

PLANNING COMMITTEE

17 SEPTEMBER 2019

Present:

Chairman: Councillor Tom Ashton

Vice-Chairman: Councillor Frank Pickett

Councillors: Alison Austin, Peter Bedford, Paul Goodale, Jonathan Noble, Brian Rush, Chelcei Sharman, Paul Skinner, Yvonne Stevens, Peter Watson and Stephen Woodliffe

Officers: Growth Manager, Legal Officer Planning, Senior Planning Officer and Democratic Services Officer

38 PLANNING APPLICATION B 19 0040

Residential development consisting of 139 dwellings, including associated roads, public open space and drainage infrastructures.

Land off London Road Kirton Boston

Ashwood Homes.

The Senior Planning Officer presented the report to the committee and confirmed there were no updates to the report tabled within the agenda.

No representation was received within respect of this application.

General positive committee comments included recognition that Phase 1 of the development was already under construction; that the allocation of 20% affordable housing was welcome and that the site and the mixture of housing was well laid out. Members acknowledge it was an allocated site with the SELLP and that there had been no objections from any of the statutory consultees nor from the Parish Council.

Concerns were raised at the impact of continued development within the village of Kirton and in particular on the existing infrastructure. Further concern noted no allocation for play equipment in what would be a family based development. Although the Section

106 contributions were welcome members did question the split in allocation of the funding with a presumption that whilst the majority of monies would be allocated to the Grammar School when they felt it should be allocated to the Local School.

The Growth Manager provided two points of information in respect of the concerns noted:

Policy 32 of the plan provides the policy basis for consideration of open space matters,

and is to be supplemented by a Supplementary Planning Document in due course. In relation to the application, the proposals were considered to be in accordance with the policy, open space would be provided but this would not be required to be equipped.

Some members made comments about where the education contributions were identified to be spent, and identified a desire for funds to be spent locally. The Growth Manager clarified that

Section 106 requests for Education are based on a calculation undertaken by the Education Authority. This is based upon the impact of the development and what additional capacity is required over primary, secondary and sixth form pupils. The monies would then be collated, and released as required to deliver those capacity enhancements.

It was moved by Councillor Jonathan Noble and seconded by Councillor Paul Skinner that the application be granted in line with officer recommendation subject to the conditions and reasons therein:

Vote: In Favour. 10. Against. 0. Abstention. 1.

RESOLVED: That committee resolve to grant planning permission subject to:

1. The completion of the section 106 agreement relating to affordable housing and contributions towards education as detailed within the report.
2. The conditions and reasons as follows:

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

Reason Required to be imposed pursuant to Section 51 of the Planning and Compulsory Purchase Act 2004.

2. The development hereby approved shall be carried out in accordance with the following approved plans:
 - Ref: 1197/LP/SP – ‘Location Plan - Southern Phase’
 - Ref: 90A-PL-01 Rev D – ‘Planning Layout - Southern Phase’
 - Ref: 90A-HOL-001 – ‘Design Sheet - Holland’
 - Ref: 90A-DEE-01 – ‘Design Sheet - Dee’
 - Ref: 90A-EDN-001 – ‘Design Sheet - Eden’
 - Ref: 90A AV-001 – ‘Design Sheet - Avon’
 - Ref: 90A-CLY-001 – ‘Design Sheet - Clyde’
 - Ref: 90A-SPAR-01 – ‘Design Sheet - Sparta’
 - Ref: 90A-CORO-001 – ‘Design Sheet - Coronation’
 - Ref: 90A-CORO-002 – ‘Design Sheet - Coronation’
 - Ref: 90A-LCK-001 – ‘Design Sheet - Lock’

- Ref: 90A-MER-001 – ‘Design Sheet - Mere’
- Ref: 90A-MER-002 – ‘Design Sheet - Mere’
- Ref: 90A-NENE-001 – ‘Design Sheet - Nene’
- Ref: 90A-BAL-001 – ‘Design Sheet - Balmoral’
- Ref: 90A-BAL-002 – ‘Design Sheet - Balmoral’
- Ref: 90A-RIBB-001 – ‘Design Sheet - Ribble’
- Ref: 90A-HUM-001 – ‘Design Sheet - Humber’
- Ref: 90A-HUM-002 – ‘Design Sheet - Humber’
- Ref: 90A-A516-001 – ‘Design Sheet - A516’
- Ref: 90A-A516-002 – ‘Design Sheet - A516’
- Ref: 90A-A732-001 – ‘Design Sheet - A732’
- Ref: 90A-A902-001 – ‘Design Sheet - A902’
- Ref: 90A-A1336-001 – ‘Design Sheet - A1336’
- Ref: 1197/LA1 Rev A – ‘Landscape Proposals - Sheet 1 of 11’
- Ref: 1197/LA1 Rev A – ‘Landscape Proposals - Sheet 2 of 11’
- Ref: 1197/LA1 Rev A – ‘Landscape Proposals - Sheet 3 of 11’
- Ref: 1197/LA1 Rev A – ‘Landscape Proposals - Sheet 4 of 11’
- Ref: 1197/LA1 Rev B – ‘Landscape Proposals - Sheet 5 of 11’
- Ref: 1197/LA1 Rev B – ‘Landscape Proposals - Sheet 7 of 11’
- Ref: 90A-SG-01 – ‘Design Sheet - Single Garage’
- Ref: 90A-DG-01 – ‘Design Sheet - Double Garage’
- Ref: 90A-DSG-01 – ‘Design Sheet - Double Shared Garage’
- Ref: 90A-TSG-01 – ‘design Sheet - Triple Shared Garage’

And read in conjunction with the various recommendations of the supporting documents which accompany the application unless varied by other conditions attached to and forming part of this decision.

Reason: To ensure that the development is carried out in accordance with approved plans in accordance with Policies 2 and 3 of the South East Lincolnshire Local Plan (2011-2036)

3. The development permitted by this planning permission shall be carried out in accordance with the approved Flood Risk Assessment (FRA) dated August 2018,

referenced MA11011-FRA-R01 by Millward, including the following mitigation measures detailed within the FRA:

- Finished floor levels to be set no lower than 500mm above existing ground level
- All dwellings to have at least two storeys

The mitigation measures shall be fully implemented prior to occupation and subsequently remain in place.

Reason: To reduce the risk of flooding to the proposed development and future occupants and to accord with Policies 2, 3, 4 and 31 of the South East

Lincolnshire Local Plan (2011-2036) and the intentions of the National Planning Policy Framework (2019).

4. Prior to the construction of any building above damp proof course, a detailed scheme for drainage and water infrastructure shall be submitted to and agreed in writing by the Local Planning Authority. The details shall include:
 - a scheme for the provision of mains foul sewage infrastructure on and off site
 - details of connection point(s) and discharge rate(s)

Prior to the occupation of any dwelling within any phase of the development, the drainage and water infrastructure measures relating to that phase and dwelling must have been carried out in complete accordance with the approved scheme.

Reason: To prevent environmental and amenity problems arising from flooding and to accord with Policies 2, 3, 4 and 31 of the South East Lincolnshire Local Plan (2011-2036) and the intention of the National Planning Policy Framework (2019)

5. The water consumption of each dwelling hereby permitted should not exceed the requirement of 110 litres per person per day (as set out as the optional requirement in Part G of the Building Regulations 2010 and the South East Lincolnshire Local Plan, 2019).

The person carrying out the work must inform the Building Control Body that this duty applies.

A notice confirming the requirement for the water consumption has been met shall be submitted to the Building Control Body and Local Planning Authority, no later than five days after the completion of each individual dwelling.

Reason: To protect the quality and quantity of water resources available to the district. This condition is imposed in accordance with Policy 31 of the South East Lincolnshire Local Plan (2011-0236).

6. No development shall take place above ground level until details of the materials proposed to be used in the construction of the external surfaces have been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details.

Reason: No details of materials have been submitted, these details are required in the interests of the amenity of the area and to ensure that the new buildings are in keeping with the character of the area to accord with the objectives of Policies 2 and 3 of the South East Lincolnshire Local Plan (2011-2036) and the intentions of the National Planning Policy Framework (2019).

7. All landscape works relating to each completed part of the development shall be carried out in accordance with the approved details within 6 months of the completion of that part of the development. Any trees, plants, grassed areas which within a period of 5 years from the date of planting die, are removed or become seriously damaged or diseased shall be replaced in the first available planting season with others of similar size species or quality.

Reason: In the interests of visual amenity and to ensure an effective landscaping scheme is delivered, including planting of trees, and to ensure that the approved scheme is implemented satisfactorily, in accordance with Policies 2 and 3 of the South East Lincolnshire Local Plan (2011-2036).

8. Prior to the commencement of any part of the development above slab level, details shall be submitted to and approved by the Local Planning Authority for the provision of three (3) fire hydrants or other acceptable alternative along with a timetable for their installation relative to the phasing of the development. The fire hydrants (or other acceptable alternative) shall be installed at the relevant point of development in accordance with the agreed timetable.

Reason: To enable the protection and maintenance of the development and to accord with Policies 2 and 3 of the South East Lincolnshire Local Plan (2011-2036).

9. No development shall take place until the applicant has secured a programme of archaeological work, which shall include trial trenching, in accordance with a written scheme of investigation which has been submitted by the applicant and approved in writing by the Local Planning Authority.

Reason: In order to ensure that satisfactory arrangements have been made for the investigation, retrieval and recording of any possible archaeological remains on the site and to accord with Policies 2, 3 and 29 of the South East Lincolnshire Local Plan (2011-2036) and the intentions of the National Planning Policy Framework (2019).

10. The development hereby approved shall be carried out in accordance with the recommendations contained within the submitted Phase I Ecology Survey prepared by Hillier Ecology Limited.

Reason: To ensure that protected species and their habitats are protected and to provide enhancements to biodiversity in accordance with Policies 2, 3 and 28 of the South East Lincolnshire Local Plan (2011-2036).

11. Prior to the commencement of development above slab level, final details of measures that aim to reduce pollution and promote renewable and low carbon energy (including measures such as facilities for EV car charging) and details relating to the timing of their implementation, shall be submitted to and approved in writing with the Local Planning Authority. The development shall be constructed in accordance with the approved measures.

Reason: To help reduce pollution and promote renewable and low carbon energy in new development schemes and to accord with Policies 2, 3, 30 and 31 of the South East Lincolnshire Local Plan (2011-2036) and to accord with the intentions of the National Planning Policy Framework (2019).

12. Before each dwelling is occupied, the roads and footways providing access to that dwelling, for the whole of its frontage from an existing public highway, shall be constructed to a specification to enable them to be adopted as Public Highway, less the carriageway and footway surface courses. The carriageway and footway surface courses shall be completed within three months from the date upon which the erection is commenced of the penultimate dwelling.

Reason: To ensure that a safe and suitable standard of vehicular and pedestrian access is provided for residents throughout the construction period of the development and that the roads and footways are completed within a reasonable period following completion of the dwellings. This condition accords with Policies 2 and 3 of the South East Lincolnshire Local Plan (2011-2036).

13. No dwelling shall be commenced before the first 60 metres of estate road from its junction with the public highway, including visibility splays, have been completed to Binder Course level.

Reason: To ensure construction and delivery vehicles, and the vehicles of site personnel may be parked and/or unloaded off the existing highway, in the interests of highway safety and the amenity of neighbouring residents and to accord with Policies 2 and 3 of the South East Lincolnshire Local Plan (2011-2036).

14. Before any dwelling is occupied, all of that part of the estate road and associated footways that forms the junction with the main road and which will be constructed within the limits of the existing highway, shall be laid out and constructed to finished surface levels in accordance with details to be submitted to, and approved in writing by, the Local Planning Authority.

Reason: In the interests of safety, to avoid the creation of pedestrian trip hazards within the public highway from surfacing materials, manholes and gullies that may otherwise remain for an extended period at dissimilar, interim construction levels. This condition accords with Policies 2 and 3 of the South East Lincolnshire Local Plan (2011-2036).

15. There shall be no vehicular access to the permitted development from Woodside Road. Effective measures, both physical and contractual, shall be incorporated into the development to prevent any such access being formed at any time.

Reason: Woodside Road is unsuitable, in terms of its carriageway width and construction standard and the absence of footways, to be able to accommodate additional vehicle movements from a residential development of the scale

hereby permitted. This condition accords with Policies 2 and 3 of the South East Lincolnshire Local Plan (2011-2036).

16. Prior to the commencement of the development above ground level, a Construction Management Plan shall be submitted to the Local Planning Authority for approval in writing. The Construction Management Plan will prescribe how the construction of the site will be phased, where site accommodation and welfare facilities will be placed, hours of working, where site vehicles and the vehicles of site personnel will be parked and where materials will be delivered and stored within the site. Construction of the permitted development shall be undertaken in accordance with the approved Construction Management Plan.

Reason: In the interests of the safety and free passage of the public, in the interests of residential amenity and to accord with Policies 2 and 3 of the South East Lincolnshire Local Plan (2011-2036).

It is recorded that Councillor Stephen Woodliffe re-joined the meeting at this point in the proceedings and that Councillor Peter Watson absented from the meeting.