

PRE-APPLICATION ADVICE

Application no: PRE/2019/24

Proposal: erection of up to 29 dwellings (including demolition of existing dwelling) and amendments to existing access

Location: 65 Marsh Lane, Barton-upon-Humber

Applicant: Mr Malcolm Farnham

Officer: Leanne Pogson-Wray

POLICY

National Planning Policy Framework: Paragraphs 11, 59, 67, 68, 70, 73-6, 108-109 and 124.

Core Strategy: CS2, CS3, CS5, CS7, CS8, CS9, CS19

Housing and Employment Land Allocations Development Plan Document: The site is within the development boundary

North Lincolnshire Local Plan: DS1, H5, H8, T2, DS3

CONSTRAINTS

Strategic Flood Risk Zone: The site is within a zone 2/3a Flood Zone.

PLANNING HISTORY

No recent history.

CONSULTATIONS

Spatial Planning: Comments (attached) Contributions will be required for on-site affordable housing and off-site contributions for recreation, open space and education.

Highways: comments (attached). May require contributions to improvement works. A TS would be advisable to accompany a planning application. The access looks to cross over the existing access to the recreation land and therefore the position may need amending, which may impact upon proposed plots at the front of the site. Care needs to be taken to ensure service strips/footways can be incorporated in the layout. Parking facilities should be provided and shown to be clear of any potentially adoptable highway limits.

Ecology: Comments (attached). A preliminary ecological appraisal or extended Phase 1 survey should be carried out prior to an application being determined. There would be a need to secure biodiversity enhancements.

Tree Officer: There are many trees on the site which could be seriously affected by the proposal. There would be a requirement for an Arboricultural Report to BS5837:2012 to be submitted.

Drainage: SuDS would have to be considered. Developer consultation with the EA and IDB will be required.

Environmental Health: Phase 1 assessment should be submitted with an application. Conditions relating to electric vehicle charging, CEMP and hours of construction would likely be applied to any permission.

HER: Proposals to not adversely affect any know heritage assets of archaeological interest or their setting. No further recommendations.

OFFICER'S COMMENTARY

The application site comprises of a large red brick detached house set in an extensive plot. It is located at the end of Marsh Lane, with the railway line directly to the north of the site. To the south of the site is the access serving the playing fields to the south west of the site. There are many trees and hedges around the perimeter of the site. There are residential dwellings along Marsh Lane to the south of the site.

The site is within the development limits for Barton, where the principle of residential development is supported. Whilst the site is within a high risk flood zone, design and flood protection measures would be incorporated into the development. It is unlikely that there are any available sites in Barton which are in a lower flood zone which could accommodate this level of development. It is considered that as stated within the planning statement the exceptions test could be passed.

Pre-application advice is being sought for the erection of up to 29 dwellings, and would include the demolition of the existing dwelling and associated outbuildings. An indicative layout has been provided with this pre-application enquiry which illustrates a mix of housing sizes and types. As the site is in a high flood risk zone, the properties would be three storeys with garages on the ground floor with habitable rooms above. The illustrative layout suggests that there should be no overlooking between dwellings.

The density and character of the proposed development are considered to be acceptable and would not have any adverse impact on the locality.

With regards to access to the site, Marsh Lane has a significant amount of on-street parking and the road is not in a great condition. As such, improvements may be required under a s106 agreement towards improvements. The siting of the proposed access does cross over the access to the open space to the south – this may need to be re-sited which may affect the layout of the site to some extent, although this could be re-designed relatively easily.

As outlined in the attached responses, further surveys and information would be required to be submitted with a planning application. SuDS should be considered for surface water drainage.

The figures relating to contributions could change in the new financial year and confirmation from education has not been received regarding what contributions would be required. Other contributions from Leisure, Highways and possible SuDS maintenance could also be required. If you require more detailed figures prior to submitting an application, please let me know and I will try to obtain them.

Conclusion

The site is within the settlement boundary in a sustainable market town. The site is not allocated and does not have any designations or development restrictions. The site is close to regular public transport links, schools, shops and other facilities. Whilst further information and reports would be required to accompany a planning application and minor tweaks to the layout (access) would be required, there are no objections in principle to the proposed development (subject to the required assessments being acceptable).