

Full planning permission

APPLICATION NO: PA/2024/634

Address/Agent:

Mr Daniel McGready
19 West Street
West Butterwick
North Lincolnshire
DN17 3JZ

Applicant: Mr Joe Chapman

North Lincolnshire Council hereby gives notice that the application received on 24/05/2024 for:

Planning permission to demolish a bungalow and erect three self-build dwellings - 1 Station Road, Gunness, Scunthorpe, DN15 8SU

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:

00-00_051 D (Proposed Site Plan)
CHS24-01-01 (Topographical Survey)
00-00_001 (Site Location Plan)
00-00_002 (Existing Block Plan)
00-00_003 (Existing Site Plan)
01-03_1550 (Garage- Easement setting out detail)
01_150 (Plot 1- Proposed Floor Plans)
01_950 A (Plot 1- Perspective Views)
02-01-250 A (Plot 1- Proposed Elevations)
01_350 (Plot 1- Planning Sections)
02_151 (Plot 2- Proposed Floor Plans)
02_951 A (Plot 2- Perspective Views)
02_351 (Plot 2- Planning Sections)
02_151 (Plot 2- Proposed Floor Plans)

03_252 A (Plot 3- Proposed Elevations)
03_352 (Plot 3- Planning Sections)
03_152 (Plot 3- Proposed Floor Plans)
00-00_054 B (Site Layout- Existing and Proposed Ground Levels)
00-00_52 B (Proposed Construction Phase Plan)

Reason

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

3.

Notwithstanding the approved plans, the development hereby permitted shall take place in accordance with drawing 00-00_51 D in terms of the siting of the dwellings, the gardens, parking areas, landscaping, access drive and the easement to the drain but the site levels and finished floor levels shall be in completed in accordance with drawing 00-00_54B.

Reason

To define the terms of the permission, in the interests of proper planning and to ensure the dwellings are constructed in accordance with the site levels and finished floor levels as set out in the approved Flood Risk Assessment.

4.

No above ground works shall take place until details have been submitted to and approved in writing by the local planning authority of the make, type and colour of all external facing materials for the development and only the approved materials shall be used.

Reason

To ensure that the building is in keeping with its surroundings in the interests of visual amenity, in accordance with policy DS1 of the North Lincolnshire Local Plan.

5.

Unless otherwise agreed by the Local Planning Authority, 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 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.

6.

Before the dwellings are first occupied the bathroom windows in the rear facing roof slope of plots 1 and 2 shall be obscure glazed to a minimum of Privacy Level 3 in accordance with the Pilkington Scale of Obscuration and shall be retained in that condition thereafter.

Reason

In order to protect the living conditions presently enjoyed by the occupants of adjoining properties in accordance with policy DS1 of the North Lincolnshire Local Plan.

7.

Before any of the dwellings hereby permitted are first occupied all windows in the front and rear facing roof slopes of the dwellings shall have their cill level set at a minimum of 1.8m above the floor level of the room in which the window is proposed to serve and once installed shall thereafter be retained.

Reason

To define the terms of the permission and in the interests of safeguarding residential amenity.

8.

The development hereby permitted shall not be first occupied/brought into use until the access, parking and manoeuvring facilities serving the development have been completed in accordance with the approved plans/details. Once completed, the access, parking and manoeuvring facilities shall be retained for that purpose, in accordance with the approved details, for the lifetime of the development.

Reason

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

9.

The development hereby permitted shall not be first brought into use until the existing access onto Station Road has been permanently closed and the area between the site boundary and the carriageway reinstated to footway/verge in accordance with details which have first been submitted to and approved in writing by the local planning authority.

Reason

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

10.

No dwelling served by a private driveway shall be occupied until the following details

have been submitted to and approved in writing by the Local Planning Authority.

- The provisions of suitable bin collection facilities adjacent to the highway;
- The provisions of suitable lighting arrangements; and
- the provisions of street name plates that shall include the words 'Private Drive'.

The works shall take place in accordance with the agreed details and once implemented shall thereafter be retained, unless otherwise agreed with the Local Planning Authority.

Reason

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

11.

No other works shall be commenced on the site until the access road junction with the adjacent public highway, including the visibility splays, has been set out and established in accordance with drawing number 00-00_051.

Reason

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

12.

No part of the development hereby permitted shall be brought into use until visibility splays shown on drawing number 00-00_051 D are provided. The area within the visibility splays referred to in this condition shall thereafter be kept free of all obstructions, structures, erections or vegetation exceeding a height of 0.9m in height above the level of the adjacent carriageway/footway.

Reason

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

13.

The development hereby permitted shall be undertaken in accordance with the approved details and timings outlined in the Biodiversity Management Plan, and the approved features shall be retained thereafter, unless otherwise approved in writing by the local planning authority. Within 3 months of occupation of the final dwelling, the applicant or their successor in title shall submit a report to the local planning authority, providing evidence of compliance with the biodiversity management plan.

Reason

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

14.

The development shall be carried out in accordance with the submitted flood risk assessment (FRA) (referenced: 2024/3109 Revision C, Compiled by EWE Associates Ltd, dated July 2025) and the following mitigation measures it details:

- Finished floor levels of the dwellings shall be set no lower than 4.1 metres

above Ordnance Datum

- Flood resilience measures shall be included up to 4.4 metres above Ordnance Datum
- No sleeping accommodation at ground floor level

These mitigation measures shall be fully implemented prior to occupation and subsequently in accordance with the scheme's timing/phasing arrangements. The measures detailed above shall be retained and maintained thereafter throughout the lifetime of the development.

Reason

To reduce the potential impact of flooding in accordance with policy DS16 of the North Lincolnshire Local Plan and CS19 of the adopted Core Strategy.

15.

No development shall take place until a surface water drainage strategy has been submitted and agreed in writing by the Local Authority. This should be based upon the agreed upon principles set out in the following documents: 'Final Report RevC Station Road Gunness FRA 290725, 00 00 051 D Proposed Site Plan, LO25 002 00 054 B Site Level Plan Existing & Proposed GL'. This must include drainage plans, complete with overland flow routes showing pre and post SW flow routes, it should include full SuDS details with all relevant proposals and maintenance plans, drainage runs and include full hydraulic modelling which should include 1yr, 2yr, 5yr, 30yr and 100yr storm events for summer and winter with the 30yr having a 35% allowance for climate change and the 100yr having a 40% allowance included. The SuDS design should follow the National Standards for SuDS. It shall also include details of a maintenance and management plan and provide evidence that water quality has been addressed and maintained to an appropriate standard. The development shall take place in accordance with the agreed drainage and maintenance strategy and none of the dwellings hereby approved shall be occupied until they are connected to the agreed system.

Reason

In the interests of providing a safe and appropriate method of discharging surface water from the site which follows local and national guidance and reduces the risk of flooding to the site, in accordance with policies DS14 and DS16 of the North Lincolnshire Local Plan and CS19 of the adopted Core Strategy.

16.

Prior to the occupation of each dwelling hereby permitted, a signed statement or declaration shall be submitted by the initial owner-occupier of each dwelling demonstrating that they have had primary input into its final design and layout. The dwelling shall then be first occupied by the person/persons who have submitted the signed statement or declaration for a period of not less than 3 years from the date the dwelling is first occupied in accordance with this condition.

Reason

To ensure that the dwelling hereby permitted is first occupied by persons who meet the definition set out at section1(1) of the Self-build and Custom Housebuilding Act 2015.

17.

No above ground works shall take place until details of an effective method of preventing surface water run-off from the site onto the highway have been submitted to and agreed in writing by the local planning authority. The development shall take place in accordance with the agreed details and none of the dwellings shall be occupied until the approved measures have been completed in their entirety.

Reason

To define the terms of the permission and to prevent surface water from being discharged into the public highway.

18.

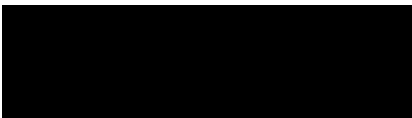
No above ground works shall take place until details of an effective method of preventing surface water run-off from the public highway into the development site have been submitted to and agreed in writing by the local planning authority. The development shall take place in accordance with the agreed details and none of the dwellings shall be occupied until the approved measures have been completed in their entirety.

Reason

To define the terms of the permission and to prevent surface water from being discharged into the site from the public highway.

Dated: 16/10/2025

Signed:

A solid black rectangular box used to redact the signature of the Planning Development Manager.

PP Rebecca Brown
Planning Development Manager

Informative 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.

Informative 2

The development hereby granted planning permission requires works to be carried out within the limits of the adopted highway. Therefore, prior to any construction, utility or service works within the highway boundary, you must contact the Network Management Team by emailing network.management@northlincs.gov.uk to obtain the necessary permissions, licences and permits.

All permits are subject to network coordination requirements and must adhere to the appropriate timescales set out in current legislation. A site meeting may be required as part of the approval process. Collaboration between service providers will be encouraged to minimise disruption and ensure efficient use of the highway network.

Informative 3

The site lies with the Internal Drainage Board area of jurisdiction. The development site is bounded by watercourses on one or more of its boundaries. An easement adjacent to the watercourse may need to be provided for future maintenance. Please refer to the guidance document detailing riparian rights and responsibilities:

<http://m.northlincs.gov.uk/public/publications/RiparianGuidance/index.html#page=1> .

Compliance with this guidance is to ensure the free flow of surface water is maintained throughout the development.

Informative 4

Alterations and / or connections into the above watercourse network must be consented the local Internal Drainage Board through an Ordinary Watercourse Consent and appropriate discharge rates must be agreed. Compliance with this guidance is to ensure the free flow of surface water is maintained throughout the development.

Informative 5

The Council's records indicate that the proposed development site is bounded by, or has running through it, a watercourse (surface water pipe/culvert or ditch). Following inspection, the watercourse may need to be cleared, replaced, protected or diverted by the landowner at their expense in accordance with their riparian responsibilities. An easement adjacent to the watercourse may need to be provided for future maintenance. Any other drainage feature found during excavations must be immediately reported to the LLFA Drainage Team, via email prior to any further construction works being carried out. Please refer to the guidance document detailing riparian rights and responsibilities:

<http://m.northlincs.gov.uk/public/publications/RiparianGuidance/index.html#page=1>

Alterations and / or connections into the watercourse must be consented by North Lincolnshire Councils LLFA Drainage Team, in their capacity as Lead Local Flood Authority, and/or the local Internal Drainage Board through an Ordinary Watercourse Consent and appropriate discharge rates must be agreed. Please contact the LLFA Drainage team via email for further details. Compliance with this guidance is to ensure the free flow of surface water is maintained throughout the development.

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) 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.