

Full planning permission
APPLICATION NO: PA/2025/821

Address/Agent:

Mr Jon-Christopher Bayley
Britannia House
High Street
Scunthorpe
DN15 6EA

Applicant: Qube Estates Ltd

North Lincolnshire Council hereby gives notice that the application received on 01/07/2025 for:

Planning permission to erect a dwelling - 6-8, West Street, Scawby, DN20 9AN

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:

- 2103.02A Proposed Plans and Elevations
- 2103.01B Site Plans

Reason

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

3.

Before work begins, drawings to a scale of 1:5 fully detailing the new windows to include elevation and cross-section detail shall be submitted and approved in writing by the local planning authority. The work shall be installed in accordance with the approved details and retained as such thereafter.

Reason

To ensure that the building is in keeping with the character of the area and the

conservation area in accordance with policy CS6 of the Core Strategy and policies HE2 and HE5 of the Local Plan

4.

Before work begins, drawings to a scale of 1:10 fully detailing the new door on the front elevation to include elevation and cross section details shall be submitted and approved in writing by the local planning authority. The work shall be installed in accordance with the approved details and retained as such thereafter.

Reason

To ensure that the building is in keeping with the character of the area and the conservation area in accordance with policy CS6 of the Core Strategy and policies HE2 and HE5 of the Local Plan.

5.

Before work begins, drawings detailing the proposed hard landscaping shall be submitted and approved in writing by the local planning authority. The work shall be installed in accordance with the approved details and retained as such thereafter.

Reason

To ensure that the development is in keeping with the character of the area and the conservation area in accordance with policy CS6 of the Core Strategy and policies HE2 and HE5 of the Local Plan.

6.

No development hereby permitted shall take place until a Phase 1 desk study and a written report of the findings of an Investigation and Risk Assessment, in addition to any assessment provided with the planning application, have been submitted to and approved in writing by the local planning authority.

The Phase 1 Desk Study shall identify and evaluate all potential sources of contamination and the impacts on land and/or controlled waters relevant to the site, establish a 'conceptual model' of the site and identify all plausible pollutant linkages. Furthermore, the Desk Study shall set objectives for intrusive site investigation works/Quantitative Risk Assessment (or state if none required). A non-technical summary shall be provided.

The Investigation and Risk Assessment must assess the nature and extent of any contamination on the site, whether it originates on the site, and be undertaken by competent persons. The written report must include:

- (i) a survey of the extent, scale, and nature of contamination.
- (ii) an assessment of the potential risks to human health; existing or proposed property (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).

The Desk Study and Investigation and Risk Assessment must be conducted in accordance with Environment Agency's Land Contamination Risk Management (LCRM) guidance July 2023.

Reason

To ensure the site is safe for future users and construction workers.

7.

The development hereby permitted shall not start until a detailed remediation scheme based on the findings of the report approved pursuant to Condition 6 above, 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 historic environment has been submitted to and approved in writing by the local planning authority. The remediation scheme shall include all works to be undertaken, proposed remediation objectives and remediation criteria, a timetable of works and site management procedures. The scheme shall 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.

The detailed remediation scheme so approved shall be carried out in accordance with its terms prior to the commencement of development other than that required to carry out the approved remediation scheme. The local planning authority must be given two weeks written notice of the developer's intention to commence the remediation scheme works.

Reason

To ensure the site is safe for future users and construction workers.

8.

No development further to that required to carry out the approved remediation scheme shall take place until a verification report that demonstrates the effectiveness of the remediation carried out pursuant to Condition 7 above, has been submitted to and approved in writing by the local planning authority.

Reason

To ensure the site is safe for future users and construction workers.

9.

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 Condition 6, and where remediation is necessary a remediation scheme must be prepared in accordance with the requirements of Condition 7, 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 Condition 8.

Reason

To ensure the site is safe for future users and construction workers.

10.

Prior to the occupation of the development hereby permitted, the mitigation measures as detailed in the Peak Acoustics Ltd, Noise Impact Assessment 8 West Street, Scawby, DN20 9AN, Reference: 0506253.1, dated 16 January 2026 dated

shall be implemented in full and thereafter maintained for the lifetime of the development.

Reason

To protect the living conditions of the residents of the proposed dwellings.

11.

No development shall commence until a detailed surface water drainage scheme has been submitted to and approved in writing by the Local Planning Authority. The scheme shall be based on the principles outlined in the submitted documents "2103 01B Site Plans, Soakaway Calculation, Perc Test Results" and shall demonstrate that surface water will be managed by infiltration into the ground in accordance with the designs.

The submitted scheme shall include confirmation of infiltration testing undertaken in accordance with BRE Digest 365 or an equivalent approved methodology. Details of exceedance flow routing, showing how surface water will be safely managed during events that exceed the design standard. Evidence that the system has sufficient capacity to accommodate the 1% AEP (1 in 100 year) storm event plus an appropriate allowance for climate change, in line with North Lincolnshire Council's SuDS Guidance, the Environment Agency's current climate change allowances, and the Council's standing advice for SuDS. The approved scheme shall be implemented in full prior to the first occupation of the development and shall thereafter be managed and maintained in accordance with the approved details.

Reason

To ensure that surface water drainage is designed and implemented in accordance with the drainage hierarchy, to minimise flood risk, and to protect water quality, in accordance with Policies CS18 and CS19 of the North Lincolnshire Core Strategy.

12.

No development, including site clearance and preparation, shall commence until a construction surface water management plan has been submitted to and approved in writing by the Local Planning Authority. The plan shall set out measures to manage surface water run-off and pollution during the construction phase, including temporary drainage arrangements where necessary. The approved plan shall be implemented throughout the construction period and until such time as the permanent drainage system is in place.

Reason

To prevent surface water flooding and pollution during construction, in accordance with the National Planning Policy Framework.

13.

No development shall commence until drainage plans for the disposal of foul water have been submitted to and approved in writing by the Local Planning Authority including permissions for the connection of foul water into third party systems. No dwelling shall be occupied unless it is connected to the approved drainage system.

Reason

To ensure a satisfactory foul drainage scheme for the site in accordance with policy DS14 of the North Lincolnshire Local Plan.

14.

Prior to the occupation of the development hereby permitted, 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.

15.

Prior to first occupation of the dwelling hereby permitted, a signed statement or declaration shall be submitted by the initial owner-occupier of the 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.

Dated: 03/03/2026

Signed:

A black rectangular box redacting the signature of Rebecca Brown.

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Rebecca Brown
Planning Development Manager

Informative

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.

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 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, 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 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 you want to appeal against the local planning authority's decision on your application, 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 you want to appeal against the local planning authority's decision on your application, 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, 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 on 03034445000 to obtain a paper copy.
- The Secretary of State can allow a longer period for giving notice of an appeal, but 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 them 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 you must notify the local planning authority and Planning Inspectorate (inquiryappeals@planninginspectorate.gov.uk) at least 10 days before submitting the appeal. Further details can be found on [GOV.UK](https://www.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 they 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 carrying out 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 their interest in the land in accordance with the provisions of Part VI of the Town and Country Planning Act 1990.