

APPLICATION NO	PA/2021/362
APPLICANT	Messrs D Capell & D Churchill
DEVELOPMENT	Outline planning permission for three dwellings with appearance, landscaping, layout and scale reserved for subsequent consideration, and alteration to transition/drop kerb
LOCATION	Land to the rear of 2, 2A and 4 North Cliff Road, Kirton in Lindsey
PARISH	Kirton in Lindsey
WARD	Ridge
CASE OFFICER	Nick Salt
SUMMARY RECOMMENDATION	Grant permission subject to conditions
REASONS FOR REFERENCE TO COMMITTEE	Departure from the development plan

POLICIES

National Planning Policy Framework:

Paragraph 7 states, 'The purpose of the planning system is to contribute to the achievement of sustainable development. At a very high level, the objective of sustainable development can be summarised as meeting the needs of the present without compromising the ability of future generations to meet their own needs.'

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

- (a) an economic objective – to help build a strong, responsive and competitive economy, by ensuring that sufficient land of the right types is available in the right places and at the right time to support growth, innovation and improved productivity; and by identifying and coordinating the provision of infrastructure;
- (b) a social objective – to support strong, vibrant and healthy communities, by ensuring that a sufficient number and range of homes can be provided to meet the needs of present and future generations; and by fostering a well-designed and safe built environment, with accessible services and open spaces that reflect current and future needs and support communities' health, social and cultural wellbeing; and
- (c) an environmental objective – to contribute to protecting and enhancing our natural, built and historic environment; including making effective use of land, helping to improve biodiversity, using natural resources prudently, minimising waste and pollution, and mitigating and adapting to climate change, including moving to a low carbon economy.'

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

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

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

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

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

Paragraph 59 states that to support the Government's objective of significantly boosting the supply of homes, 'it is important that a sufficient amount and variety of land can come forward where it is needed, that the needs of groups with specific housing requirements are addressed and that land with permission is developed without unnecessary delay.'

Section 7 – Ensuring the vitality of town centres

Section 12 – Achieving well-designed places

Section 16 - Conserving and enhancing the historic environment

North Lincolnshire Core Strategy:

CS1 (Spatial Strategy for North Lincolnshire)

CS2 (Delivering More Sustainable Development)

CS3 (Development Limits)

CS5 (Design)

CS6 (Historic Environment)

CS7 (Overall Housing Provision)

CS8 (Spatial Distribution of housing sites)

CS17 (Biodiversity)

CS19 (Flood Risk)

North Lincolnshire Local Plan:

Policy H5 (New Housing Development)

Policy H8 (Housing Design and Housing Mix)

Policy HE2 (Development in Conservation Areas)

Policy HE5 (Development affecting Listed Buildings)

Policy RD2 (Development in the Open Countryside)

Policy T2 (Access to Development)

Policy T19 (Car Parking Provision and Standards)

Policy DS1 (General Requirements)

Policy DS14 (Foul Sewage and Surface Water Drainage)

Policy DS16 (Flood Risk)

Housing and Employment Land Allocations DPD:

Policy PS1 (Presumption in Favour of Sustainable Development)

CONSULTATIONS

Highways: No objection subject to conditions on access and parking details and provision.

Drainage (Lead Local Flood Authority): The proposed development lies on a steep sloping site and is within an area where there is the potential for springs to be present. The flood risk assessment provided does not make reference to surface and groundwater flooding. In addition, there would appear to be a watercourse present on the western boundary that requires further investigation and mitigation.

Taking the above into consideration, the LLFA Drainage Team has no objection to the proposed development subject to the imposition of relevant planning conditions and informative comments.

Historic Environment Record - Archaeology: The application site is adjacent to a listed building with the southern area lying within the Kirton in Lindsey Conservation Area and the Conservation Officer should be consulted on the proposal. The nature and scale of this proposal does not adversely affect any known heritage assets of archaeological interest or their settings. No further recommendations for archaeology.

Conservation: No objection. The site is on the northern edge of the Kirton conservation area and within the setting of the Old Court House, listed grade II. The heritage statement says

that it is likely that the properties would be single-storey, which is acceptable. Regarding the listed building, the important part of the setting and views are through the existing park from North Cliff Road and King Edward Street, which are unaffected by the development.

Single-storey dwellings, well designed with traditional materials and designs, will be seen as acceptable. The closest building should have its garden on the boundary to the listed building. They will be viewed as subsidiary and part of the area's character. They will need to have a traditional style and detailing, and be constructed from traditional materials. Similarly, well designed traditional single-storey buildings will sit within the existing built form on the northern aspect of the conservation area. As long as they are well designed for the historic area they would be acceptable.

On this occasion landscaping, layout and scale can be considered at the reserved matters stage. An informative is recommended that any proposed buildings will have to be single-storey and of traditional design and appearance associated with the Kirton conservation area.

Environmental Protection: The application for residential development is a sensitive end use. In addition to this, historical mapping identifies the site was formerly used as an allotment. Historical horticultural practices have the potential to introduce contaminants to the site that are harmful to human health such as organochlorine pesticides, arsenic, cadmium, copper, lead and zinc.

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

Recommend a condition requiring a full site survey to identify any contamination.

TOWN COUNCIL

Supports this application, noting that although the site lies outside the formal development boundary for the town and the southern boundary sits within the Kirton in Lindsey Conservation Area, due to the location close to the town's retail centre and the infill nature of the development, the town council considers the suitability of the proposal. It is noted, however, that no access will be possible to or from the site from the town's green which is protected land in trust.

PUBLICITY

Advertised by site notice. Four responses have been received, objecting to the application on the following grounds:

- the proposed access is not sufficient for emergency vehicles
- the area is unsuitable for development
- 'excessive' development
- contrary to the development plan – not within the settlement boundary
- not included in council's list of brownfield sites
- previous refusal on this site approximately 20 years ago

- overlooking risk, loss of privacy
- impact on property value
- other applications in the area for development outside the settlement boundary refused
- no housing need in Kirton
- issues with the applicant's submitted planning statement
- removal of wildlife habitat
- uncertainty over the future scale and design of dwellings – two-storey would be unsuitable
- concerns over the potential height of any future boundary to the access.

ASSESSMENT

Site description

The application site is an area of land to the north of The Green in Kirton in Lindsey, accessed via an existing field access from North Cliff Road to the east. The main part of the site consists of two 'squares' of land outside of, but bounding, the defined settlement boundary of the town as identified in the Housing and Employment Land Allocations DPD. The access is within the settlement boundary.

The site bounds the conservation area to the south and is also adjacent to Old Court House to the south. There are open fields to the north. The site is within SFRA Flood Zone 1 – an area of lower flood risk.

The application site bounds numbers 2, 2A and 4 to the east and numbers 6 and 10 to the south-west.

Proposal

Outline planning permission is sought to erect three detached dwellings served by an existing access from North Cliff Road. The access would be slightly amended to increase the size and provide a new section of dropped-down kerbing.

Appearance, landscaping, layout and scale are matters reserved for subsequent consideration.

Material considerations

The main issues in the determination of this application are the principle of the development and whether the site can be developed without having an adverse impact on the character of the area, particularly the adjacent conservation area. Other issues below will be considered based on the submitted information:

- **flood risk and drainage**
- **land contamination**

- **access**
- **heritage impact.**

Principle of development

As this is an outline application the key consideration is the acceptability in principle of three dwellings on this site.

Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires planning applications to be determined in accordance with the development plan unless material considerations indicate otherwise. In this instance the development plan consists of the saved policies of the North Lincolnshire Local Plan (NLLP), the North Lincolnshire Core Strategy (NLCS) and the Housing and Employment Land and Allocations Development Plan Document (HELADPD). Material considerations exist in the form of national policy and guidance contained within the National Planning Policy Framework (NPPF) and the suite of documents comprising National Planning Practice Guidance (NPPG).

Policy CS1 of the Core Strategy sets out a spatial strategy for North Lincolnshire which seeks to support the market towns of Barton upon Humber, Brigg, Crowle, Epworth, Kirton in Lindsey and Winterton as thriving places to live, work and visit, and as important service centres serving the needs of local communities across North Lincolnshire.

Policy CS8 relates to the distribution of housing sites and prioritises development in Scunthorpe and the market towns, with brownfield sites and sites within development boundaries being the primary focus. It states that the market towns of Barton upon Humber, Brigg, Crowle, Kirton in Lindsey and Winterton will have approximately 18% houses built overall equating to 2,171 new dwellings, of which 840 will be provided from sites that already have planning permission or are under construction. CS8, whilst restricting housing outside development limits, contemplates some greenfield development as it refers to allowing development on such sites where it can be demonstrated that this would bring additional community benefits, contribute to building sustainable communities and be acceptable in terms of its impact on the high quality environment and adjoining countryside. This overall approach is supported by policy CS2 which sets out a sequential approach for development.

Notwithstanding the development plan policies set out above, the NPPF is a material consideration when determining planning applications. Central Government places high importance on new homes being delivered throughout the country to address the chronic shortage. Paragraph 11 of the NPPF sets out the presumption in favour of sustainable development, which gives increased weight where a five-year housing land supply has not been identified. The five-year housing land supply statement sets out North Lincolnshire Council's assessment of its supply of housing land from 1 April 2016 to 31 March 2021, having regard to Government guidance on how this is calculated. This report states that North Lincolnshire has a 3.9 year housing land supply of deliverable sites during the period April 2016 to March 2021. North Lincolnshire does not have an identified five-year housing supply, and therefore a tilted balance is applied in support of this application for three new housing units.

The site is outside the development boundary of Kirton in Lindsey as shown in the Housing and Employment Land Allocations DPD. Whilst local plan policy RD2 provides for exceptions to the presumption against development in the open countryside, the erection of new market dwellings as proposed is not one of them. As such, residential development in this location is

contrary to the adopted development plan. However, in applying the tiled balance outlined above, there is a presumption in favour of the development provided that it meets the tests of sustainability and that there are no identified adverse impacts likely which would be so severe as to tip the balance against the acceptability of the proposal.

In considering the sustainability of a site, consideration must be given to the dimensions as outlined in paragraph 8 of the NPPF: economic, social and environmental.

The investment in construction and related employment would represent a small economic benefit, as would the support which the additional population would have the potential to produce for the local economy. The proposal would support the local settlement of Kirton in Lindsey in accordance with policy CS1.

The proposed scheme would result in the delivery of three additional dwellings at the site which would help to contribute to the mix of housing types within the locality and would contribute towards meeting local need in North Lincolnshire more broadly.

The site is a socially sustainable location for residential development as it is within walking distance of the centre of Kirton. Kirton in Lindsey contains seven out of the seven key facilities and services. A residential development of this size is considered sustainable with regard to transport and services access. The site is also located near to a bus route to Scunthorpe and Lincoln.

Environmentally, sufficient landscaping and protection of existing trees and planting, where possible, could provide protection and/or enhancement for biodiversity on the site. Careful design and landscaping could ensure environmental benefit.

It is considered that the proposal would meet the test of the three sustainability dimensions and would be a sustainable and suitable form of development contributing to overall housing provision within North Lincolnshire.

Flood risk and drainage

The site lies within flood zone 1 according to the council's SFRA. Whilst in principle it is not considered that flood risk on and off the site would be significantly increased, or that there is significant risk to life for future occupants through flooding, the following is noted.

With regard to localised flooding and drainage, the council's drainage team have been consulted. The proposed development lies on a steep sloping site and is within an area where there is the potential for springs to be present. The flood risk assessment provided does not make reference to surface and groundwater flooding. In addition, the drainage team state that there appears to be a watercourse on the western boundary that requires further investigation and mitigation.

It is considered that any outstanding concerns relating to the above can be addressed via a full drainage strategy in tandem with the site layout proposals at reserved matters stage. Further conditions on controlling surface water run-off would ensure that any risk of localised or surface flooding within the site or to the immediate neighbours is addressed, in accordance with Core Strategy policy CS19 and policy DS16 of the local plan.

Land contamination

Policy DS7 is concerned with contaminated land. It states that permission will only be granted on contaminated sites where a detailed site survey has been submitted, and a suitable scheme of remedial measures has been agreed to overcome any existing contamination.

The Environmental Health team have been consulted and request a full contamination survey. As the site constitutes former gardens and an allotment, a pre-commencement condition for a full survey is not considered reasonable, and instead a condition requiring reporting and mitigation of any contamination found during development is considered sufficient and shall be added.

Access

Policy T2 of the North Lincolnshire Local Plan states that all development should be served by a satisfactory access. Policy T19 is concerned with parking provision as well as general highway safety. Both policies are considered relevant.

The council's highways team have reviewed the submitted layout plan and have no objections subject to conditions requiring implementation of the access and parking as appropriate, prior to occupation.

The existing access has safe visibility onto the highway, and there is sufficient space within the application site for appropriate levels of parking for the three dwellings. No concerns have been raised by Highways in relation to access for emergency vehicles, an issue raised in the objections.

Further details pertaining to intra-site access for vehicles and pedestrians will be required at the reserved matters stage along with the layout, and through conditions. Nevertheless, the proposed access as shown is considered to be acceptable in principle.

Heritage impact

Whilst appearance, scale and layout are all reserved matters, consideration has been given to whether three dwellings could feasibly be accommodated within the site without harming the setting of the adjacent conservation area and listed building.

As noted in this report, the council's conservation officer has been consulted and does not object to the proposal in principle. The applicant's planning statement notes that the dwellings are likely to be single-storey. They should be designed to have a low visual impact and to fit with the existing character and appearance of the area. There is no indication that this would not be achievable on the site through the use of careful and sympathetic design and landscaping.

Other matters

An objection to the application notes the potential for overlooking from the new dwellings and resulting adverse impact on the residential amenity of neighbours. If designed as single-storey dwellings, it is considered that careful siting and layout through the reserved matters stage could avoid any unacceptable amenity impacts.

Concerns are raised over the terminology within the submission such as the word 'likely'. As above, detailed design matters, including boundary treatments and the scale and design of the dwellings, are reserved matters.

Impact on property value is noted in an objection but is not a material planning consideration.

Letters of representation have disputed some parts of the submitted planning statement, specifically the claim that it 'identifies that this site is in a sustainable location and provides much needed housing'. The stated dimensions of the access lane (4.85m wide) have also been disputed. The applicant has confirmed that 4.85m is available with the exception of the area alongside the mentioned pillar, which has a projection of 230mm and that the access at this point has an available width of 4.63m. The submitted plans are to scale and have received no objection from Highways. The proposed access provision has been considered by Highways and in the assessment of this proposal and there are no outstanding concerns which cannot be addressed via the planning conditions set out below.

Fire appliance access requirements are covered under building control regulations, and must be a minimum of 3.7m between kerbs and 3.1m between gates. The access proposed meets these requirements and there are no planning concerns relating to this.

Conclusion

This application for outline planning permission requires a careful balance between the need for housing within North Lincolnshire and the need to preserve the character and appearance of the adjacent conservation area and listed building.

It is considered that adverse heritage impacts could be avoided at the design stage. Furthermore, there are no outstanding flooding, contamination or other issues which cannot be addressed at the reserved matters stage.

Therefore, the tilted balance in favour of the provision of three additional housing units in North Lincolnshire applies, and is considered to tip the planning balance in favour of the proposal, despite its location within the open countryside.

Pre-commencement conditions

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

RECOMMENDATION Grant permission subject to the following conditions:

1.
Approval of the details of the layout, scale and appearance of the buildings, and the landscaping of the site, (hereinafter called 'the reserved matters') shall be obtained from the local planning authority in writing before any development is commenced.

Reason

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

2.
Plans and particulars of the reserved matters referred to in condition 1 above, relating to the layout, scale and appearance of any buildings to be erected, and the landscaping of the site,

shall be submitted in writing to the local planning authority and shall be carried out as approved.

Reason

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

3.

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

Reason

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

4.

The development hereby permitted shall be begun either before the expiration of five years from the date of this permission, or before the expiration of two years from the date of approval of the last of the reserved matters to be approved, whichever is the later.

Reason

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

5.

The development hereby permitted shall be carried out in accordance with the following approved plans: A0001 Location Plan; A0002 Block Plan.

Reason

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

6.

No development shall take place until details of:

- (i) the location and layout of the vehicular access; and
- (ii) the number, location and layout of vehicle parking and turning spaces within the curtilage of the site;

have been submitted to and approved in writing by the local planning authority.

Reason

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

7.

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

Reason

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

8.

The existing vehicular access to the site shall be improved within highway limits in accordance with details to be submitted to and approved in writing by the local planning authority.

Reason

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

9.

No loose material shall be placed on any driveway or parking area within 10 metres of the adopted highway unless measures are taken in accordance with details to be submitted to and approved in writing by the local planning authority to prevent the material from spilling onto the highway. Once agreed and implemented these measures shall be retained.

Reason

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

10.

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), nothing shall at any time 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 2 metres from the highway boundary across the site frontage.

Reason

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

11.

No dwelling served by the private driveway shall be occupied until it has been constructed in accordance with details including:

- (i) the proposed method of forming access from the highway, including the required visibility splays;
- (ii) the method of constructing/paving the drive;
- (iii) the provision of adequate drainage features;
- (iv) the provision of suitable bin collection facilities adjacent to the highway;
- (v) the provision of suitable lighting arrangements; and
- (vi) the provision of street name plates that shall include the words 'Private Drive';

which have been agreed in writing by the local planning authority. Once constructed the private driveway shall be retained.

Reason

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

12.

No dwelling on the site shall be occupied until the private driveway has been completed, to a standard to be agreed beforehand in writing with the local planning authority, up to its junction with the vehicular access to that dwelling.

Reason

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

13.

No development shall take place 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. 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 the 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 155, 157, 163 and 165 of the National Planning Policy Framework.

14.

No development shall take place until details showing an effective method of preventing surface water run-off from the highway onto the developed site have been submitted to and approved in writing by the local planning authority. These facilities shall be implemented prior to the access and parking facilities being brought into use and thereafter so retained.

Reason

To prevent the increased risk of flooding to themselves and others, to improve and protect water quality, and to ensure the implementation and future maintenance of the sustainable drainage structures in accordance with policy DS16 of the North Lincolnshire Local Plan, policies CS18 and CS19 of the North Lincolnshire Core Strategy, and paragraphs 155, 157, 163 and 165 of the National Planning Policy Framework.

15.

No development 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 paragraph 163 of the National Planning Policy Framework.

16.

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.

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.

Informative 1

Our records indicate that the proposed development site is bounded by a watercourse on the western boundary (surface water pipe/culvert or ditch). Following inspection, the watercourse may need to be cleared, replaced, protected or diverted by the landowner at their expense in accordance with their riparian responsibilities. An easement adjacent to the watercourse may need to be provided for future maintenance. Any other drainage feature found during excavations must be immediately reported to the LLFA Drainage Team on 01724 297522, prior to any further construction works being carried out. Please refer to North Lincolnshire Council's 'Guide to Watercourses and Riparian Ownership' detailing riparian rights and responsibilities. Compliance with this guidance is to ensure the free flow of surface water is maintained throughout the development.

Informative 2

Our records indicate that the proposed development site is bounded by an ordinary/riparian watercourse/highway drain along the eastern boundary. The proposals show a new access to be provided over and/or connection into the watercourse. This must be consented by North Lincolnshire Council's LLFA Drainage Team, in their capacity as Lead Local Flood Authority, and/or the local Internal Drainage Board through an Ordinary Watercourse Consent and appropriate discharge rates must be agreed. Please contact the LLFA Drainage team on 01724 297522 or via email to llfadrainageteam@northlincs.gov.uk for further details. Compliance with this guidance is to ensure the free flow of surface water is maintained throughout the development.

Informative 3

The proposed dwellings should be single-storey and of traditional design and appearance associated with the Kirton in Lindsey Conservation Area.

Informative 4

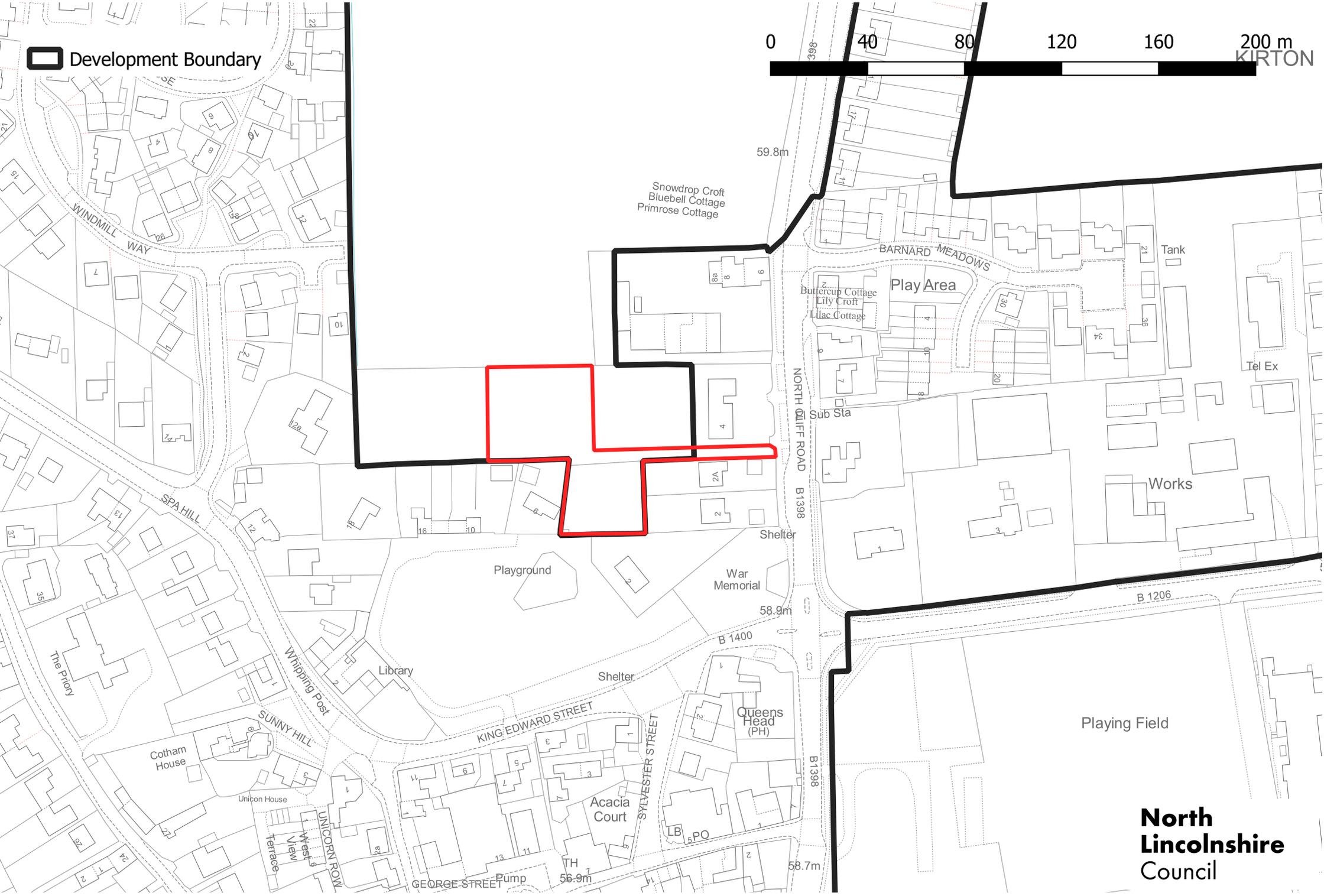
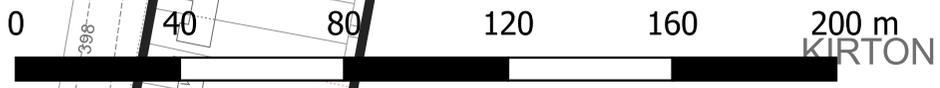
The development hereby granted planning permission requires works to be carried out within the limits of the adopted (public) highway. Therefore:

- 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.

Informative 5

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.

 Development Boundary



**North
Lincolnshire
Council**

PA/2021/362