

Your reference number is FS169597679.

Thank you for submitting Planning application comment

**Customer Name:**

Title	First name	Last name
Mrs	Kerry	McGrath

**Customer Address:**

Flat	House	Street	Locality / Village	Town	Postcode
	1	Park Street		Winterton	DN15 9UB

**Customer Contact Details:**

Email Address	Phone Number
clerk@applebypc.org.uk	07506064148

**Application reference:** PA/2020/41

**Do you.....:** No objections

**Comments:** • Appleby Parish Council has grave concerns regarding the negative impact on the existing drainage and surface water systems that are already struggling in Appleby particularly the School Lane area, wher there has been internal and external property flooding. Appleby Parish Council ask that this is addressed.  
• The windows on the west elevation are overlooking the neighbouring property, No 27 School Lane

The Parish Council considers the following policies to be relevant:

Appleby Parish Neighbourhood Plan Policy AP2:

Proposals for all new development within the Parish should demonstrate that it meets the requirements of the Parish Design Statement (attached as Appendix 9 to the Plan).

Proposals should demonstrate, where appropriate, how:

1. a the Parish Design Statement and/or the Appleby Conservation Area Design Statement (the latter attached as Appendix 10 to the Plan) have been taken into account;
2. b the design reinforces the character of the village or rural area by respecting the local vernacular building character in terms of scale, form, materials used, plot density, special architectural and landscaping features, whilst safeguarding and enhancing the heritage assets of the area and the natural environment;
3. c the design helps to reinforce the existing streetscape or green public spaces;
4. d the design incorporates the highest standards of energy efficiency;
5. e the design has incorporated appropriate infrastructure for high-speed internet and telecommunication technologies;
6. f the design can be accessed safely from the highway incorporating sufficient off-street parking;
7. g the development has been made accessible to people with limited mobility;
8. h the design uses sustainable surface water management solutions in new developments to reduce all water disposal into public sewers and manage the release of surface water effectively;
9. i the design ensures that safety and security have been taken into account; and
10. j the design ensures that buildings are flexible to meet the changing needs of future generations.

Appleby Parish Neighbourhood Plan Policy AP3:

Applications for small residential developments (including self-build) will be supported within the defined settlement limits provided the following criteria are met:

1. a they comprise up to 5 dwellings or a site not exceeding 0.2 hectares, unless evidence can be provided to support a larger scheme;
2. b are in keeping with the scale, form and character of their surroundings, including the density of existing development, and meet with the provisions of Policy AP2;
3. c do not result in the loss of locally important natural or built features;

4. d will not adversely impact upon the residential amenities of neighbouring properties;
5. e a safe and suitable access is provided to the site; and
6. f other relevant policies within this Neighbourhood Plan and those contained within the documents forming the North Lincolnshire Local Development Framework are met.

Appleby Parish Neighbourhood Plan Policy AP13 :

When considering applications within the Appleby Village Conservation Area, or those which affect the setting of the Conservation Area, particular regard will be had to:

1. a the scale and nature of the development in relation to the local character and distinctiveness of the Conservation Area;
2. b the impact of the development on any designated heritage asset or its setting;
3. c the design, height, orientation, massing, means of enclosure, materials, finishes and decoration proposed;
4. d the retention of original features of special architectural interest such as walls, gateways, chimneys, etc.;
5. e the retention of existing trees, hedgerows and landscape features with appropriate landscaping improvements incorporated into design proposals;
6. f the protection of important views and vistas;
7. g the location of appropriately designed car parking; and
8. h guidance provided in the Appleby Conservation Area Appraisal, the Appleby Conservation Area Supplementary Planning Guidance, the Appleby Conservation Area Design Statement, and the general design principles set out in Policy AP2 of this Neighbourhood Plan.