

APPLICATION NO	2006/1308
APPLICANT	Mr R Bowers
DEVELOPMENT	Planning permission to create a new vehicular access onto Brumby Wood Lane (resubmission of 2006/0967)
LOCATION	8 Jubilee Cottages, Brumby Wood Lane, Scunthorpe
PARISH	SCUNTHORPE
WARD	Kingsway and Lincoln Gardens
SUMMARY RECOMMENDATION	Refuse permission
REASONS FOR REFERENCE TO COMMITTEE	Applicant request to address the committee
POLICIES	<p>Humberside Structure Plan: Scunthorpe is defined as an urban area.</p> <p>Regional Spatial Strategy for Yorkshire and the Humber: No specific policies apply.</p> <p>North Lincolnshire Local Plan: Policy DS1 provides general design guidance for all new development.</p> <p>Policy T2 requires all development to have a satisfactory access.</p> <p>Policy LC12 states that proposals for all new development should, where possible, ensure the retention of trees.</p>
CONSULTATIONS	Highways: No objections subject to conditions.
PUBLICITY	Neighbouring properties have been notified. No objections have been received.
ASSESSMENT	The proposal involves the erection of a vehicular access onto Brumby Wood Lane which is a classified road. There are various mature trees on the site which are protected by a Tree Preservation Order. The site is located in a residential area and the property is a terraced bungalow. There are nine of these terraced bungalows facing Brumby Wood Lane. None of these bungalows have vehicular access direct onto Brumby Wood Lane. There is a designated parking area to the south of the application site for residents. The properties are OAP bungalows.

The main issues associated with this case are whether the proposal is acceptable in highway terms, whether the impact on the trees covered by Tree Preservation Orders is acceptable and whether the impact of the development on the amenity of the locality is acceptable.

The proposal involves the creation of an access directly off Brumby Wood Lane into the application site. An area of hardstanding would be created to park a vehicle on. Part of the existing hedge of the site frontage would be removed. Highways have raised no objection to the proposal. The proposal is therefore acceptable in highway terms and accords with policy T2 of the North Lincolnshire Local Plan.

A previous application (2006/0967) for an access to this site was refused in July of this year under delegated powers.

There are two trees on the site that are covered by Tree Preservation Orders. The other mature trees in the vicinity are also covered by Tree Preservation Orders. The applicant is not intending to fell these trees. The council's tree officer considers that the digging of foundations under the canopies of these trees may damage tree roots. A no dig technique would have to be undertaken and a method statement submitted. No such technique has been submitted with the application. It is considered that the proposal may harm the trees on the site which are of good amenity value. The proposal is therefore contrary to LC12 of the North Lincolnshire Local Plan.

There are no vehicular accesses to these OAP homes direct onto Brumby Wood Lane. It is considered that a vehicular access in this location would be out of character with the area and would create a prominent feature to the detriment of the amenity of the locality. The proposal is therefore contrary to policy DS1 of the North Lincolnshire Local Plan.

RECOMMENDATION

Refuse permission for the following reasons:

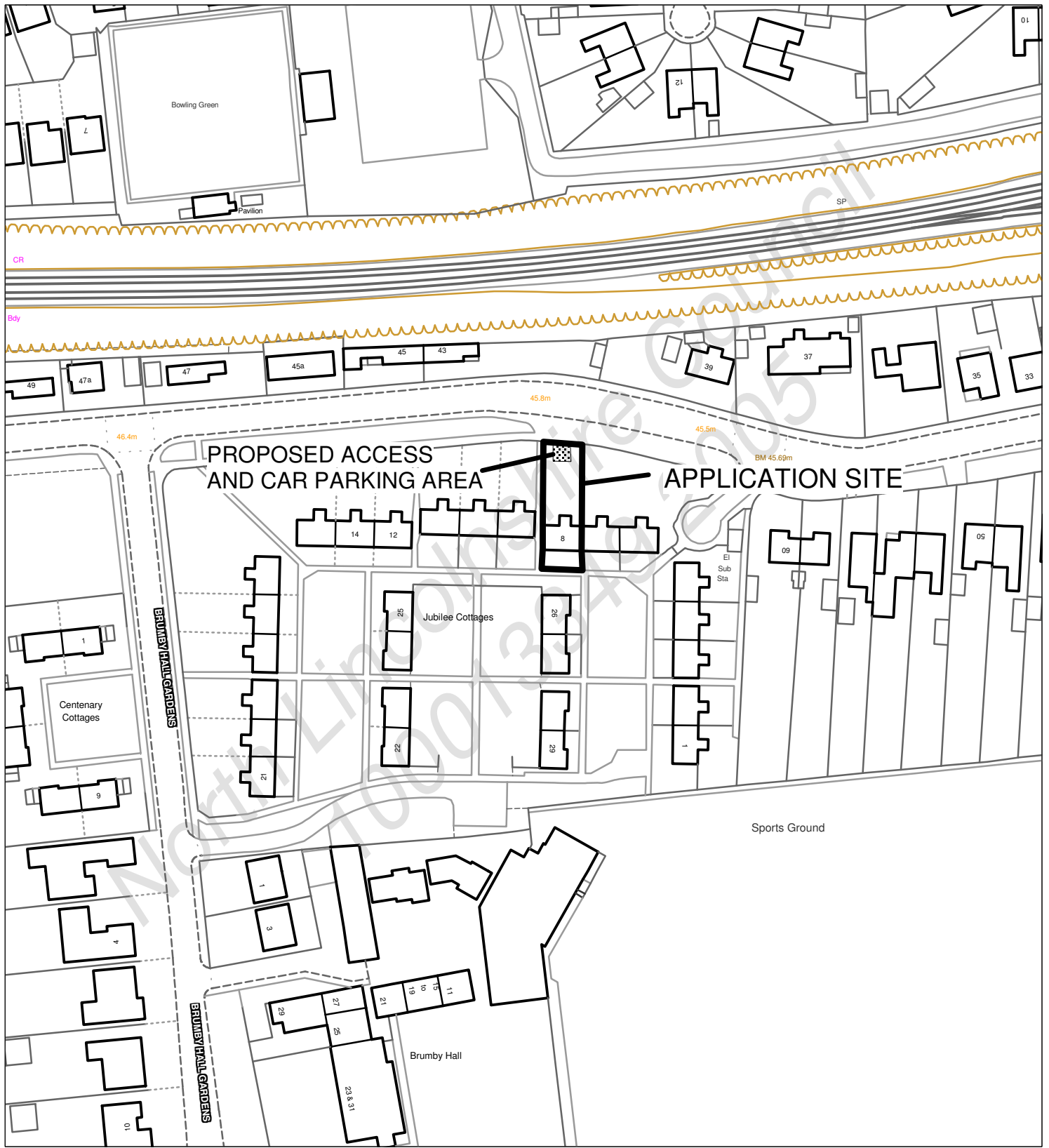
1.

The proposed vehicular access is out of character with the design of this established area. The creation of a vehicular access would, by reason of its prominence, result in a discordant feature in the street scene to the detriment of the visual amenity of the locality. The

proposal is therefore contrary to policy DS1 of the North Lincolnshire Local Plan.

2.

No method statement of the proposed construction methods to install the driveway on the site has been submitted with the application. The proposal, by reason of its construction, may harm the trees covered by a Tree Preservation Order and the proposal is therefore contrary to policy LC12 of the North Lincolnshire Local Plan.



TITLE: 2006/1308

SCALE: 1:1250



North Lincolnshire Council
 Planning and Regeneration Service
 Church Square House, Scunthorpe, DN15 6XQ

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