

APPLICATION NO	PA/2021/582
APPLICANT	Ms Nicky Senior
DEVELOPMENT	Planning permission to erect two detached dwellings and associated garages (including demolition of existing dwelling)
LOCATION	The Croft, 10 Commonsides, Westwoodside, DN9 2AP
PARISH	Haxey
WARD	Axholme South
CASE OFFICER	Emmanuel Hiamey
SUMMARY RECOMMENDATION	Grant permission subject to conditions
REASONS FOR REFERENCE TO COMMITTEE	Member 'call in' (Cllr David Rose – significant public interest)

POLICIES

National Planning Policy Framework:

Chapter 2 (Achieving sustainable development)

Chapter 4 (Decision making)

Chapter 5 (Delivering a sufficient supply of homes)

Chapter 9 (Promoting sustainable transport)

Chapter 11 (Making effective use of land)

Chapter 12 (Achieving well-designed places)

Chapter 14 (Meeting the challenge of climate change, flooding and coastal change)

North Lincolnshire Local Plan:

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)

Policy LC12 (Protection of Trees, Woodland and Hedgerows)

Policy LC14 (Area of Special Historic Landscape Interest)

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 CS8 (Spatial Distribution of Housing Sites)

Policy CS19 (Flood Risk)

CONSULTATIONS

Trees & Landscape: Initially had concerns regarding the mature hedge at the front and several trees on the site. The officer requested a BS5387:2012 survey prior to determination to ensure that all have been adequately considered. However, following the submission of further information, the officer is satisfied that the trees are being retained and that the hedge is also to be kept. However, any works to trim back the hedge would best be undertaken in the winter months to prevent any potential for disturbance of nesting birds.

Historic Environment Record (Archaeology): Should the planning authority be minded to grant permission, requests a condition be attached removing permitted development rights to avoid the extension of the built environment into the historic landscape, and beyond the development limit.

Ecology: No objection subject to conditions.

Environmental Protection: No objection subject to conditions.

Drainage Team (Lead Local Flood Authority): No objection subject to conditions and an informative comment.

Highways: No objection subject to conditions.

PARISH COUNCIL

Does not object to the application but has raised some concerns. They comment that there is no proven housing need for the large four-bedroom dwellings and no evidence produced to support the need for this proposal.

Furthermore, the council has provided comments and recommendations for the layout of the site. They would like the garage on plot 1 moved to the rear of the dwelling and the dwelling on plot 2 moved forward, as well as Plot 1 moved more centrally to mitigate any light issues and to help mitigate any privacy issues to 3 Commonsides. Concerns have also been raised about a possible loss of light to windows at number 12 due to the proximity of the eastern side to plot 1.

PUBLICITY

A site notice has been posted. Eleven responses (including four in support) have been received making the following comments:

Support

- The site is in a dangerous state at the moment and infested with rats.
- The proposed two houses are appropriate for the site.
- The proposed development would be an improvement on the current use of the property and land.
- The proposal would prevent further decline of the site
- It would potentially increase house prices in the area and have a positive impact on the street scene.
- The planting of extra trees and creation of habitats for wildlife are welcomed, as well as keeping the hedge up to the front of the property.

Concerns

- the scale of the dwelling would dominate the surrounding area
- the design of the dwellings
- replacing hedgerow with fence
- distance between the back of plot 3 – too close to the back of adjacent property
- Plots 1 and 2 are much larger than the largest properties on Commonsidge
- inappropriate and over-development of the site
- inaccuracies in the application
- the proposed development would affect the character and setting of the ancient open strip field historic landscape in Westwoodside
- overshadowing and overbearing impact on neighbouring properties
- the window in bedroom 2 of Plot 1 will directly take away the privacy of the adjacent property
- view through to the historic landscape.

PLANNING HISTORY

PA/2019/392: Planning permission to demolish the existing house and erect four detached dwellings and associated garages (resubmission of PA/2018/1294) was refused on 7 June 2019 on the basis that the proposal represented an over-development of the plot and would

impact upon the existing highway network that would be detrimental to other users. The scheme would also be harmful to the character and appearance of the area and that of the Area of Special Historic Landscape Interest of the Isle of Axholme by the volume of built form. It was therefore considered that the proposal was contrary to policy CS5 of the North Lincolnshire Core Strategy, and policies DS1 and LC14 of the North Lincolnshire Local Plan.

PA/2018/1297: Planning permission to erect two detached houses with associated garages and barn was withdrawn on 10 September 2018.

PA/2018/1294: Planning permission to demolish the existing house and erect five detached houses with associated parking was refused on 17 January 2019 on the basis that the proposal represented an over-development of the plot and would impact upon the existing highway network that would be detrimental to other users. The scheme would also be harmful to the character and appearance of the area and that of the Area of Special Historic Landscape Interest of the Isle of Axholme by the volume of built form. It was therefore considered that the proposal was contrary to policy CS5 of the North Lincolnshire Core Strategy, and policies DS1 and LC14 of the North Lincolnshire Local Plan.

An appeal was dismissed on 9 September 2019. On character and appearance, the inspector concluded that the proposed development would be harmful to the character and appearance of the area, with particular regard to the setting of the Isle of Axholme AoSHLI and the existing building on the site. Consequently, it would conflict with policy CS5 of the North Lincolnshire Local Development Framework Core Strategy (2011) (Core Strategy) which, amongst other things, ensures the delivery of quality design that is appropriate for its context. It would also be contrary to policies DS1 and LC14 of the local plan, which, amongst other things, state that development should not harm features of acknowledged importance on or surrounding a site and conserve the significance of the AoSHLI, as outlined above. It would also conflict with the heritage protection aims of the Framework.

On the local highway network, the inspector concluded that the proposed development would not harm the local highway network, with particular regard to highway safety. As such it would not conflict with paragraphs 108(b) and 109 of the Framework, which ensures safe and suitable access for all users to development sites and states development should only be prevented or refused on highway grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network would be severe.

Turning to the planning balance, it would provide five additional family dwellings with some economic and social benefits derived from their construction and occupation. It was also recognised that the site is located within an existing settlement and residential area with access to local services and facilities. Substantial weight is attached to the addition of five units to the housing stock. However, in the inspector's judgement, the adverse impacts of the proposed development on the character and appearance of the area and heritage significance would significantly and demonstrably outweigh the benefits, when assessed against the policies in the Framework taken as a whole.

On other matters, the inspector acknowledged that the proposed development would not be at risk of flooding, would not give rise to any drainage issues and there was no evidence to suggest that there would be harm to any ecological interests. However, these are neutral considerations in the balance.

On third party comments, the inspector agrees with the local planning authority that there would be some harm in terms of overshadowing and overbearing impact. However, the appeal was dismissed for other reasons and the matter was not considered further.

ASSESSMENT

Proposal and site description

Planning permission is sought to erect two detached dwellings and associated garages (including demolition of the existing dwelling) at The Croft, 10 Commonside, Westwoodside.

The dwelling to be demolished is a two-storey detached property located southwest of the site with an outbuilding behind. The settlement boundary runs along the rear of the curtilage of the residential property whilst the land beyond is considered to be open countryside and an area identified as having a high/historic landscape value. It is bound by 12 Ivydene, Commonside to the west and 6 Old Farm Cottage, Commonside to the east.

A condition survey of 10 Commonside has been submitted dated Sunday 7 March 2021. The survey concludes as follows:

- the rear part of the property needs to be demolished and re-built in its entirety
- the basement needs to be properly tanked with a sump being installed
- the load-bearing wall between the hall and lounge is to be taken down to the foundation and rebuilt
- the first floor needs to be removed and re-constructed with new joists
- external wall to front elevation to be rebuilt
- new windows and doors to be installed throughout
- insulation to be fitted to all external walls
- injected DPC to be undertaken at ground floor level
- chimney to be demolished and rebuilt due to number of large penetrations
- property to be re-wired to part P of the Building Regulations
- central heating system to be installed in the property
- the roof needs to be removed and rebuilt with loads sat on the newly built structural walls
- new fire doors to be installed
- new door casings to be fixed
- all walls to be stripped back to the brick and new plasterboard and skim applied.

Due to the vast extent of damage, structural instability, and works required to make the property habitable, the recommendation is to demolish the property and re-build.

The proposal seeks to erect two detached houses with a footprint of 148m² on the plot. The dwellings would be two-storey. An amended layout plan has been submitted following Haxey Parish Council's response and several third party comments, as well as comments from consultees.

The changes involve re-aligning the dwellings at the front to match with the building line of the dwellings along the street and setting the garage on plot 2 from the front of the dwelling to the rear of the dwelling. The dwelling on plot 2 has also been moved centrally on the plot.

The dwellings would have windows in the front elevations at ground and first floor. The west elevation (side) of the dwellings would have a door on the ground floor serving the utility room and a window on the first floor to provide daylight/sunlight for the en-suite toilet and shower room.

Within the east elevation, the dwellings would have a window at ground floor to provide light for the stairs and at first floor two windows providing daylight/sunlight for the stairs and en-suite toilet and shower. The rear of the dwellings facing the field would have sliding doors plus windows on the ground floor and windows at first floor.

The walls would be constructed in Ibstock Grainger Gold bricks and the roof would be covered with Sandtoft Calderdale concrete tiles. The fascias and soffits would be Anthracite Grey and the windows, doors and rainwater goods would be Anthracite Grey uPVC.

This application is a resubmission of PA/2019/392 and PA/2018/1294, which were both refused for the same reasons: on the basis that the proposal represents an over-development of the plot and would impact upon the existing highway network that would be detrimental to other users. The scheme would also be harmful to the character and appearance of the area and that of the Area of Special Historic Landscape Interest of the Isle of Axholme by the volume of built form.

The key differences between the current proposal and the previously refused proposals are as follows:

PA/2019/392 was to demolish the existing house and erect four detached dwellings and associated garages. PA/2018/1294 was to demolish the existing house and erect five detached houses with associated parking. The number of dwellings has been reduced by two and three dwellings respectively. The layout of the site and the design of the dwellings have also been improved.

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

- the principle of the development;
- impact on the scale and character of the surrounding area;
- impact on neighbouring amenities;
- highways, access, and parking;
- flood risk and drainage;

- landscaping and ecology.

Principle of development

The NPPF sets out the 'presumption in favour of sustainable development' and states that development that accords with the development plan should be approved without delay. Having specific regard to residential developments, the NPPF requires local planning authorities to "boost significantly the supply of housing".

In August 2021, North Lincolnshire Council published a statement 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' does not apply for this proposal.

Notwithstanding the above, the sustainability assessment of the development is relevant in this case.

The application site is located within the development boundary of Westwoodside, where development is supported by policy CS3 (Development Limits) as a key tool in ensuring that future development occurs in sustainable locations. It also ensures that the countryside is protected from inappropriate development and no uncontrolled expansion of settlements will take place.

Policy CS8 (Spatial Distribution of Housing Sites) deals with 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. As indicated earlier, the site is within the development boundary of Westwoodside and previously developed land and therefore a brownfield windfall site. In this case, the policy is aimed at focusing housing within settlement limits as defined in the Housing and Employment Land Allocations DPD and on previously developed land or a brownfield windfall site.

As the site is within the development limit and contains a dwelling abandoned or unfit dwelling for accommodation (brownfield windfall site), the sustainability of the development is justified.

Regarding the demolition of the existing building, there is no specific policy for the demolition of buildings and dwellings outside conservation areas and not listed buildings. Policy HE3 (Demolition in Conservation Areas) and policy HE6 (Demolition of Listed Buildings) in the North Lincolnshire Local Plan broadly seek to prevent the demolition of listed buildings or their unsympathetic alteration and buildings in a conservation area. In this case, the existing dwelling is not a listed building, nor a building of townscape merit, and the proposal is not for demolition in a conservation area. It is worth noting that the building is a redundant dwelling and a condition survey of the building concludes that it is unsound and not fit for accommodation.

Furthermore, the reasons for the refusal of the previous proposal do not include the proposed demolition of the building. Consequently, the demolition of the existing dwelling, on its own, is deemed acceptable.

In general, having considered the relevant policies which apply to this proposal and material considerations, as discussed above, the principle of the development is acceptable, subject to compliance with the detailed requirements of all other relevant policies.

Layout, siting 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) require all new developments, including associated landscaping, regardless of location, to adhere to high standards of design.

Following a review of the amended drawing, it is believed that the key design concerns raised by Haxey Parish Council and some of the consultees have been addressed.

The layout of the site as shown in the amended drawing compared to the initial drawing is considered an improvement and appropriate for the character of the area. The amended plans for the proposed dwellings are considered to represent a high quality of design, integrating traditional architecture and few attractive modern design features that fit in well with the character, scale, and design of the surrounding properties.

Area of Special Historic Landscape Interest

The site is partly within an Area of Special Historic Landscape Interest, designated by policy LC14 of the North Lincolnshire Local Plan.

Within this area, development will not be permitted which would destroy, damage or adversely affect the character, appearance or setting of the historic landscape, or any of its features. Development is required to meet the social and economic needs of rural communities and small-scale tourist and outdoor sport and recreational development will be permitted provided such development is related to the historic landscape and its features.

A high standard of design and siting in new development will be required reflecting the traditional character of buildings in the area and the character of the historic landscape and using materials sympathetic to the locality. Schemes to improve, restore or manage the historic landscape will be sought in connection with, and commensurate with the scale of, any new development affecting the area of Special Historic Landscape Interest.

The policy aims to ensure that future development is not allowed to adversely impact this valuable historic resource. This is particularly so with the character of settlements and individual buildings or overall groups of buildings in the open countryside.

Turning to the designation of the site as partly within an area of Special Historic Landscape Interest, it is worth considering the wider layout of housing in the area. The area of the plot within the Area of Special Historic Landscape Interest is part of the curtilage of the dwelling and forms the rear boundary, which is in keeping with the rear boundary line with adjacent properties.

Having considered the site, particularly the area within the Special Historic Landscape Interest, and having regard to the character of the settlement and the plot of the individual buildings or overall groups of buildings in the wider area, while it will impact on the Area of Special Historic Landscape Interest, on balance, the impact would not be significant as the residential development on this site would occupy the last gap between houses that would allow the landscape and its setting to be fully appreciated.

Closing up the gap would, on balance, be acceptable in the open strip field and its setting and would not significantly alter its appearance or damage the legibility of the historic landscape. This small gap should not be significantly detrimental to the historic landscape

character in terms of the enclosed land and the overall settlement pattern that make it unique in the country.

The Historic Environment Officer (Historic Environment Record) acknowledges that the site affects the setting of and overlaps the Area of Special Historic Landscape Interest of the Isle of Axholme, and considers that two plots on the street frontage would be acceptable. The officer has raised concerns over the proposed designs and the effect on the character and appearance of the street scene. This has been addressed and it is therefore considered that the conditions recommended by HER and the amended drawing should be enough to support the proposal. The reasons for the objection are no longer considered a key issue.

In terms of the planning history, particularly the appeal inspector's comments, the inspector determined that the proposed dwelling would likely appear cramped based on the number of dwelling units proposed and discordant on the narrow plot and that any dwelling would almost fill the entire width of the site being exacerbated by the constraints of existing built development on each side.

In this case, the number of dwelling units has been reduced to two and therefore it is unlikely the site would be cramped. The layout of the site has been amended, taking into account the impact on neighbouring properties and therefore it is judged that the development would not detract from the character and appearance of the area. Furthermore, the amended layout would ensure that the proposed development does not unacceptably reduce and close the gap between houses causing a detrimental effect on the setting, appearance and character of the immediate and wider historic area.

On balance, the proposed development would have minimal impact on the Area of Special Historic Landscape Interest such that would warrant refusal. The proposal conforms to the aim of Policy LC14 Area of Special Historic Landscape Interest.

Amenity standards

Policy DS1 (General Requirements) expects 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. It requires that all proposals be considered against the quality of the design and amenity, among others. 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.

The details of the design are outlined earlier in this report. Having reviewed the details of the design, the proposal largely meets the principles of policy DS1 and the NPPF, in terms of the impact of the development on surrounding properties such as privacy and overbearing impact or overshadowing (i.e. the separation distances from shared boundaries and nearby properties). The dwellings would have windows in the front elevations at ground and first floor. The west elevation (side) of the dwellings would have a door on the ground floor serving the utility room and a window on the first floor to provide daylight/sunlight for the en-suite toilet and shower room. Within the east elevation, the dwellings would have a window at ground floor to provide light for the stairs and at first floor two windows providing daylight/sunlight for the stairs and en-suite toilet and shower. The rear of the dwellings facing the field would have sliding doors plus windows on the ground floor and windows at first floor.

In general it is judged that the proposed development would not have a significant undue impact on the amenity of surrounding occupiers through overlooking, overshadowing or loss of daylight, and satisfactory separation distances as per the aim of the design policy and the National Planning Policy Framework.

Access and parking

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 from Commons side via a shared driveway. The individual houses would have detached garages at the rear of the dwellings.

The Highways department have no objection to the grant of permission subject to conditions. The proposed access is therefore sufficient to serve the development and the garages are acceptable. The conditions recommended by Highways would be applied to any grant of permission.

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

Recycling

No concerns have been raised regarding refuse collection with adequate space retained as part of the proposed development to store and dispose of refuse.

Flood risk and drainage

The site is within SFRA Flood Zone 1, an area with a low potential for flooding. Policy CS19 of the Core Strategy is concerned with flood risk and policy DS14 is concerned with foul sewage and surface water drainage.

The LLFA Drainage Team has no objection to the proposed development subject to conditions and informative comments.

Contaminated land

The NPPF states that to prevent unacceptable risks from pollution and land instability, planning policies and decisions should ensure that new development is appropriate for its location. Policy DS11 is concerned with polluting activities. It states that planning permission for development, including extensions to existing premises and changes of use, will only be permitted where it can be demonstrated that levels of potentially polluting emissions, including effluent, leachates, smoke, fumes, gases, dust, steam, smell, or noise, do not pose a danger by way of toxic release. Policy DS1 is also concerned with the protection of amenities.

The applicant has submitted a screening assessment form. The site contains a derelict building with an overgrown garden area. The site has historically been used as a residential dwelling. The proposed development for residential property is a sensitive end-use. Due to the current derelict state of the site, there is the potential for the site to have been impacted

by contamination, this can include metals, PAHs, and petroleum hydrocarbons, which can arise from the demolition process and the illegal deposition of waste.

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.

Only a site-specific investigation can establish whether there is contamination at a particular site, however a desk study and site walkover may be sufficient to identify how pollutant linkages might be broken. Unless this initial assessment demonstrates that the risk from contamination can be satisfactorily reduced to an acceptable level, further site investigations and risk assessment will be needed before the application can be determined. After remediation, as a minimum, land should not be capable of being determined as contaminated land under Part 2A of the Environmental Protection Act 1990.

Taking into account the above, the Contaminated Land officer has recommended the applicant submit a Phase 1 report for the department's consideration before the application is determined under national policy guidance.

However, if the council is mindful to determine the application without the information required under national planning policy guidance then the department would recommend the inclusion of contaminated land conditions. These conditions would be applied to any grant of permission.

The proposal would accord with policy DS11 of the North Lincolnshire Local Plan.

Protection of trees

Policy LC12 (Protection of Trees, Woodland and Hedgerows) requires that proposals for all new development will, wherever possible ensure the retention of trees, woodland and hedgerows. Particular regard will be given to the protection of these features within the setting of settlements, the protection of ancient woodlands and historic hedgerows and the amenity value of trees within built-up areas. Tree preservation orders will be made where trees that contribute to local amenity or local landscape character are at risk. Landscaping and tree and hedgerow planting schemes will be required to accompany applications for new development where it is appropriate to the development and its setting.

This site has a mature hedge at the front and several trees on the site. Initially, the tree officer commented that there did not appear to be an arboricultural survey to show that they have been properly considered with regard to location, size, species, condition, retention values and required root protection areas, or any mitigation replacement green infrastructure for any trees etc that may be lost in the development.

The comments were passed onto the applicant and tree protection measures were submitted. Following a review of the information, the tree officer has confirmed their satisfaction that trees are being retained and that the hedge is also to be kept. However, any works to trim back the hedge would be best undertaken in the winter months to prevent any potential for disturbance of nesting birds.

Overall, the proposal complies with policy LC12.

Third party comments

The following concerns have been addressed in the report:

- concerns regarding the siting, scale and design of the dwellings
- the impact of the proposed development on the character and setting of the ancient open strip field historic landscape
- concerns about impact on neighbouring properties.

Parish council

Haxey Parish Council has raised some concerns. Subsequently, the applicant submitted an amended drawing taking these concerns into account.

Other matters

The recommended conditions (including pre-commencement) have been agreed with the agent/applicant.

Conclusion

It is considered that the revised submission has addressed the reasons for the refusal of PA/2019/392 and PA/2018/1294 by reducing the number of dwellings to two. Concerning the impact on the Area of Special Historic Landscape Interest, this has been reassessed together with the amended layout and design of the dwellings and while there would be an impact, it would not be significant enough to recommend refusal of the proposal. The appeal inspector's comments (appeal ref: APP/Y2003/W/19/3227927) have also been taken into consideration in the assessment of the development.

As outlined in this report, on balance, the harm identified in the previous applications has been minimised, and the anticipated adverse impacts of the proposed development have been significantly and demonstrably mitigated in the revised submission. The proposal complies with the relevant policies of the development plan and national guidance.

Overall, the proposed development would be compatible with the character of the site and its surroundings in terms of its design – including size, scale and layout. The siting and design of the buildings would ensure that the development would have no undue impact on the amenity of surrounding occupiers by way of overshadowing or loss of daylight and a satisfactory level of separation would be achieved with adjacent residential dwellings to ensure no unacceptable impact through loss of privacy. The proposal would allow for safe and convenient access and parking provision. The proposal is therefore recommended for approval.

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: Tree Protection Measures Dwg. No. 1283.13, Dwg. No. 1283.13, Dwg. No. 1283.10, Dwg. No. 1283.11 and Dwg. No. 1283.12 Rev. E.

Reason

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

3.

Notwithstanding the provisions of Classes A, B, C, D, E and G of Part 1 of Schedule 2 of the Town and Country Planning (General Permitted Development) Order (2015), or any order re-enacting that order with or without modification, no extensions, buildings or enclosures shall be erected on the site or installed on the buildings other than those expressly authorised by this permission.

Reason

To protect the historic landscape in accordance with policies LC14 of the North Lincolnshire Local Plan and CS6 of the North Lincolnshire Core Strategy.

4.

Within three months of commencement of the development, the applicant or their successor in title shall submit a biodiversity management plan to the local planning authority for approval in writing. The plan shall include:

- (a) details of bat roosting features to be installed;
- (b) details of nesting sites to be installed to support a variety of bird species;
- (c) restrictions on lighting to avoid impacts on bat roosts, bat foraging areas, bird nesting sites and sensitive habitats;
- (d) provision for hedgehogs to pass through any fencing installed between gardens and between areas of grassland;
- (e) prescriptions for the retention, planting and aftercare of trees and shrubs of high biodiversity value;
- (f) proposed timings for the above works in relation to the completion of the dwellings.

Reason

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

5.

The biodiversity management plan shall be carried out in accordance with the approved details and timings, and the approved features shall be retained thereafter, unless otherwise approved in writing by the local planning authority. Prior to the occupation of the second dwelling, the applicant or their successor in title shall submit a report to the local planning authority, providing evidence of compliance with the biodiversity management plan.

Reason

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

6.

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

Part 1: Site Characteristics

A Phase 1 desk study shall be carried out to identify and evaluate all potential sources of contamination and the impacts on land and/or controlled waters, relevant to the site. The desk study shall establish a 'conceptual model' of the site and identify all plausible pollutant linkages. Furthermore, the assessment shall set objectives for intrusive site investigation works/Quantitative Risk Assessment (or state if none required). Two full copies of the desk study and a non-technical summary shall be submitted to the local planning authority for approval prior to proceeding to further site investigation.

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, timetable of works and site management procedures. The scheme must ensure that the site will not qualify as contaminated land under Part 2A of the Environmental Protection Act 1990 in relation to the intended use of the land after remediation.

Part 3: Implementation of Approved Remediation Scheme

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

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

Part 4: Reporting of Unexpected Contamination

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

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

Reason

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

7.

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.

8.

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.

9.

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.

10.

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.

11.

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.

12.

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.

13.

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.

14.

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.

Informative 1

Our records indicate that the proposed development site has surface water (a riparian/private drain) passing through it, which is currently located under the new garage area for plot 2. Alterations/build over and/or connections to this drain must be consented by North Lincolnshire Council's LLFA Drainage Team, in their capacity as Lead Local Flood Authority, through an Ordinary Watercourse Consent (£50 fee will apply) and appropriate discharge rates must be agreed. Please contact the LLFA Drainage team on 01724 297522 or by 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 2

The applicant is reminded that works to trim back the hedge would be best undertaken in the winter months to prevent any potential for disturbance of nesting birds.

Informative 3

All species of bat are protected under Schedule 5 of the Wildlife and Countryside Act 1981 (as amended) and Schedule 2 of The Conservation of Habitats and Species Regulations 2017, making all species of bat European Protected Species. Details of the legislation can be found at:

- Wildlife and Countryside Act
(<http://www.legislation.gov.uk/ukpga/1981/69/contents>);
- The Countryside and Rights of Way Act
(http://www.opsi.gov.uk/acts/acts2000/ukpga_20000037_en_7#pt3-pb8-l1g81);
- The Conservation of Habitats and Species Regulations 2010
(http://www.opsi.gov.uk/si/si2010/uksi_20100490_en_1).

Informative 4

It is an offence under Section 1 of the Wildlife and Countryside Act 1981 (WCA 1981) to intentionally take, damage or destroy the nest of any wild bird while it is in use or being built. The WCA 1981 also provides that all wild birds and their eggs are protected and cannot be killed or taken except under licence.

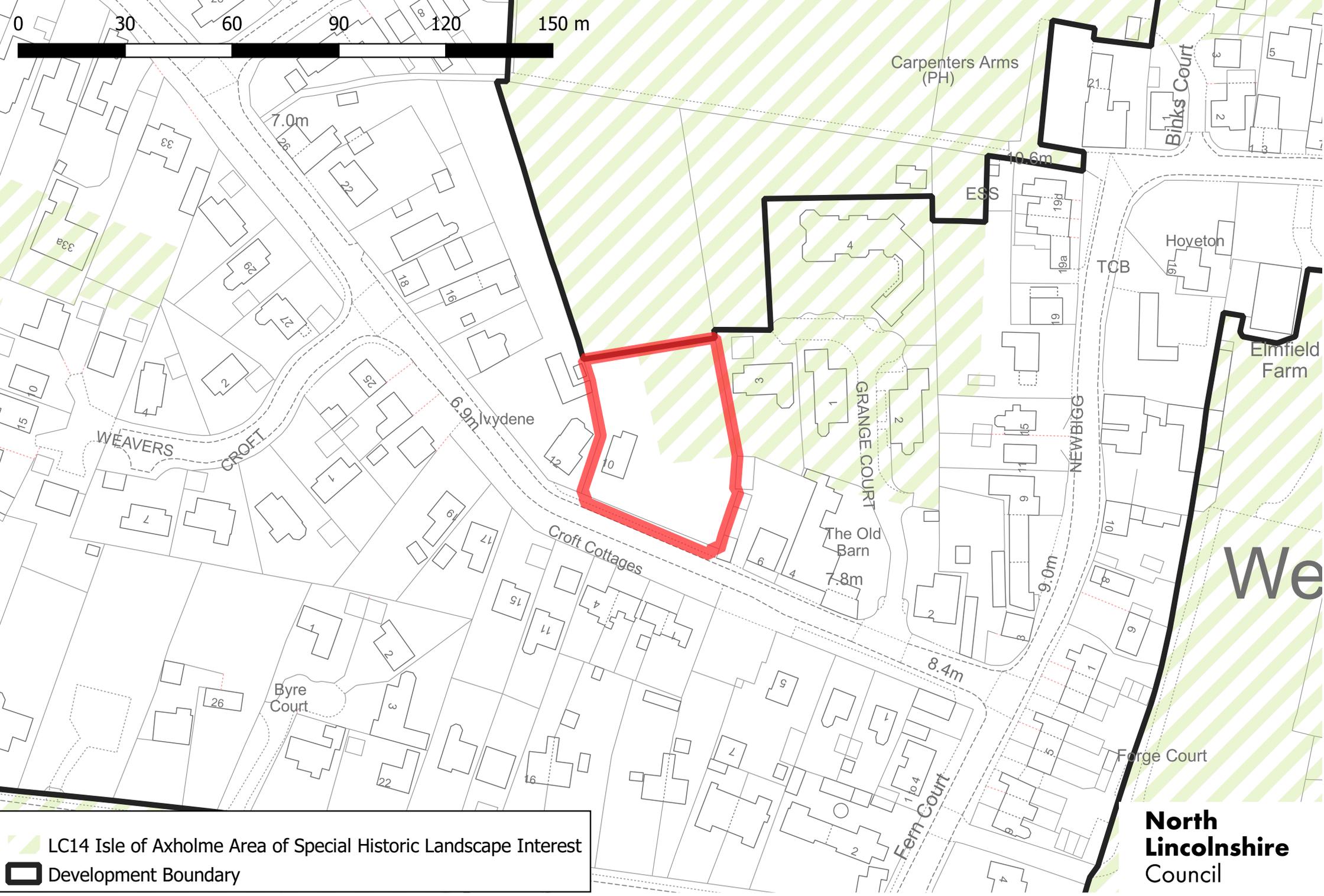
Informative 5

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 6

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.



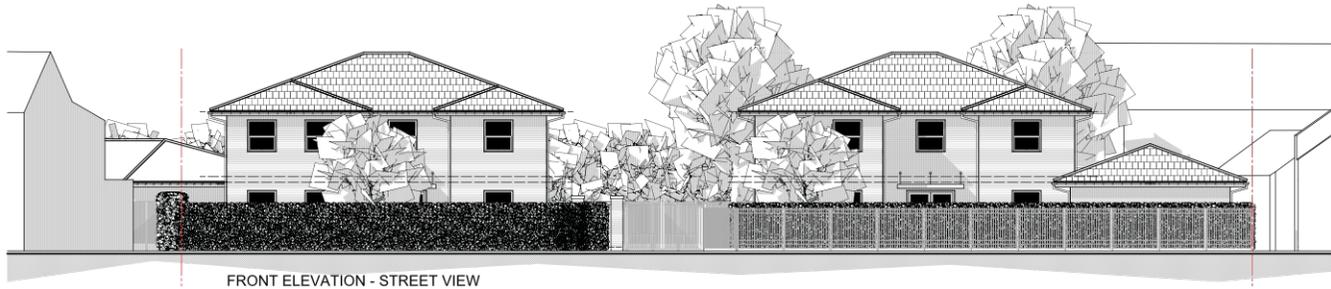
 LC14 Isle of Axholme Area of Special Historic Landscape Interest

 Development Boundary

**North
Lincolnshire
Council**

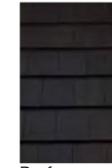
PA/2021/582

Proposed Dwelling - Plot 1 and 2



FRONT ELEVATION - STREET VIEW

MATERIALS -
 Roof - Sandtoft Calderdale concrete tiles
 Walls - Ibstock Calderdale Gold bricks
 Fascias and Soffits - Anthracite Grey
 Windows - Anthracite Grey PVCu
 Doors - Anthracite Grey PVCu
 Rainwater goods - Anthracite Grey PVCu



Roof

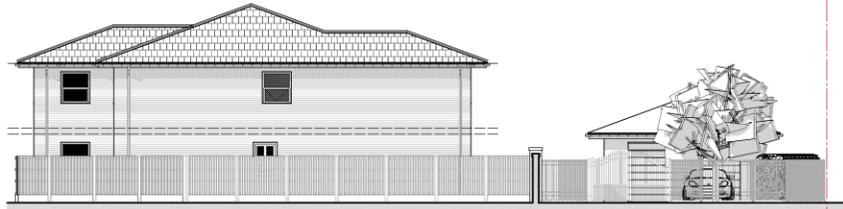


Walls

DO NOT SCALE FROM THIS DRAWING.

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Revision	Date



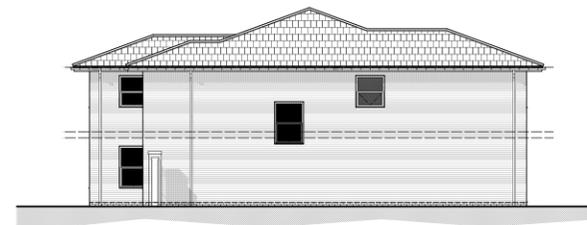
SIDE ELEVATION - PLOT 2 - ON LINE 2 - 2



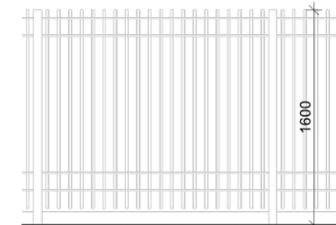
SIDE ELEVATION - PLOT 2 - ON LINE 3 - 3



SIDE ELEVATION - PLOT 1 - ON LINE 1 - 1



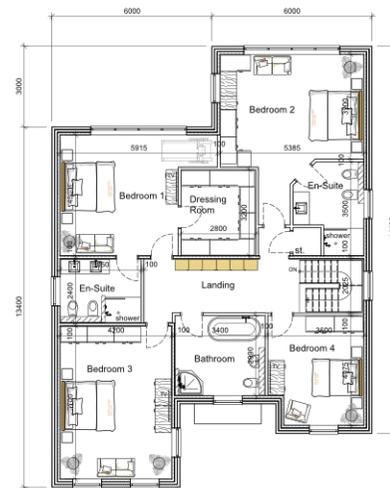
SIDE ELEVATION - PLOT 1



TYPICAL FENCING
 - black powder coated mild steel



GROUND FLOOR PLAN - 143 sq.m



FIRST FLOOR PLAN - 143 sq.m



FRONT ELEVATION - PLOT 1 and 2



REAR ELEVATION - PLOT 1 and 2

Planning Application

Project
 Proposed Dwellings
 10 Commonside, Westwoodside
 North Lincolnshire

Client
 Nicky Senior

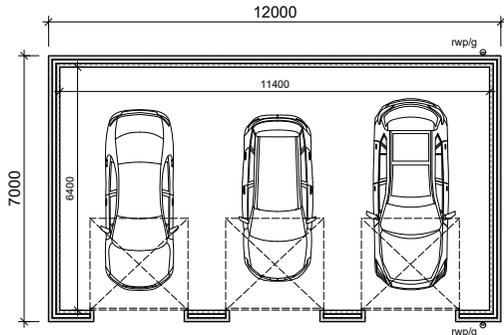


Date: March 2021
 Scale: 1:100 and 1:20 @ A1
 Drawn: A. Chaffings

Drawing No: 1283.10
 Revision: -

PA/2021/582 Proposed elevations (garages) (not to scale)

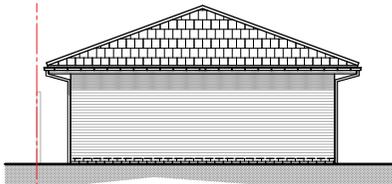
Proposed Garages



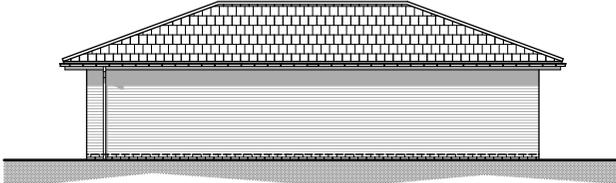
GARAGE - PLOT 1



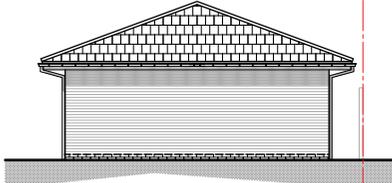
FRONT ELEVATION - PLOT 1



SIDE ELEVATION - PLOT 1

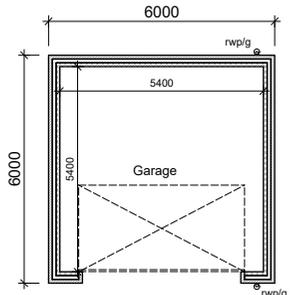


REAR ELEVATION - PLOT 1

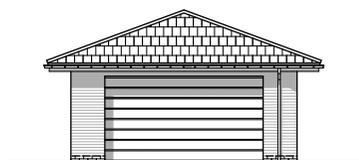


SIDE ELEVATION - PLOT 1

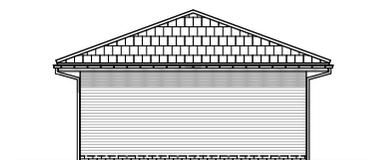
Plot 1



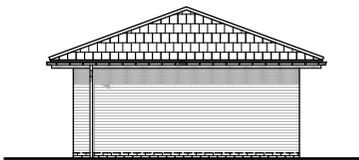
GARAGE - PLOT 2



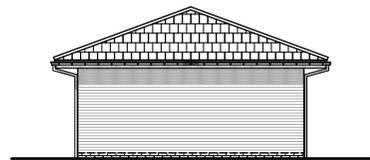
FRONT ELEVATION



SIDE ELEVATION



REAR ELEVATION



SIDE ELEVATION

Plot 2

DO NOT SCALE FROM THIS DRAWING.

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Revision	Date

Planning Application

Project
 Proposed Dwellings
 10 Commonsides, Westwoodside
 North Lincolnshire

Client
 Nicky Senior

ADS Architectural Design Services (Scunthorpe) Ltd
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 TEL: 01774 896228
 EMAIL: ads.scun@ntworld.com

Date March 2021
 Scale 1:100 @ A2
 Drawn A. Cheffings

Drawing Nr. 1283.11
 Revision -