

APPROVAL OF RESERVED MATTERS

Reserved for subsequent approval in an Outline Planning Permission

APPLICATION NO: PA/2022/1307

Address/Agent:

Mr Mark Snowden
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Church Square House
30-40 High Street
Scunthorpe
North Lincolnshire
DN15 6NL

Applicant: Mr Mark Snowden, Keigar Homes Ltd

North Lincolnshire Council hereby gives notice that the application received on 05/07/2022 for approval of matters reserved for subsequent consideration by outline planning permission PA/2017/674 dated 13/09/2019 namely the appearance, landscaping, layout and scale for:

22 dwellings on land off Applefields, Wrawby

has been considered and that approval for this development in accordance with the plans and written particulars submitted has been granted subject to the following conditions and reasons:

1.

The proposal here by approved shall be carried out in accordance with the following approved plans: Site Location Plan - J1637 (08) 07, Site Layout - AF/175/03 Rev E, Landscaping - AF/175/06 Rev A, Materials - AF/174/04, The Maxstoke Two-Storey Build Tyle 4 Plans & Elevations - M.dg/AS/19/103, The Manor House Plans & Elevations - MH/AS/19/104, The Manor House Style 4 Plans & Elevations - MH/OP/19/103, Malvern & Canterbury Build Style 4 Plans & Elevations - MCa/AS/19/104, The Kingston Build Style 5 Plans & Elevations - Ki/AS/19/105, The Kingston Build Style 4 Plans & Elevations - Ki/OP/19/104, The Earl Build Style 5 Plans & Elevations - Ea/OP/19/106, The Earl Build Tyle 5 Plans & Elevations - Ea/AS/19/106, The Earl Build Style 4 Plans & Elevations - Ea/OP/19/105, The Duchess Build Style 5 Plans & Elevations - Du/AS/19/105, The Countess Build Style 4 Plans & Elevations - Co/AS/19/105, The Countess Build Style 5 Plans & Elevations - Co/AS/19/104, The Chatsworth Build Style 4 Plans & Elevations - Ch/OP/19/104, The Chatsworth Build Style 4 Plans & Elevations - Ch/AS/19/104, The Canterbury Build Style 5 Plans & Elevations - Ca/AS/19/105, The Canterbury Build Style 5 Plans & Elevations - CA/OP/19/105, The Buckingham Build Style 4 Plans & Elevations - Bu/OP/19/104, The Buckingham Build Style 4 Plans & Elevations - Bu/AS/19/104, Annex Plot 1 Plans & Elevations - GA/AP/P1, Street Scene Visual and Arboricultural Planting Scheme No 220505 dated 5 May 2022.

Reason

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

2.

All the approved landscaping shall be carried out within 12 months of development being commenced, unless a longer period is agreed in writing by the local planning authority. Any trees or plants which die, are removed, or become seriously damaged or diseased within five years from the date of planting shall be replaced in the next planting season with others of similar size and species to those originally required to be planted, unless the local planning authority agrees in writing to any variation.

Reason

In the interest of character, trees and biodiversity and to accord with policy LC12 of the North Lincolnshire Local Plan and policies CS5 and CS17 of the North Lincolnshire Core Strategy.

Dated: 25 November 2022

Signed:

A black rectangular box redacting the signature of Chris Barwell.

Chris Barwell
Development Management Lead

Informative:

In determining this application, the council, as local planning authority, has taken account of the guidance in paragraph 38 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 should 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, then 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 then 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 if you want to appeal against your local planning authority's decision on your application, then 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 if you want to appeal against your local planning authority's decision on your application, then 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 then 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 to obtain a paper copy of the appeal form on tel: 0303 444 5000
- The Secretary of State can allow a longer period for giving notice of an appeal, but he 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 him 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 then you must notify the Local Planning Authority and Planning Inspectorate (inquiryappeals@planninginspectorate.gov.uk) at least 10 days before submitting the appeal. [Further details are on 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 he 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 the carrying out of 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 his interest in the land in accordance with the provisions of Part V1 of the Town and Country Planning Act 1990.

START NOTICE

IMPORTANT INFORMATION KEEP THIS WITH YOUR DECISION NOTICE

**North
Lincolnshire
Council**

The decision notice is important. Obtaining planning permission should not be viewed as the end of your involvement with the planning department. Rather it is a further step in the development process.

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You must read the decision notice thoroughly in conjunction with the application and any approved drawings and documents before any development is commenced and you must **ensure that you understand and comply with the requirements of any conditions**. You must also comply precisely with any approved drawings or documents.

You should identify which conditions require you to submit further details or information, and when these have to be complied with. Some conditions must be complied with before a development is started, some regulate how the work is undertaken, others require actions before a building is occupied or a use commences, whilst certain conditions will seek to regulate how the completed development is to be used or to control possible changes in the future. If you do not understand any of the requirements please contact your case officer quoting the reference number on the decision notice. The case officer can also assist you by providing advice on what details are required in order to comply with a condition.

There is a fee payable for the discharge of a condition or multiple conditions on a planning permission. This fee must be submitted with the details pursuant to any conditions of the planning approval. Currently the fee is £116 per request, or £34 where the related permission is for extending or altering a dwellinghouse or other development within the curtilage of a dwellinghouse. The local planning authority has a statutory period of 12 weeks in which to consider and respond to a request to discharge planning conditions. Please ensure that you give yourself time to meet these requirements.

Failure to comply with the terms of an approval could mean that the work you carry out is unauthorised and at risk of enforcement action, which could have serious consequences. It is your responsibility to comply. Planning enforcement staff may carry out site monitoring to check compliance with conditions and approved drawings. These are separate to any site visits that may be undertaken by your appointed building control officer.

Do not confuse the requirements of the planning permission with the requirements of any other legislation (such as Building Regulations); as advised above, the planning permission must be complied with completely. If amendments are required to the development as approved by the planning permission (either out of personal choice or in order to comply with other legislation) you should contact your case officer who will advise whether a further planning application or an application for an amendment is required.

Whilst the above information is intended to assist in the development process, it cannot cater for all scenarios that may arise; **if in doubt contact your case officer**.

It is recommended that you inform the local planning authority when you know that development will commence. Preferably this should be by email, although telephone or postal notification is acceptable. Please give the application reference number and any other details in your contact with these offices. This will enable officers to check that any conditions have been complied with and/or discharged, monitor the progress of the development, contact you if matters need attending to and in turn ensure the development is lawfully implemented.

Planning Enforcement – Development Management – Economy and Growth
North Lincolnshire Council – Church Square House – 30-40 High Street – Scunthorpe – DN15 6NL
Tel 01724 297493/297995 – planning.enforcement@northlincs.gov.uk
Website – www.northlincs.gov.uk