

APPLICATION NO	PA/2021/988
APPLICANT	Johal
DEVELOPMENT	Planning permission to erect four detached dwellings
LOCATION	Land off Sandtoft Road, Westgate, Belton, DN9 1PJ
PARISH	Belton
WARD	Axholme Central
CASE OFFICER	Emmanuel Hiamey
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 positively and creatively...Decision-makers at every level should seek to approve applications for sustainable development where possible.'

Paragraph 130 states that planning policies and decisions should ensure that developments:

- (a) will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development;
- (b) are visually attractive as a result of good architecture, layout and appropriate and effective landscaping;
- (c) are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change (such as increased densities);
- (d) establish or maintain a strong sense of place, using the arrangement of streets, spaces, building types and materials to create attractively, welcoming and distinctive places to live, work and visit;
- (e) optimise the potential of the site to accommodate and sustain an appropriate amount and mix of development (including green and other public space) and support local facilities and transport networks; and

- (f) create places that are safe, inclusive and accessible and which promote health and well-being, with a high standard of amenity for existing and future users; and where crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion and resilience.

North Lincolnshire Local Plan:

Policy RD2 (Development in the Open Countryside)

Policy T2 (Access to Development)

Policy T19 (Car Parking Provision and Standards)

Policy DS1 (General Requirements)

Policy DS5 (Residential Extensions)

Policy DS14 (Foul Sewage and Surface Water Drainage)

Policy DS16 (Flood Risk)

North Lincolnshire Core Strategy:

Policy CS1 (Spatial Strategy for North Lincolnshire)

Policy CS2 (Delivering More Sustainable Development)

Policy CS3 (Development Limits)

Policy CS5 (Delivering Quality Design in North Lincolnshire)

Policy CS7 (Overall Housing Provision)

Policy CS19 (Flood Risk)

CONSULTATIONS

Environmental Protection: No objection, however comments that as the proposed development introduces a vulnerable end-user and/or the development site could be affected by a former potentially contaminative land use, the possibility of land contamination should be considered. In these circumstances, a Phase 1 assessment should be submitted as a minimum, which includes a desktop study, a site walkover and a conceptual site model.

Drainage Team (Lead Local Flood Authority): No objection subject to conditions.

Highways: No objection, subject to conditions.

Environmental Health and Housing: No comments or rejections to make.

Recycling: No objection, subject to standard advice regarding waste management.

Environment Agency: No objection but recommend conditions to secure the proposed finished floor level.

PARISH COUNCIL

No objections.

PUBLICITY

A site notice has been posted. One letter of objection has been received regarding the outbuilding on Plot 1 (annex building). The issues raised are as follows:

'The Annex building is large at two stories and situated very close to the boundary fence next to our garden. It is also positioned so broadly adjacent to the middle of our garden in clear view from our house. Our objections linked to this are:

1. It will take light away from our garden, casting a big shadow, depriving us of natural sunlight we have enjoyed since living in the house thus far.
2. It will take away light to all rooms situated to the left or centre of our house i.e. our ground floor kitchen/dining room, our first floor main bedroom and our second floor main bedroom.
3. It will also spoil the views we currently enjoy from all rooms mentioned above and when outside in the garden itself.'

ASSESSMENT

Site description and proposal

Permission is sought to erect four detached dwellings on land off Sandtoft Road, Westgate, Belton. The application site measures 0.31 hectares and is outside the development boundary for Belton.

The site occupies a gap between residential properties along Sandtoft Road. The North Lincolnshire Development Plan defines infill development as the development of no more than three dwellings completing a small gap in an otherwise continuously built-up frontage. In this case, while the proposed development would complete a gap in a continuously built-up frontage, it comprises four new detached dwellings and therefore does not meet the terms of infill development.

The site is currently a field. It fronts Sandtoft Road, and it is bounded by 58 Sandtoft Road to the west, Saratoga House (Sandtoft Road) to the east and a field belonging to the applicant to the north.

This proposal is for full planning permission for four new detached dwellings on land which was previously approved as part of outline planning permission PA/2019/319 to erect nine dwellings granted at appeal on 16 December 2019.

It is worth noting that an application for outline planning permission allows for a decision on the general principles of how a site can be developed. Outline planning permission is granted subject to conditions requiring the subsequent approval of one or more reserved matters. In this case, reserved matters have not been approved.

It appears that the reason for the change of the outline planning permission to full planning permission is to increase the size of the plot to include a piece of land to the north of the approved plot to tie in with the rear plot boundary of the adjacent properties.

Consequently, this is a fresh application and has to be assessed as such, taking the previous approval (PA/2019/319) as a material consideration.

The following information has been submitted with the application:

- site location plan
- existing plans
- proposed plans
- proposed site plan
- flood risk assessment
- design & access statement.

As indicated earlier, the proposal comprises four two-and-a-half-storey detached dwellings. The dwellings would be located alongside Sandtoft Road.

The design of the dwellings on plots 1 and 2 would mainly be similar with slight design differences. They would have a garage, lounge, kitchen and family room on the ground floor, three bedrooms on the first floor and two bedrooms on the second floor. In total each dwelling would contain five bedrooms. The dwellings would have full-height glass windows to the front-facing Sandtoft Road. The appearance of the rear elevation would be slightly different but mainly related in terms of window arrangement. At the gables, the dwellings would have windows on the ground floor serving the kitchen/dining room and a door to the boot room. On the first floor, there would be only one window serving the study. On the second floor, there would be dormer windows facing the front and rear. No windows would be located at the gables. Plots 1 and 2 would have an annex at the rear of the dwellings within the garden. The annex would be a single-storey outbuilding. It does not contain such accommodation as a bedroom, kitchen, bathroom and/or a living room (uses usually found within a standard dwellinghouse) and therefore would likely be used ancillary to the dwelling.

The dwellings on plots 3 and plot 4 would be similar. They would contain a garage and living/dining room on the ground floor, three bedrooms on the first floor and study (potentially an additional bedroom) and two bedrooms on the second floor. In total each dwelling would contain five bedrooms. The dwellings would have full-height glass windows above the garage on the first floor and the second floor at the front. The dwellings would have standard windows on the first floor and the second floor facing the front and rear. The ground floor would have sliding doors. At the gables, there would be small windows on the second floor.

The material for the walls would be facing red brickwork and the roof covering would be natural red clay pantile. All the dwellings would be screened at the rear by close-boarded timber fencing.

Key issues

The main issues to consider in the determination of this application are:

- **the principle of the development;**
- **impact on scale and character of the surrounding area;**
- **impact on neighbouring amenities; and**
- **highways, access and parking.**

Principle of development

In establishing the principle of this development, the NPPF retains the principle that 'Planning law requires that applications be determined under the development plan unless material considerations indicate otherwise.'

By way of background, this site forms part of land with a grant of outline planning permission to erect nine dwellings with all matters reserved, which was granted at appeal on 16 December 2019. The planning history is highly material in this regard and while the site has been increased slightly, the increase of the plot is judged marginal and does not raise a significant issue in terms of the reasoning for the grant of outline planning permission at appeal. A refusal of this application based on the principle of the development would not prevent the introduction of residential units on the site.

It is also believed that part of the justification for the increase in the plot size, as indicated earlier, appears to allow the size of the plot to tie in with the rear plot boundary line of the adjacent properties. This is judged reasonable as it would enable all the properties along the street to have a defined rear boundary line.

Furthermore, the NPPF relates to the three overarching objectives which support the delivery of sustainable development: the economic, social, and environmental objectives. At the heart of the Framework is a presumption in favour of sustainable development, which requires that 'plans and decisions should apply a presumption in favour of sustainable development.'

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 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 this Framework taken as a whole.'

In terms of Chapter 11 (Making effective use of land) and Footnote 7 of the NPPF, it supports the presumption in favour of sustainable development for applications involving the provision of housing where the local planning authority cannot demonstrate a five-year supply of housing and that housing applications should be considered in the context of the presumption in favour of sustainable development.

In this case, North Lincolnshire Council has recently published a statement in August 2021 confirming that it can now demonstrate a five-year housing land supply, as such, the development plan is considered up-to-date and the NPPF paragraph 11 'tilted balance' is not applicable for the proposal.

Notwithstanding the above, the assessment of whether the proposed development is considered sustainable remains.

There are three components to sustainable development as set out in paragraph 8 of the NPPF: economic, social and environmental.

These principles have been demonstrated in the Flood Risk Assessment and Sustainable Drainage System Strategy dated March 2019. This report was originally submitted in support of the outline planning permission and has been carried forward. The benefits of the proposal are outlined below:

Social

The construction of dwellings would contribute to the reduction of the nationwide shortage of housing, creating more vibrant and healthier communities. Due to its central location, the future residents of the houses will have access to the range of services, facilities and amenities in the area, creating networks between existing and new members of the local community.

Environmental

The residential scheme can be developed without adversely affecting the flood risk on site and elsewhere through the implementation of mitigation measures. Simultaneously, these measures would ensure that flood risk would have minimal impact over the lifetime of the development.

The presence of the houses as proposed would not significantly harm the character and appearance of the countryside landscape where the development is set.

Economic

The construction of the dwellings would provide employment opportunities to the local workforce and local businesses. Apprentices might be recruited, thus improving chances of longer-term employability.

The construction of the houses will not only bring jobs to the local tradesmen but also have the spin-off of increased orders for all types of goods and services thus securing employment in jobs not immediately related to the site.

The statement concludes that considering these benefits, the proposed development is consistent with the wider sustainability objectives of the NPPF.

The planning authority believes that a reasonable case has been made and the proposal meet the terms of the three components to sustainable development as set out in paragraph 8 of the NPPF: economic, social and environmental.

Regarding the policies of the development plan, the Core Strategy sets out the approach to be followed for the new residential development. Local plan saved policy RD2 (Development in the Open Countryside) restricts development in the open countryside other than in exceptional circumstances. This policy only supports residential development outside defined development limits where it is to meet an essential proven need and the open countryside is the only appropriate location for the development. Whilst this policy remains, it has largely been overtaken by policies in subsequent plans addressing the same issue (such as policies CS2: Delivering More Sustainable Development and CS3: Development Limits referenced above).

Policy CS2 sets out the principal elements that make up the overall spatial strategy and how policy CS1 will be implemented using a sequential approach to the location of future development based on the settlement hierarchy and considering other sustainability criteria.

Policy CS3 states that development outside the defined settlement boundaries will be restricted to that which is essential to the functioning of the countryside. This will include uses such as those related to agriculture, forestry or other uses which require a countryside location or that which will contribute to the sustainable development of the tourist industry.

Policy CS5 (Delivering Quality Design in North Lincolnshire) requires that all new development in North Lincolnshire should be well designed and appropriate for their context. The council will encourage contemporary design if it is appropriate for its location and is informed by its surrounding context. A design that is inappropriate to the local area or fails to maximise opportunities for improving the character and quality of the area will not be acceptable.

The policies above are aimed at focusing housing within settlement limits as defined in the Housing and Employment Land Allocations DPD. In this case, the application site is outside the settlement boundary for Broughton and would not meet the criteria for development within the open countryside as outlined in policy RD2 of the local plan. In policy terms, the proposal is considered to conflict with the Core Strategy.

Overall, having reviewed the details of the proposal, the relevant policies within the North Lincolnshire Development Plan and the NPPF (i.e. a presumption in favour of sustainable development) and considering the planning history of the site, on balance, the principle of development on the site has been established by the grant of PA/2019/319 and a presumption in favour of sustainable development (i.e. economic, social, and environmental) has been sufficiently demonstrated. On a balance of assessment, to refuse the principle of the development on the minor increase of the plot size would be unwarranted.

The principle of dwellings on the site is therefore acceptable.

Siting, layout and design

Paragraphs 56 and 58 of the National Planning Policy Framework, policy CS5 (Delivering Quality Design in North Lincolnshire) and policy DS1 (General Requirements) requires all new developments, including associated landscaping, regardless of location, to adhere to high standards of design.

In considering the siting, the general development pattern in the surrounding area of the site is linear and this gap site within the linear development is seen as a natural infill of the linear development pattern along the road. Furthermore, given the significant drive towards sustainable development and making the best use of land, the siting is considered suitable for residential development.

The layout of the site, though the dwellings are large, the position of the dwellings and access arrangements are acceptable and represent a reasonable layout as the dwellings are set back from the road and would conform to the building line of the linear pattern of development along Sandtoft Road. The layout of plots 1 and 2 is not particularly great and appears cramped because of the annex; however, it does not raise significant planning issues that would warrant refusal.

On design, there is no defined character of dwellings along Sandtoft Road, as the street comprises a mix of three-, two- and single-storey dwellings. It is judged that the dwellings would not be out of character with the area. The appearance of the dwellings represents a high quality of modern design, incorporating a few attractive features. The material for the finish of the wall and the roof covering would also fit in well with the character of the area.

Overall, the design of the proposed dwellings is acceptable in the context of the character and appearance of the site and the immediate area.

Impact on the amenity of neighbouring properties

Policy DS1 (General Requirements) and policy CS5 (Delivering Quality Design in North Lincolnshire) expect a high standard of design in all developments in both built-up areas and the countryside, and proposals for poorly designed development will be refused. They require all proposals to be considered against the quality of the design and amenity, among other matters. Further to this, the NPPF advises that planning should always seek to secure a good standard of amenity for all existing and future occupants of land and buildings.

Having reviewed the details of the design, in terms of privacy, overbearing impact and overshadowing, the proposal largely meets the principles of policies DS1 and CS5, and the NPPF, in terms of the impact of the development on surrounding properties. It is unlikely the dwellings would raise an issue of privacy, overbearing impact or overshadowing over the neighbouring properties because of the positioning of the dwellings alongside the neighbouring properties, the layout of the site and the scale. It is worth noting that the front and rear windows would not face any property.

Overall, the proposed dwellings comply with policies DS1 and CS5, and the NPPF.

Highways

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

The proposal shows access would be taken directly off Sandtoft Road. The turning area and parking would be formed within the site. Highways have no objection to the grant of permission subject to conditions, which would be applied to any decision notice.

Overall, it is considered, subject to conditions, that the proposal would align with policies T2 and T19 of the North Lincolnshire Local Plan and the National Planning Policy Framework.

Flooding and drainage

The site lies in flood zone 2/3a and is therefore at high risk of flooding. A Flood Risk Assessment and Sustainable Drainage System Strategy dated March 2019 has been submitted. This report was originally submitted in support of the outline planning permission for the site and has been carried forward.

The Flood Risk Assessment (FRA) contains an assessment of the sequential and exceptions tests.

Under the sequential test, the statement concludes that Westgate and Sandtoft to the west are within Flood Zone 2/3(a) Fluvial. The nearest urban settlements out of significant flood impact are Belton and Beltoft to the east and Epworth, Low Burnham, Haxey, part of Westwoodside and East Lound to the south.

No alternative site has been identified in this area after consulting the following documents and websites:

- Strategic Housing Land Availability Assessment Review April 2014
- Sequential Test of the Flood Risk of Potential Development Sites – Final Report April 2014
- Housing and Employment Land Allocations Development Plan Document – March 2016
- Assessment of Five-Year Housing Land Supply – 1 April 2016 to 31 March 2021
- North Lincolnshire Council Brownfield Land Register
- Property website portals (Rightmove, Zoopla).

As such, the sequential test is passed.

The exceptions test is then applied.

The exception test as set out in paragraph 160 of the NPPF is a method to demonstrate and help ensure that flood risk to people and property will be managed satisfactorily, while allowing necessary development to go ahead in situations where suitable sites at lower risk of flooding are not available.

For the exception test to be passed it should be demonstrated that:

- (c) the development would provide wider sustainability benefits to the community that outweigh the flood risk; and
- (d) the development would be safe for its lifetime taking account of the vulnerability of its users, without increasing flood risk elsewhere and, where possible, would reduce flood risk overall.

Criterion a: The applicant has shown that the sustainability benefits of the development to the community outweigh the flood risk and the proposed development is consistent with wider sustainability objectives. The details are outlined under the three components to sustainable development as set out in paragraph 8 of the NPPF: economic, social and

environmental in the principle of the development. On this basis, it is considered the wider sustainability benefits of the development outweigh the flood risk.

Criterion b: The Drainage team has reviewed the Flood Risk Assessment (FRA) to ensure that the proposal is safe and will not increase flood risk elsewhere. Flood resilience measures have been included within the FRA. The Drainage team has no objection to the proposed development subject to the imposition of conditions. The Exception Test is therefore passed. The exceptions test is therefore considered to be passed.

The proposal, subject to conditions, accords with guidance in the NPPF, policy DS16 of the North Lincolnshire Local Plan and policy CS19 of the Core Strategy.

Other matters

The Environmental Protection team have raised concerns because an application for residential development is a sensitive end-use. In addition, historical mapping indicates the site has been an agricultural field. Agricultural fields have the potential to be impacted upon by contaminants associated with the over-application of slurry and the illegal depositing of waste. They have indicated that 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. In these circumstances, a Phase 1 assessment should be submitted as a minimum, which includes a desktop study, a site walkover and a conceptual site model. This is proposed to be covered by an appropriately worded condition.

Letter of comment

With regard to the objection received expressing concerns over the annex building on Plot 1, as indicated earlier in this report, the annex would be located at the rear of the dwelling within the garden. The annex would be a single-storey outbuilding. It does not contain such accommodation as a bedroom, kitchen, bathroom and/or a living room, uses that are usually found within a standard dwellinghouse and therefore it would likely be used ancillary to the dwelling.

In response to the concerns raised, the annex would not be two-storey (it is approximately 5m by 4m, at a height of 4m) and would not be situated very close to the boundary fence next to the garden of the adjacent property (it is approximately 1m from the common boundary). It is not unusual to erect a single-storey building approximately 1m from a common boundary with an adjacent property so long as it meets the terms of the development plan policies.

In this case, it is unlikely the annex will significantly overshadow the adjacent property or its rooms. The concerns about the view of the adjacent property are not a relevant planning matter to be considered in the assessment of this application.

Conclusion

It has been demonstrated that the benefits of the proposal, as demonstrated by economic, social and environmental sustainability, outweigh any resulting harm and the principle of dwellings on the site is acceptable. The siting, layout and design are also judged satisfactory, and the site can accommodate the four dwellings within the terms of the development plan. It is unlikely the development would have a detrimental impact on the amenities of surrounding properties. Potentially, the access would be safe and visually

acceptable. All things considered, the proposal is a justified departure from the development plan and is acceptable. The proposal is therefore recommended for approval.

Pre-commencement conditions

The pre-commencement conditions included in the recommendation have 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: ZY 001 Rev. A, ZY 002 Rev. A, ZY 003 Rev. A, ZY 004, ZY 005 Rev. A, 3D Rendering 1, 3D Rendering 2, 3D Rendering 3, 3D Rendering 4, 3D Rendering 5, 3D Rendering 6, 3D Rendering 7, 3D Rendering 8 and 3D Rendering 9.

Reason

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

3.
Unless otherwise agreed by the local planning authority, development other than that required to be carried out as part of an approved scheme of remediation must not commence until parts 1 to 4 below have been complied with. If unexpected contamination is found after development has begun, development must be halted on that part of the site affected by the unexpected contamination to the extent specified by the local planning authority in writing until part 4 has been complied with in relation to that contamination.

Part 1: Site Characteristics

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

- (i) a survey of the extent, scale and nature of contamination;
- (ii) an assessment of the potential risks to:
 - human health;
 - property (existing or proposed), including buildings, crops, livestock, pets, woodland and service lines and pipes;

- adjoining land;
 - groundwaters and surface waters;
 - ecological systems;
 - archaeological sites and ancient monuments;
- (iii) an appraisal of remedial options, and a proposal of the preferred option(s).

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

Part 2: Submission of Remediation Scheme

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

Part 3: Implementation of Approved Remediation Scheme

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

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

Part 4: Reporting of Unexpected Contamination

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

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

Reason

To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without

unacceptable risks to workers, neighbours and other off-site receptors in accordance with policy DS7 of the North Lincolnshire Local Plan.

4.

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.

5.

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.

6.

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.

7.

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.

8.

No plot on the site shall be occupied until a footway has been provided to at least basecourse level across the whole of the site frontage. The footway shall be completed prior to the occupation of the final plot on the site. Once provided, all these pedestrian 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.

9.

Development shall proceed fully in accordance with the mitigation measures (for example, finished floor levels) set out in the approved Flood Risk Assessment, and the applicant shall confirm completion of the approved scheme in writing within one month thereafter.

Reason

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

Informative 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.

Informative 2

In determining this application, the council, as local planning authority, has taken account of the guidance in paragraphs 186 and 187 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.



**North
Lincolnshire
Council**

PA/2021/988

PA/2021/988 Plot 1: proposed plans and elevations (not to scale)

Notes

Figured dimensions only to be taken from this drawing.
Do not scale if in doubt ask.

Rev	Date	Drawn	Description
A	JUNE 2022		Annex elevations added

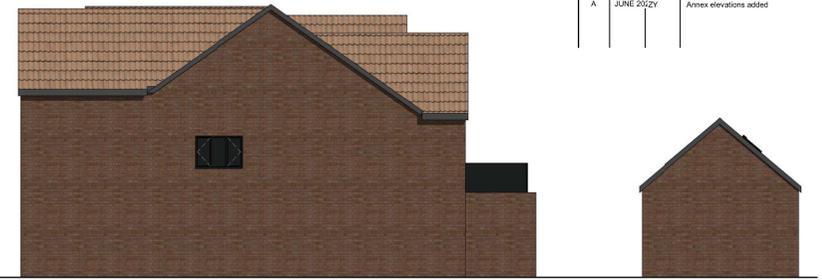


Front Elevation
1:100

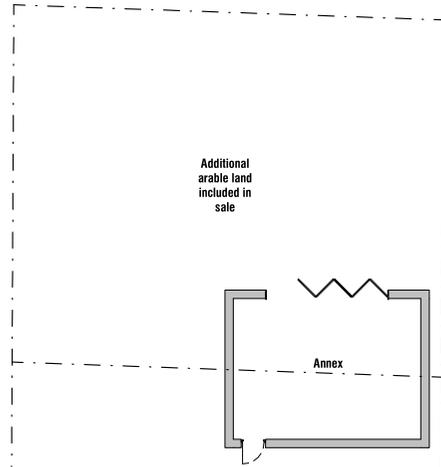
- 03 - Third Floor
8250
- 02 - Second Floor
5850
- 01 - First Floor
3150
- 01 - FFL
150
- 00 - Ground Floor
0



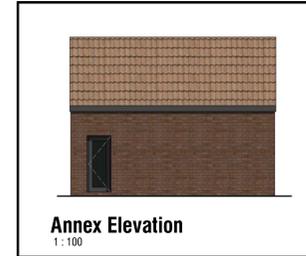
Rear Elevation with annex
1:100



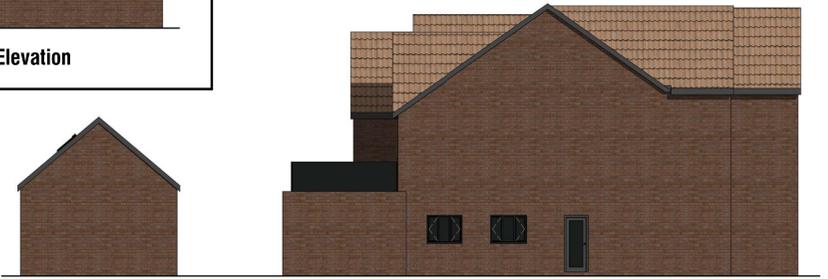
Side Elevation
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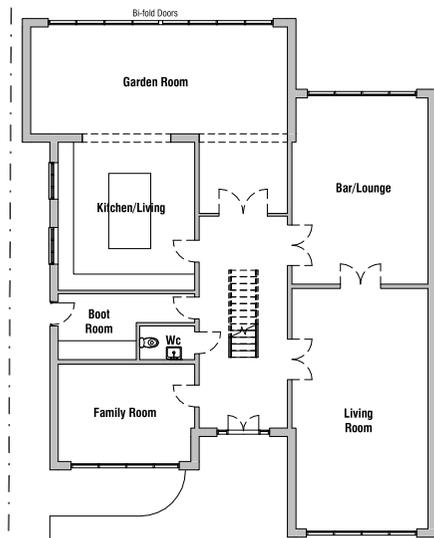
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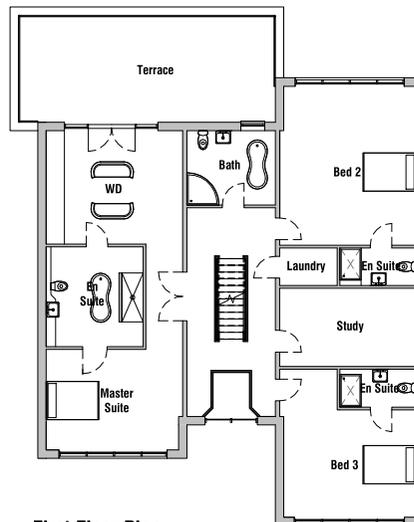
Annex Elevation
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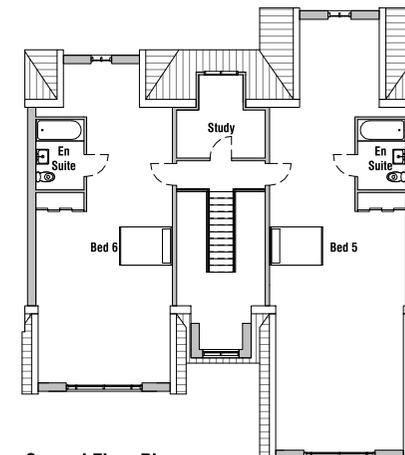
Side Elevation
1:100



Ground Floor Plan
1:100



First Floor Plan
1:100



Second Floor Plan
1:100

Area Schedule (GIA)		
Name	Area	sq. ft
01 Ground Floor	265 m ²	2850
02 First Floor	181 m ²	1949
03 Second Floor	120 m ²	1293
	566 m ²	6093

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Architecture | Planning | Consultancy

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 e: design@maxdesignconsultancy.co.uk w: maxdesignconsultancy.co.uk

Status: **PLANNING**

client: **Owner**

project: **Sandtoft Road, Belton**

title: **Plot 1 - General Arrangement**

scale: **1:100** date: **MAR 2021**

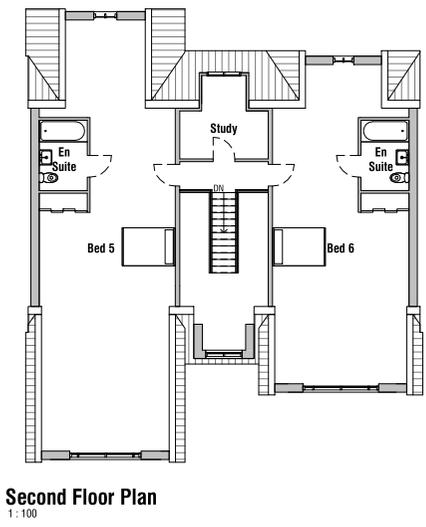
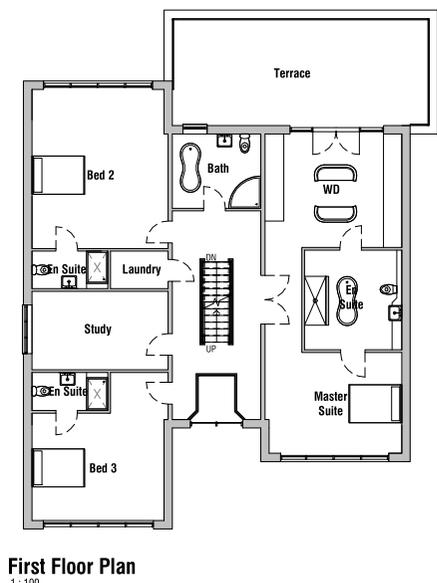
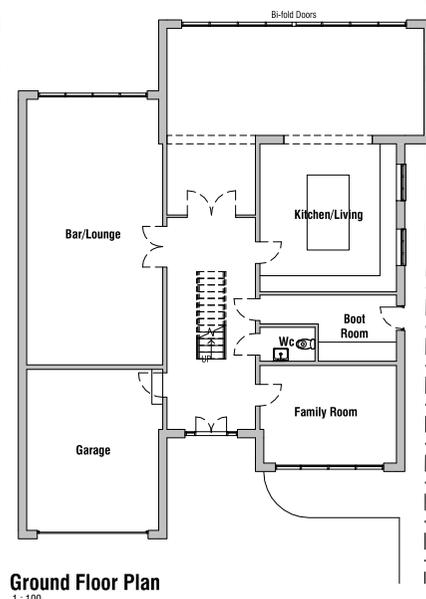
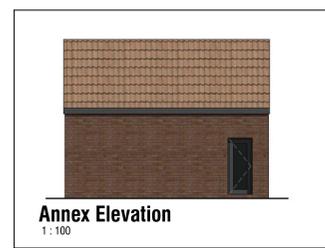
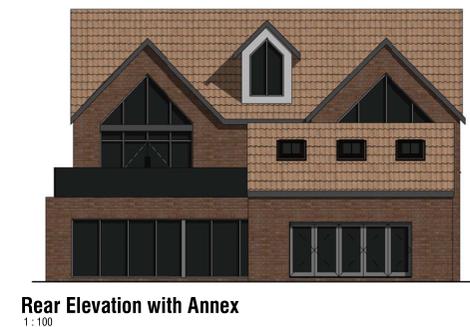
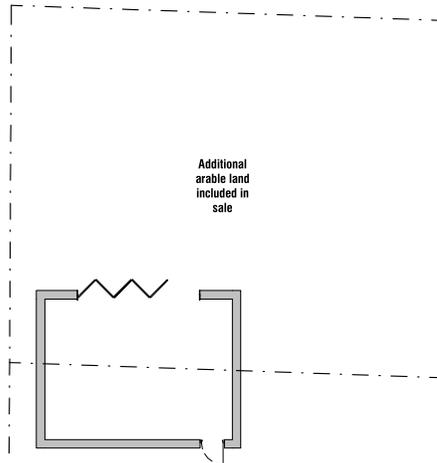
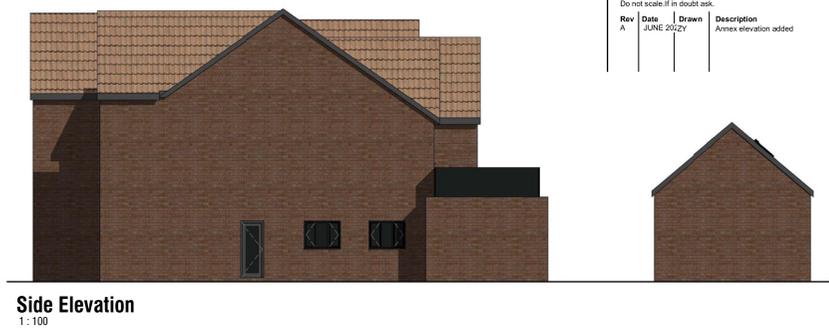
project no.: 2152	drawn: ZY	number: 002	rev: A
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PA/2021/988 Plot 2: proposed plans and elevations (not to scale)

Notes			
Figured dimensions only to be taken from this drawing. Do not scale if in doubt ask.			
Rev	Date	Drawn	Description
A	JUNE 2022		Annex elevation added



- 03 - Third Floor
8250
- 02 - Second Floor
5850
- 01 - First Floor
3150
- 01 - FFL
150
- 00 - Ground Floor
0



Area Schedule (GIA)		
Name	Area	sq. ft
01 Ground Floor	233 m ²	2513
02 First Floor	181 m ²	1949
03 Second Floor	120 m ²	1293
	535 m ²	5755

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Status: **PLANNING**

client: **Owner**

project: **Sandtoft Road, Belton**

title: **Plot 2 - General Arrangement**

scale: **1:100** date: **MAR 2021**

project no.: 2152	drawn: ZY	number: 003	rev: A
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PA/2021/988 Plots 3 & 4: proposed plans and elevations (not to scale)

Notes

Figured dimensions only to be taken from this drawing.
Do not scale if in doubt ask.

Rev	Date	Drawn ZY	Description

Area Schedule (GIA)		
Name	Area	sq.ft
01 Ground Floor	103 m ²	1107
02 First Floor	127 m ²	1364
03 Second Floor	104 m ²	1116
	333 m ²	3588



Front Elevation
1:100



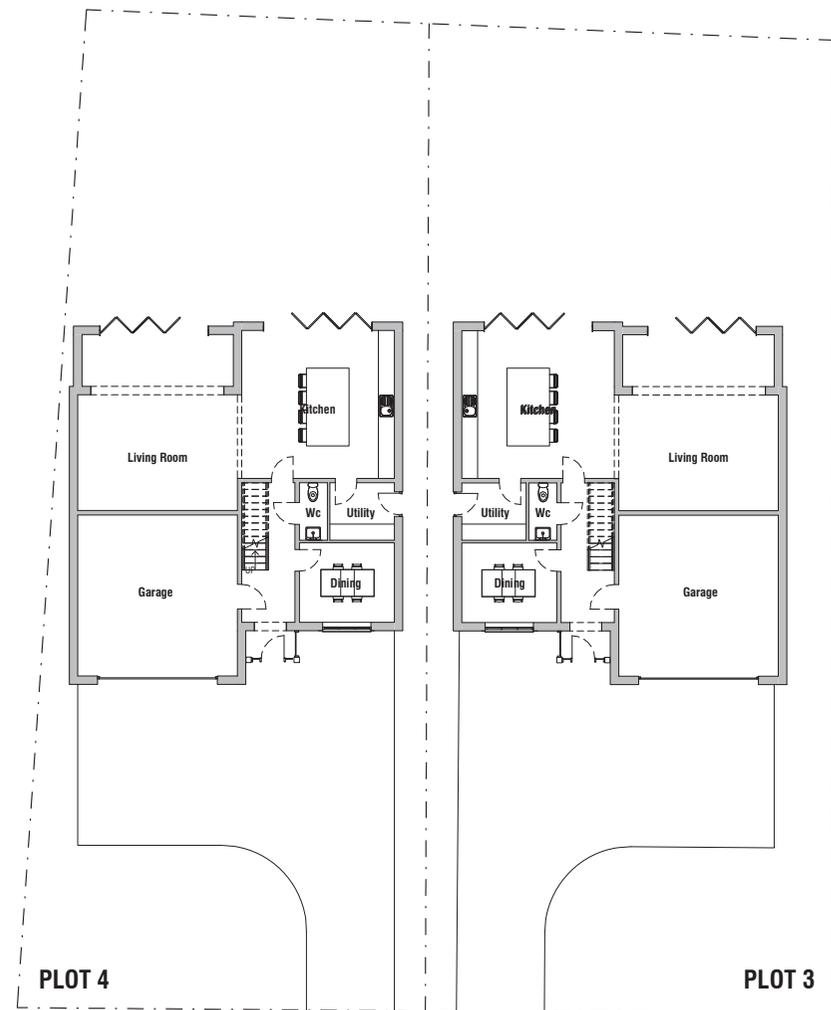
Rear Elevation
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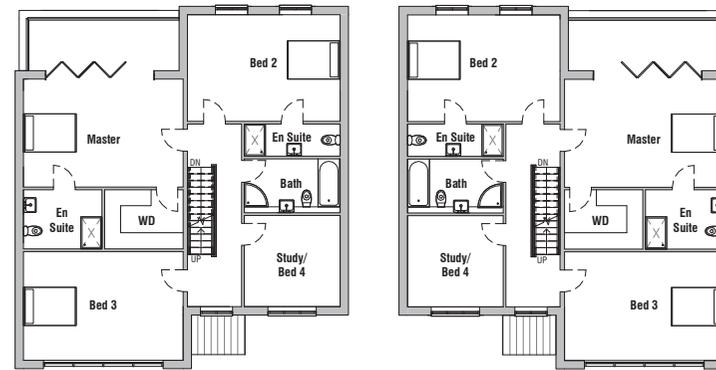
Side Elevation
1:100



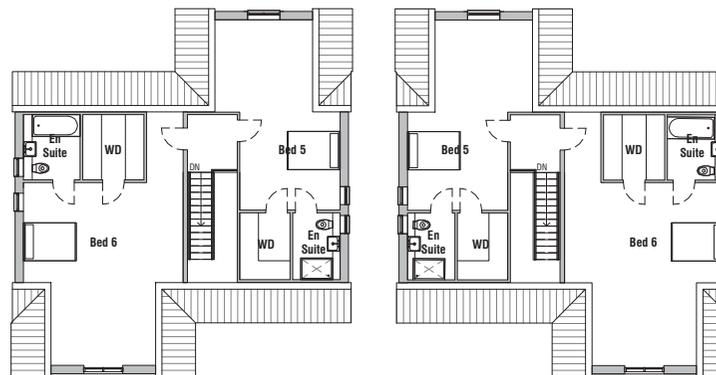
Side Elevation
1:100



Ground Floor Plan
1:100



First Floor Plan
1:100



Second Floor Plan
1:100

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status: **PLANNING**

client: **Owner**

project: **Sandtoft Road, Belton**

title: **Plot 3 & 4 - General Arrangement**

scale: **1 : 100** date: **MAR 2021**

project no.: 2152	drawn: ZY	number: 004	rev:
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