to it and the vehicle parking and turning space serving it have been completed and, once provided, the vehicle parking and manoeuvring space shall be retained.

Reason

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

4.

No dwelling shall be occupied until the amended access point and private driveway serving it has been constructed in accordance with the submitted details.

Reason

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

5.

The development hereby permitted shall be carried out in strict accordance with the Construction Phase Plan and Method Statement, produced by Grace Infrastructure Ltd, dated 27/09/2021 submitted in support of discharge of conditions application PA/2021/1841. Once implemented, the plans shall be reviewed and updated as necessary.

Reason

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

6.

The development shall be carried out in accordance with the Biodiversity Management Plan, dated November 2020 by CGC Ecology submitted in relation to discharge of conditions application PA/2021/1841 and its approved details and timings. The approved features shall be retained thereafter, unless otherwise agreed in writing by the local 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.

7.

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.

8.

No dwelling shall be occupied until a detailed surface water drainage scheme for the site has been submitted to and approved in writing by the local planning authority. The scheme shall be based on sustainable drainage principles and an assessment of the hydrological and hydro-geological context of the development. This must be based upon the submitted drawings and documentation submitted in support of the planning application.

The drainage scheme shall demonstrate that surface water run-off generated up to and including the 1 in 100-year critical storm (including an allowance for climate change which should be based on current national guidance) will not exceed the run-off from the existing site. It shall also include details of how the resulting completed scheme is to be maintained

and managed for the lifetime of the development so that flood risk, both on and off the site, is not increased. SuDS must be considered. Reference should be made to North Lincolnshire Council's SuDS and Flood Risk Guidance Document. Should infiltration not be feasible at the site, alternative sustainable drainage should be used, focusing on above-ground solutions.

Reason

To prevent the increased risk of flooding to themselves and others, to improve and protect water quality, and to ensure the implementation and future maintenance of the sustainable drainage structures in accordance with policy DS16 of the North Lincolnshire Local Plan, policies CS18 and CS19 of the North Lincolnshire Core Strategy, and paragraphs 159 to 169 of the National Planning Policy Framework.

9.

The drainage scheme shall be implemented in accordance with the details approved under condition 8 of this planning permission, completed prior to the occupation of any dwelling or building within each phase or sub-phase of the development on site, and thereafter retained and maintained in accordance with the scheme for the life of the development unless otherwise agreed in writing with the local planning authority.

Reason

To prevent the increased risk of flooding to themselves and others, to improve and protect water quality, and to ensure the implementation and future maintenance of the sustainable drainage structures in accordance with policy DS16 of the North Lincolnshire Local Plan, policies CS18 and CS19 of the North Lincolnshire Core Strategy, and paragraphs 159 to 169 of the National Planning Policy Framework.

10.

No additional 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 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 paragraphs 159 to 169 of the National Planning Policy Framework.

11.

No additional 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

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 paragraphs 159 to 169 of the National Planning Policy Framework.

12.

All the approved landscaping shall be carried out within twelve months of development being commenced (unless a longer period is agreed in writing by the local planning authority). Any trees or plants which die, are removed or become seriously damaged or diseased within five years from the date of planting shall be replaced in the next planting season with others of similar size and species to those originally required to be planted, unless the local planning authority agrees in writing to any variation.

Reason

To define the terms of the permission, in the interests of visual amenity and to ensure the approved landscaping is undertaken in a timely manner.

13.

The design of the development shall incorporate all the mitigation measures identified in the agreed flood risk assessment dated 13 September 2021, reference RLC/0180/FRA01 by Roy Lobley Consulting including the following:

- finished floor levels to be set no lower than 5.5m above Ordnance Datum (AOD)
- all dwellings to be a minimum of two-storeys in height
- flood resilience and resistance measures to be incorporated into the proposed development as stated.

These mitigation measures shall be fully implemented prior to occupation of any dwelling and subsequently retained and maintained for the lifetime of the development.

Reason

To reduce the potential impact of flooding in accordance with policy DS16 of the North Lincolnshire Local Plan.

14.

Notwithstanding the provisions 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 outbuildings or extensions shall be erected on the site other than those expressly authorised by this permission.

Reason

To main the living standards of existing properties, to define the terms of the permission and to ensure sufficient private amenity space is retained to meet the needs of the intended occupants of the dwellings.

15.

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 3 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.

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, and not on Sundays or Public Holidays.

HGV movements shall not be permitted outside these hours during the construction phase without the prior written approval of the local planning authority.

Installation of equipment on site shall not be permitted outside these hours without the prior written approval of the local planning authority.

Reason

To define the terms of the permission and in the interests of safeguarding residential amenity.

17.

Before any dwelling is first occupied, any en-suite or bathroom windows in its side-facing elevations at first floor or above, or within the roof slope, shall be obscure glazed to a minimum of Privacy Level 3 in accordance with the Pilkington Scale of Obscuration and shall be retained in that condition thereafter.

Reason

To protect the living conditions presently enjoyed by the occupants of adjoining properties in accordance with policy DS1 of the North Lincolnshire Local Plan.

Informatives

1.

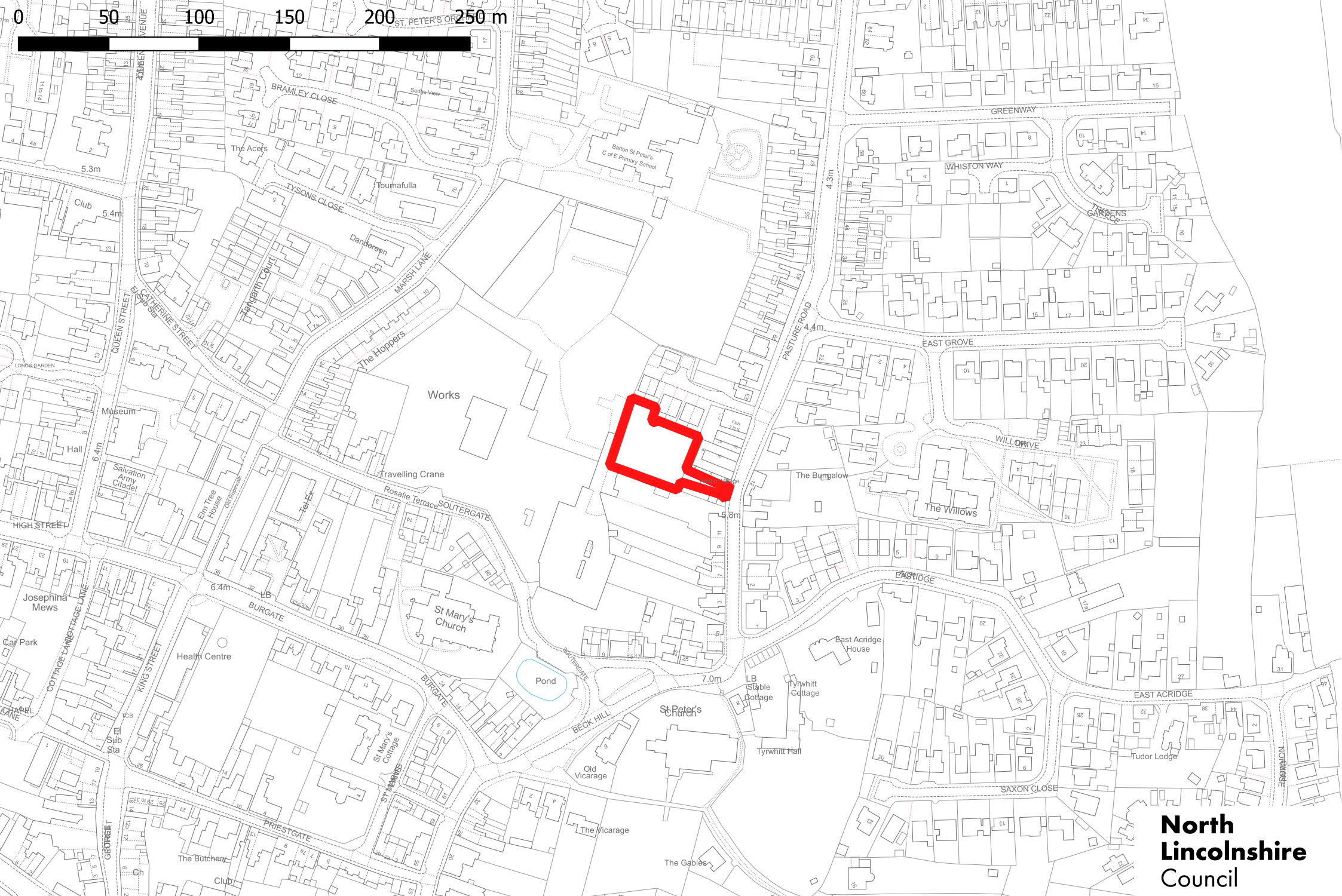
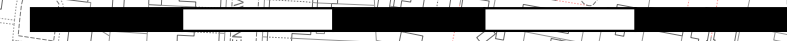
The development hereby granted planning permission requires works to be carried out within the limits of the adopted (public) highway. Therefore:

- before ANY construction works take place within the limits of the highway you **MUST** contact the highway authority on telephone number 01724 297000 to arrange for the relevant permissions/licenses to be issued;
- before ANY service (utility) connections take place within the limits of the highway you **MUST** contact the highway authority on telephone number 01724 297319 to arrange for the relevant permissions/licenses to be issued.

2.

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

0 50 100 150 200 250 m



**North
Lincolnshire
Council**

PA/2021/1661

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PA/2021/1661 Proposed layout (not to scale)

Barton St Peter's
Church of England
Primary School







Phase 1 completed
under planning permission
PA/2021/968

Scale 1:200 0 10m 30m

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Rev: Description: Date:

Proposed Site Plan Key.

-  Proposed access
Shared vehicle and pedestrian access
-  Proposed car parking
18 spaces in total
-  Proposed paving
-  Proposed grass
-  Proposed planting
-  Proposed trees
-  Application boundary
1541m² / 0.38acre



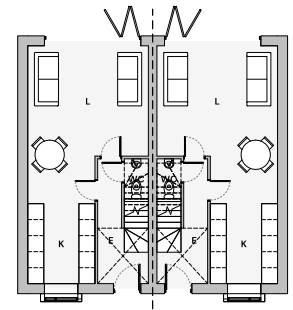
Auburn Architecture	
Project: Residential Development, Land off Pasture Road, Barton	
Drawing: Proposed Site Plan	
Project / Drawing No.	Revision:
A065 - PL - 003	
Date: 01/09/2023	Scale: 1:200 @ A1
Status: Planning	

PA/2021/1661 Proposed plans and elevations (plots 1 and 2) (not to scale)

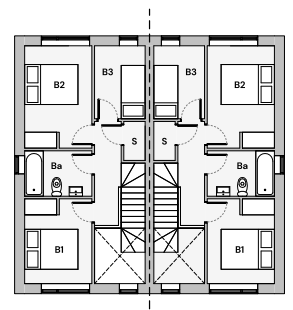
Scale 1:100 0 1m 10m

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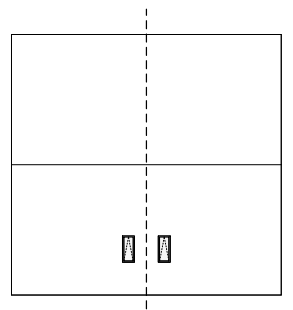
Rev: Description: Date:



Proposed Ground Floor Plan



Proposed First Floor Plan



Proposed Roof Plan

Proposed Materials Key.

A. Facing Brickwork:
Red facing brickwork (Type 1)



C. Roof:
Wienerberger New Rivius Antique Slate roof tiles



D. External Doors:
Aluminium, Colour: Anthracite Grey

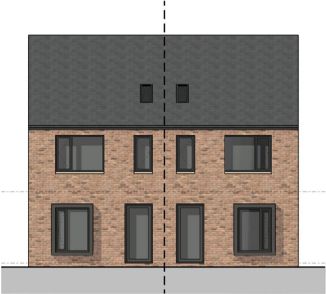
E. Windows:
uPVC, Colour: Anthracite Grey

F. Rooflights:
Aluminium, Colour: Anthracite Grey

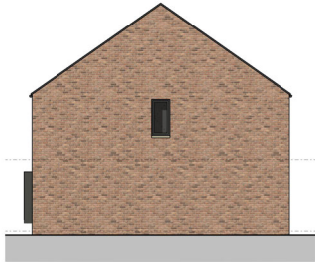
G. Rainwater Goods:
uPVC, Colour: Anthracite Grey

Accommodation Key.

- E = Entrance
- K = Kitchen
- L = Living
- WC = Downstairs WC
- B1 = Bedroom 1
- B2 = Bedroom 2
- B3 = Bedroom 3
- Ba = Bathroom
- S = Store



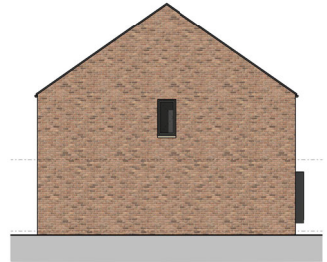
Proposed Front Elevation



Proposed Side Elevation



Proposed Rear Elevation



Proposed Side Elevation

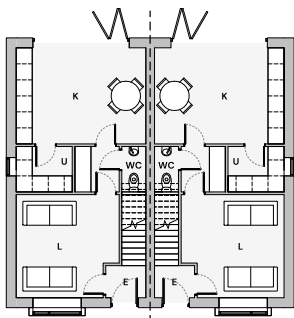
Auburn Architecture	
Project: Residential Development, Land off Pasture Road, Barton	
Drawing: Plots 1 & 2 - Proposed Floor Plans and Elevations	
Project / Drawing No.	Revision:
A065 - PL - 004	
Date: 01/09/2023	Scale: 1:100 @ A1
	Status: Planning

PA/2021/1661 Proposed plans and elevations (plots 3 and 4) (not to scale)

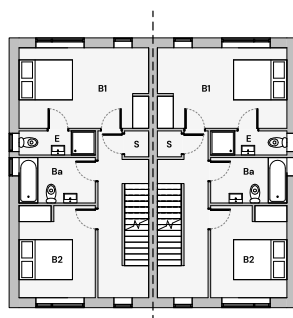
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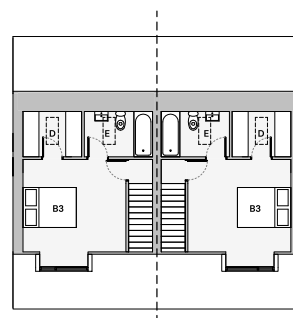
Rev: Description: Date:



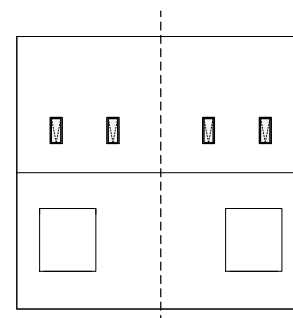
Proposed Ground Floor Plan



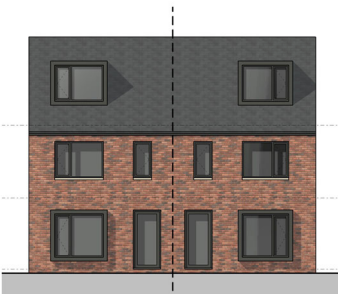
Proposed First Floor Plan



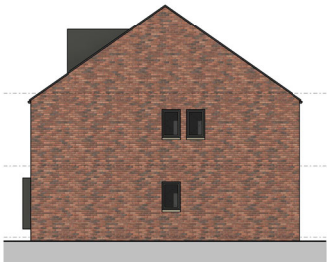
Proposed Second Floor Plan



Proposed Roof Plan



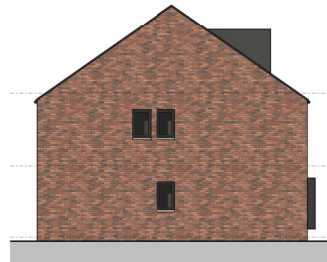
Proposed Front Elevation



Proposed Side Elevation



Proposed Rear Elevation



Proposed Side Elevation

Proposed Materials Key.

A. Facing Brickwork:
Red facing brickwork (Type 2)



B. Roof:
Wienerberger New Rivium Antique Slate roof tiles



C. External Doors:
Aluminium, Colour: Anthracite Grey

D. Windows:
uPVC, Colour: Anthracite Grey

E. Rooflights:
Aluminium, Colour: Anthracite Grey

F. Rainwater Goods:
uPVC, Colour: Anthracite Grey

Accommodation Key.

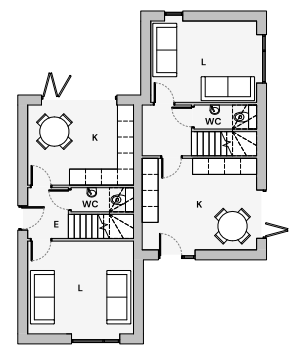
- E = Entrance
- K = Kitchen
- L = Living
- WC = Downstairs WC
- B1 = Bedroom 1
- B2 = Bedroom 2
- B3 = Bedroom 3
- Ba = Bathroom
- E = Ensuite
- D = Dressing
- S = Store

Auburn Architecture	
Project: Residential Development, Land off Pasture Road, Barton	
Drawing: Plots 3 & 4 - Proposed Floor Plans and Elevations	
Project / Drawing No.	Revision:
A065 - PL - 005	
Date: 01/09/2023	Scale: 1:100 (p A1)
Status: Planning	

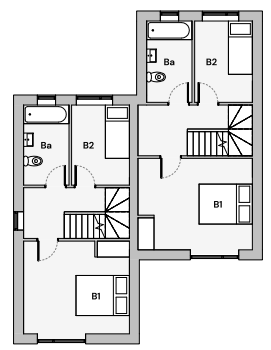
PA/2021/1661 Proposed plans and elevations (plots 5 and 6) (not to scale)

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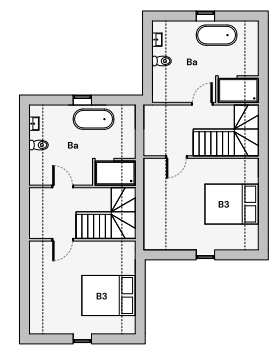
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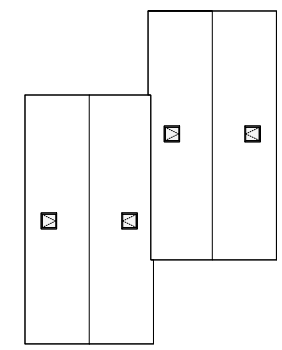
Proposed Ground Floor Plan



Proposed First Floor Plan



Proposed Second Floor Plan



Proposed Roof Plan

Proposed Materials Key.

A. Facing Brickwork:
Red facing brickwork (Type 1)



B. Facing Brickwork:
Red facing brickwork (Type 2)



C. Roof:
Wienerberger New Rivius Antique Slate roof tiles



D. External Doors:
Aluminium, Colour: Anthracite Grey

E. Windows:
uPVC, Colour: Anthracite Grey

F. Rooflights:
Aluminium, Colour: Anthracite Grey

G. Rainwater Goods:
uPVC, Colour: Anthracite Grey

Accommodation Key.

- E = Entrance
- K = Kitchen
- L = Living
- WC = Downstairs WC
- B1 = Bedroom 1
- B2 = Bedroom 2
- B3 = Bedroom 3
- Ba = Bathroom



Proposed Front Elevation



Proposed Side Elevation



Proposed Rear Elevation



Proposed Side Elevation

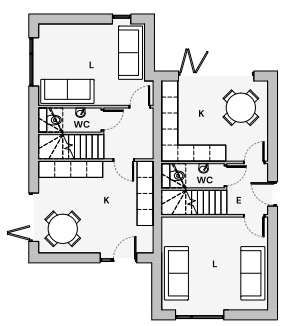
Auburn Architecture		
Project: Residential Development, Land off Pasture Road, Barton		
Drawing: Plots 5 & 6 - Proposed Floor Plans and Elevations		
Project / Drawing No.	Revision:	
AO65 - PL - 006		
Date: 01/09/2023	Scale: 1:100 @ A1	Status: Planning
T: 01785 053 484 E: info@auburn-architecture.com W: www.auburn-architecture.com		

PA/2021/1661 Proposed plans and elevations (plots 7 and 8) (not to scale)

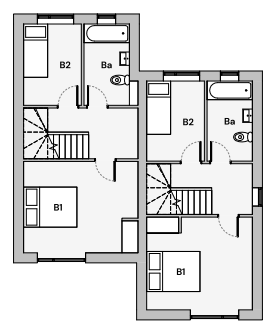
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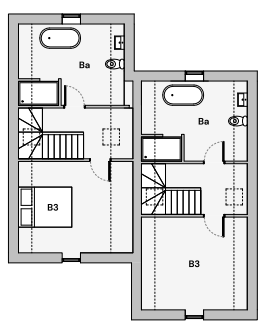
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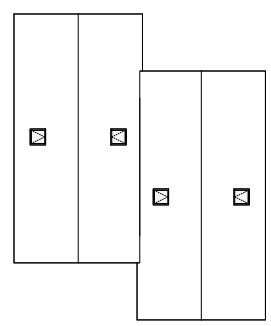
Proposed Ground Floor Plan



Proposed First Floor Plan



Proposed Second Floor Plan



Proposed Roof Plan



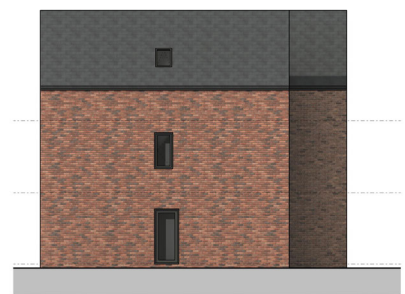
Proposed Front Elevation



Proposed Side Elevation



Proposed Rear Elevation



Proposed Side Elevation

Proposed Materials Key.

A. Facing Brickwork:
Red facing brickwork (Type 1)



B. Facing Brickwork:
Red facing brickwork (Type 2)



C. Roof:
Wienerberger New Rivius Antique Slate roof tiles



D. External Doors:
Aluminium, Colour: Anthracite Grey

E. Windows:
uPVC, Colour: Anthracite Grey

F. Rooflights:
Aluminium, Colour: Anthracite Grey

G. Rainwater Goods:
uPVC, Colour: Anthracite Grey

Accommodation Key.

- E = Entrance
- K = Kitchen
- L = Living
- WC = Downstairs WC
- B1 = Bedroom 1
- B2 = Bedroom 2
- B3 = Bedroom 3
- Ba = Bathroom

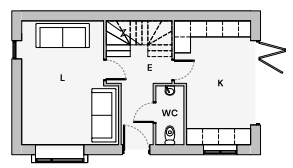
Auburn Architecture	
Project: Residential Development, Land off Pasture Road, Barton	
Drawing: Plots 7 & 8 - Proposed Floor Plans and Elevations	
Project / Drawing No.	Revision:
A065 - PL - 007	
Date: 01/09/2023	Scale: 1:100 (p. A1)
Status: Planning	

PA/2021/1661 Proposed plans and elevations (plot 9) (not to scale)

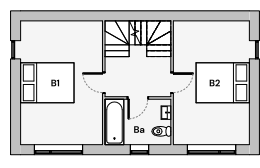
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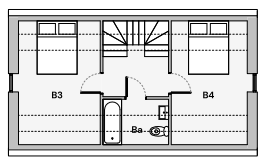
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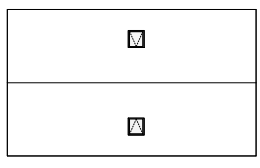
Proposed Ground Floor Plan



Proposed First Floor Plan



Proposed Second Floor Plan



Proposed Roof Plan

Proposed Materials Key.

A. Facing Brickwork:
Red facing brickwork (Type 1)



B. Roof:
Wienerberger New Rivius Antique Slate roof tiles



C. External Doors:
Aluminium, Colour: Anthracite Grey

D. Windows:
uPVC, Colour: Anthracite Grey

E. Rooflights:
Aluminium, Colour: Anthracite Grey

F. Rainwater Goods:
uPVC, Colour: Anthracite Grey

Accommodation Key.

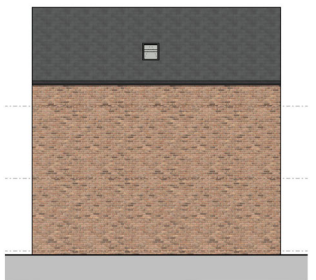
- E = Entrance
- K = Kitchen
- L = Living
- WC = Downstairs WC
- B1 = Bedroom 1
- B2 = Bedroom 2
- B3 = Bedroom 3
- B4 = Bedroom 4
- Ba = Bathroom



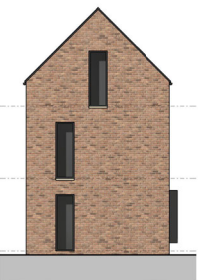
Proposed Front Elevation



Proposed Side Elevation



Proposed Rear Elevation



Proposed Side Elevation

Auburn Architecture		
Project: Residential Development, Land off Pasture Road, Barton		
Drawing: Plot 9 - Proposed Floor Plans and Elevations		
Project / Drawing No.	Revision:	
A065 - PL - 008		
Date: 01/09/2023	Scale: 1:100 @ A1	Status: Planning
T: 01585 003 484 E: info@auburn-architecture.com W: www.auburn-architecture.com		