

**Full planning permission**

**APPLICATION NO: PA/2024/443**

**Address/Agent:**

Neal Platt  
NWP Building Design  
3A Pembroke Avenue  
Bottesford  
SCUNTHORPE  
DN16 3LN

**Applicant:** Neal Platt

**North Lincolnshire Council** hereby gives notice that the application received on 22/04/2024 for:

**Planning permission to erect a new dwelling with associated garaging and off-road parking (resubmission of PA/2023/1707) on land to the rear of 1 Clematis Cottage, Ferry Road East, Barrow upon Humber, DN19 7AZ**

has been considered and that permission for this development in accordance with the plans and written particulars submitted has been granted subject to the following conditions and reasons:

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:

Drawing No: 427 4 001 Rev A – Site Plan

Drawing No: 427 1 003 Rev A – Proposed Plans & Elevations.

Reason

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

3.

The development hereby permitted shall not be occupied until precise details showing an effective method of preventing surface water run-off from hard paved areas within the site onto the highway, and from the highway onto the site, have been submitted to and approved in writing by the local planning authority. Thereafter, surface water drainage provision shall be made within the site in accordance with the approved details before the dwelling is brought into use.

#### 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 the National Planning Policy Framework.

4.

The dwelling shall not be occupied until the vehicular access to it and the vehicle parking and turning space(s) serving it have been completed and, once provided, the vehicle parking and turning space(s) shall be retained.

#### Reason

In the interests of highway safety and to comply with policies T2 and T19 of the North Lincolnshire Local Plan.

5.

The development hereby permitted shall not be occupied until precise details for all boundary treatments have first been submitted to and approved in writing by the local planning authority. Thereafter, boundary treatments shall be installed in accordance with the approved details and maintained as such thereafter.

#### Reason

To ensure the amenity of occupants of neighbouring properties and character and appearance of the area, in accordance with policy DS1 of the North Lincolnshire Local Plan.

6.

Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (as amended), or any other Order revoking or re-enacting that Order, no development shall take place within any service strip adjacent to any shared surface road, and any planting or landscaping within this service strip shall be of species which shall be agreed in writing with the local planning authority prior to planting.

#### Reason

To ensure the safety and integrity of the road network, in accordance with policies T2 of the North Lincolnshire Local Plan and the aims of the National Planning Policy Framework.

7.

If, during development, any odorous, discoloured or otherwise visually contaminated material is found to be present at the site then no further development shall be carried out until a written method statement detailing how this contamination shall be dealt with has been submitted to and approved in writing by the local planning authority.

#### 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.

8.

No construction work shall take place at the site outside the following hours:

- 8am to 6pm Monday to Friday

- 8am to 1pm on Saturdays.

No construction work shall take place on Sundays or Bank Holidays.

No deliveries shall be made to or from the site outside the above hours.

Reason

To protect the amenity of local residents during the construction phase of the development, in accordance with policy DS1 of the North Lincolnshire Local Plan.

**Dated:** 2 August 2024

**Signed:**



**Rebecca Leggott**  
**Development Management Lead**

### **Informatives**

1.

In determining this application, the council, as local planning authority, has taken account of the guidance in paragraph 38 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.

2.

For minor developments, it is suggested the developer considers upsizing the pipe network increasing storage around the development to cater for more intense storm conditions. Although this is not a requirement in terms of surface water flood risk compliance, it would be good practice on the developer's behalf to ensure an increased level of resilience for the development and its future occupiers and we would ask that the developer fully explores all Source Control SuDS techniques that can store and allow water reuse.

### **WARNING**

THIS DOCUMENT DOES NOT CONSTITUTE ANY APPROVAL  
UNDER THE BUILDING REGULATIONS

## WARNING

This is a PLANNING PERMISSION ONLY. It does NOT convey any approval or consent required under any enactment, byelaw, order or regulation other than those referred to in the heading of this notice. It is IMPORTANT that you should read the notes concerning APPEALS below.

### Appeals to the Secretary of State

- If you are aggrieved by the decision of your local planning authority to refuse permission for the proposed development or to grant it subject to conditions, then you can appeal to the Secretary of State under section 78 of the Town and Country Planning Act 1990.
- If you want to appeal against your local planning authority's decision then you must do so within 6 months of the date of this notice.
- If this is a decision on a planning application relating to the same or substantially the same land and development as is already the subject of an enforcement notice and if you want to appeal against your local planning authority's decision on your application, then you must do so within 28 days of the date of this notice.
- If an enforcement notice is served relating to the same or substantially the same land and development as in your application and if you want to appeal against your local planning authority's decision on your application, then you must do so within 28 days of the date of service of the enforcement notice, or within 6 months [12 weeks in the case of a householder appeal] of the date of this notice, whichever period expires earlier.

### Please note however:

If your application was for **householder development** (dwelling house extensions, alterations, garages, swimming pools, walls, fences, vehicular access, porches, satellite dishes etc) or for a minor commercial application then you must do so **within 12 weeks** of the date of this notice.

- Appeals can be made online at <https://www.gov.uk/planning-inspectorate>. If you are unable to access the online appeal form, please contact the Planning Inspectorate to obtain a paper copy of the appeal form on tel: 0303 444 5000.
- The Secretary of State can allow a longer period for giving notice of an appeal, but he will not normally be prepared to use this power unless there are special circumstances which excuse the delay in giving notice of appeal.
- The Secretary of State need not consider an appeal if it seems to him that the local planning authority could not have granted planning permission for the proposed development or could not have granted it without the conditions they imposed, having regard to the statutory requirements, to the provisions of any development order and to any directions given under a development order.
- If you intend to submit an appeal that you would like examined by inquiry then you must notify the Local Planning Authority and Planning Inspectorate ([inquiryappeals@planninginspectorate.gov.uk](mailto:inquiryappeals@planninginspectorate.gov.uk)) at least 10 days before submitting the appeal. Further details are on GOV.UK

### Purchase Notices

- If either the local planning authority or the Secretary of State refuses permission to develop land or grants it subject to conditions, the owner may claim that he can neither put the land to a reasonably beneficial use in its existing state nor render the land capable of a reasonably beneficial use by the carrying out of any development which has been or would be permitted.
- In these circumstances, the owner may serve a purchase notice on the council in whose area the land is situated. This notice will require the council to purchase his interest in the land in accordance with the provisions of Part V1 of the Town and Country Planning Act 1990.