

Morton Parish Template for Reviewing Planning Applications

Standard Objections

- Loss of light or overshadowing
- Overlooking/loss of privacy
- Visual amenity (but not loss of private view)
- Adequacy of parking/loading/turning
- Highway safety
- Significant Traffic generation
- Noise and disturbance resulting from use
- Hazardous materials
- Smells/Odours
- Loss of trees (TPO's)
- Effect on listed building and conservation area
- Layout and density of building
- Design, appearance and materials
- Landscaping
- Road access
- Local, strategic, regional and national planning policies (Neighbourhood Plan)
- Government circulars, orders and statutory instruments
- Disabled persons' access
- Proposals in the Development Plan
- Previous planning decisions (including appeal decisions)
- Nature conservation
- Archaeology
- Solar panels

Neighbourhood Plan Policies

MNP 1: Sustainable development principles

As appropriate to their scale, nature and location, development proposals should:

- *Be appropriately located (e.g., in relation to the built up area, open countryside & neighbours).*
- *Be appropriate in scale, with high design standards, reflecting location, land use & neighbours.*
- *Have regard to their setting and the character of the local area.*
- *Take account of key landscape views identified in Policy MNP6).*
- *Not adversely affect the amenity of nearby residents, (e.g., massing, overlooking and noise).*

- *Where necessary, provide for sustainable transport modes, including walking and cycling.*
- *Respect heritage and community assets identified in this Plan, and*
- *Minimise CO2 emissions.*
- *Ensure that surface water discharge is managed using the principles of the drainage hierarchy.*

MNP 2: Flood risk

- *Development proposals should take account of the relationship between the neighbourhood area and the River Trent and not increase the risk of flooding and/or exacerbate existing drainage problems.*
- *Where it is both necessary and appropriate individual buildings and spaces should be designed and arranged to facilitate flood resilience and protection.*

MNP 3: Criteria to consider new housing proposals.

Proposals for residential development of up to nine dwellings within the built-up part of Morton or on the immediate edge of the settlement will be supported subject to the following criteria:

They provide a suitable opportunity for infill or the redevelopment of previously used land and would:

- *retain the core shape and form of the village.*
- *not unacceptably harm the local character of the area in which it is located, taking account of Policy MNP5.*
- *respect the rural setting of Morton and avoid any increased coalescence between Morton and Gainsborough, especially along Front Street & Floss Mill Lane; and*
- *not have an unacceptable impact on the residential amenity of dwellings in the immediate locality*

As appropriate to their scale, nature, and location, they incorporate the following elements:

- *the use of topography, landscape, water, trees & habitats, to achieve sustainable development, including the retention of watercourses and ditches.*
- *the integration of car parking within plots.*
- *the provision of convenient, well-screened storage for bins, recycling, and bicycles.*
- *the provision of good access to public transport, footpaths, and cycle routes.*
- *the delivery of a range of dwelling types and sizes; and*
- *domestic scale renewable energy, sustainable urban drainage, and carbon minimisation features, where they would result in a design which is appropriate to the location.*

As appropriate to their location they incorporate flood resilience and protection measures and otherwise comply with Policy MNP3 of this Plan & Policy LP14 of the Central Lincolnshire Local Plan.

MNP 4: Residential Extensions and conversions

- *Residential extensions and conversions should be designed to respect the character of nearby buildings and their setting. This will require particular attention to:*
- *The choice of materials.*
- *The scale of development including roof heights.*
- *Layout within the plot.*
- *Parking provision, which as a minimum should meet the standards of Lincolnshire County Council.*
- *The relationship with adjoining and nearby properties in terms of the impact on the amenity enjoyed by occupiers (e.g. overlooking, massing & disturbance) and the character of the area.*
- *The incorporation of sustainable design features (e.g. sustainable drainage, porous/permeable surfacing for drives and domestic scale renewable energy) into extensions and conversions will be supported where it is feasible, if they are incorporated into an overall design that complements the character of the area.*

MNP 5: Local character and the design of new development

- A. *Development should recognise and complement the local character of the areas identified and described in the Morton Character Study and shown on the Policies Map contained within the MNP. As appropriate to their scale, nature and location development proposals should comply with the following criteria:*
- *Development should respect existing plot boundaries, ratios, orientation and the historic or traditional forms and grain of development within the character area.*
 - *The predominant materials used in the area should be respected. These include red brick with red-clay pantiles and natural slate and stucco/render.*
 - *The height of new buildings should be in keeping with the height of neighbouring properties and not be over-bearing or dominant in the existing street-scene.*
 - *Existing predominant boundary treatments in the immediate area should be reflected. These consist of low brick or rubble stone walls, hawthorn or yew hedging, or post-and-rail fencing.*
 - *Off-road parking: servicing and access arrangements should be in accordance with the most recently published standards by Lincolnshire County Council. (vi) Existing drainage features (ditches and watercourses) should be retained and incorporated.*
- B. *Any development alongside or serviced from the rural lanes (as shown on the Policies Map), including Walkerith Road, Laughton Road, Field Lane and Mill Lane, should not have an adverse impact upon (and where possible enhance) the rural appearance of these byways and their green verges/hedgerows.*
- C. *Existing open areas (gardens, incidental open spaces, and landscape features) off Front Street, Trentside and Blyton Road which help to separate Morton from Gainsborough should be retained.*

MNP 6: Key views

The key views listed below and as shown on the Policies Map in the MNP contribute to the character and appearance of Morton and should be respected and not be unacceptably compromised by the location, scale, or design of new development.

- *Trentside looking South and West towards Gainsborough.*
- *From Trent Valley, looking Northeast across allotments and playing field.*
- *Trent Valley flood bank looking across the river in Morton and further to the West.*
- *Trent Valley flood bank looking along the river in Morton and further to the Northwest.*
- *From Front Street looking West.*
- *(a&b) From Granary Close (looking Southeast) & Mill Lane (looking West) focused on the mill.*
- *Walkerith Road (on outskirts of village) looking Northwest.*
- *(a&b) From rear of Hickman Crescent/Bycroft Road looking South/Southeast and from Blyton Road looking Northwest.*

MNP 7: Designated heritage assets

Development proposals involving or affecting Listed Buildings and their settings should achieve high quality design, set in a clear context in terms of the significance of the building, materials, scale, setting and layout.

Development proposals affecting a listed building should have regard to the desirability of sustaining and enhancing the significance of the heritage asset concerned and putting it to viable uses consistent with its conservation and the positive contribution that the conservation of heritage assets can make to sustainable communities including their economic vitality. The Listed Buildings covered, also shown on the Policies Map contained within the MNP, are listed below:

- *Grade II* Willow Bank Gate and Railings - 50 Front Street.*
- *Grade II Eliot House - Crooked Billet Street.*
- *Grade II Manor House - Dog and Duck Lane.*
- *Grade II Mill at Gainsborough Laundry - Mill Road.*
- *Grade II Morton House - 2 Front Street. Grade II Stable Block and Yard at Morton House.*
- *Grade II House, Railings and Gate -16 Front Street.*
- *Grade II Sundown and Railings - 48 Front Street.*
- *Grade II The Bramlings - 1 Trentside.*

MNP 8: Local heritage assets

Proposals for changes of use or other development affecting a non-designated heritage asset should demonstrate how this would contribute to its conservation whilst preserving or enhancing its architectural or historic interest considering local styles, materials and details and the character, context and setting of the asset. The effect of a development proposal on the significance of a non-designated heritage asset should be considered in determining the planning application concerned. In weighing development proposals that directly or indirectly affect non-designated heritage assets, a balanced judgement will be taken having regard to the scale of any harm or loss and the significance of the heritage asset. The buildings and structures covered by the policy, also shown on the Policies Map contained within the MNP, are listed below.

- 1 - Holly House & outbuildings (14 Mill Lane).
- 2 - The Crooked Billet (Crooked Billet Street/Floss Mill Lane).
- 3 - Old post office and forge (3-5 Dog & Duck Lane).
- 4 - St Oggs (Front Street).
- 5 – C18 & 19 boundary walls/railings (exc. Listed Buildings) on Front Street & Floss Mill Lane.
- 6 – Early C20 houses in large plots on Walkerith Road (Opp. Village Hall).
- 7 – Traditional interwar/post war houses (originally Council) on Walkerith Road (Nos. 34-54).
- 8 – The Ship Inn on Front Street
- 9 – Pair of Nineteenth Century houses on North Street

MNP 9: Existing open spaces and sports facilities

Existing open spaces and recreation facilities should be protected from development. Proposals which would reduce the quality or quantity of these facilities will only be supported where existing facilities are replaced at a better quality or quantity and in an appropriate and accessible location.

The extent and quality of school playing fields should also be maintained. This policy covers the facilities/locations listed below and shown on the Policies Map contained within the MNP:

- Morton Recreation Ground.
- Morton Trentside Primary School Playing Fields (in part connected to the recreation ground).
- Allotments off Cross Street/North Street
- Allotments off Field Lane
- Off Nursery Vale

MNP 10: Proposed Local Green Spaces

The Plan designates the following parcels of land as shown on the Policies Map contained within the MNP as Local Green Spaces.

1. Mill Wood (off Granary Close). Small Wood (Woodland Trust) with landscape and nature conservation and recreational value, providing a setting for the mill and recent housing.

2. Field Lane. Informal linear open space (grassed, ditch & mature trees), providing wildlife benefits, a pedestrian route alongside the lane and long views west across the Trent Valley.

3. The site of the 1915 Morton Gymes disaster and of the 1947 Morton Breach (flood) on river South of Field Lane (SK79850 91762).

Development proposals within the designated local green spaces will only be supported in very special circumstances.

MNP 11: Community facilities, shops, and commercial premises

Community facilities in Morton Parish will be protected. Where planning consent is required, the loss of such facilities will not be supported unless:

- (i) alternative provision, with explicit community support, or of equivalent or better quality will be provided and made available prior to the commencement of development; or*
- (ii) it is evident that there is no reasonable prospect of the service/facility being retained or resurrected; or*
- (iii) it is evident that the service or facility is no longer economically viable; or*

(iv) there is little evidence of local use of that service or facility.

Proposals for the enhancement, improvement, and extension of these facilities, will be supported, subject to the compliance with other Neighbourhood Plan policies.

This policy covers the facilities listed below and shown on the Policies Map contained within the MNP.

- 1. The Co-op on Front Street*
- 2. The Crooked Billet local shop on Front Street/Crooked Billet Street*
- 3. The Ship Inn on Front Street*
- 4. The Village Hall on Walkerith Road*

MNP 12: Local employment and businesses

(A) Proposals for new small business units, the expansion or diversification of existing small units, farm based businesses and tourism related development will be supported, providing that:

- it can be demonstrated that there will be no significant adverse impact resulting from increased traffic, noise, smell, lighting, vibration or other emissions or activities generated by the proposed development.*
- it would not have an unacceptable impact on the character and scale of the site and/or buildings, by virtue of its scale or design, or on the local landscape including Key Views (see Policies Map Inset).*
- where relevant, opportunities are taken to secure the re-use of vacant or redundant historic buildings (designated and non-designated - see Policies Map Inset); and,*
- Traffic generated by the proposal, including deliveries by HGVs and larger farm vehicles will be consistent with the visual and nature conservation value of the rural lanes identified in Policy MNP 6 and shown on the Policies Map.*

(B) Insofar as planning permission is required proposals for home working or home-based activities, proposals will be supported where there is no unacceptably adverse impact on the residential amenity of neighbouring properties or on the character of the local area.

MNP 13: Transport issues

Development proposals should be of a type and of a scale which can be satisfactorily incorporated within the local highway network. Proposed developments that would generate a significant amount of movement or would affect a known and evidenced traffic hazard should be accompanied by appropriate measures to maintain highway safety and avoid vehicular and pedestrian conflict.

Development proposals that would have an unacceptable impact on highway safety and/or the free flow of traffic will not be supported.

MNP 14: Active travel

Existing footpaths, bridleways and other designated routes, as defined on the County Rights of Way Map, will be protected. Where necessary development proposals should incorporate such routes in a safe and attractive way.

CHECKLIST

Does the planning application impact upon any of the following?

If 'Yes' please give reasons why. (Use separate sheet of paper if necessary)

Standard Objection or MNP Policy	Yes/No
Standard Planning Objections	
MNP 1: Sustainable development principles	
MNP 2: Flood risk	
MNP 3: Criteria to consider new housing proposals.	
MNP 4: Residential Extensions and conversions	

Continued Does the planning application impact upon any of the following?

If 'Yes' please give reasons why. (Use separate sheet of paper if necessary)

Standard Objection or MNP Policy	Yes/No
MNP 5: Local character and the design of new development	
MNP 6: Key views	
MNP 7: Designated heritage assets	
MNP 8: Local heritage assets	
MNP 9: Existing open spaces and sports facilities	

Continued Does the planning application impact upon any of the following?

If 'Yes' please give reasons why. (Use separate sheet of paper if necessary)

Standard Objection or MNP Policy	Yes/No
MNP 10: Proposed Local Green Spaces	
MNP 11: Community facilities, shops, and commercial premises	
MNP 12: Local employment and businesses	
MNP 13: Transport issues	
MNP 14: Active travel	