

Planning Committee Dated: 2nd December 2020

Summary List of Detailed Plans and Applications

Recommendation: Approval with Conditions	
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Application No:	DM/0616/20/FUL
Application Type:	Full Application
Application Site:	3 Earl Street Grimsby North East Lincolnshire DN31 2NB
Proposal:	Partial change of use from domestic garden to form extension to existing lock up garage to include associated works
Applicant:	Obsidian Estates Limited
Case Officer:	Owen Toop
Recommendation: Refused	
Item:	2
Application No:	DM/0836/20/FUL
Application Type:	Full Application
Application Site:	Land Adj Wayside Brigsley Road Waltham Grimsby
Proposal:	Erection of one dwelling and associated works
Applicant:	Mr & Mrs Miall
Case Officer:	Ian Trowsdale
Recommendation: Approval with Conditions	
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Application Type:	Full Application
Application Site:	1 Westlands Avenue Grimsby North East Lincolnshire DN34 4SP
Proposal:	Retrospective application to retain new garden building, fencing and raised decking
Applicant:	Sharon Wroot
Case Officer:	Owen Toop

Recommendation: Approval with Conditions	
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Application Type:	Full Application
Application Site:	15 High Street Cleethorpes North East Lincolnshire DN35 8LA
Proposal:	Change of use from retail (A1) to hot food takeaway (sui-generis) and installation of new flue
Applicant:	Mr R Celik
Case Officer:	Jonathan Cadd

PLANNING COMMITTEE - 2nd December 2020

ITEM: 1 **RECOMMENDATION: Approval with Conditions**

APPLICATION No: DM/0616/20/FUL

APPLICATION TYPE: Full Application

APPLICATION SITE: 3 Earl Street, Grimsby, North East Lincolnshire, DN31 2NB

PROPOSAL: Partial change of use from domestic garden to form extension to existing lock up garage to include associated works

APPLICANT:

Obsidian Estates Limited
Rosedale
Waltham Road
Barnoldby-le-Beck
DN37 0AS

AGENT:

Mr Matt Deakins
Ross Davy Associates
Pelham House
1 Grosvenor Street
Grimsby
DN32 0QH

DEPOSITED: 31st July 2020

ACCEPTED: 14th October 2020

TARGET DATE: 9th December 2020

PUBLICITY EXPIRY: 7th November 2020

AGREED EXTENSION OF TIME DATE:

CONSULTATION EXPIRY: 28th August 2020

CASE OFFICER: Owen Toop

PROPOSAL

This proposal relates to the partial change of use from domestic garden to form an extension to an existing lock up garage to include associated works at 3 Earl Street, Grimsby.

The application is brought to the attention of planning committee due to the number of neighbour objections received.

SITE

The site is located on the corner of Chantry Lane and Earl Street which is an established residential area with some commercial uses mixed within. The existing lock-up garages

for instance are accessed from Chantry Lane. The proposal relates to an extension of the garage onto the garden land of 3 Earl Street. As such this is considered as a part change of use of the site, 3 Earl Street.

The houses and flats at this location are predominantly terraced, as is the case with the adjoining residential neighbours. Boundary treatments on site are predominantly low as is the case with the side wall that forms the boundary between 3 and 5 Earl Street.

RELEVANT PLANNING HISTORY

33002 - Change of use from single dwelling into two flats and two garages - approved
08/07/79

RELEVANT PLANNING POLICIES AND BACKGROUND PAPERS

National Planning Policy Framework (February 2019)

North East Lincolnshire Local Plan 2013-2032 (adopted 2018)

PO5 - Development boundaries

PO22 - Good design in new developments

NPPF12 - Achieving well designed places

Section 38(6) of the Planning and Compulsory Purchase Act 2004 states "if regard is to be had to the development plan for the purpose of any determination to be made under the planning Acts the determination must be made in accordance with the plan unless material considerations indicate otherwise". This is recognised in paragraph 11 of the NPPF, with paragraph 12 stating that the framework does not change the statutory status of the development plan as the starting point for decision making. The development plan for the area is comprised of the North East Lincolnshire Local Plan 2013-2032 (Adopted 2018).

REPRESENTATIONS RECEIVED

Highways Department - No objections.

Drainage Department - The proposed water butt is acceptable as a form of sustainable drainage.

Heritage Officer - No objections.

Neighbour Representations -

Objectors

Top Flat of 3 Earl Street

Bottom Flat of 3 Earl Street
5 Earl Street
12 Earl Street

Support
6 Earl Street

APPRAISAL

The material planning considerations are as follows:

- 1) Principle of Development;
- 2) Design and Impact to the Character of the Area;
- 3) Use and Impact to Neighbouring Properties;

- 1) Principle of Development;

The proposal is located within the development boundary of Grimsby as designated in Policy 5 of the North East Lincolnshire Local Plan, 2013-2032 (NELLP) and relates to the partial change of use of garden land in order to form an extension to existing lock-up garages at 3 Earl Street which has planning history as being two flats and two garages. The principle of development is therefore acceptable subject to site specific considerations. In this case this relates to the design of the extension and impact to the character of the area (Policy 22) and the use and build of the extension and the impact in terms of residential amenity (Policy 5).

- 2) Design and Impact to the Character of the Area;

The proposal relates to an extension to an existing garage located at 3 Earl Street. In terms of its size, the extension would be 9 square metres in total. For context the existing garages amount to approximately 24 square metres of floorspace. In terms of height, the proposal would be approximately 2.6m; the existing garages are approximately 2.7m at their highest points. The extension would project approximately 2.5m off the rear wall of the garage in the direction of the flats and garden space at 3 Earl Street. The width of the extension would be approximately 3.91m. The size of extension is modest.

In terms of design, the proposal is of a relatively minor single storey scale. Its design would not significantly alter the existing streetscene. The proposal is set back and situated behind an existing wall and gate and so would only be partially seen from Chantry Lane. The materials would all match the existing area, with brickwork to match the existing dwelling. The roof of the extension would be flat.

There would also be some minor alterations including fascia boards renewal, alterations

to the existing wall projecting south west onto Chantry Lane and the reduction in height of the bottom step on the exterior staircase that provides an access to the top flat of 3 Earl Street.

Having considered all of the above in terms of design and impact to the character of the area, the changes are not considered detrimental. The proposal accords with Policy 5 and 22 of the NELLP.

3) Use and Impact to Neighbouring Properties;

A total of 4 neighbour objections have been received whilst there has been one comment stating no objections. The objections come from the tenants of 3 Earl Street which itself is split into a ground floor and first floor flat. Furthermore objections have been received from numbers 5 and 12 Earl Street.

The comments that can be considered as material planning considerations from the ground floor flat pertain to the potential disruption the proposed extension to the garage would cause during construction. Loss of light and impact to amenity in terms of loss of garden space is also stated in the comments. Comments from the flat above 3 Earl Street relate to the obstruction of the external staircase and taking up of garden space.

Numbers 5 and 12 have expressed a number of concerns. Notably number 12 is supportive and reiterative of the comments expressed by number 5, who is indeed the adjacent neighbour. The material planning considerations from the comments relate to loss of light/overshadowing of number 5's garden area, drainage, the use of the extension as a commercial entity, over-development, construction concerns, and loss of general amenity for 3 Earl Street.

Firstly to address concerns of construction, a construction management statement has been provided by the applicant. Given the closeness to multiple residents, the construction management statement is considered necessary. As such a planning condition is recommended instructing the development to adhere to the details of the plan. To address concerns of overshadowing and loss of light, a daylight study has also been provided. Considering the single storey and minor nature of the proposal, any impacts of overshadowing onto the ground floor flat of 3 Earl Street and the building of 5 Earl Street are minimal. Comments from number 5 relate to loss of light onto the garden and the overshadowing assessment shows the existing and resulting scenarios in terms of impacting the garden. Overall it is considered that there would not be a detrimental impact from overshadowing onto the neighbouring garden.

Loss of amenity and garden space has been considered. Whilst the staircase is proposed to be altered, the proposal would not see it removed and the access would function. It is noted that there may be a disruption during construction with the comings and goings but not one that would cause detriment in the long term to amenity. The extension is considered to be of a minor single storey nature and as a result there would remain amenity space for the occupiers of the flats of 3 Earl Street.

The use of the development has been highlighted as a concern by neighbours. The proposed use would be for storage by a nearby resident who is a handyman and uses it as one would a normal domestic garage and store. It is not expected to cause detrimental impacts given the existing use of the garages. It is considered that the main change to the situation is the physical creation of the storage area but this would not drastically change the overall use of this site multi-functional site. The applicant has provided a statement stating the use would be for parking cars or for storage uses only, with no other activities permitted mindful of the nearby residential uses. Historically the site has been used for storage by residents of the flats, or by nearby areas. Overall the proposed use is not considered to cause any detrimental impacts to neighbouring residential amenity.

In terms of the scale of the single storey extension, it is not expected to cause any detrimental impacts in terms of massing to any of the adjoining neighbours. There are no new windows as a result of the extension aside from the door to the entrance but this faces a wall and the street. As such there are no detrimental impacts in terms of overlooking onto residential properties.

It should be noted that no other representations have been received.

Having considered the above section on neighbours, the proposal accords with Policy 5 of the NELLP.

4) Drainage;

Comments from neighbours acknowledge the proposed water butt on the plans. Numbers 5 and 12 Earl Street have raised concerns regarding the suitability of the water butt. In terms of sustainable drainage, the drainage officer is content with the proposal as it means that surface water can be managed. The comments regarding smells are not a planning consideration; it would fall under nuisance complaints if there was such an issue. In terms of the surface water drainage, the proposal is acceptable under Policy 34 of the NELLP.

CONCLUSION

This proposal relates to the partial change of use from domestic garden to form an extension to an existing lock up garage to include associated works at 3 Earl Street, Grimsby.

The proposal would not present any detrimental impacts in terms of design or to neighbouring residential amenity. The proposal is therefore in accordance with Policies 5, 22 and 34 and is recommended for approval with conditions.

RECOMMENDATION

Approval with Conditions

(1) Condition

The development hereby shall begin within three years of the date of this permission.

Reason

To comply with S. 91 of the Town and Country Planning Act 1990

(2) Condition

The development shall be carried out in accordance with the following plans:

Proposed Plans - General

RD 4691 - 01 REV B

Reason

For the avoidance of doubt and in the interests of proper planning in accordance with policies 5 and 22 of the North East Lincolnshire Local Plan 2013-2032.

(3) Condition

The proposed development shall be constructed using materials, as detailed on the approved plans and described in the application form, unless otherwise first approved in writing by the Local Planning Authority.

Reason

This condition is imposed in the interests of design considerations in the context of the existing buildings in order to comply with policies 5 and 22 of the North East Lincolnshire Local Plan 2013-2032.

(4) Condition

The development shall be carried in accordance with the measures as provided in the Construction Method Statement: RD4961 LA25078; namely;

- Site Operating Times
- Hours of Delivery
- Noise Reduction and Control
- Dust Suppression
- Wheel Washing/Vehicle Cleaning

-Temporary Parking

The construction measures shall be adhered to at all times whilst the construction of the development is taking place.

Reason

In order to protect nearby residential amenity as to accord with Policy 5 of the North East Lincolnshire Local Plan, 2013-2032.

(5) Condition

The development shall be carried out in accordance with the sustainable drainage details in RD 4691 - 01 REV B. The details shall be implemented prior to the use of extension and shall be retained for the lifetime of the development, unless otherwise agreed in writing with the Local Planning Authority.

Reason

In the interest of water management and protecting against flood risk in order to accord with Policy 34 of the North East Lincolnshire Local Plan, 2013-2032.

Informatives

1 Reason for Approval

The Local Planning Authority has had regard to development plan policies and especially those in the North East Lincolnshire Local Plan. The proposal would not harm the area character or residential amenity and is acceptable under all other planning considerations. This proposal is approved in accordance with the North East Lincolnshire Local Plan 2013-2032 (adopted 2018), in particular policies 5, 22 and 34.

2 Added Value Statement

Article 31(1)(cc) Statement - Positive and Proactive Approach

In accordance with paragraph 187 of the National Planning Policy Framework, the Local Authority has worked in a positive and proactive manner with the applicant to seek solutions to problems arising, by applying conditions in the interest of protecting residential amenity.

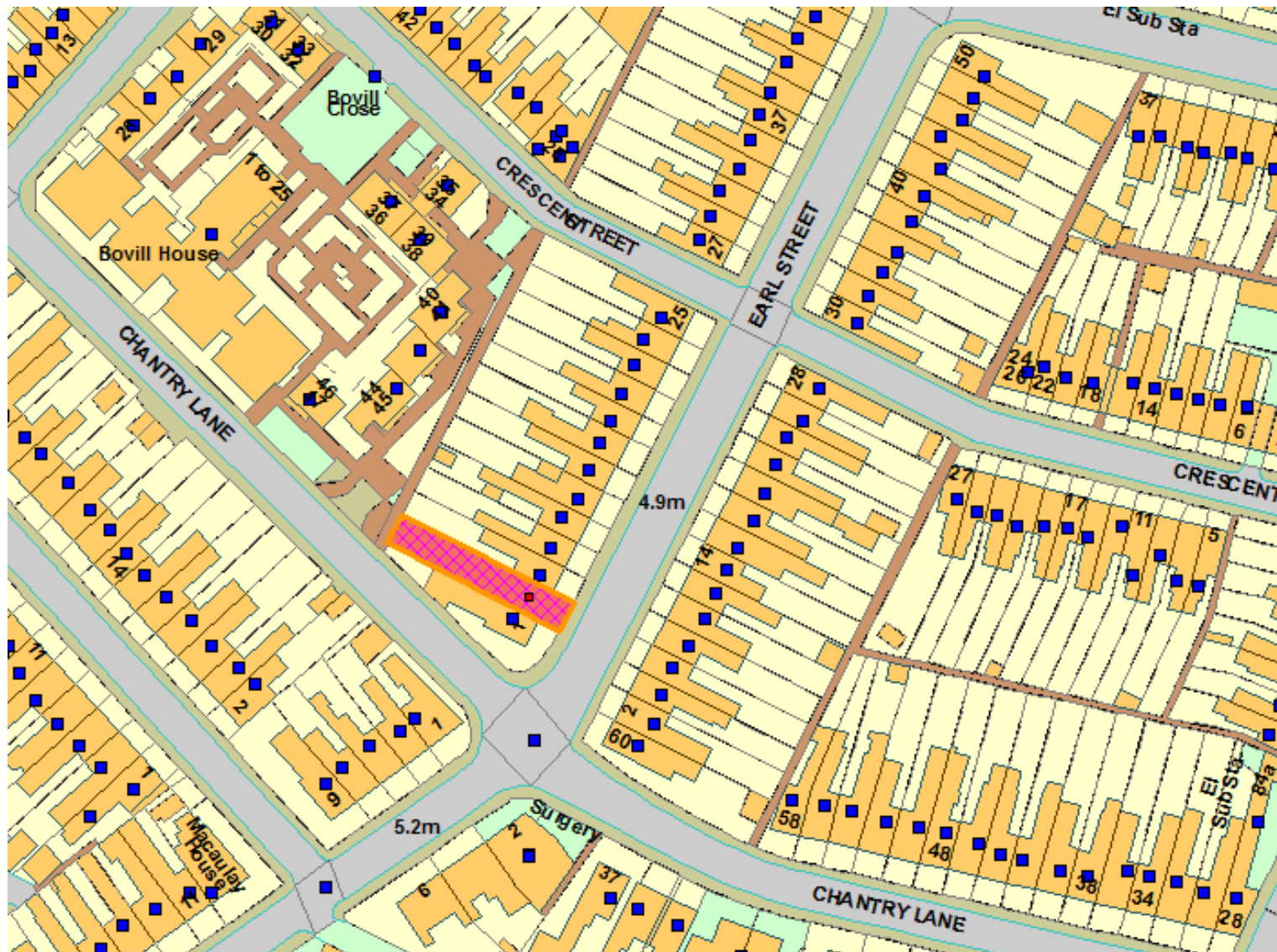
3 Informative

The applicants attention is drawn to the fact that the requirements of the Party Wall Act may apply and you should seek advice from your agent or suitably qualified person.

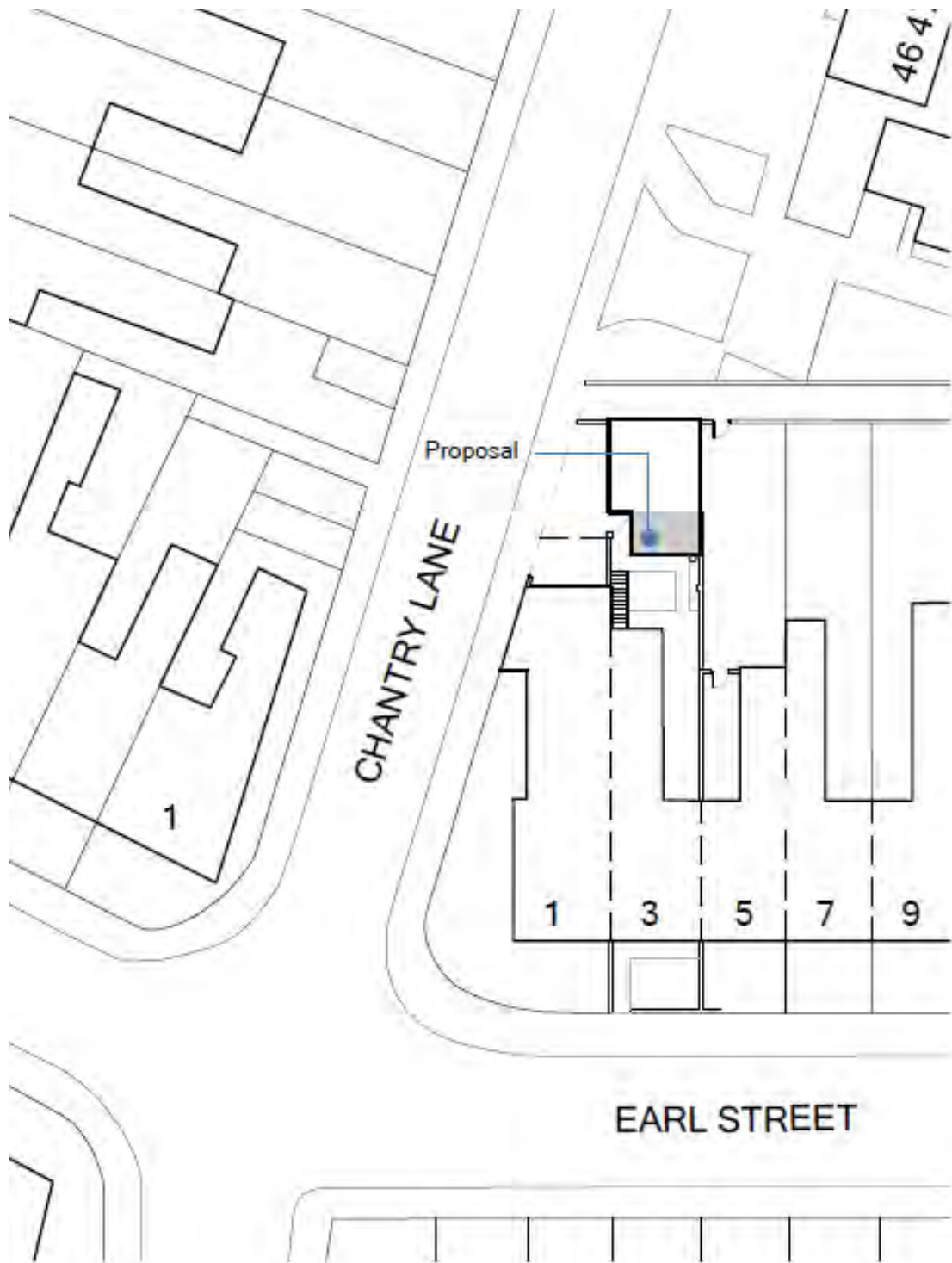
4 Informative

Please note that you may also require Building Regulations. You are advised to contact them in advance of work on site commencing (Tel: 01472 325959).

DM/0616/20/FUL – 3 EARL STREET, GRIMSBY



DM/0616/20/FUL – 3 EARL STREET, GRIMSBY



Comments for Planning Application DM/0616/20/FULA

Application Summary

Application Number: DM/0616/20/FULA

Address: 3 Earl Street Grimsby North East Lincolnshire DN31 2NB

Proposal: Erect single storey side extension to existing garage to form domestic store and other external alterations

Case Officer: Owen Toop

Customer Details

Name: Mr Ashley Moore

Address: 3 top flat Earl street Grimsby

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I do not want this garage in the back garden because it will cause a lot of disruption to me as the tenant and also it will disrupt the safety of me as the tenant. Because of the fire stairs being located in the back garden also I was never informed of this planning of a garage in the first instance and also I pay my rent on time and to have a garage erected in the back garden which I share with the occupant as my tenancy agreement states so would not be fair to have more than half the back garden and fire stairs taken away from me and the occupant below me because I pay £370/pm rent and to have this garage built will not be worth the £370/pm rent because of the disruption it will cause.

Comments for Planning Application DM/0616/20/FULA

Application Summary

Application Number: DM/0616/20/FULA

Address: 3 Earl Street Grimsby North East Lincolnshire DN31 2NB

Proposal: Erect single storey side extension to existing garage to form domestic store and other external alterations

Case Officer: Owen Toop

Customer Details

Name: Ms Lesley Ballard

Address: Bottom Flat 3 EARL Street Grimsby

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I am the tenant at 3 Earl Street and my landlord hasn't even bothered to tell us about plans. If this goes ahead I will leave property. If it's built I will practically have no garden and it will completely block out the sun. I also have two dogs who won't be able to go out and by looking at the plans it looks like whoever uses it will be trespassing in what's left of my garden

Comments for Planning Application DM/0616/20/FULA

Application Summary

Application Number: DM/0616/20/FULA

Address: 3 Earl Street Grimsby North East Lincolnshire DN31 2NB

Proposal: Erect single storey side extension to existing garage to form domestic store and other external alterations

Case Officer: Owen Toop

Customer Details

Name: Ms Lesley Ballard

Address: Bottom Flat 3 EARL Street Grimsby

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Following from my last text I believe a water storage tank be put next to store. I do not want to be smelling stagnant water nor is safe for my grandson to be able play out. I won't be able to hang my washing out. I took this flat specifically on for the garden for my dogs and grandson to be able to play in safety. If this goes ahead my garden is going to look like a building site it's going to cause a lot of problems with tenants that live local my next door neighbours don't want this to go ahead as it will cause so much disruption and they have 4 children who won't be able to play out as the wall is being taken down so I've heard. Thank you for taking the time to read this.

Comments for Planning Application DM/0616/20/FULA

Application Summary

Application Number: DM/0616/20/FULA

Address: 3 Earl Street Grimsby North East Lincolnshire DN31 2NB

Proposal: Erect single storey side extension to existing garage to form domestic store and other external alterations

Case Officer: Owen Toop

Customer Details

Name: Miss jade bolton

Address: 5 earl street grimsby

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: i, jade Bolton and Nathan ellis of 5 earl street oppose the storage being built in the garden of 3 earl street. Firstly we have a right to light and having the storage building built next to the already built double garage will overshadow all of our garden, the garages shadow already take up a percentage of our garden and we will lose the rest of the sunlight we have left if the storage is built (i have sent an email showing this to owen toop) I would also like him to come do more pictures to show the effect we will have in our garden from the overshadowing of the storage. we are aware we are not allowed to use health however we do have 4 young children 2 of them (3 and 5) are asthmatic which would mean for the weeks/months this building would be being done my children would not be able to play in the garden due to all the dust, our garden wall separating our gardens is very low also causing it to be dangerous for the tools being used so close to my children. there is also the plan of using a water butt which again would be right next to my garden wall causing smell from stagnant water and the overflow if not emptied. we also have reasons to believe this storage will not be used for domestic or residential use as it states in the planning application, as the person renting the garage next to the planned storage is a handy man using the garage for all his tools for his business and as you can see in the plans there will be a door knocked out of the garage to connect the garage to the storage meaning a business man will be using it. they also plan to build on my boundary wall which again isn't allowed and we do not give permission for this. this storage will also be an eyesore as it's being built half way into my neighbours garden. this storage will also be blocking access for my neighbours to leave out of their back gate whilst it was being built which is a fire hazard, and if it was built would also be a very small space for them to leave out the back of the house which they will need access to in case of emergencies. finally, adding this storage next to the double garages already on the property would mean more than 50% of the land will be built on which is an over development and not allowed. this storage is not essential and is not being built for the tenants living in the property of 3

earl street but to be rented to make more profit. thank you for your time and I hope you will consider the effect this will have in not only our family but the tenants of the address and the neighbours that support us in this.

Comments for Planning Application DM/0616/20/FULA

Application Summary

Application Number: DM/0616/20/FULA

Address: 3 Earl Street Grimsby North East Lincolnshire DN31 2NB

Proposal: Erect single storey side extension to existing garage to form domestic store and other external alterations

Case Officer: Owen Toop

Customer Details

Name: Mrs Charlotte Taylor

Address: 12 Earl St Grimsby Grimsby

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: As the owner of 5 Earl Street, I object to this planning application. I was also not made aware of the proposed application until my tenant informed me, which I find extremely rude. I am extremely concerned as to how much light will be blocked out by the brick wall built along my boundary, especially in the winter months when the sun is lower. It also concerns me that the flat roof will attract teenagers and anti social behaviour. They would climb on it and possibly try to break into the store, as the current garages have been broken into already.

I also do not believe it is going to be used for residential use, household furniture and items, as it is currently let to a handyman, so surely, if tools etc are being stored inside then it is at even greater risk of being broken into, possibly set on fire, which is not acceptable in such close proximity to my property with young children living inside.

The current guttering on the garages does absolutely nothing, so how is a water butt going to be the best solution to stop the rain water saturating the garden and adjoining wall? I think proper drainage, at least, should be installed so as not to flood the gardens.

I do not wish an eyesore to be built next to my property and I hope that whomever is making the decision for this application, considers the impact on myself, the neighbours and current tenants.

Comments for Planning Application DM/0616/20/FULA

Application Summary

Application Number: DM/0616/20/FULA

Address: 3 Earl Street Grimsby North East Lincolnshire DN31 2NB

Proposal: Erect single storey side extension to existing garage to form domestic store and other external alterations

Case Officer: Owen Toop

Customer Details

Name: Mr M Deakins

Address: 6 Earl Street Grimsby

Comment Details

Commenter Type: Neighbour

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment: No objections

PLANNING COMMITTEE - 2nd December 2020

ITEM: 2 **RECOMMENDATION: Refused**

APPLICATION No: DM/0836/20/FUL

APPLICATION TYPE: Full Application

APPLICATION SITE: Land Adj Wayside, Brigsley Road, Waltham, Grimsby, North East Lincolnshire, DN37 0LA

PROPOSAL: Erection of one dwelling and associated works

APPLICANT:

Mr & Mrs Miall
Wayside
Brigsley Road
Waltham
Grimsby
North East Lincolnshire
DN37 0LA

AGENT:

Mr Dieter Nelson
Dieter Nelson Planning Consultancy
Unit 2, Cleethorpes Business Centre
Jackson Place, Wilton Road
Humberston
Grimsby
North East Lincolnshire
DN36 4AS

DEPOSITED: 5th October 2020

ACCEPTED: 7th October 2020

TARGET DATE: 2nd December 2020

PUBLICITY EXPIRY: 29th November 2020

AGREED EXTENSION OF TIME DATE:

CONSULTATION EXPIRY: 1st November 2020

CASE OFFICER: Ian Trowsdale

PROPOSAL

The planning application seeks permission to build a two storey five bedded house adjacent to a property, 'Wayside' on Brigsley Road, Waltham. No specific details of external materials are given in the application but it is proposed to use timber cladding at first floor. Windows are proposed to be framed either Upvc or aluminium. The existing trees and hedges to boundaries are to be retained. The vehicular access is proposed from the existing access to Wayside on to Brigsley Road.

It is brought to Committee by Cllr Pettigrew 'to debate the merits and planning balance of the proposed development in more detail'.

SITE

The site is located on the southern edge of the settlement of Waltham. There is a variety of two storey dwellings and bungalows within the vicinity of the site. Dwellings on both sides of the road are well screened by mature trees and hedges including 'Wayside' and the application site. Immediately to the north of the site there is a short stretch of road with no development. This forms an effective gap between the larger settlement of Waltham and the more rural village of Brigsley, to the south.

Beyond the site to the north is agricultural land then a proposed housing site. The housing site is a large allocated site with planning permission for 199 dwellings. It abuts the edge of Waltham on two sides and set to the rear of existing dwellings on Brigsley Road. It was granted planning permission on appeal by the Planning Inspectorate in May 2019. (Planning reference is DM/1167/16/FUL and allocated site reference HOU111 on the adopted Local Plan refers).

RELEVANT PLANNING HISTORY

DC/1236/06/WAB for a single dwelling - refused planning permission in February 2007 and dismissed on appeal in August 2007.

DC/120/08/WAB for a single dwelling -resubmission for DC/1236/06/WAB - approved April 2008

RELEVANT PLANNING POLICIES AND BACKGROUND PAPERS

National Planning Policy Framework (February 2019)

NPPF12 - Achieving well designed places

NPPF5 - Delivering a sufficient supply of homes

North East Lincolnshire Local Plan 2013-2032 (adopted 2018)

PO5 - Development boundaries

PO22 - Good design in new developments

PO33 - Flood risk

PO34 - Water management

PO42 - Landscape

PO3 - Settlement hierarchy

PO4 - Distribution of housing growth

PO19 - Rural exceptions

PO41 - Biodiversity and Geodiversity

Section 38(6) of the Planning and Compulsory Purchase Act 2004 states "if regard is to be had to the development plan for the purpose of any determination to be made under

the planning Acts the determination must be made in accordance with the plan unless material considerations indicate otherwise". This is recognised in paragraph 11 of the NPPF, with paragraph 12 stating that the framework does not change the statutory status of the development plan as the starting point for decision making. The development plan for the area is comprised of the North East Lincolnshire Local Plan 2013-2032 (Adopted 2018).

REPRESENTATIONS RECEIVED

Waltham Parish Council - recommends approval.

Brigsley Parish Council - no objections.

Highways Officer - the proposal will utilise an existing vehicular access from Brigsley Road of which already has the required visibility splay for the speed and classification of the road. In addition, the existing vehicular access is of sufficient width to allow vehicles to access/egress the highway without being impeded. Off-street parking has been proposed for a minimum of 2 vehicles as well as adequate manoeuvring space within the curtilage of the development to allow for vehicles to access and egress in a forward gear.

If the Local Planning Authority is minded to approve the application, the Highway Authority advises that conditions be applied with regard to construction management.

Rights of Way Officer - Public Footpath 72 crosses the land edged in red. At the current time there is a statement of case going to the Planning Inspectorate regarding the line of the footpath diversion as there is an objection to the proposed diversion. Depending on the Inspector's decision the line of the public footpath may change but this does not affect the development.

Trees and Woodland Officer - proposal does not impact on any tree protected by a TPO - no objection to the proposal.

Environment Protection Team - recommends condition for construction hours in the interests of residential amenity, if approved.

Drainage Team - part of the development appears to be close to or over a public sewer, so the sewer's position needs to be established to see whether a 'building over' agreement with Anglian Water will need to be needed. A fully sustainable drainage system is required for the development, recommends a condition to secure drainage details, if approved.

No neighbour comments

APPRAISAL

The material considerations in determining the application are considered to be:-

1. Principle of development,
2. Design and impact on the character and appearance of the area,
3. Residential amenity,
4. Highway safety.

1. Principle of development.

The National Planning Policy Framework gives a presumption in favour of sustainable development and planning law requires that applications for planning permission must be determined in accordance with the development plan, unless material considerations indicate otherwise. The Council's Local Plan is up-to-date. The policies in the development plan provide a clear framework to guide sustainable growth and the management of change, thereby following the national presumption in favour of sustainable development.

In terms of housing, there is sufficient housing land identified within the development boundaries for more than 5 years. The tests set out in the National Planning Policy Framework for residential delivery are met without needing to look for more housing land.

Turning to Policy 5 that defines development boundaries, the application site lies outside the development boundary. As such, the site lies in open countryside. Development can be supported in the open countryside where it recognises the distinctive open countryside, landscape quality and role these areas play in providing the individual settings for independent settlements, and:

- supports a prosperous rural economy, particularly where it promotes the development and diversification of agricultural and other land base rural businesses, or
- promotes the retention and development of local services and community facilities; or,
- supports rural leisure and tourism developments; or,
- it consists of affordable housing to meet specific local needs; or,
- it is development that has been specifically defined and identified through the neighbourhood planning process.

There is no evidence with the application that the development proposed supports any of the criteria for development outside the development boundaries. As such, the application would conflict with the Local Plan.

2. Design and impact on the appearance and character of the area.

Good design is a key aspect of sustainable development. It is indivisible from good planning and can contribute positively to aspects of good health and well-being and goes well beyond aesthetics of simple visual appearance, it involves the consideration of place requiring an appreciation of environmental influences and impact. The Council's approach to lifting the quality of new development within the Borough is set out in Policy 22 of the Local Plan. This policy provides a range of criteria by which development proposals are

to be judged. In terms of the proposed development, given that it is located in open countryside, it would not protect the countryside or make the efficient use of land and therefore would fail to meet the criteria set out in Policy 22. In terms of impact on the appearance and character of the area, it is concluded that the development would have a harmful impact by eroding the visual gap between the settlement boundaries of Brigsley and Waltham. This would be detrimental to the visual amenity of the area. It is appreciated that there is the allocated site on Brigsley Road to the north but this part of the frontage is important to defining the gap between the villages of Waltham and Brigsley and to develop it would be detrimental to this character.

3. Residential amenity.

The National Planning Policy Framework and the Local Plan seek to ensure new residential development will not have an adverse impact on the amenities of new or existing residents by way of loss of light, overlooking or be overbearing. The proposed development is located on the northern side of 'Wayside', the nearest property to the application site. Land levels are similar and given the separation distance between the existing dwelling and the proposal it is considered that there will be no significant loss of light and privacy, overlooking or overbearing impacts from the proposed development.

4. Highway safety.

The proposed development seeks to use the existing vehicular access to 'Wayside' as the means of entering and exiting the site and not form a new vehicular access to the highway. The Highways Officer does not object to the proposed development on highway safety grounds provided that, should the application be approved, a Construction Management Plan (CTMP) is submitted to and approved by the Local Planning Authority before any development is commenced on site.

CONCLUSION

North East Lincolnshire recently adopted its local plan (2018) with greater than 5 years worth of housing land supply and meets the tests set out within the National Planning Policy Framework for the delivery of housing land. In addition to this, the nearby settlement of Waltham has active allocations of housing sites and various windfall site opportunities for housing to fulfil local housing needs. This site is allocated outside of the development area boundary (Policy 5 of the Local Plan) for the village and would not meet any of the specific exceptions to justify a house in this location.

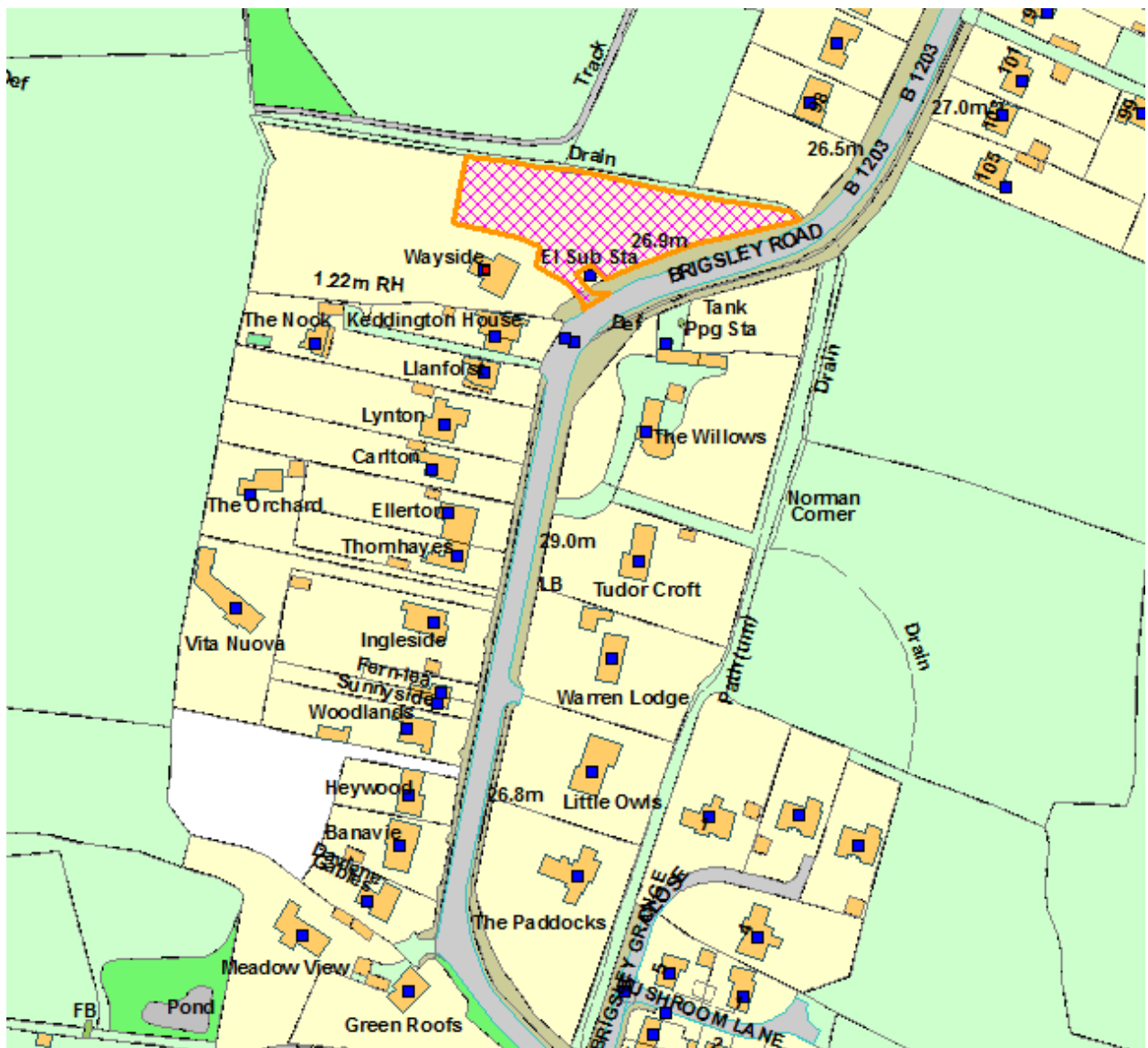
In addition, the development of the site would detract from the open landscape character of the countryside along the northern side of Waltham Road. The site acts as an important gap within an otherwise built up frontage alongside Waltham. As such, the development of the site would be detrimental to the character and setting of the area contrary to Policies 5 and 22 of the North East Lincolnshire Local Plan 2013-2032 (adopted 2018)

RECOMMENDATION

Refused

(1) The proposed dwelling would be located outside of the development boundary established around Waltham as defined in the North East Lincolnshire Local Plan. The development of the site for a dwelling and garden would constitute a visual intrusion detracting from the pleasant rural setting and the open character of this part of Waltham. The site acts as part of effective gap between an otherwise built up frontage between Waltham and Brigsley. The development would be detrimental to the character and setting of the area. There are no exceptional reasons for the proposal and as such it is contrary to policies 3, 4, 5, 19 and 22 of the North East Lincolnshire Local Plan 2018.

DM/0836/20/FUL – LAND ADJ WAYSIDE, BRIGSLEY ROAD, WALTHAM



Waltham Parish Council Comments – 27th October 2020

Planning Application Reference: DM/0836/20/FUL Proposal: Erection of one dwelling and associated works Location: Land Adj Wayside Briggsley Road Waltham Grimsby

<http://planninganddevelopment.nelincs.gov.uk/online-applications/PLAN/DM/0836/20/FUL>

Waltham Parish Council recommends approval of this application.

Angela Tynan (Engie)

From: Brigsley Parish Council . <brigsleyparishcouncil@hotmail.com>
Sent: 05 November 2020 12:12
To: Planning - IGE (ENGIE)
Cc: Ian Trowsdale (Engie)
Subject: DM/0836/20/FUL - Land Adj Wayside, Brigsley Road, Waltham

Good Afternoon

Brigsley Parish Council discussed the above planning application at their meeting on Tuesday 3rd November 2020 and no objections were raised.

Kindest Regards

Kim Kirkham
Clerk to Brigsley Parish Council

PLANNING COMMITTEE - 2nd December 2020

ITEM: 3 **RECOMMENDATION: Approval with Conditions**

APPLICATION No: DM/0734/20/FUL

APPLICATION TYPE: Full Application

APPLICATION SITE: 1 Westlands Avenue, Grimsby, North East Lincolnshire, DN34 4SP

PROPOSAL: Retrospective application to retain new garden building, fencing and raised decking

APPLICANT:
Sharon Wroot
1 Westlands Avenue
Grimsby
North East Lincolnshire
DN34 4SP

AGENT:
Mr M Vernam
RMV Design Ltd
20 The Meadow
Caistor
Market Rasen
Lincolnshire
LN7 6XD

DEPOSITED: 8th September 2020

ACCEPTED: 15th September 2020

TARGET DATE: 10th November 2020

PUBLICITY EXPIRY: 16th October 2020

AGREED EXTENSION OF TIME DATE:

CONSULTATION EXPIRY: 15th October 2020 **CASE OFFICER: Owen Toop**

PROPOSAL

This application is retrospective in nature and it seeks to retain a new garden building, fencing and raised decking at an existing residential property, 1 Westlands Avenue, Grimsby.

The application is brought to the attention of planning committee due to applicant's position as a senior officer of North East Lincolnshire Council.

SITE

The site is located within an established residential setting. The site is not within a Conservation Area, although relatively close is the Wellow Conservation Area at the entrance of Westlands Avenue and Bargate.

1 Westlands Avenue is located at the south west side of the street close to the streets turning circle which provides access to Westlands House and the Lodge further to west.

The properties in this location are varied; however the host property in question is part of a pair of semi-detached properties which share similar design features to their facades.

RELEVANT PLANNING HISTORY

None relevant to the proposal.

RELEVANT PLANNING POLICIES AND BACKGROUND PAPERS

National Planning Policy Framework (February 2019)

NPPF12 - Achieving well designed places

North East Lincolnshire Local Plan 2013-2032 (adopted 2018)

PO5 - Development boundaries

PO22 - Good design in new developments

Section 38(6) of the Planning and Compulsory Purchase Act 2004 states "if regard is to be had to the development plan for the purpose of any determination to be made under the planning Acts the determination must be made in accordance with the plan unless material considerations indicate otherwise". This is recognised in paragraph 11 of the NPPF, with paragraph 12 stating that the framework does not change the statutory status of the development plan as the starting point for decision making. The development plan for the area is comprised of the North East Lincolnshire Local Plan 2013-2032 (Adopted 2018).

REPRESENTATIONS RECEIVED

Heritage Officer - No objections.

Highways Officer - No objections.

Drainage Officer - Recommends standard sustainable drainage informative for surface water disposal.

Neighbour Representations - No representations received as part of this application.

APPRAISAL

The material considerations are as follows:

- 1) Principle of Development;
- 2) Design and Impact to the Character of the Area;
- 3) Impact to Neighbours;

- 1) Principle of Development;

The proposal is located within the development area of Grimsby as designated in Policy 5 of the North East Lincolnshire Local Plan, 2013-2032 (NELLP). The proposal is retrospective in nature and relates to the retention of a new outbuilding in the rear garden with associated decking and landscaping which includes fencing at an existing semi-detached residential dwelling. The principle of development is therefore acceptable provided that there are no detrimental impacts regarding design (Policy 22) and that there are no detrimental impacts in terms of neighbouring residential amenity (Policy 5).

- 2) Design and Impact to the Character of the Area;

The proposal is located within an established residential setting. There are a number of elements to the scheme which are retrospective in nature as works have commenced. Notably all works are situated to the rear of the host property, with the exception of the 2.080m high fencing located at the side boundary.

In terms of design, the outbuilding is 4.5m long and 3.1m wide. It has a height of approximately 2.79m. The materials include a dark grey low profile roof which matches the existing extension of the main dwelling. For the exterior walls, the materials are reclaimed facing brickwork that match the existing dwelling and dark grey vertical boarding. The outbuilding is located in the south east corner of the plot. Given the overall size of the building, the sympathetic materials and its location to the rear, it is considered that this part proposal does not present any detrimental impacts in terms of design.

Attached to the outbuilding is decking which adjoins to the main dwelling from the rear elevation. This does not present any detrimental impacts in terms of design.

Boundary treatments at property are relatively high, for example on the east rear boundary there is a 2.13m high wall. The proposal seeks permission for the installation of a 2.080m high fence at the west side. The fence includes a planter with minor walling facing the direction of the host property. This would for the most part be screened from Westlands Avenue to the north. Furthermore as a side fence it should be reminded that permitted development rights allow for 2m in height for a means of enclosure. Given these considerations, the proposed fence is not considered to cause any detrimental impacts in terms of its design.

Having considered the above, the proposal does not detrimentally impact the character of the area and so is in accordance with Policy 22 of the NELLP.

3) Impact to Neighbours;

The proposal is located within an established residential setting and as such there are residential neighbours adjoining the site. To the east of the proposal is 3 Westlands Avenue whereas to the west is 1a Westlands Avenue. The north is number 2 Westlands Avenue. To the south there are no residential neighbours as the site backs onto a sports field.

The proposal includes decking and an outbuilding which is closest to the neighbour to the east. This neighbour adjoins the host dwelling as a semi-detached property. Notably there exists a high wall (2.13m) at the side boundary. It is acknowledged that the outbuilding is higher than this boundary. That being said the overall height of the outbuilding (2.79m) means that the outbuilding is of a minor, single storey nature. The nature of the site means that for the most part it is screened from this neighbour. The wall too allows for the screening of the decking.

The outbuilding includes an opening facing in the direction of the host property to the north. The wall provides screening of this element of the scheme.

Given the above, the proposal is not considered to cause any detrimental impacts in terms of massing or overlooking to this neighbour.

The closest element of the proposal to the neighbour to the west (1A Westlands Avenue) is the 2.080m high fencing. Given that permitted development allows for 2m where there are no planning restrictions, the assessment in this regard relates to 0.080m. It is not uncommon for a fence to the side to be of this height. Furthermore boundary treatments in the vicinity are of a similar height. Given this the proposal is not considered to cause any detrimental impacts in terms of massing.

The outbuilding as stated is situated at the south west corner away from this neighbour. The fencing included at the west side boundary provides screening from this outbuilding and its opening. That being said the outbuilding is of a minor scale and so it not considered to cause any detrimental impacts in terms of massing or overlooking.

The overall use of the outbuilding is for the enjoyment of the garden.

It is considered that all other neighbours are screened from the dwelling, in particular number 2 Westlands Avenue opposite would only see the side fence. As such there are no detrimental impacts in terms of massing or overlooking in this regard.

It should be noted that no neighbour representations have been received.

Having considered the above section of residential amenity, the proposal does not present any detrimental impacts and is in accordance with Policy 5 of the NELLP.

CONCLUSION

This application is retrospective in nature and it seeks to retain a new garden building, fencing and raised decking at an existing residential property, 1 Westlands Avenue, Grimsby.

The proposal does not present any detrimental impacts in terms of design or residential amenity and so is in accordance with Policies 5 and 22 of the NELLP. The application is therefore recommended for approval.

RECOMMENDATION

Approval with Conditions

(1) Condition

The proposal is to be completed in accordance with the following plans:

Proposed Plans - 050820-01

Proposed Elevations - 050820-02

Site Location Plan - REC 08 Sep 2020

Block Plan - REC 08 Sep 2020

Reason

For the avoidance of doubt and in the interests of proper planning in accordance with policies 5 and 22 of the North East Lincolnshire Local Plan 2013-2032.

(2) Condition

The proposed development shall be constructed using materials, as detailed on the approved plans and described in the application form, unless otherwise first approved in writing by the Local Planning Authority.

Reason

This condition is imposed in the interests of design considerations in the context of the existing buildings in order to comply with policies 5 and 22 of the North East Lincolnshire Local Plan 2013-2032.

Informatives

1 Reason for Approval

The Local Planning Authority has had regard to development plan policies and especially those in the North East Lincolnshire Local Plan. The proposal would not harm the area character or residential amenity and is acceptable under all other planning considerations. This proposal is approved in accordance with the North East Lincolnshire Local Plan 2013-2032 (adopted 2018), in particular policies 5 and 22.

2 Added Value Statement

Article 31(1)(cc) Statement - Positive and Proactive Approach

No problems have arisen during consideration of this application that have required working directly with the applicant to seek solutions.

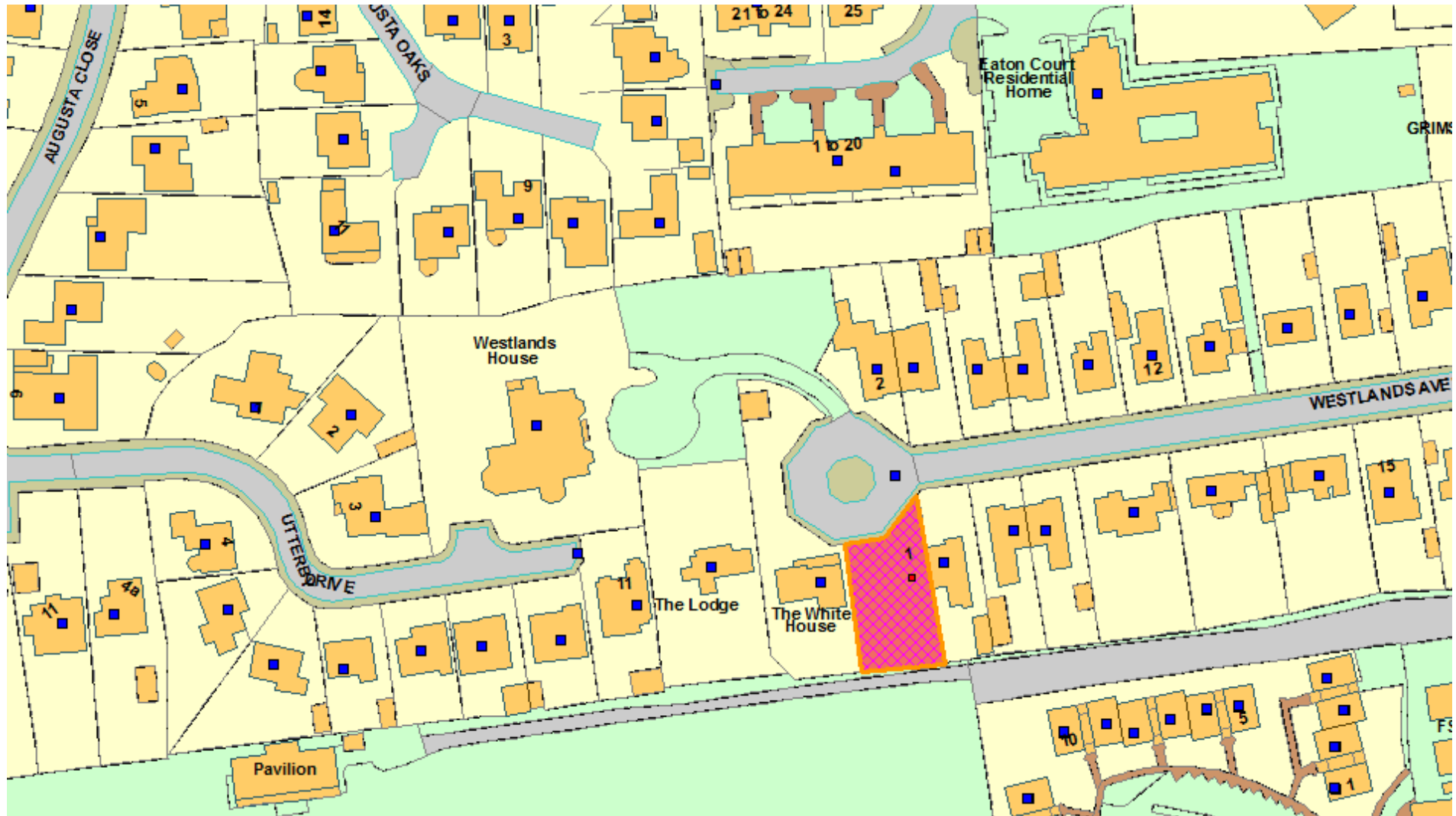
3 Informative

Please note that you may also require Building Regulations. You are advised to contact them in advance of work on site commencing (Tel: 01472 325959).

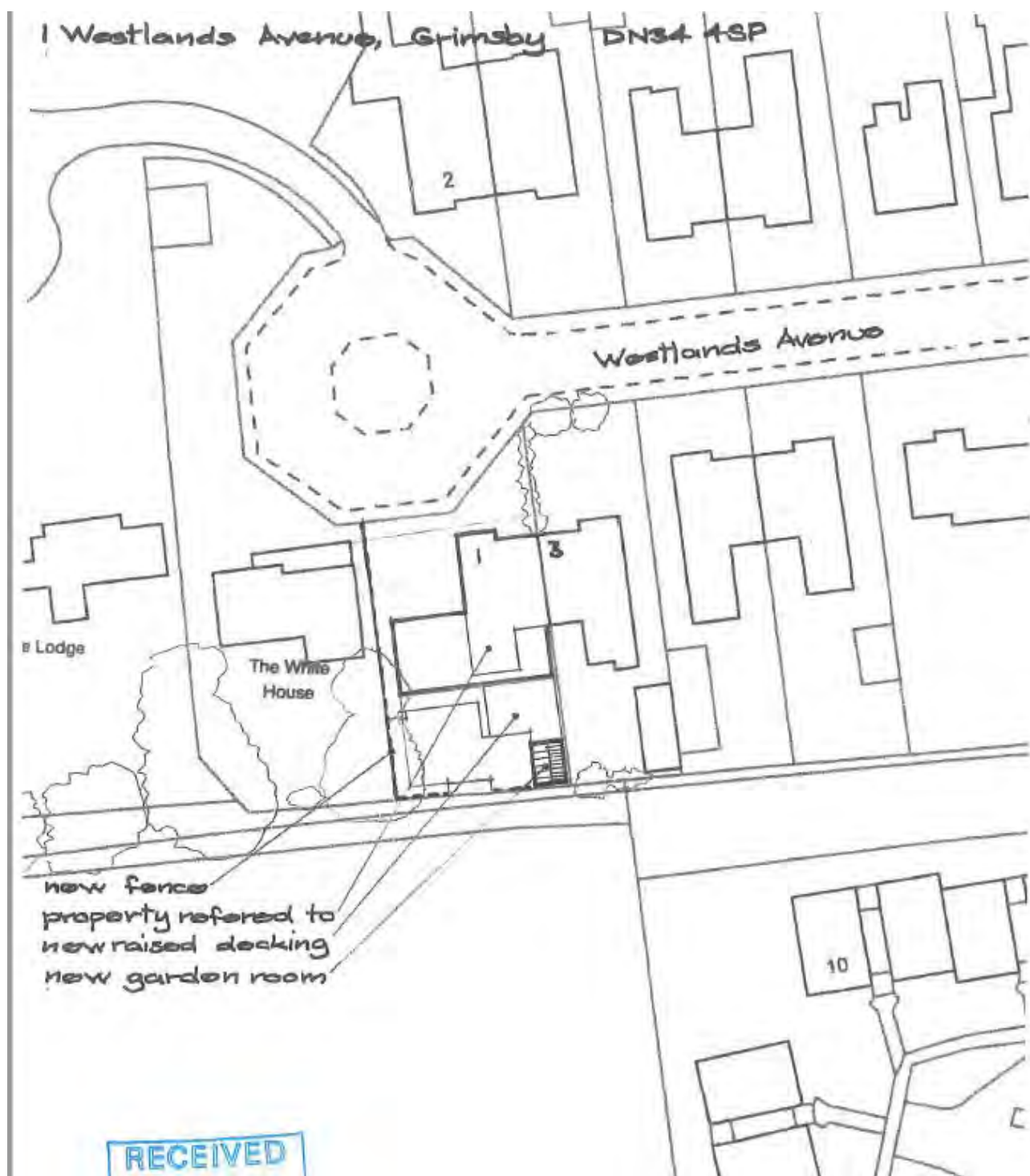
4 Informative

The applicant's attention is drawn to the fact that the requirements of the Party Wall Act may apply and you should seek advice from your agent or suitably qualified person.

DM/0734/20/FUL – 1 WESTLANDS AVENUE, GRIMSBY



DM/0734/20/FUL – 1 WESTLANDS AVENUE, GRIMSBY



PLANNING COMMITTEE - 2nd December 2020

ITEM: 4 **RECOMMENDATION: Approval with Conditions**

APPLICATION No: DM/0606/20/FUL

APPLICATION TYPE: Full Application

APPLICATION SITE: 15 High Street, Cleethorpes, North East Lincolnshire, DN35 8LA

PROPOSAL: Change of use from retail (A1) to hot food takeaway (sui-generis) and installation of new flue

APPLICANT:

Mr R Celik
20 Market Street
Cleethorpes
North East Lincolnshire
DN35 8LY

AGENT:

Graeme Preston Architects
18 Skinners Lane
Waltham
Grimsby
N E Lincolnshire
DN37 0EU

DEPOSITED: 30th July 2020

ACCEPTED: 5th August 2020

TARGET DATE: 30th September 2020

PUBLICITY EXPIRY: 6th September 2020

AGREED EXTENSION OF TIME DATE:

CONSULTATION EXPIRY: 29th August 2020

CASE OFFICER: Jonathan Cadd

PROPOSAL

This application seeks permission to use this corner shop premise as a hot food take away. First floor would be used for storage. A flue is proposed to the roof area, whilst to the rear access would be available for staff vehicles utilised for deliveries.

The application is presented to Planning Committee as approving it would be a departure to Policy 23 and 26 of the North East Lincolnshire Local Plan 2018.

SITE

The site is a corner two storey property fronting High Street and Osborne Street,

Cleethorpes. The structure is of a 1960/70/s flat roofed design with brick pilasters, profiled steel cladding to part of first floor and plate windows glass windows to ground floor. Currently vacant the last use was as a clothes shop.

To the west on High Street is a computer shop, across Osborne Street but fronting High Street are a further retail shops whilst immediately to the south on Osborne Street itself is a cafe, with a residential flat above. Opposite across High Street are a variety of bars and late night establishments.

The site adjoins but is outside of the Central Cleethorpes Seafront Conservation Area.

RELEVANT PLANNING HISTORY

627/68 O/L shop development. Approved 1969

939/72 Shop front, use of shop for out sale and consumption on premises of hot food. Approved 1972

961/73 Use as car showroom. Approved 1973

RELEVANT PLANNING POLICIES AND BACKGROUND PAPERS

National Planning Policy Framework (February 2019)

NPPF7 - Ensuring the vitality of town centres
NPPF12 - Achieving well designed places
NPPF16 - Conserv. & enhance the historic environ.

North East Lincolnshire Local Plan 2013-2032 (adopted 2018)

PO3 - Settlement hierarchy
PO5 - Development boundaries
PO22 - Good design in new developments
PO23 - Retail hierarchy and town centre develop
PO26 - Primary shopping frontages
PO39 - Conserve and enhance historic environ

Section 38(6) of the Planning and Compulsory Purchase Act 2004 states "if regard is to be had to the development plan for the purpose of any determination to be made under the planning Acts the determination must be made in accordance with the plan unless material considerations indicate otherwise". This is recognised in paragraph 11 of the NPPF, with paragraph 12 stating that the framework does not change the statutory status of the development plan as the starting point for decision making. The development plan for the area is comprised of the North East Lincolnshire Local Plan 2013-2032 (Adopted 2018).

REPRESENTATIONS RECEIVED

Environmental Protection: (In summary) request conditions re flue and extract and hours of construction

Heritage: no input required

Highways: (In summary) no objections nor conditions

Drainage: no drainage conditions

Police: no comments

Neighbours and Site Notice: none

APPRAISAL

Main issues

- 1) Policy Issues
- 2) Amenity
- 3) Highway safety
- 4) Other issues

Appraisal

- 1) Policy Issues

The application site is located within the defined town centre of Cleethorpes and is noted as a primary shopping frontage. Policy 23 notes that hot food takeaway uses are deemed acceptable in this location of Cleethorpes subject to the proposal not leading to an over concentration of takeaway uses. When considering this, the supporting text of the policy notes: 14.57: When applying this consideration regard will be paid to:

1. the number of existing hot food takeaways in the area and their proximity to each other. (The Council will seek to prevent more than two hot food takeaways locating adjacent to each other, with at least two units between them);
2. the role and character of the centre and the balance of other shops and services that would remain in the centre; and,
3. the level of vacancy and general health of the centre.

Further policy guidance is found within policy 26 which relates to primary shopping frontages - this states that policy 26 (5) clusters of non-retail uses shall not exceed three consecutive units - and no more than 1/3 of properties should be similarly used in a block. In Cleethorpes this amounts to any use outside of A1 retail and A3 cafe's and

restaurants.

15 High Street adjoins two streets allocated primary shopping frontages. To Osborne Street, the site adjoins an cafe (A3/ Class E) but there would not be an over concentration of hot food takeaways on the street in accordance with policy 23. Similarly, under policy 26 there would not be three consecutive non retail uses in a row but there would be 50% non retail uses within the street frontage contrary to the policy. To High Street, the situation is similar with respect to policy alignment. The use of no.15 as a hot food take away would not lead to more than two adjacent hot food takeaways but there would be only one non takeaway use in between the proposal and Chicago Burger contrary to policy 23. With respect to the primary shopping frontage, High Street is more mixed than Osborne Street and appears more vibrant with most units occupied. The proposal would not lead to three consecutive non retail uses together but it would mean that 40% of the frontage was in non retail use in terms of policy 26 which usually considers 33% acceptable. The applicant clearly states within the application form that he intends to open late afternoon and into the night and as such during the day the unit would therefore represent a closed dead frontage which would detract from the operation of High Street as a shopping area making it a less attractive use.

As a result there is conflict with specific parts of policies 23 and 26 of NELLP, however, it is noted that the site is directly opposite the extended frontage of bars and late night venues at High Street. Equally Osborne Street provides a short connection between High Street and the Market Place another area used predominantly for late evening/night recreation. Osborne Street is already dominated by the car park opposite but also the motor vehicle garage within the primary frontage which appears somewhat at odds with the general character of the area. This part of Cleethorpes town centre has therefore a vibrant night time economy which this use would have a direct relationship to and support in its operation.

The applicant has indicated that site has been vacant since before the pandemic and it is known that high street retailing is facing a particularly uncertain future, therefore the use proposed, subject to detailed consideration below, offers alternative active future for this vacant property. It is therefore considered that despite the proposal being contrary to elements of policies 23 and 26 the application is balanced and should be considered as having positive implications which, could be supported within the overall planning balance.

2) Amenity

The nature of hot food take away is such that they are open in the evening and later at night. This proposal is no different opening at 4pm and closing at 11pm at night. As noted the site is located, however, within area that is a key part of the resort's night time economy and as a result these hours of use are not deemed inappropriate. A residential flat is located above the adjoining cafe at Osborne Street but nonetheless this property is already subject to noise and nuisance and the addition of the takeaway with an entrance door to the corner away from the flat is not deemed inappropriate. Nevertheless, a

condition regarding hours and days of use is proposed to protect amenities. It is also noted that the rear of the property would be used for staff parking and home delivery service. The area is used already for this purpose by other outlets and it is not considered that the proposal would create unacceptable levels of nuisance in this area.

Odour, noise and vibration can be issues with takeaways. The applicant has shown an extract flue to the building and this would be sufficient in principle to remove odours from the area. Details are not fully available, however, and given the balanced nature of the principle of the use in this location it is deemed reasonable to condition the actual detail of the extract until a later date. It should be noted, however, that the Environmental Protection Team have not objected to the proposal. It is considered therefore that subject to conditions, the proposal would be deemed to accord with policies: 5 and 23 of the NELLP.

3) Highway safety

The use of the site as a takeaway is unlikely to cause highway safety concerns in that it would generally be used later in the evening when traffic is less, there is a public car park opposite with further parking in the wider area and, by the nature of the position of the property and its relationship to the bars and late night uses in the immediate area, the majority of trade would be likely to be pedestrian. It is also close to the signalised pedestrian crossing on High Street which is within a short distance of the site.

Similarly, any home deliveries would access the highway network by Cross Street and the existing highway junction leading into the service area to the rear of High Street, Cross Street, Osborne Street and Market Place which is already in use. It is noted that the Highway Authority has not objected to the proposal nor requested conditions. The proposal is therefore deemed to accord with policies 5, 36 and 38 of the NELLP.

4) Other issues

Good design remains a key consideration in the determination of planning applications, in this instance however, there would be no external changes to the building other than the proposed flue which would be likely to be screened from most views by existing structures and in any case would be controlled by a condition. As such the proposal would accord with policy 22 of the NELLP.

CONCLUSION

The proposed use would bring a vacant property back into use and would support the late night economy of Cleethorpes. It would not, subject to conditions, detract from residential amenity and highway safety. It would in part, however, be contrary to policies 23 and 26 which seek to limit the congregation of hot food take away to protect the vitality and viability of town centres and in particular primary shopping areas. It would, if approved, be closed for most of the day presenting a closed dead frontage to High Street. It is acknowledged however, that high street retailing is in a very uncertain period, not just

with impacts of the pandemic but also the wider impacts. The site is currently vacant and has been since before the pandemic and therefore already presents a dead frontage to the High Street. It is considered therefore that the proposal to bring this property back into use would, on balance be positive and the proposal should be approved.

RECOMMENDATION

Approval with Conditions

(1) Condition

The development hereby permitted shall begin within three years of the date of this permission.

Reason

To comply with S.91 of the Town and Country Planning Act 1990.

(2) Condition

Before the use commences, details shall be submitted to and be approved in writing by the Local Planning Authority of all external ventilation and extraction equipment. The approved scheme shall be completed, prior to the use commencing, in accordance with the approved plans and shall thereafter be so retained.

Reason

To ensure satisfactory ventilation/extraction systems are provided to protect surrounding residents from the adverse effects from cooking smells, noise and vibration in accordance with policy 5 of the North East Lincolnshire Local Plan.

(3) Condition

No activities shall take place at the takeaway outside of the following hours:

Monday to Sunday (including Public and Bank Holidays): 08:00am to 11:00pm

Reason

In the interests of residential amenity in accordance with policies 5 and 23 of the North East Lincolnshire Local Plan.

(4) Condition

No conversion work shall be carried out on or before 08:00 or after 18:00 Mondays to Fridays inclusive, before 08:00 or after 13:00 on Saturdays and at any time on Sundays or Bank Holidays.

Reason

To protect the amenities of nearby residents to accord to policy 5 of the North East Lincolnshire Local Plan.

(5) Condition

The development shall not be carried out except in complete accordance with the approved plans and specifications, unless otherwise specified in the attached conditions. The approved plans and documents are as follows: OS 1:1250 Map, P314/1 and P314/2A and documents: Flood Risk Assessment and Design and Access Statement.

Reason

To ensure the development is in accordance with the approved details and results in a satisfactory form of development in accordance with policies 5, 22, 23 and 33 of the North East Lincolnshire Local Plan and the provisions of the National Planning Policy Framework.

Informatives

1 Reason for Approval

The Local Planning Authority has had regard to development plan policies and especially those in the North East Lincolnshire Local Plan. The proposal would not harm the area character, the vibrancy of the High Street area nor residential amenity and is acceptable under all other planning considerations. This proposal is approved in accordance with the North East Lincolnshire Local Plan 2013-2032 (adopted 2018), in particular policies 5, 22, 23, 33 and 38 and the provisions of the National Planning Policy Framework.

2 Added Value Statement

Article 31(1)(cc) Statement - Positive and Proactive Approach

In accordance with paragraph 187 of the National Planning Policy Framework, the Local Authority has worked in a positive and proactive manner with the applicant to seek solutions to problems arising, by clarifying details of operation and previous uses.

