

DELEGATED ASSESSMENT

Application No: PA/2012/0950

Date: 05/02/2013

Proposal: Application for reserved matters pursuant to outline planning ref: PA/2005/1212 dated 07/12/05 for the erection of 107 dwellings

Location: Phase 2 Lakeside Parkway, Scunthorpe

Applicant: Mr R Hosie, Persimmon Homes Yorkshire

Officer: David Wordsworth

POLICY

National Planning Policy Framework: Paragraphs 56, 63, 66 and 69.

Regional Spatial Strategy: No Policies relevant to this site.

North Lincolnshire Local Plan: H5, H8, H9, DS1, DS3 and LC12.

North Lincolnshire Core Strategy: CS7, CS9 and CS17.

CONSULTATIONS

Highways: No objections.

Severn Trent Water Ltd:

Yorkshire Water: No objections.

Environment Agency: No objections.

PARISH/TOWN COUNCIL: N/A

PUBLICITY

The application was advertised by site and press notices and neighbouring properties were consulted by letter.

LETTERS OF COMMENT

Two letters were received from the same objector raising the following concerns: and a petition was submitted regarding the affordable housing issue below. This petition has now been withdrawn.

- The number of affordable housing units and the layout to the west of the Manor House has changed from what was approved under the last planning application. Now all the affordable units are located on this boundary.
- The developer has started building these units putting in concrete pillars and cross members that leads to floating foundations as we are on a flood plain.

- The adjacent land is already several feet above the level of the ground floor apartments which is going to increase the risk of flooding.
- Increasing the height of these houses will reduce daylight to the ground-floor apartments and reduce levels of privacy from overlooking.
- Residents were first told these units would be bungalows.
- We request that the developer erects their own fence on their side of the boundary.
- We request a drainage system is installed to prevent flooding occurring.

MATERIAL CONSIDERATIONS

This application is seeking reserved matters approval for a parcel of development totalling 100 residential units at the partially developed Lakeside housing site in Scunthorpe. The re-plan of this site is necessary due to changing market conditions where by the demand for smaller starter units is exceeding the demand for the larger family type homes.

The residents of Manor House submitted a petition objecting to the aforementioned planning application on the grounds that the level of affordable housing was to increase and these affordable units would directly abut the western boundary of the Manor House.

Upon receiving this objection, the applicant confirmed that they would revert this part of the development back to the previously approved layout under planning application PA/2010/0105 which had a fewer number of affordable units directly abutting the western boundary. The applicants subsequently amended the red line planning application boundary to exclude these properties from the current application. The residents have now withdrawn their petition but did request North Lincolnshire Council officers to visit the premises to witness first-hand potential problems that were arising on account of the adjacent development. The case officer visited the residents to discuss their concerns and has negotiated with the developer to ensure that a drainage scheme will be implemented to prevent surface water running down the slope the apartments. A landscaped bund and French drain is to be installed on the side of the new dwellings near the bottom of the gardens. The developers will also erect a timber fence adjacent to the existing boundary fence on the side of the new dwellings. The residents of Manor House are satisfied that these two issues have been resolved. The outstanding issue regarding the difference in land levels between the new residential properties and Manor House is still being investigated by officers however as the new dwellings have been constructed under an existing planning permission (PA/2012/0105) this should not hold up the determination of this application.

Other matters that were addressed during the processing of the application were:

- Site layout issues involving connectivity, permeability and highway requirements;
- Reducing the number of pedestrian walkways to the rear of dwellings;
- Introducing windows onto blank facades/gables at prominent locations;
- Landscaping and ecology details to be consistent with previous planning permission.

The application went beyond the 13 week timeframe to try and resolve site layout issues and outstanding objections. The application could have been refused within the 13 weeks but the decision was taken to work with the applicant to try and resolve the issues and develop a scheme appropriate for the area and current housing market.

There are now no outstanding issues to withhold consent.

RECOMMENDATION: Grant permission subject to conditions.