

DECISION DELEGATED TO DEVELOPMENT MANAGER

Application No:	H01-0823-19	Applicant:	Mr Tyrrell & Mrs Holmes
Proposal:	Residential development for five dwellings		
Location:	Land Off: Stonegate Cowbit Spalding		
Terminal Date:	27th January 2020		

Planning Policies

South East Lincolnshire Local Plan - Adopted: March 2019

01	Spatial Strategy
02	Development Management
03	Design of New Development
04	Approach to Flood Risk
05	Meeting Physical Infrastructure and Service Needs
10	Meeting Assessed Housing Requirements
11	Distribution of New Housing
17	Providing a Mix of Housing
28	The Natural Environment
29	The Historic Environment
30	Pollution
31	Climate Change and Renewable and Low Carbon Energy
36	Vehicle and Cycle Parking
APPENDIX 6	Parking Standards

National Guidance

National Planning Policy Framework 2019

NPPF 2019

Representations:

	Object	Support	No Obj.	Comments
PARISH COUNCIL	0	1	0	1
WARD MEMBER	0	0	0	0
HIGHWAYS & SUDS SUPPORT	0	0	0	1

IAN MARSHMAN, HISTORIC ENVIRONMENT OFFICER	0	0	0	1
SOUTH HOLLAND INTERNAL DRAINAGE BOARD	0	0	0	1
SHDC INTERNAL	0	0	0	1
OTHER STATUTORY BODIES	0	0	0	1
RESIDENTS	1	0	0	0

CASE OFFICER ASSESSMENT

Proposal

Outline application for 5 dwellings. Access only to be considered at this time. A revised plan has been submitted to illustrate the vehicular sight lines from the site.

Site Description

The site is part of the old railway yard that is no longer needed and is currently overgrown. The site is positioned within the settlement boundary for the settlement as set out in the Inset Map for Cowbit.

The site sits within Flood Zones 1, 2 and 3 of the Environment Agencies flood map, and a flood risk assessment is attached to the planning application.

History

None relevant to this piece of land, but planning permission has recently been granted on adjoining land as follows -

H01-0871-18. Outline consent. Residential development - up to 45 dwellings, including re-alignment of Mill Drove to Stonegate Road junction. Approved 15-03-19.

Consultation Responses

Cowbit Parish Council - comments as follows -

No objection to the outline application in its current form, although would expect to be engaged when a full application is submitted.

Approve the transformation of the site to enhance the area.

Suggest that this application if granted permission, that any development on Marshall's yard is sympathetic to compliment these five proposed houses including green space - play area.

That a full environmental and archaeological surveys are undertaken.

The development utilises the existing road (unadopted). The PC would seek clarification if this would be adopted by the local / county authorities. Consideration needs to be sought from the properties on the eastern side regarding this issue.

The PC would welcome a highways view on :

Road access from Stonegate and exit onto Stonegate which is a busy road from Barrier Bank and

A16. Certainly the large tree needs reviewing for visibility etc.
The five properties would benefit from a pavement/s and street lighting.
The ability for deliveries- emergency services and refuse collections.
From an environmental issue we would seek clarification from the drainage board regarding flood plain etc.
Have repeatedly referred to the local school and it's nearly full capacity, these houses could seek placements for up to 8/10 places - what consideration by the local Education Authority has been given to the substantial growth of the village.
Although this application is out of the section 106 remit, would ask again that a contribution of £1,500 per house to be built be allocated purely to the Parish Council for future infrastructure needs and not allocated to the NHS or another service out of the village.
This application is worthy of a site visit by the planning committee not only to understand the site proposal but the potential long term developments in the area.

The Parish Council raised no objection to the amendment.

SHDC Environmental Protection Officer

Requests the full land contamination condition at this location.

LCC Highways and SUDS

Request additional information regarding the need to indicate clear visibility splays of 2.4 metres x 43.0 metres at the proposed access in accordance with Manual for Streets, so that drivers intending entering the highway, may have sufficient visibility approaching traffic to judge if it is safe to complete the manoeuvre.

In order to support any further application, that application shall show detailed arrangements of the new access width within the site to be a minimum of 4.1 metres for the first 10.0 metres to allow the passage of two vehicles and, a sufficient turning facility within the site to enable vehicles (fire tender, delivery truck and visitors) to enter and leave in a forward gear. The design parameters for roads serving 10 or less properties can remain private, however they must be designed and constructed to a suitable standard that this Authority (LCC) would adopt.

As this would be a private drive, we would ask the applicant to consider a storage area close to the access for kerb side collection of waste, as refuse trucks will not enter the private drive.

Additionally, further consideration needs to be given for suitable parking provision where 2 spaces for dwellings with three or less bedrooms and 3 spaces for dwellings with four or more bedrooms are proposed.

As the proposed number of dwellings (5) that the applicant has indicated falls below the qualifying criteria for a 'Major Development' (10 or more), there would not be a requirement to utilise sustainable drainage principles (SuDS) to manage the surface water run-off from the development, but we would need to be satisfied that a suitable system could be provided for managing surface water disposal that would protect both future residents, adjacent properties and land from potential flood risk.

LCC Historic Environment Officer

The proposed development is in an area of archaeological interest, with remains of Roman date known revealed nearby during a number of previous developments. However the proposed development is within the footprint of the former railway, the construction of which during the 19th century will have caused very extensive ground disturbance.

Therefore it is unlikely that remains would be well preserved enough to be legible, and we do not recommend any archaeological input be required in association with this application.

South Holland Internal Drainage Board

Comment that there is no surface water strategy for the site and development, nor details of foul water treatment.

Clarify that there is a riparian owned/maintained watercourse adjacent to the site boundary.

Third Parties

One objection has been received raising the following matters -

No logic for yet another housing development with separate vehicle road access to Stonegate, making five within 100 yards.

Visibility on to the highway.

If this proposal were to be combined with H01-0871-18 using Mill Drove South as the entry/exit road then all entry/exit would be from Mill Drove South.

Council tax income earned from properties in Cowbit has been shared significantly with Weston Hills School.

School and other facilities in the village are few to non-existent.

Planning Considerations

Principle of development

The application site is within the settlement boundary of Cowbit, and is previously developed land. The principle of developing this site for residential use is acceptable.

Cumulative development

This site sits outside the adjacent development sites, and is accessed from a different highway cross over. There may have been an historical connection with the wider site but this has been severed some years ago and the site is to be considered in its own right.

Developer contributions

This outline application is for 5 dwellings and as such does not attract developer contributions.

Highway safety

The proximity of other junctions and the road layout and conditions have been taken into account.

The access arrangements are considered to be acceptable and LCC Highways have confirmed this. Conditions are to be appended to the decision.

Visual impact

It is considered that a scheme for 5 dwellings could be designed in such a way to make a positive contribution to the area, and this would be considered at the Reserved Matters stage.

Impact on residents

It is considered that a scheme for 5 dwellings could be designed in such a way to not cause a loss of day light and sunlight, nor overlooking, and this would be considered at the Reserved Matters stage.

Drainage

Details of surface drainage and foul surface water treatment would be required to be submitted and approved, and a condition to this effect is proposed.

Trees

No trees worthy of retention are shown to be impacted by the proposals.

Conclusion

Approve, subject to conditions.