

Mike Welton
Acting Business Manager
Development Control Team
Directorate of Environment etc
Church Square House
PO Box 42
Scunthorpe DN15 6XQ



17th Oct. 2003

Dear Mr Welton,

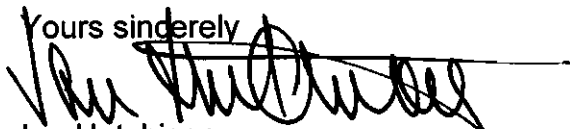
**Planning Application -
Proposed Housing Development at Waterside Road, Barton**

I would refer to various pre-submission discussions re the above Planning Application and now attach hereto the various forms, supporting information, plans and application fee cheque.

I feel the details accord with the observations put forward in recent months by yourself and other of your colleagues but should there be any point you or the Case Officer wishes to discuss then please do not hesitate to contact me.

There are two points of detail it might be appropriate to mention at this point both refer to discussions with persons much earlier this year as I recall. The first is on the provision of Affordable Housing and you will note that 3 dwellings are allocated which is as per those past discussions and with regard to the play area it would be proposed to provide two springer animals, two seats and appropriate litter bins and to negotiate a maintenance fee with the Council.

Yours sincerely


Ian Hutchison

NORTH LINCOLNSHIRE COUNTY DIRECTORATE OF ENVIRONMENT & PUBLIC PROTECTION		
DEVELOPMENT CONTROL SECTION		
20 OCT 2003		
DATE RECEIVED		
Acknowledged	Entered	Copies to:
Referred to:		

FILE COPY

Application Number: 2003/1575

(please quote in all correspondence)

Case Officer: Ron White Tel: 01724 297488

Email: ron.white@northlincs.gov.uk

29 October 2003

Kirton Consulting
Ian Hutchinson
Tighe House
Redbourne Mere
Kirton Lindsey
North Lincolnshire
DN21 4NW

Dear Sir/Madam

**TOWN & COUNTRY PLANNING ACT 1990
NOTIFICATION OF RECEIPT OF A FULL PLANNING APPLICATION**

Proposal: Planning permission to erect 41 dwellings with associated roads, access, parking, landscaping and a play area

Site Location: Land Off Waterside Road
Barton-Upon-Humber

Applicant: Hugh Bourn Developments (Wragby)

Your application was received as valid on 20/10/2003. A decision should be reached by 14/12/2003. Please direct any enquiries to the case officer.

We decide most applications within the time allowed and we will try to make sure you receive a decision before the due date. This will not be possible in every case, however.

Most applications are decided by myself under a clearly defined scheme of delegation, without reference to the planning committee. But applicants (or their representatives) can ask to address the committee themselves. **If you want to do this it is important that you write to let me know within 21 days from the date of this letter.** After that time we will be free to decide the application if it still falls within the terms of the delegation scheme. If your application is going to be decided by the committee I will write again to let you know the date of the meeting – it is not possible to do this now. You can get full details of the speaking procedure by contacting the Democratic Services Unit on 01724 296232 (email steve.whittemore@northlincs.gov.uk).

If, by the 14/12/2003, we have not given you a decision in writing or you have not agreed to extend the decision period, then you may appeal to the Office of the Deputy Prime Minister. You must make your appeal within six months from that date, and you must use a form which you can get from the Planning Inspectorate at Room 304A Kite Wing, Temple Quay House, 2 The Square, Temple Quay, Bristol, BS1 6PN .

Yours faithfully



Mike Welton
Acting Business Manager, Development Control

NORTH LINCOLNSHIRE COUNCIL

NOTICE OF RECEIPT OF A PLANNING APPLICATION

PLANNING APPLICATION NO. 2003/1575

The Council has received the following proposal:

Planning permission to erect 41 dwellings with associated roads, access, parking, landscaping and a play area at:

Land Off Waterside Road, Barton-Upon-Humber

The application and submitted plans may be seen in the Directorate of Environment and Public Protection's Office at Church Square House, Scunthorpe, between 9.00 am and 5.00 pm on Mondays to Fridays (inclusive). Alternatively, you may find it more convenient to arrange to inspect the copy of the application (during reasonable hours Monday to Friday) which has been supplied to Mrs Ruth Hibbert, Clerk to Barton Town Council Office, Assembly Rooms, Queen Street, Barton upon Humber, North Lincolnshire DN18 5QP. Please telephone to arrange a prior appointment on Barton 633598.

If you wish to express any views about the proposal you should do so by writing to the Director of Environment and Public Protection at North Lincolnshire Council, Church Square House, PO Box 42, Scunthorpe, DN15 6XQ, quoting the application reference number stated above.

If you do write, please bear in mind that anyone may read your letter, either now or later if there is an appeal against the Council's decision. We will consider all relevant comments although we cannot enter into detailed correspondence.

Written representations received by the Council on or before will be considered before the relevant notification is determined.

Tony Lyman
Head of Planning & Regeneration

PLANNING APPLICATIONS COMMENTS SHEET

PLANNING APPLICATION NUMBER	2003/1575
PARISH	Barton-upon-Humber
ADDRESS	Land off Waterside Road, Barton-upon-Humber
PROPOSAL	Planning permission to erect 41 dwellings with associated roads, access, parking, landscaping and a play area

POLICY COMMENT

The proposed development is located inside the development limits for Barton-upon-Humber, a principal growth settlement in the local plan (ST2 and St3), and conforms to criteria (i) in policy H1. The proposed development is brownfield development favoured by the Council (H3) and includes the proposed housing development H2-22 set out in policy H2. The proposed development has a density of 34.2dph with a mix of sizes and high quality design and layout, which conforms to policy H8 and H9. As the proposed development contains 41 dwellings, 10-15% of the total number of units must be provided as affordable housing, required in policy H12 and SPG on Affordable Housing. Therefore it is recommended the application be approved subject to satisfaction of H5, H12, DS1 and DS16.

Recommendation Approve Approve with conditions Refuse Defer Contrary To NLLP

Is further discussion needed with DC officers? No

Signed **Officer** Joyce ZHU **Date** 12/11/2003
Principal Officer *[Signature]* **Date** 12/11/03

MABLETHORPE COUNCIL DIRECTORATE OF ENVIRONMENT & PUBLIC PROTECTION	
DEVELOPMENT CONTROL SECTION	
14 NOV 2003	
DATE RECEIVED	
Acknowledged <input type="checkbox"/> Entered <input checked="" type="checkbox"/>	Copies to:
Referred to: <u><i>[Signature]</i></u>	

Application Number: 2003/1575

(please quote in all correspondence)

Case Officer: Ron White, Tel 01724 297488
ron.white@northlincs.gov.uk

3 December 2003

Ian Hutchinson
Kirton Consulting
Tighe House
Redbourne Mere
Kirton-in-Lindsey
GAINSBOROUGH
DN21 4NW

Dear Mr Hutchinson

Proposal: Planning permission to erect 41 dwellings with associated roads, access, parking, landscaping and a play area

Location: Land off Waterside Road, Barton-upon-Humber

Applicant: Hugh Bourn Developments (Wragby)

Attached for your information is a copy of a memo from Patric Butler setting out the requirements for public open space for this development which will need to be taken on board.

Yours sincerely

Ron White
Senior Planning Officer

Application Number: 2003/1575

(please quote in all correspondence)

Case Officer: Ron White, Tel 01724 297488
ron.white@northlincs.gov.uk

23 December 2003

Ian Hutchinson
Kirton Consulting
Tighe House
Redbourne Mere
Kirton Lindsey
North Lincolnshire
DN21 4NW

Dear Mr Hutchinson

Proposal: Planning permission to erect 41 dwellings with associated roads, access, parking, landscaping and a play area

Location: Land Off Waterside Road, Barton-Upon-Humber

Applicant: Hugh Bourn Developments (Wragby)

The Environment Agency have objected to the application because no information on flood risk assessment has been provided with the proposal. I attach a copy of their letter and the guidance and requirements for undertaking a flood risk assessment. If you need to speak to the Agency about this matter please contact:

Mr N Feltham
Environment Agency
Waterside House
Waterside North
LINCOLN
LN2 5HA

Tel: 01522 5HA

Yours sincerely

Ron White
Senior Planning Officer

Application Number: 2003/1575

(please quote in all correspondence)

Case Officer: Ron White, Tel 01724 297488
ron.white@northlincs.gov.uk

23 December 2003

Ian Hutchinson
Kirton Consulting
Tighe House
Redbourne Mere
Kirton Lindsey
North Lincolnshire
DN21 4NW

Dear Mr Hutchinson

Proposal: Planning permission to erect 41 dwellings with associated roads, access, parking, landscaping and a play area

Location: Land Off Waterside Road, Barton-Upon-Humber

Applicant: Hugh Bourn Developments (Wragby)

Attached is a copy of a note which I have received from Highway Control. As you can see there are a number of issues which need to be addressed before this application can be determined. I should be pleased to receive an amended plan taking these issues on board.

Yours sincerely

Ron White
Senior Planning Officer

Application Number: 2003/1575

(please quote in all correspondence)

Case Officer: Ron White, Tel 01724 297488
ron.white@northlincs.gov.uk

10 February 2004

Ian Hutchinson
Kirton Consulting
Tighe House
Redbourne Mere
Kirton Lindsey
GAINSBOROUGH
North Lincolnshire
DN21 4NW

Dear Sirs

Proposal: Planning permission to erect 41 dwellings with associated roads, access, parking, landscaping and a play area

Location: Land Off Waterside Road, Barton-Upon-Humber

Applicant: Hugh Bourn Developments (Wragby)

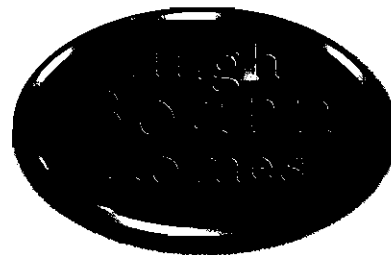
Further to my letter of the 23 December 2003, I attach a copy of a letter, which I have received from the Environment Agency. As you can see they are still not satisfied with the flood risk assessment submitted. You may wish to speak to the agency to see what further work needs to be done.

Yours sincerely

Ron White
Senior Planning Officer

14th March 2005,

North Lincs. Council,
Development Control,
Church Square House,
P.O. Box 42,
Scunthorpe,
Nth. Lincs.
DN15 6XQ



The Recommended Housebuilder

HUGH BOURN DEVELOPMENTS (WRAGBY) LIMITED
Louth Road, Wragby, Market Rasen, LN8 5PH.
Telephone 01673 858831 Fax 01673 857006
Email: info@hughbourn.co.uk
www.hughbourn.co.uk

For the attention of Mr Ron White.

Dear Mr White,

Re: Land off Waterside Road, Barton on Humber. Application No. 2003/1575.

Further to our telephone conversation, I enclose a draft layout of the proposed development. The site has been redesigned to take into account the mitigation requirements of the Environment Agency.

The houses at the top and bottom end of the site will be mainly 3 storey, with no living accommodation on the ground floor. These areas of the site will be the most vulnerable to flood water. A brick wall will be built along the site frontage to divert any water away from the dwellings and direct it down the main estate road to the bottom end of the site. The Public Open Space has been moved into the bottom corner of the site to help disperse any flood water and keep development away from that part of the site.

Although the existing ground level will need to be built up, the middle of the site will be the most suitable for two storey dwellings. The foul water pumping station has been sited in the corner of a parking area, to make use of the land which cannot contain a habitable room within 15 metres of the pumping station.

I enclose a Development Brief which is to be read in conjunction with the Appraisal submitted and prepared by Kirton Consulting. If you have any comments to make on the revised scheme, I will be pleased to hear from you.

I am now in the process of drawing up a detailed layout, based on our discussions with the Environment Agency. This, together with the relevant house type drawings will be submitted shortly as an amendment to the original planning application. Further copies of the Development Brief will also be enclosed.

Yours sincerely,

David Ingamells
Hugh Bourn Homes

NORTH LINCOLNSHIRE COUNCIL PLANNING AND REGENERATION SERVICE		
DEVELOPMENT CONTROL SECTION		
17 MAR 2005		
DATE RECEIVED		
Acknowledged	Entered <i>/RW</i>	Copies to:
Referred to:		

Residential Development at Waterside Road, Barton on Humber.

Development Brief to be read in conjunction with the Appraisal submitted and prepared by Kirton Consulting.

As a result of consultations with the Environment Agency, the site has been re-designed to satisfy the mitigation requirements set out in the report produced by Bolland.

Constraints and Opportunities

Three storey terrace units have been located around the entrance to the development site, with ground floors being used for garages and utility rooms. There will be no habitable rooms on the ground floor. A parking area has also been located near the entrance and this, along with the 3 storey dwellings, have been located within the "Danger Zone", as defined in the Flood Risk Assessment.

Three storey dwellings have also been located in the northwest corner of the development, where potential flood depths could be the greatest. There will be no single storey dwellings on the site.

The entrance to the development will be protected by walls, which will also assist in channeling any floodwater into the road layout.

The Public Open Space has been relocated to the point at which any overland floodwater will discharge into the open watercourse. It provides a safe corner to play and at the same time is overlooked, for security, on 2 sides by semi-detached and terraced 3 storey dwellings.

The floor levels of the buildings will be at least 150mm above surrounding ground levels and at least 450mm above road levels.

The foul water pumping station will be located within the parking area for 2 blocks of 3 terrace houses. This takes advantage of the 15 metre building restriction around the pumping station.

The 2 blocks of terrace and semi houses on plots 14,15,16,31 & 32, will be built close to the back edge of the footpath, which will form a gateway in the middle of the site. This will help to break up the site and provide a more interesting layout.

The 3 storey block in the northwest corner of the site will face towards the Humber Bridge. The first floor lounge and particularly the second floor bedrooms should provide an excellent view of the bridge. Likewise, a good view of the approach to the bridge will be seen from the dwellings on plots 17,18 & 24 to 30.

Some open space will be provided next to the existing terrace properties fronting onto Waterside Road. This will prevent the proposed 3 storey dwellings looking dominant next to these existing properties and will also give greater visibility when coming out onto Waterside Road.

This layout contains 45 plots, which, on a site area of 1.2 hectares, will give a density of 37 dwellings per hectare.

NORTH LINCOLNSHIRE COUNCIL

NOTICE OF RECEIPT OF A PLANNING APPLICATION

**PLANNING APPLICATION NO. 2003/1575
AMENDED DRAWINGS SUBMITTED 25/4/05. Written
representations previously submitted will still be considered
unless specifically withdrawn.**

The Council has received the following proposal:

**Planning permission to erect 41 dwellings with associated roads, access, parking,
landscaping and a play area at:**

Land Off Waterside Road, Barton-Upon-Humber

The application and submitted plans may be seen in the Directorate of Environment and Public Protection's Office at Church Square House, Scunthorpe, between 9.00 am and 5.00 pm on Mondays to Fridays (inclusive). Alternatively, you may find it more convenient to arrange to inspect the copy of the application (during reasonable hours Monday to Friday) which has been supplied to Mrs Ruth Hibbert, Clerk to Barton Town Council Office, Assembly Rooms, Queen Street, Barton upon Humber, North Lincolnshire DN18 5QP. Please telephone to arrange a prior appointment on Barton 633598.

If you wish to express any views about the proposal you should do so by writing to the Director of Environment and Public Protection at North Lincolnshire Council, Church Square House, PO Box 42, Scunthorpe, DN15 6XQ, quoting the application reference number stated above.

If you do write, please bear in mind that anyone may read your letter, either now or later if there is an appeal against the Council's decision. We will consider all relevant comments although we cannot enter into detailed correspondence.

Written representations received by the Council on or before
will be considered before the relevant notification is determined.

**Tony Lyman
Head of Planning & Regeneration**

Application Number: 2003/1575

(please quote in all correspondence)

Case Officer: Ron White, Tel 01724 297488

Email: ron.white@northlincs.gov.uk

1 July 2005

Hugh Bourn Developments (Wragby)
Louth Road
Wragby
MARKET RASEN
LN8 5PA

Dear Sir/Madam

Proposal: Planning permission to erect 41 dwellings with associated roads, access, parking, landscaping and a play area

Location: Land off Waterside Road, Barton Upon Humber

I refer to our telephone conversation concerning the section 106 agreement which will need to be entered into before planning permission can be granted. The 3 elements which need to be addressed are: Provision of open space, Developer contribution to schools and Affordable Housing. With regard to the latter 15% of the housing units need to be set aside for affordable housing which amounts to 6-7 plots. I should be pleased if you could now provide me with a plan showing those which you wish to allocate so that I can forward it to the council's solicitor.

Yours faithfully

Ron White
Senior Planning Officer

Reference No: 2003/1575

Date: 22/06/2005

Proposal: Planning permission to erect 41 dwellings with associated roads, access, parking, landscaping and a play area

Location: Land Off Waterside Road, Barton Upon Humber

Applicant: Hugh Bourn Developments (Wragby)

Officer: Ron White

Assessment (Amended scheme)

The only objection to the original submission came from the Environment Agency regarding flood risk. The amended plans show 3 storey development to address this issue. The Environment Agency found this acceptable and withdrew their objection.

Letter from Mrs L M Dent, 28 Far Ings Road, Barton

Requested access to the rear of 28 Far Ings Road from the new development but Hugh Bourn Homes could not agree to this request because it would mean creating a new road and losing 2 plots.

Mentioned loss of daylight to the bottom of their garden from a 3 storey dwelling. However all the properties along the section of Far Ings Road have very long rear gardens so that any loss would be insignificant.

Letter from Mr Farrow, 38 Far Ings Road, Barton

Again the issue of providing access to the rear of this property has been raised which as already explained is not practical from the developers point of view.