

<b>APPLICATION NO</b>	<b>PA/2024/1198</b>
<b>APPLICANT</b>	Ms D McClurey
<b>DEVELOPMENT</b>	Planning permission to erect a three-bedroom bungalow
<b>LOCATION</b>	Land adjacent to 40 High Street, Crowle, DN17 4LD
<b>PARISH</b>	<b>CROWLE</b>
<b>WARD</b>	Axholme North
<b>CASE OFFICER</b>	Emmanuel Hiamey
<b>SUMMARY RECOMMENDATION</b>	<b>Approve with conditions</b>
<b>REASONS FOR REFERENCE TO COMMITTEE</b>	Third party request to address the committee (Alexandra Parker)

## **POLICIES**

### **National Planning Policy Framework:**

- 2 Achieving sustainable development
- 4 Decision-making
- 5 Delivering a sufficient supply of homes
- 9 Promoting sustainable transport
- 11 Making effective use of land
- 12 Achieving well-designed places
- 14 Meeting the challenge of climate change, flooding, and coastal change

### **North Lincolnshire Local Plan:**

- DS1 General requirements
- DS14 Foul sewage and surface water drainage
- DS7 Contaminated land
- H5 New housing development
- H7 Backland and tandem development
- H8 Housing design and housing mix
- T2 Access to development

T19 Car parking provision and standards

HE2 Development in conservation areas

**North Lincolnshire Core Strategy:**

CS1 Spatial strategy for North Lincolnshire

CS2 Delivering more sustainable development

CS5 Delivering quality design in North Lincolnshire

CS6 Historic environment

CS7 Overall housing provision

CS8 Spatial distribution of housing sites

CS18 Sustainable resource use and climate change

**Housing and Employment Land Allocations DPD:**

PS1 Presumption in favour of sustainable development

**CONSULTATIONS**

**Environmental Protection:** No objection subject to conditions.

**Ecology:** No objection subject to conditions and informative comments. The officer has commented that no protected or priority species surveys will be required.

**Conservation:** No objection.

**Archaeology:** No objection.

**Historic England:** No objection.

**Coal Authority:** No comments to make on the application.

**LLFA Drainage:** No objection subject to conditions.

**TOWN COUNCIL**

No objection but comment that the planning department should ensure the implementation of adequate sewage and drainage infrastructure.

**PUBLICITY**

A site notice has been displayed, and eight responses have been received in total, submitted by three individuals. The concerns raised are as follows:

- concerns about noise nuisance
- concerns about privacy

- dispute over ownership of the driveway and access rights
- land ownership dispute.

## **RELEVANT PLANNING HISTORY**

- PA/2021/551: Planning permission to erect a three-bedroomed chalet bungalow – approved with conditions 29/07/2021
- PA/2020/1386: Planning permission to erect detached chalet bungalow – approved with conditions 28/10/2020
- PA/1999/0573: Planning permission to erect a detached bungalow – approved with conditions 12/07/1999
- 2/1996/0049: Erection of a detached dwelling and garage – approved 08/05/1997
- 2/1995/0548: Erection of detached dwelling – approved with conditions 02/01/1996
- 2/1993/0617: Temporary siting of a residential caravan – refused 10/09/1993.
- 2/1991/0432: Erection of a dwelling – approved with conditions 29/10/1991

## **CONSTRAINTS**

Crowle conservation area

Within the development boundary

SFRA flood zone 1

## **ASSESSMENT**

### **Description of site and proposal**

Planning permission is sought to erect a three-bedroom bungalow on land adjacent to 40 High Street, Crowle. The site is within the development boundary of Crowle and in the conservation area.

The application site consists of land which is currently in use as a commercial premises adjacent to 40 High Street – a large, detached bungalow set behind the main row of buildings along the street.

By way of background, the latest proposal approved on the site is planning permission to erect a three-bedroomed chalet bungalow (PA/2021/551), which was approved on 29/07/2021. The development was not implemented, and the permission has expired.

This proposal is a resubmission of the previously approved three-bedroomed chalet bungalow on the site. There are no significant differences in the drawings between the previously approved bungalow and the current proposal. The applicant has resubmitted the drawings approved in 2021.

The site is sufficiently screened by a mix of high brick wall, high timber fence and the adjacent garage building. The site has hardstanding and is used for vehicular parking associated with the adjacent garage.

The proposal seeks to erect a 1¾-storey chalet bungalow. The ground floor of the bungalow would contain an open plan dining/kitchen, lounge and a bedroom, and the first floor would contain two bedrooms.

The bungalow would have windows in all elevations at ground floor and at first floor it would have one window on the west elevation (gables) facing the driveway. The access to the site would be taken from High Street via the shared driveway. It would have two parking spaces.

The walls would be constructed in brick and the roof covered in tiles. The drawings show that the proposal would have 1.8m close-boarded timber fencing to all boundaries.

### **Key issues**

The key issues to consider in determining this application are:

- **the principle of the development**
- **layout, siting and design**
- **amenity**
- **highways**
- **drainage**
- **landscaping.**

### **Principle of the development**

The application site is allocated within the development boundary of Crowle, where development is supported by policy CS3 (Development Limits) as a key tool in ensuring that future development occurs in sustainable locations.

This policy also ensures that the countryside is protected from inappropriate development and no uncontrolled expansion of settlements will take place.

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.'

Furthermore, a development on the site has been established by the grant of planning permission to erect a three-bedroomed chalet bungalow on 29/07/2021.

From the above, the principle of residential development is acceptable.

## **Layout, siting and design**

Policy DS1 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. All proposals will be considered against the criteria of design quality, amenity impact and conservation, among other standards.

Policy CS5 states that all new developments in North Lincolnshire should be well designed and appropriate for their context. The council will encourage contemporary design if it is appropriate for its location and is informed by its surrounding context. A design which is inappropriate to the local area or fails to maximise opportunities for improving the character and quality of the area will not be acceptable.

Policy H5 (parts) supports development that does not result in the loss of important open space; is in keeping with the scale and character of the settlement; and provided the scale, layout, height and materials of the development are in keeping and compatible with the character and amenity of the immediate environment and with the settlement as a whole.

Further, the policy supports any development that has an adequate and appropriately designed access which will not create any traffic or road safety hazard, and adequate parking within the curtilage of the site to ensure that no on-street parking occurs which would be to the detriment of the free and safe flow of vehicles using the public highway.

The policy also supports development that does not result in overlooking or loss of privacy to existing developments, or any other loss of amenity to existing dwellings.

Policy H7 requires development of back gardens and other backland for new housing to be in keeping with the character and quality of the local environment. Where development of back gardens or backland is allowed, it will require careful planning. For example, there must be a proper means of access, which is convenient and safe for both drivers and pedestrians, and adequate provision for vehicle parking and turning.

Policy H8 supports new residential development if it respects and reflects the form, scale, massing, design and detailing, materials, and nature of the local environment, and incorporates a high standard of layout which maintains, and where possible improves and enhances, the character of the area.

As indicated in the description section, the site is within the development boundary of Crowle within the conservation area.

It is worth noting that the siting of the development has been established and therefore would not be revisited. The planning department believes that given the significant drive towards sustainable development and making the best use of land within development boundary, the siting of the bungalow is acceptable.

In terms of layout, while the plot is small, compared to plots in the surrounding area, the bungalow has been designed to fit well into the plot without raising any significant planning issues. The area has a mix of dwelling sizes and commercial properties and therefore the development accords with character of the area.

Turning to the materials for the walls and roof (brick and tile), it would match the materials and roof coverings of dwellings in the area.

Overall, it is judged that the layout, siting and scale of the proposed bungalow is appropriate and would not harm the character of the area, and the development would be in keeping with the wider character and quality of the area.

## **Amenity**

Policy DS1 is partly concerned with impacts on residential amenity and states, '...No unacceptable loss of amenity to neighbouring land uses should result in terms of noise, smell, fumes, dust or other nuisance, or through the effects of overlooking or overshadowing.'

Policy H7 supports development if there is no adverse effect on the amenities of any residential premises or adjoining use through overlooking and loss of privacy, loss of amenity area to the adjoining dwellings, or the level of nuisance resulting from the movement of vehicles to and from the proposed development.

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.

As indicated in the description section, the proposal is for a 1 $\frac{3}{4}$ -storey chalet bungalow. The bungalow would have windows in all elevations at ground floor. At first floor the bungalow would have a window in the west gable facing the driveway.

It is worth noting that, during the site inspection, it was evident the site is sufficiently screened. The proposed block plan also shows that the site would be screened by 1.8m close-boarded timber fencing to all boundaries.

The details of the drawings demonstrate that there would be no issue of loss of privacy to the adjacent properties because the ground-floor windows and doors would be sufficiently screened by the proposed 1.8m close-boarded timber fencing on all the boundaries. Regarding the first-floor window in the west elevation, it faces the driveway and therefore does not take away the privacy of any property.

Turning to overbearing impact and overshadowing, as indicated earlier, this is 1 $\frac{3}{4}$ -storey chalet bungalow set back from the common boundary with the adjacent properties. The scale and position on the plot are such that the proposal would not result in overshadowing or overbearing impact on neighbouring properties.

Regarding noise nuisance, the construction of this bungalow would not raise any significant issue of noise nuisance; any unanticipated noise issue would be temporary as the proposal is minor development (a bungalow). It is believed that a condition to control construction hours would be unnecessary unless it is a major development.

The only concerns about noise nuisance relate to the adjacent garage (Chapman Motors, vehicle repair shop). Activities at this site have the potential to result in adverse noise which may impact residential amenity. This matter has been fully addressed in the Environmental Protection section.

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 and 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 amenity.

In brief, the Environmental Protection team have not objected to the application subject to a condition. The recommended condition will be applied to the decision should permission be granted.

Overall, the proposal meets the principles of the policy DS1 (General Requirements) and the NPPF, in terms of the impact of the development on surrounding properties in respect of character, privacy, overbearing impact and overshadowing. In general, the proposed development would not unduly impact the amenity of surrounding properties through loss of privacy, overlooking, overshadowing, or overbearing impact.

## **Highways**

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 plans show there is an existing access to the site. The applicant has confirmed that the access as shown on the block plan will be utilised and shared with the adjacent bungalow.

The applicant has indicated that the number of vehicular movements on the access will be minimal because there would be only one additional residential use. The plan shows there would be two parking spaces within the site.

Highways have been consulted on the application and have no objection subject to conditions. The recommended conditions would be applied to the decision should permission be granted.

Highways have commented that the proposals are for a single dwelling located between the A161 High Street and Fieldside. This is a resubmission of previous applications, where planning permission has been granted. This implies that the principle of a residential dwelling in this location is acceptable.

It is proposed that the dwelling will be accessed from the A161 High Street via an existing private vehicular access. This is sufficiently wide to accommodate two-way vehicle movements and as the proposals are only for one additional dwelling, this will only generate a minimal number of additional movements. There would appear to be sufficient space on site for vehicles to manoeuvre, so they are able to enter/leave the A161 High Street in a forward gear.

From the consultation responses, there appear to be some queries regarding the applicant's right of access. However, this is not a matter for the local highway authority as it is on private land.

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

## **Drainage**

Policy CS19 of the Core Strategy is concerned with flood risk and policy DS14 is concerned with foul sewage and surface water drainage.

The site lies in flood zone 1; therefore, the land has been assessed as having low probability of flooding.

The applicant has submitted a Surface Water Drainage Strategy in support of the proposal which outlines the existing drainage system and the proposed drainage strategy. The LLFA Drainage officer has reviewed the Surface Water Drainage Strategy and has no objection to the proposal subject to conditions.

The team broadly supports the proposed surface water drainage strategy but has commented that at this stage key elements of the design and supporting documentation are outstanding; as such, the team is not able to fully support the application.

The team has indicated that the proposed discharge into a private combined sewer prior to entering the Severn Trent system located on the adjacent highway is supported; however, evidence must be submitted confirming that permission to connect has been granted by the owner of the private sewer network. In addition, the current drainage strategy does not appear to make provision for foul water drainage. This should be addressed and reflected within the drainage layout drawing contained in Appendix D of the Drainage Strategy.

The officer has specified that until the above information is provided, and the submission fully complies with North Lincolnshire Council's SuDS guidance, the National Planning Policy Framework (NPPF), and Part H of the Building Regulations, the LLFA is unable to offer its full support for the development.

The team has referred the applicant to the previous comments issued on 21/02/2025 for further guidance. This requires a detailed surface water drainage scheme for the site to be submitted to and approved in writing by the local planning authority before the development can commence.

The condition requires the scheme to be based on sustainable drainage principles and include an assessment of the hydrological and hydro-geological context of the development. It must also be based upon the submitted flood risk assessment/drainage strategy and drawings.

The planning department has reviewed the drainage officer's comments and the proposal, as well as the details of the Surface Water Drainage Strategy submitted with this application. In the view of the planning department, while the site is in flood zone 1 (an area deemed as having a low probability of flooding), policy requires that in determining planning applications for development at any location the flood risk vulnerability of the land should be considered, particularly within a settlement boundary.

Overall, the planning department shares the views of the Drainage officer, in that the submitted Surface Water Drainage Strategy lacks detail and further information must be submitted. The planning department therefore would include conditions as recommended by the Drainage officer.

## **Environmental Protection**

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 amenity.

The Environmental Protection team initially commented on noise and potential land contamination.

Regarding potential contaminated land, the officer indicated that this application for residential development is a sensitive end use. In addition, the Design and Access Statement describes the site as previously used for the commercial manufacture of concrete fence posts and panels.

Historic mapping held by the department indicates that the proposed development is situated on top of former buildings of an unknown nature and is adjacent to a fire station and drill tower. Fire stations have been identified as having a high potential risk as a source of PFAS to the environment and this should therefore be considered for any new development within proximity to such uses.

There is, therefore, the potential for the site to have been impacted by contamination such as made ground, asbestos, PAHs, heavy metals, and poly- and perfluoroalkyl substances (PFAS).

The Environmental Protection officer indicated that 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.

Considering the above, the applicant should submit a Phase 1 report for the department's consideration prior to the application being determined in accordance with national policy guidance. This would allow the council to decide whether further assessment of the site is required and ensure that appropriate conditions are applied which render the development safe and suitable for use prior to use.

Alternatively, if the council is mindful to determine the application without the information required under national planning policy guidance, then the department recommends the inclusion of conditions.

On noise nuisance, initially the officer indicated that the proposed development is located immediately adjacent to Chapman Motors, a vehicle repair shop. Activities at this site have the potential to result in adverse noise which may impact residential amenity. At this stage, the department does not have sufficient information from the applicant to assess the impact of noise.

Following the initial comments, a Noise Impact Assessment, preliminary investigation and geo-environmental appraisal was submitted for further consultation.

On noise, the officer confirmed that the department has received and reviewed the following report:

Peninsular Acoustics, Acoustic Assessment, Land Adjacent to 40 High Street, Scunthorpe. Dated: January 2025, Project Number: PA0746, R01.

A noise impact assessment was undertaken for the proposed development of a detached three-bedroom bungalow, between Tuesday 3 December 2024 and Wednesday 4 December 2024.

One unattended monitoring position was chosen (CM1) on the western perimeter of the site at 2m height in free-field conditions. Monitoring was undertaken over a 24-hour period between 12:00 to 12:00 from 3 December 2024 to 4 December 2024. The measurement results are as follows:

- Daytime noise level: 48dB LAeq, 16hr
- Lowest measured background noise level: 36dB LA90, 1hr
- Night-time noise level: 38dB LAeq, 8hr
- Night-time 10th highest LAFmax, 2min: 60dB.

One attended monitoring position was chosen to represent the rear façade of the proposed dwelling (SM1), around 1.2m height, 5m from a car service and repair garage and in free-field conditions. Ambient noise levels were measured between 14:00 to 16:15 on 3 December 2024 in 5-minute intervals and logarithmically averaged to determine a typical hourly ambient noise level. The measurement survey results are:

- 14:00 to 15:00: 51dB LAeq, 1hr
- 15:00 to 16:00: 61dB LAeq, 1hr

#### *BS 4142 Assessment*

A BS 4142 assessment was undertaken for the impact of the garage on the proposed development during the daytime. An acoustic barrier has been proposed along the southern boundary between the garage and the proposed development. A 10dB reduction has therefore been given to the rating level for the garage. A 5dB penalty has been added to account for impulsivity and intermittency.

The rating level for the garage has been determined as 56dB LAr, Tr, which has been measured against a 36dB LA90, 1hr background level.

The internal noise levels of the ground floor have been calculated based on the use of double glazing and ventilation as mitigation. The rating level of the garage has been used to represent noise levels during daytime operating hours. Internal noise levels have been calculated as:

- Bedroom 3 (southern facade): 31dB Lar, T
- Kitchen: 27dB Lar, T

- Living Room: 30dB Lar, T.

The internal ambient noise levels have been calculated for the first-floor bedroom 1, using survey measurements at CM1 and the use of glazing and ventilation as mitigation. Internal noise levels have been calculated as:

- 27dB LAeq, 16hr
- 16dB LAeq, 8hr
- 39dB LAFmax, 2min.

Internal and external noise levels are reported to meet BS 8233 guidelines, no further mitigation has been recommended.

Given the above, the department recommends conditions should planning permission be granted.

Further comments were received from the Environmental Protection team dated 4 February 2025. At this stage the department reviewed the following reports:

- G and M Consulting Ltd, Preliminary Investigation, Land Adjacent to 40 High Street, Crowle, Scunthorpe, North Lincolnshire. Dated: January 2025, Report No. C722
- G and M consulting Ltd, Geoenvironmental Appraisal, Land Adjacent to 40 High Street, Crowle, Scunthorpe, North Lincolnshire. Dated: January 2025, Report No. C722/1.

Following the review, the department provided the comments below:

The Preliminary Conceptual Site Model determined a negligible to low risk to human health from ground gas within made ground on site, which states:

'Low likelihood – Site not shown to be underlain by organic alluvial soils which can give rise to the generation of ground gas. Limited made ground likely to be present with historical or current uses of the site. Site not shown to be underlain by shallow mine workings, which can both generate and provide preferential pathways for gas. No current or historical landfills shown within 250m of the site. Radon gas protection measures not shown to be required.'

Justification is required as to why ground gas monitoring is necessary at this site. From the ground gas monitoring data, the wells are flooded, therefore no meaningful results can be measured.

The laboratory test results show a value of 890mg/kg for lead in sample WS02 at a depth of 0.4m. Further clarification is required as this exceedance is over four times the GAC of 200mg/kg.

Given the above, the applicant should submit a robust remediation method statement and verification procedure for the department's approval.

Overall, the Environmental Protection team has not objected to the application subject to conditions. The recommended conditions will be applied to the decision should permission be granted.

## **Ecology**

Schedule 7A of the Town and Country Planning Act 1990 (inserted by the Environment Act 2021) provides that every grant of planning permission should be subject to the condition that the biodiversity gain objective is met, further subject to exemptions. This objective is for development to deliver at least a 10% increase in biodiversity value relative to the pre-development biodiversity value of the on-site habitat.

The exemptions to the mandatory requirement were set out in the government response to the BNG regulations and policy consultation. The exemption applies to development that does not impact a priority habitat and impacts less than 25 square metres (e.g. 5m x 5m) of non-priority on-site habitat (such as modified grassland) or 5m for non-priority on-site linear habitats (such as native hedgerows).

The exemption is designed to ensure that BNG does not apply to either very small-scale development or development which does not impact habitat, through loss or degradation within the red line boundary.

Policy LC5 does not support development or land use changes which would harm badgers or species protected. It requires that conditions be applied to development that may affect those species or the use of planning agreements to facilitate the survival of individual members of the species; reduce disturbance to a minimum; and provide adequate alternative habitats to sustain at least the current levels of population.

Policy CS17 seeks to conserve and enhance North Lincolnshire's wildlife and support a richness of biodiversity.

The Ecology officer has been consulted on the application and has no objection to the proposal.

The officer has commented that no protected or priority species surveys will be required. The de minimis exemption to BNG applies. Planning conditions are proposed to seek a measurable net gain in biodiversity in accordance with policy CS17 and the National Planning Policy Framework.

The recommended conditions would be applied to the decision should permission be granted.

## **Letters of comment**

Eight responses have been received in total from three individuals. The concerns regarding noise nuisance have been addressed in the Environmental Protection and amenity sections. The concerns about privacy have also been addressed at the amenity section.

On the dispute over ownership of the driveway and access rights, this is a private matter.

## **Human Rights Act**

The development has been assessed against the provisions of the Human Rights Act, and in particular Article 1 of the First Protocol and Article 8 of the Act itself. This Act gives further effect to the rights included in the European Convention on Human Rights. In arriving at this recommendation, due regard has been given to the applicant's reasonable development rights and expectations which have been balanced and weighed against the

wider community interests, as expressed through third party interests/the Development Plan and Central Government Guidance.

### **Equalities and diversities**

This planning application has had due regard to Section 149 of the Equality Act regarding the Public Sector Equality Duty and the case officer has concluded that the application does not cause discrimination on the grounds of gender, race, and disability.

### **Pre-commencement conditions**

The pre-commencement conditions have been agreed with the agent/applicant.

### **Conclusion**

The principle of the development is acceptable as the proposal is within the development boundary where housing development is acceptable in principle.

The principle of the development has also been established under the grant of PA/2021/551 (planning permission to erect a three-bedroomed chalet bungalow, approved with conditions on 29/07/2021) and PA/2020/1386 (planning permission to erect a detached chalet bungalow, approved with conditions on 28/10/2020).

The layout, siting and design of the proposal is acceptable and would not harm the amenity of neighbouring properties by way of overshadowing, loss of daylight or unacceptable impact due to loss of privacy.

The design is compatible with the character of the site and its surroundings in terms of its layout, siting and design as it is a high-density area.

The proposal would allow for safe and convenient access and includes two off-street parking spaces to ensure the development would not have a detrimental impact on the safe and efficient operation of the highway.

The proposal complies with the relevant policies of the North Lincolnshire local plan and the Core Strategy and is 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:

- TRA21-18-04B Block plan
- TRA21-18-03B Proposed drawings
- TRA21-18-01 Location plan.

Reason

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

3.

Prior to the occupation of the development, the scheme of mitigation measures as detailed in technical document 'Peninsular Acoustics, Acoustic Assessment, Project Number: PA0746, R01, dated: January 2025' or equivalent as agreed by the local planning authority, shall be installed in full and maintained thereafter.

Reason

To minimise the impact of the development on adjacent properties in accordance with policy DS1 of the North Lincolnshire Local Plan.

4.

Prior to the operation of the development hereby permitted, an acoustic barrier shall be erected on the southern boundary of the site. A detailed technical specification of the acoustic barrier or wall shall be submitted to and approved in writing by the local planning authority. The specification shall include details of the location, size and design of the barrier, with predicted noise reduction over the frequency spectrum. The approved acoustic barrier or wall shall be installed prior to commencement of the use of this site and shall be maintained thereafter.

Reason

To minimise the impact of the development on adjacent properties in accordance with policy DS1 of the North Lincolnshire Local Plan.

5.

Following installation of the mitigation measures detailed within conditions 3 and 4 above, a verification report that demonstrates the effectiveness of the mitigation measures, including the acoustic barrier, shall be undertaken. The verification report shall be submitted to and approved in writing by the local planning authority.

Reason

To minimise the impact of the development on adjacent properties in accordance with policy DS1 of the North Lincolnshire Local Plan.

6.

The 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 Environment Agency's Land Contamination Risk Management (LCRM) guidance July 2023.

#### 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 the site is safe for future users and construction workers.

7.

The development hereby permitted shall be carried out in strict accordance with a biodiversity management plan which has first been submitted to and approved in writing by the local planning authority. The plan shall include:

- (a) details of at least one integral bat roosting feature to be installed;
- (b) details of at least one integral nest box to be installed
- (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 planting and aftercare of native trees and shrubs of high biodiversity value
- (f) proposed timings for the above works in relation to the occupation of the dwelling.

All approved features shall be retained thereafter for the lifetime of the development.

#### Reason

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

8.

The development hereby permitted shall not be first occupied or brought into use until a report providing evidence of compliance with the biodiversity management plan approved pursuant to condition 7 above has been submitted to and approved in writing by the local planning authority.

#### Reason

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

9.

The dwelling shall not 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.

10.

No development shall take place until a detailed surface water drainage strategy for the site has been submitted to and approved in writing by the local planning authority. The scheme shall be based on sustainable drainage principles and an assessment of the hydrological and hydro-geological context of the development. This must be based upon the submitted Surface Water Drainage Strategy and drawings. The drainage scheme shall demonstrate that surface water run-off generated up to and including the 1 in 100-year critical storm (including an allowance for climate change which should be based on current national guidance) will not exceed the run-off from the existing site. It shall also include details of how the resulting completed scheme is to be maintained and managed for the lifetime of the development which shall include the arrangements for adoption by any public authority or statutory undertaker and any other arrangements to secure the operation of the scheme throughout its lifetime so that flood risk, both on and off the site, is not increased. SuDS must be fully considered in accordance with current PPG guidance. Reference should be made to North Lincolnshire Council's SuDS and Flood Risk Guidance Document. Should infiltration not be feasible at the site, alternative sustainable drainage should be used, focusing on above-ground solutions.

#### 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 159 to 169 of the National Planning Policy Framework.

11.

The development shall be carried out in accordance with the schedule of materials contained in the materials section of the planning application form.

#### Reason

In the interests of good design.

### **Informatives**

1.

In determining this application, the council, as local planning authority, has taken account of the guidance in paragraph 39 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.

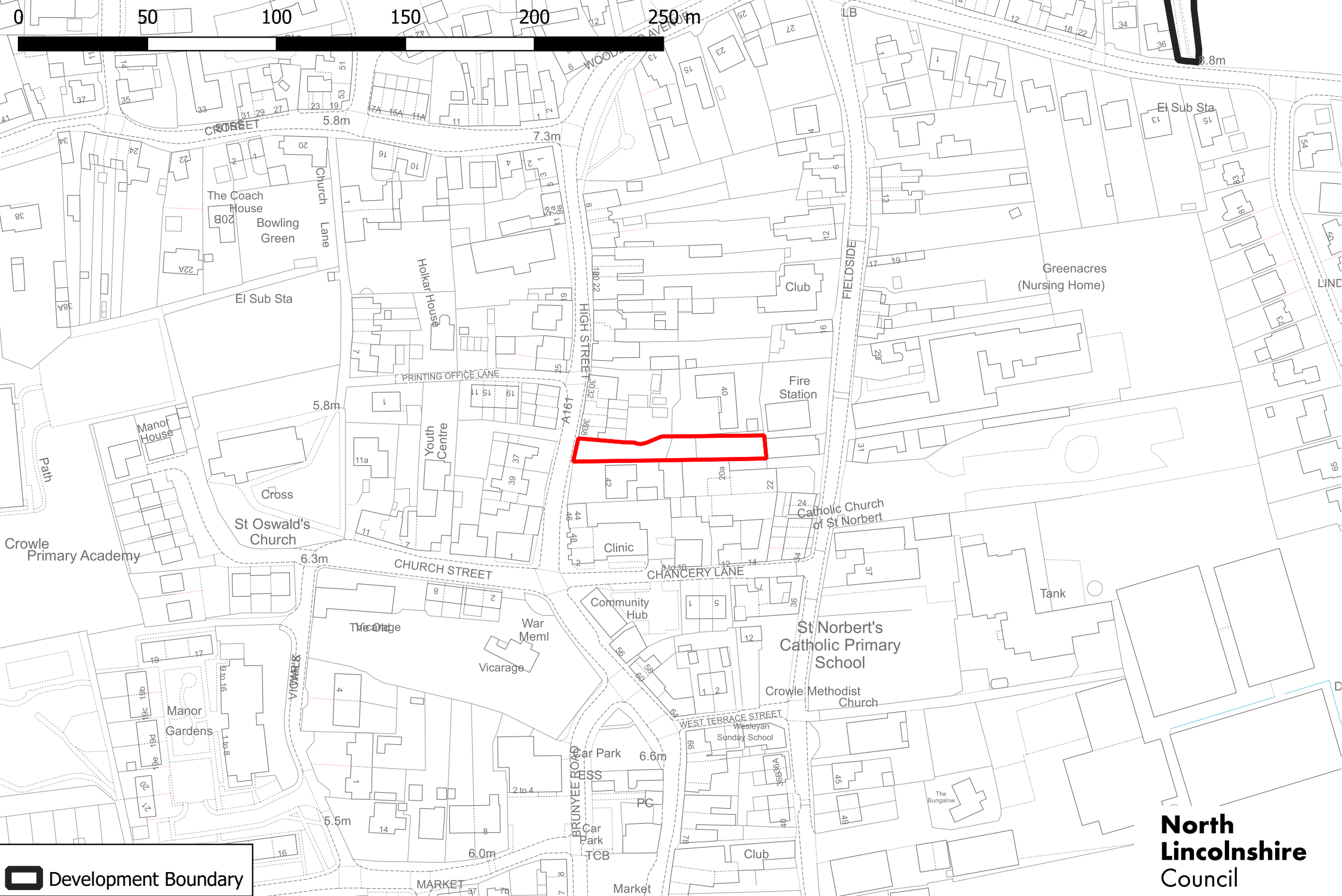
2.

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](http://www.opsi.gov.uk/acts/acts2000/ukpga_20000037_en_7#pt3-pb8-l1g81)
- The Conservation of Habitats and Species Regulations 2017 (legislation.gov.uk):  
[http://www.opsi.gov.uk/si/si2010/uksi\\_20100490\\_en\\_1](http://www.opsi.gov.uk/si/si2010/uksi_20100490_en_1).

3.

It is an offence under Section 1 of the Wildlife and Countryside Act of 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.



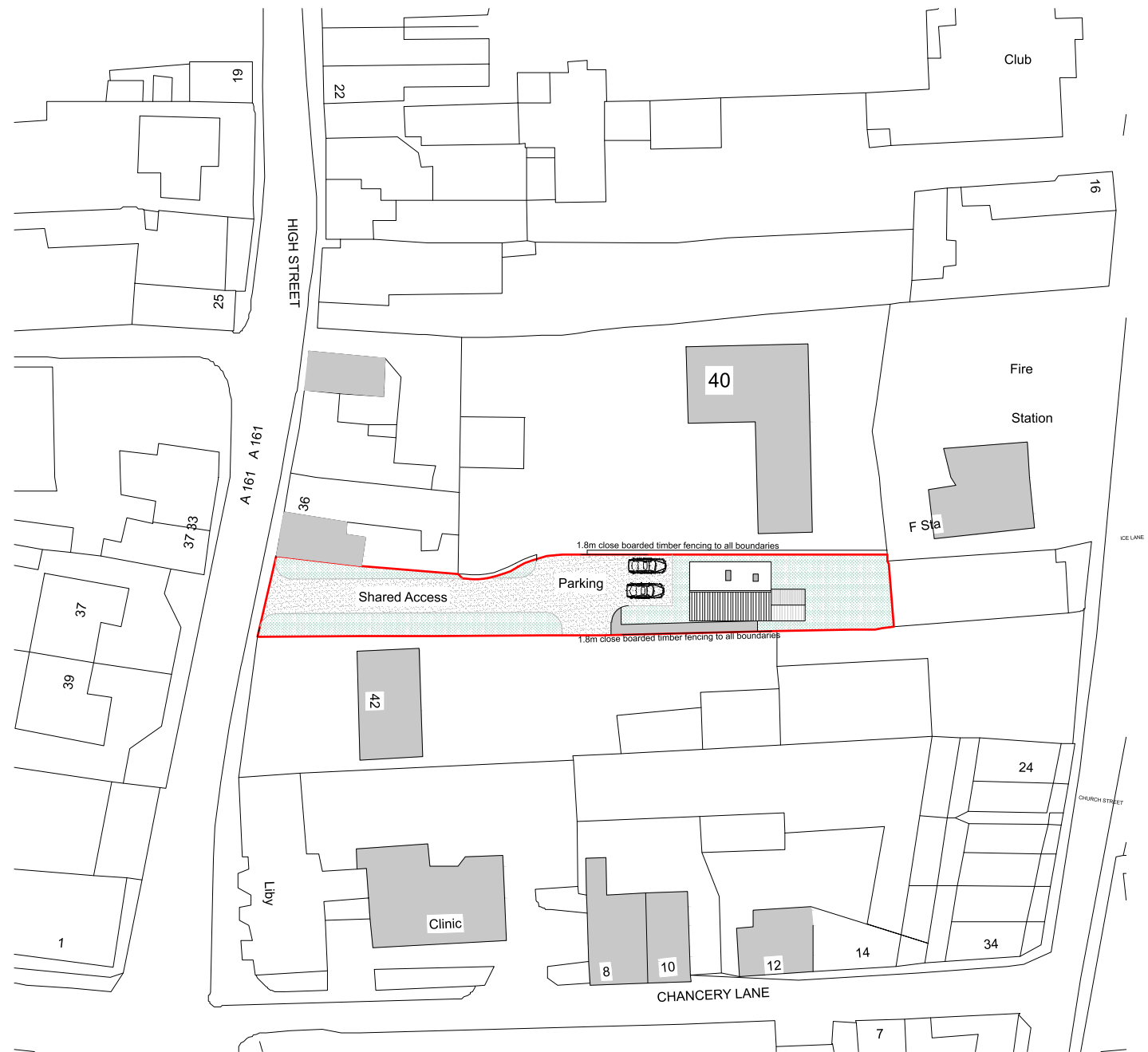
**PA/2024/1198**

**North  
Lincolnshire  
Council**

# PA/2024/1198 Proposed layout (not to scale)

© this drawing and the building works depicted are the copyright of the Rural Architect Ltd and may not be reproduced or amended except by written permission. no liability will be accepted for amendments made by other persons.

all dimensions to be checked on site and architect notified of any discrepancies prior to commencement. do not scale.



B	06.1.25	Access revised.	RCB
A	23.04.21	House orientation revised.	RCB
rev.	date:	comment(s):	name:

status: **PLANNING**

client: **BRIGHTER INVESTMENTS**

job: **40 HIGH STREET, CROWLE**

title: **BLOCK PLAN**

date: **MARCH 2021** scale @ a3: **1:500**

job no: **21.18** drg no: **04B**



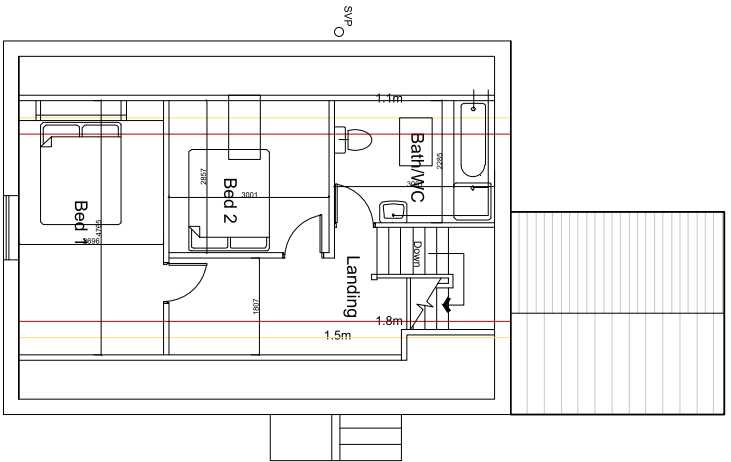
**THE RURAL ARCHITECT**



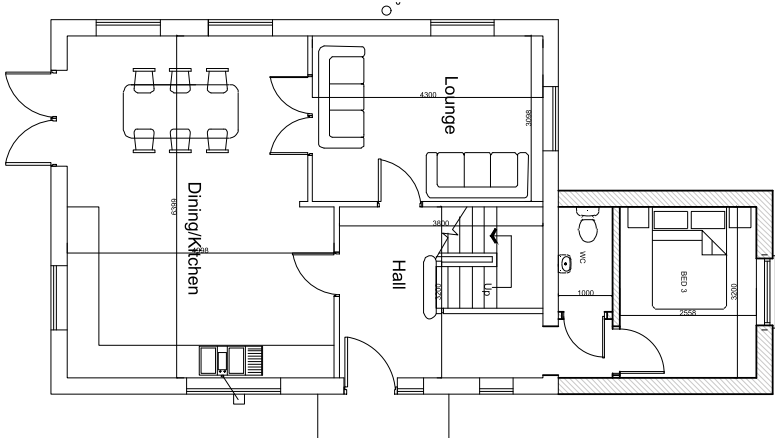
# PA/2024/1198 Elevations and floor plans (not to scale)

© this drawing and the building works depicted are the copyright of the Rural Architect Ltd and may not be reproduced or amended except by written permission. no liability will be accepted for amendments made by other persons.

all dimensions to be checked on site and architect notified of any discrepancies prior to commencement. do not scale.



First Floor Plan



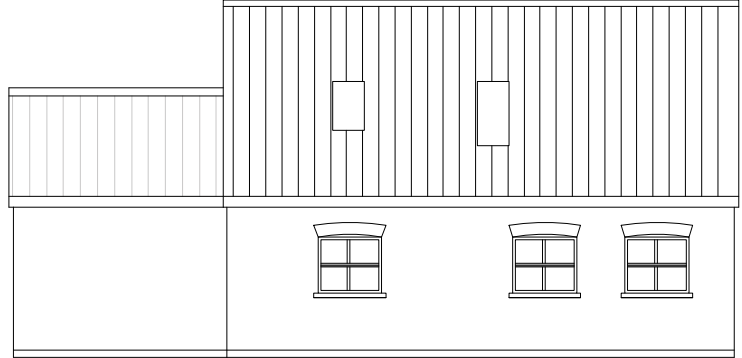
Ground Floor Plan



West Elevation



East Elevation



North Elevation



South Elevation



B	16.10.24	Revised following validation comments	RCB
A	23.04.21	House orientation revised	RCB
rev:	date:	comment(s):	name:

status: **PLANNING**  
 client: **MS D MCCLUREY**  
 job: **40 HIGH STREET, CROWLE**  
 title: **PROPOSED DRAWINGS**  
 date: **MARCH 2021** scale @ a3:1:100  
 job no: **21.18** drg no: **03B**



**THE RURAL ARCHITECT**

