

Officers Report

Planning Application No: 137511

PROPOSAL: Planning application to erect 13 no. dwellings.

LOCATION: Land at Pingley Vale Bigby High Road Brigg DN20 9GZ

WARD: Kelsey Wold

WARD MEMBER(S): Cllr Lewis Strange

APPLICANT NAME: Cyden Homes

TARGET DECISION DATE: 13/06/2018

DEVELOPMENT TYPE: Major - Dwellings

CASE OFFICER: George Backovic

RECOMMENDED DECISION: That the decision to grant planning permission, subject to conditions, be delegated to the Chief Operating Officer, to enable the completion and signing of an agreement under section 106 of the Planning Act 1990 (as amended) pertaining to:-

- An affordable housing contribution of £125,928.00

In addition to the S106 as the Community Infrastructure Levy (CIL) is in force a contribution to this will also be required.

In the event of the s106 not being completed and signed by all parties within 9 months from the date of this Committee, then the application will be reported back to the next available Committee meeting following the expiration of the 9 months.

Executive Summary:

This is a full planning application for 13 detached dwellings at the southern end of the former Pingley Prisoner of War Camp accessed off Bigby High Road through the recently completed housing development. The site is located in close proximity to the Brigg Garden Centre and approximately 270 metres to the east of housing facing onto Bigby High Road

Planning law requires that applications for planning permission must be determined in accordance with the development plan, **unless material considerations indicate otherwise.**

No specific support for the proposal is to be found within the Central Lincolnshire Local Plan specifically under Policy **LP 2:** The Spatial Strategy and Settlement Hierarchy and **LP55:** Development in the Open Countryside. Matters that are capable of being material to the consideration of the application are set out below. These include:

Planning history: As part of a larger area this dates back to 2008 when outline planning permission was granted for a mixed use development of B1 units and 10 dwellings (Ref 119946) in line with the allocation of the previous development plan. Reserved matters approval for plot 4 of 10 was granted in

2010 (ref: 125189) which was subsequently built and occupied. It is the only dwelling on this section of the site and stands in isolation although reserved matters for plots 1, 6 and 10 was also granted in 2008 (Ref: 122295). An outline application for the erection of 20 live work units was submitted following the lack of take up of the business plots despite evidence of active marketing by the site owners. The application was supported as it was considered to be a possible solution that still delivered employment floor space (Ref 126376). Subsequent to this the development was not able to be implemented apparently due to the reluctance of institutions to finance the form of development proposed. Permission was subsequently granted for 20 dwellings on the site in 2013 (Ref: 129637). In 2014 an application to remove the requirement for a ghost island required by condition 4 of the original outline was approved and an additional 3 year period within which to commence development was also granted. This is all demonstration of the intent and effort to allow the site to be developed and acceptance of development on the application site.

The previously developed nature of the land and the desire to “complete” the development in the interests of proper planning: This is not a “greenfield” site or one in active arable use rather it can be properly described as “brownfield” site which was in use previously and in terms of hierarchy for development subject to other detailed considerations ranks at the top. The infrastructure required to serve the site was put in place in large part by the housing development to the north which was specifically designed to accommodate the requirements of the current proposal. The access arrangements have not changed since they were originally proposed and the access put in place to serve the single dwelling is constructed to adoptable standards. The application site has an odd and unfinished appearance with what appears as a meandering access serving an isolated large dwelling at the furthest ends of the site. The current proposals and the landscaping proposals would allow the development site in the wider sense to be completed. It must be acknowledged however that the number of dwellings on the site would be 33 in total rather than the 10 originally envisaged. This is due to the 20 already approved and built as a consequence of no demand for the B1 units previously approved and the 13 put forward by this application. The number of dwellings has been specifically considered as put forward and no highway safety concerns are expressed by the Highway Authority and additional scrutiny was also applied to the application following requests to reduce the speed limit on Bigby High Road. No objections are raised by Lead Local Flood Authority as the surface water drainage details are acceptable and the site is not located within an area at risk of flooding. The density of development is low reflecting its rural setting and the landscaping proposed will help assimilate it within its wider context.

Housing supply and affordable housing contribution: In isolation this could not be a significant material consideration in its own right as this is capable of being replicated across the district regardless of size and location. It has been put forward in this instance giving the preceding material considerations set out above. Approval would add 13 dwellings to the 5 year housing supply and

result in a financial contribution of £125,928.00 towards off site affordable housing provision.

Conclusion: These material considerations are in the view of the officer sufficient to justify departing from the development plan in this instance. This is a finely balanced case and one therefore properly brought before planning committee for consideration.

Proposal: 13 detached dwellings served off the continuation of the road from the development to the north which has been built to binder course level.

Plot 1: This is a triangular shaped plot of 42 m by 40m by 34 m. A 3 bed two storey detached house in an “L” shape 10.4 metres wide with a length of 6.8 m on the southern (side) elevation rising to 12.2 m on the northern (side) elevation. The house will have a hipped roof with an eaves height of 5.2 metres rising to a ridge of 7.8 metres. An attached double garage linked to the main house by a single storey off shot will have a pyramid roof. The facing material is old Hambleton brick which is a blend of brown, buff, grey and red shades. A red clay pantile is the roofing material.

Plot 2: A rectangular plot with a depth of 55 metres and width of 21 metres. A 4 bed detached house in an inverted “r” shape with an integral double garage and home office above is proposed set back 18 metres within its plot. A two storey gable projects to the rear with a balcony at first floor level. The house width is 18.5 metres and it has a length of 7.7 metres falling to 7.1 metres on the side containing the double garage which is set back slightly from the front and rear. Facing materials are red brick with clay roof tiles. Artstone heads and cills are proposed.

Plot 3: This 4 bed dwelling is very similar in size form scale and appearance to plot 2. The main differences are two small projecting two storey gables to the front at both ends of the front elevation rather than one on plot 2 and the integral garage is set back further from the front wall of the main house and extends just beyond the main body of the house. It is also set back further within its plot. Facing materials are red brick with brown and grey hues and clay roof tiles.

Plot 4: Existing dwelling on site

Plot 5: A roughly rectangular plot at the rear of the site with a curved frontage following the alignment of the access road. The width is 22.5 metres with a minimum length of 43 metres rising to a maximum of 50 metres. The dwelling is the same as that on plot 3 with a different brick and roof slate.

Plot 6: A roughly rectangular plot of approximately 47 metres by 22 metres at the rear of the site with a curved frontage following the alignment of the access road. The 4 bed dwelling is the same as that on plot 2 with a different brick and roof slate.

Plot 7: A roughly rectangular plot of approximately 19 metres by 26 metres. This is a 3 bed detached house with a hipped roof and is a handed version of the house on plot 1 with the use of different materials and a slight change to the design of the integral double garage.

Plot 8: A roughly square shaped plot of approximately 32 metres by 27 metres. The house is angled towards the access at the south western corner of the site. It is a 5 bed detached pitched roof dwelling measuring 13 metres by 8.5 metres with a centrally located two storey gable to the rear with a balcony at first floor. A double garage with a home office/studio above is attached at right angles to the main house. Eaves height of the house is 5.8 metres rising to a ridge of 8.9 metres whilst the garage has an eaves height of 5.2 metres rising to a ridge of 7.5 metres.

Plot 9: This is a 5 bed hipped roof detached house. It is 13 metres wide and 8.5 metres wide. A double garage with a home office/studio above is attached at the side and is set back slightly from the front with a lower eaves and ridge height. A centrally located two storey gable is at the rear with a balcony at first floor.

Plot 10: A 4 bed house as on plot 2 with different materials.

Plot 11: A 5 bed house as on plot 8 with different materials.

Plot 12: A 3 bed pitched roof detached house in an "L" shape, the main body of the house is 10.8 metres wide and 6.8 metres in length which extends to a maximum length of 11.5 metres and reduces in width to 6.4 metres. The eaves is 5.5 metres above ground rising to a ridge of 7.8 metres. Facing materials are red brick with clay roof tiles. Artstone heads and cills are proposed. A single hipped roof building which straddles plots 12 and 13 houses two double garages

Plot 13: This is a 3 bed house which is a handed version of Plot 12 with a hipped roof rather than a pitched one and different materials.

Plot 14: A 5 bed detached house as on plot 8 with a hipped roof on the house and a pyramid on the garage as opposed to a pitched roof and different facing bricks and tiles.

Relevant Planning History:

The site has a long planning history and comprises the southern part of a larger parcel of land, formerly used as a prisoner of war camp. The site, now developed with housing on the northern half was formerly allocated by the previous Local Plan for business uses as part of wider allocation which included 10 dwelling houses on the application site. Reserved matters approval for plot 4 was granted in 2010 (ref: 125189) which was subsequently built and occupied. It is the only dwelling on this section of the site although reserved matters for plots 1, 6 and 10 was also granted in 2008 (Ref: 122295)

The wider site shares the same vehicular and pedestrian access onto Bigby High Road. The access serving the application site is in place.

Outline planning permission was granted for the whole site in April 2008 (ref: 119946) for mixed use development in accordance with the allocation. An outline application for the erection of 20 live work units was submitted following the lack of take up of the business plots despite evidence of active marketing by the site owners. The application was supported as it was considered to be a possible solution that still delivered employment floor space (Ref 126376). Subsequent to this the development was not able to be implemented apparently due to the reluctance of institutions to finance the form of development proposed. Permission was subsequently granted for 20 dwellings on the site in 2013 (Ref: 129637). In 2014 an application to remove the requirement for a ghost island required by condition 4 of the original outline was approved and an additional 3 year period within which to commence development was also granted.

Representations:

Cllr L Strange: Also my personal view on this as ward member, is that the 30mph zone should be extended from Brigg to East of the garden centre. Please convey my thoughts to the County planners, who deal with Highway matters.-There are serious highways questions here as vehicles speed along a winding stretch of the A1084 past the garden centre with over a thousand cars present on some days and past the new existing development of 26 houses. Finally I would ask that the developer be prepared to fund some Bigby infrastructure of the parishes choosing.

Bigby Parish Council: Bigby Parish Council strongly objects to this application on the grounds of highway issues. The additional 13 homes will mean more cars exiting Pingley Vale onto a busy highway with cars travelling at speeds of up to 50 mph. The council supports the comments of District Councillor Lewis Strange and suggests that the original plan to have a 'ghost' roundabout be reinstated. Also that the speed limit be reduced to 30 mph and that street lighting associated with this speed be installed. Currently there is no street lighting at this junction and it is difficult to see cars exiting Pingley Vale during hours of darkness.

Brigg Town Council: Brigg Town Council has no objection to the proposals.

Local residents: 8 Pingley Park: Plot 13 on the proposal neighbouring my property will be built too close to the boundary fence, blocking light entering a full aspect lounge window. Cyden Home built my house 2 years ago, and the original plan was to build an additional ten dwellings, increasing the build to 13 dwellings has a direct impact on the quality of light entering my property. The existing dwellings are all built on a staggered building line to allow for natural light flow in the design of the properties, this design and layout element has not been considered in this layout proposed.

Landscape Officer (WLDC): I have no objections to the scheme. It contains a wide selection of tree species to provide feature and character to the development. The legend on the landscaping plan clarifies heavy standards are to be planted. These will provide some instant feature but will require good aftercare to keep losses to a minimum. Tree stakes and ties should be checked and adjusted every year, and finally removed once the trees are established between 3 to 5 years following planting.

The boundary hedgerow infill species are suitable, but the plan does not clarify that they should be planted along double staggered rows, with the rows 300mm apart.

LCC Highways (interim response): To enable us to assess this application as Highways Authority and Lead Local Flood Authority could the applicant please provide the following information:

- Detailed development layout
- Detailed flood and drainage design drawings
- Full structural, hydraulic and ground calculations
- Geotechnical factual and interpretative reports
- Discharge agreements, both temporary and/ or permanent

(These were subsequently submitted)

LCC Highways response dated 19th April made in response to comments from the Ward Councillor requesting an extension of the speed limit:

"I have discussed this with Warren Peppard, who also dealt with the original Pingley Park application, and we will not be requesting a speed limit reduction in response to this application. Unfortunately, the site does not meet the threshold for a ghost island as laid out in the DMRB standards TD 42/95, and a 'simple' junction is sufficient. The applicant has demonstrated the achieved visibility splays at the junction which exceed the minimum requirements in Manual for Streets for this speed of road. When the Pingley Park application (129637) was considered, there was already an outline application for 10 dwellings on this Pingley Vale site (119946), and this was taken into account when assessing the application and making the final response. This site is currently under consideration for the Safer Roads Fund bid in association with North Lincolnshire Council, so if this is granted then improvements will be made to the area. For further information regarding this bid please contact Graham Butler on 01522 782070. I will explore the option of street lighting at this junction to improve visibility at night".

LCC Highways final comments; Requests that any permission given by the Local Planning Authority shall include the conditions below.

Prior to the submission of details for any access works within the public highway you must contact the Head of Highways - on 01522 782070 for application, specification and construction information.

Please contact Lincolnshire County Council Streetworks & Permitting team on 01522 782070 to discuss any proposed statutory utility connections and any other works which will be required in the public highway in association with this application. This will enable Lincolnshire County Council to assist you in the coordination and timings of such works.

No development shall be commenced until full engineering, drainage, street lighting and constructional details of the streets proposed for adoption have been submitted to and approved in writing by the Local Planning Authority. The development shall, thereafter, be constructed in accordance with the approved details, unless otherwise agreed in writing with the Local Planning Authority.

Reason: In the interest of highway safety; to ensure a satisfactory appearance to the highways infrastructure serving the development; and to safeguard the visual amenities of the locality and users of the highway in accordance with Policies of the Development Plan.

LCC Archaeology: No objections/comments to the proposal

Anglian Water: There are assets owned by Anglian Water or those subject to an adoption agreement within or close to the development boundary that may affect the layout of the site. Anglian Water would ask that the following text be included within your Notice should permission be granted: *“Anglian Water has assets close to or crossing this site or there are assets subject to an adoption agreement. Therefore the site layout should take this into account and accommodate those assets within either prospectively adoptable highways or public open space. If this is not practicable then the sewers will need to be diverted at the developers cost under Section 185 of the Water Industry Act 1991 or, in the case of apparatus under an adoption agreement, liaise with the owners of the apparatus. It should be noted that the diversion works should normally be completed before development can commence.”*

Foul Sewerage Network: The applicant has indicated on their application that their method of foul water drainage is not to a public sewer. The sewer that is on site is currently privately owned subject to a completed Section 104 agreement to adopt. Therefore, this is outside our jurisdiction for comment and the Planning Authority will need to seek the views of the owner of this sewer to gauge whether the solutions identified are acceptable from their perspective.

Surface Water Disposal (original comments): The surface water strategy/flood risk assessment submitted with the planning application relevant to Anglian Water is unacceptable. No evidence has been provided to show that the surface water hierarchy has been followed as stipulated in Building Regulations Part H. This encompasses the trial pit logs from the infiltration tests and the investigations in to discharging to a watercourse. If these methods are deemed to be unfeasible for the site, we require confirmation of the intended manhole connection point and discharge rate proposed before a connection to the public surface water sewer is permitted. We would therefore

recommend that the applicant needs to consult with Anglian Water and the Environment Agency.

Final Comments: From the details submitted to support the planning application the proposed method of surface water management does not relate to Anglian Water operated assets. As such, we are unable to provide comments on the suitability of the surface water management. The Local Planning Authority should seek the advice of the Lead Local Flood Authority or the Internal Drainage Board. The Environment Agency should be consulted if the drainage system directly or indirectly involves the discharge of water into a watercourse.

Shire Group of IDBs: The above application lies within the IDB (Extended) district and indicates that: -

The application will increase the impermeable area to the site. Therefore, the applicant should ensure that any existing or proposed surface water discharge system has adequate capacity for any increase in surface water run-off to the area.

Our current guidelines for any increase in surface water discharge are as follows: - If the surface water were to be disposed of via a soakaway system, the IDB would have no objection in principle but would advise that the ground conditions in this area may not be suitable for soakaway drainage. It is therefore essential that percolation tests are undertaken to establish if the ground conditions are suitable for soakaway drainage throughout the year. If surface water is to be directed to a mains sewer system the IDB would again have no objection in principle, providing that the Water Authority are satisfied that the existing system will accept this additional flow. If the surface water is to be discharged to any watercourse within the Drainage District, Consent from the IDB would be required in addition to Planning Permission, and would be restricted to 1.4 litres per second per hectare or greenfield runoff. No obstructions within 9 metres of the edge of a watercourse are permitted without Consent from the IDB. Should Consent be required from the IDB as described above then we would advise that this should be made a condition of any Planning decision.

Rights of Way (LCC): No comments or observations to make on the above application.

Neighbourhood Plans: There is currently no neighbourhood plan for Bigby CP in which the application site is located.

Relevant Planning Policies:

Planning law requires, to the extent that development plan policies are material to an application for planning permission the decision must be taken in accordance with the development plan unless there are material considerations that indicate otherwise. The Development Plan in this location comprises the provisions of the Central Lincolnshire Local Plan (April 2017) and the Lincolnshire Minerals and Waste Local Plan (2017).

Central Lincolnshire Local Plan (CLLP)

The CLLP was formally adopted on 24th April 2017, and now forms part of the Development Plan.

The following policies are considered to be most relevant to the application:

LP1: A Presumption in Favour of Sustainable Development
LP2: The Spatial Strategy and Settlement Hierarchy
LP4: Growth in Villages
LP 10: Meeting Accommodation Needs
LP11: Affordable Housing
LP13: Accessibility and Transport
LP14: Managing Water Resources and Flood Risk
LP17: Landscape, Townscape and Views
LP26: Design and Amenity
LP55: Development in the Countryside

The CLLP is available to view here: <https://www.n-kesteven.gov.uk/central-lincolnshire/local-plan/>

National Policy:

National Planning Policy Framework (NPPF)

<https://www.gov.uk/guidance/national-planning-policy-framework>

Planning Practice Guidance

<https://www.gov.uk/government/collections/planning-practice-guidance>

Main issues

- Principle of Development (CLLP policy LP2 and LP55)
- Highway Safety (CLLP policy LP 13)
- Flood Risk & Drainage (CLLP policy LP14)
- Affordable Housing (CLLP policy LP 11)
- Amenity Considerations (CLLP policy LP26)

Assessment:

Principle: CLLP policy LP2 sets out the Spatial Strategy and Settlement Hierarchy for Central Lincolnshire. As the site is within the countryside development is restricted to

- *that which is demonstrably essential to the effective operation of agriculture, horticulture, forestry, outdoor recreation, transport or utility services;*
- *renewable energy generation;*
- *proposals falling under policy LP55; and*
- *to minerals or waste development in accordance with separate Minerals and Waste Local Development Documents.*

New dwellings in the countryside are addressed by Part D of LP55:

Applications for new dwellings will only be acceptable where they are essential to the effective operation of rural operations listed in policy LP2. Applications should be accompanied by evidence of:

- a. Details of the rural operation that will be supported by the dwelling;*
 - b. The need for the dwelling;*
 - c. The number of workers (full and part time) that will occupy the dwelling;*
 - d. The length of time the enterprise the dwelling will support has been established;*
 - e. The ongoing concern of the associated rural enterprise through the submission of business accounts or a detailed business plan;*
 - f. The availability of other suitable accommodation on site or in the area; and*
 - g. Details of how the proposed size of the dwelling relates to the enterprise.*
- Any such development will be subject to a restrictive occupancy condition.*

There is no support for the proposals to be found under these policies and it would not therefore be in accordance with the development plan. Whether material considerations exist in this instance will be discussed after examination of the detailed impacts of the proposal below.

Highway Safety: Objections to the proposal on highway safety grounds have been received from Bigby Parish who also urge the reinstatement of the formerly approved ghost Island. The ward councillor also expresses his concern and a desire to see a reduction in the speed limit along this stretch of Bigby High Road. LCC Highways has previously considered the issue of the need for a ghost island in the application submitted in 2014 which sought to remove this requirement imposed by condition 4 of the original approval. No highway safety objections were raised and the application was subsequently approved. Highways officers were also asked to consider the request for a reduction in the speed limit. This was done and their detailed response is set out above. In summary the applicant has demonstrated the achieved visibility splays at the junction which **exceed the minimum requirements** in Manual for Streets **for this speed of road**. There can therefore be no objection to the development on the grounds of harm to the interests of highway safety.

Drainage: The site is not located within an area at risk of flooding. All domestic curtilage surface water is to discharge to soakaways and permeable paving and the proposed shared surface road will discharge to an infiltration basin located in the centre of the site. The common areas on the development (comprising the “dry” pond and surrounding land will be maintained through a maintenance charge payable to the Estate management company, Pingley Management Company Limited. The surface water details have been agreed by the Lead Local Flood Authority. No condition is therefore required for details to be submitted although one is required ensuring completion of the approved scheme prior to occupation of any dwellings. Foul sewers have already been constructed and are included in a section 104 agreement in force with Anglian Water Services Ltd that seeks their formal adoption.

Affordable Housing: LP11 requires an affordable housing contribution of 20% in this location which equates to (13×0.2) 2.6 dwellings. It was previously agreed for the existing housing to the north that this was not a suitable location for onsite provision and that a contribution towards off site provision was more appropriate. This equates to £ 125,928.00. This has been agreed by the applicants.

Housing Mix: Under Policy LP10 Developers are expected to provide housing solutions that contribute to meeting the housing needs of the housing market area, as identified in the latest Strategic Housing Market Assessment (SHMA) and in any other appropriate local evidence. This means new residential development should maintain, provide or contribute to a mix of housing tenures, types and sizes to help support the creation of mixed, balanced and inclusive communities. The analysis of housing need by size suggests that there is a need for property of all sizes in Central Lincolnshire under both the demographic and employment-led scenarios. The greatest requirement under all of the scenarios, however, is for property of between 50 and 89 sq.m, which generally relates to 2 or 3 bedroom flats, mews or semi-detached homes. The dwellings proposed here are all detached and greater than this size which is dictated by the desire to have a lower density of development in this rural location. The applicants have however responded to officers concerns expressed at the pre application stage when only 4 and 5 bed houses were proposed. Four 3 bed houses are now proposed (30.76%); Five 4 bed houses (38.48%) and four 5 bed houses (30.76%). All dwellings on the site will meet the higher access standards of Part M Building Regulations (Access to and use of buildings) whilst policy only requires 30%. This is considered acceptable.

Layout, design and landscaping: This is largely dictated by the existing road. The houses take design cues from those existing to the immediate north together with the density which is low at 9.14 dph. There are three principal house types with design interest created by the use of different architectural features, contrasting materials and detailing including chimneys. Materials are specified and do not need to be conditioned. The dwellings are predominantly set back within their plots creating a more open aspect with a soft frontage in the form of native species hedgerows and ground cover planting. The central section of the site has an attenuation pond framed by open space. A full landscape scheme has been submitted which in addition to new tree planting will also fill in the gaps of existing hedgerows around the site and create a new hedgerow running along the rear. As the landscape officer notes it contains a wide selection of tree species that will provide feature and character to the development. The boundary hedgerow infill species are suitable, but as the plan does not clarify that they should be planted along double staggered rows, with the rows 300mm apart this will need to be conditioned. The layout, design and proposed landscaping is considered appropriate to its surroundings.

Residential Amenity: Layout, orientation and distance separation will ensure no unacceptable impacts arise on the existing houses to the north. The objections from the existing dwelling on the site in terms of loss of light are

noted although not considered significant as there is no dwelling to the east of this house and at its closest point from the side of the dwelling on plot 3 to the nearest “edge” of this house is a distance of 4 metres which rises to 7.5 metres as the existing dwelling is angled away. This is not considered significant enough to warrant a refusal of planning permission.

Material Considerations

Planning history: As part of a larger area this dates back to 2008 when outline planning permission was granted for a mixed use development of B1 units and 10 dwellings (Ref 119946) in line with the allocation of the previous development plan. Reserved matters approval for plot 4 of 10 was granted in 2010 (ref: 125189) which was subsequently built and occupied. It is the only dwelling on this section of the site and stands in isolation although reserved matters for plots 1, 6 and 10 was also granted in 2008 (Ref: 122295). An outline application for the erection of 20 live work units was submitted following the lack of take up of the business plots despite evidence of active marketing by the site owners. The application was supported as it was considered to be a possible solution that still delivered employment floor space (Ref 126376). Subsequent to this the development was not able to be implemented apparently due to the reluctance of institutions to finance the form of development proposed. Permission was subsequently granted for 20 dwellings on the site in 2013 (Ref: 129637). In 2014 an application to remove the requirement for a ghost island required by condition 4 of the original outline was approved and an additional 3 year period within which to commence development was also granted. This is all demonstration of the intent and effort to allow the site to be developed and acceptance of development on the application site.

The previously developed nature of the land and the desire to “complete” the development in the interests of proper planning: This is not a “greenfield” site or one in active arable use rather it can be properly described as “brownfield” site which was in use previously and in terms of hierarchy for development subject to other detailed considerations ranks at the top. The infrastructure required to serve the site was put in place in large part by the housing development to the north which was specifically designed to accommodate the requirements of the current proposal. The access arrangements have not changed since they were originally proposed and the access put in place to serve the single dwelling is constructed to adoptable standards. The application site has an odd and unfinished appearance with what appears as a meandering access serving an isolated large dwelling at the furthest ends of the site. The current proposals and the landscaping proposals would allow the development site in the wider sense to be completed. It must be acknowledged however that the number of dwellings on the site would be 33 in total rather than the 10 originally envisaged. This is due to the 20 already approved and built as a consequence of no demand for the B1 units previously approved and the 13 put forward by this application. The number of dwellings has been specifically considered as put forward and no highway safety concerns are expressed by the Highway Authority and additional scrutiny was also applied to the application following requests to reduce the speed limit on Bigby High Road. No objections are raised by Lead Local Flood

Authority as the surface water drainage details are acceptable and the site is not located within an area at risk of flooding. The density of development is low reflecting its rural setting and the landscaping proposed will help assimilate it within its wider context.

Housing supply and affordable housing contribution: In isolation this could not be a significant material consideration in its own right as this is capable of being replicated across the district regardless of size and location. It has been put forward in this instance giving the preceding material considerations set out above. Approval would add 13 dwellings to the 5 year housing supply and result in a financial contribution of £125,928.00 towards off site affordable housing provision.

Planning Balance: Therefore having assessed the development against the policies of the Central Lincolnshire Local Plan 2017 in particular LP 2 and LP55 which do not support the grant of permission, and all other relevant material considerations it is considered that, on balance, the material considerations set out above are sufficient to justify departing from the development plan in this particular instance.

Recommendation: That the decision to grant planning permission, subject to conditions, be delegated to the Chief Operating Officer, to enable the completion and signing of an agreement under section 106 of the Planning Act 1990 (as amended) pertaining to:-

- An affordable housing contribution of £125,928.00

In addition to the S106 as the Community Infrastructure Levy (CIL) is in force a contribution to this will also be required.

In the event of the s106 not being completed and signed by all parties within 9 months from the date of this Committee, then the application be reported back to the next available Committee meeting following the expiration of the 9 months.

Conditions stating the time by which the development must be commenced:

1. The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

Reason: To conform with Section 91 (1) of the Town and Country Planning Act 1990 (as amended).

Conditions which apply or require matters to be agreed before the development commenced:

2. No development shall be commenced until full engineering, drainage, street lighting and constructional details of the streets proposed for adoption have

been submitted to and approved in writing by the Local Planning Authority. The development shall, thereafter, be constructed in accordance with the approved details, unless otherwise agreed in writing with the Local Planning Authority.

Reason: In the interest of highway safety; to ensure a satisfactory appearance to the highways infrastructure serving the development; and to safeguard the visual amenities of the locality and users of the highway in accordance with Policies LP13 and LP 26 of the Central Lincolnshire Local Plan.

Conditions which apply or are to be observed during the course of the development:

3. With the exception of the detailed matters referred to by the conditions of this consent, the development hereby approved shall be carried out in accordance with the following drawings:

161/202 site layout; 161/301 Plot 1; 161/302 Plot 2; 161/303 Plot 3; 161/305 Plot 5; 161/306 Plot 6; 161/307 Plot 7; 161/308 Plot 8; 161/308 Plot 9; 161/310 Plot 10; 161/311 Plot 11; 161/312 Plots 12 and 13; 161/227 garage to plots 12 and 13; 161/304 Plot 14; 161/205 Materials Schedule;

1805/01 Road and Sewers Layout; 1805/02 domestic drainage construction details; E10 5106 06 rev E – Original Road and Sewer Long Sections for the entire site, phases 1 and 2;

Landscape Plan 161/204 subject to the boundary hedgerow infill species being planted along double staggered rows, with the rows 300mm apart.

The works shall be carried out in accordance with the details shown on the approved plans and in any other approved documents forming part of the application.

Reason: In the interests of proper planning.

4. Not less than 4 of the 13 dwellings shall meet Part M4 (2) of the Building Regulations.

Reason: To meet accommodation needs in accordance with Policy LP 10 of the Central Lincolnshire Local Plan

Conditions which apply or relate to matters which are to be observed following completion of the development:

5. The hereby approved dwellings shall not be occupied until the approved foul and surface water drainage works have been implemented in full and retained and maintained thereafter.

Reason: To provide satisfactory drainage and to protect water quality and to accord with Policy LP14 of the Central Lincolnshire Local Plan and the provisions of the National Planning Policy Framework 2012.

6. All planting, seeding or turfing comprised in the approved details of soft landscaping, shown on drawing number 161/204 subject to the boundary hedgerow infill species being planted along double staggered rows, with the rows 300mm apart shall be carried out in the first planting and seeding season following the occupation of the dwellings or the completion of the development, whichever is the sooner; and any trees or plants which within a period of 5 years from the completion of the development die, are removed, or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species, unless the Local Planning Authority gives written consent to any variation and shall thereafter be retained in perpetuity.

Notes to the applicant

Prior to the submission of details for any access works within the public highway you must contact the Head of Highways - on 01522 782070 for application, specification and construction information.

Please contact Lincolnshire County Council Streetworks & Permitting team on 01522 782070 to discuss any proposed statutory utility connections and any other works which will be required in the public highway in association with this application. This will enable Lincolnshire County Council to assist you in the coordination and timings of such works.