

Planning Committee Dated: 31st March 2021

Summary List of Detailed Plans and Applications

Recommendation: Grant Prior Notification	
Item:	1
Application No:	DM/0174/21/PAT
Application Type:	Prior Approval - Telecom
Application Site:	Highway Verge Adjacent John Whitgift Academy Playing Field Great Coates Road Grimsby North East Lincolnshire
Proposal:	Erect 15m Phase 8 Monopole C/W wraparound Cabinet at base and associated ancillary works
Applicant:	Hutchison UK Ltd
Case Officer:	Jonathan Cadd

Recommendation: Approved with Conditions	
Item:	2
Application No:	DM/0085/21/FUL
Application Type:	Full Application
Application Site:	The Shepherds Purse Bradley Road Bradley North East Lincolnshire
Proposal:	Form apex roof of existing shop / storage unit and erect farm storage barn
Applicant:	Mr Ron Shepherd
Case Officer:	Richard Limmer

Recommendation: Refused	
Item:	3
Application No:	DM/0777/20/FUL
Application Type:	Full Application
Application Site:	18 The Avenue Healing Grimsby North East Lincolnshire
Proposal:	Erect one detached dwelling and creation of new access drive and erect attached garage to host dwelling
Applicant:	Mr Adrian Lilley
Case Officer:	Jonathan Cadd

PLANNING COMMITTEE - 31st March 2021

ITEM: 1 **RECOMMENDATION: Grant Prior Notification**

APPLICATION No: DM/0174/21/PAT

APPLICATION TYPE: Prior Approval - Telecom

APPLICATION SITE: Highway Verge Adjacent John Whitgift Academy Playing Field, Great Coates Road, Grimsby, North East Lincolnshire,

PROPOSAL: Erect 15m Phase 8 Monopole C/W wraparound Cabinet at base and associated ancillary works

APPLICANT:

Hutchison UK Ltd
Star House
20 Grenfell Road
Maidenhead
SL6 1EH

AGENT:

Mr Sam Wismayer
WHP Telecoms Limited
Troy Mills, Helena House
Troy Road
Horsforth
Leeds
LS18 5GN

DEPOSITED: 16th February 2021

ACCEPTED: 16th February 2021

TARGET DATE: 13th April 2021

PUBLICITY EXPIRY: 3rd April 2021

AGREED EXTENSION OF TIME DATE:

CONSULTATION EXPIRY: 13th March 2021

CASE OFFICER: Jonathan Cadd

PROPOSAL

This prior approval application seeks consent for a monopole mast (with wrap around cabinet) and 5G antennas some 15m in height with three associated cabinets. This has been reduced from the originally proposed 18m in height. It will be painted green.

Prior approval applications under Part 16 of the Town & Country Planning (General Permitted Development) (England) Order 2015 (as amended) are required to be determined within 56 days of submission otherwise they received automatic deemed consent.

The application is presented to Planning Committee due to the objections received.

SITE

The application site is located upon the highway verge to Great Coates Road, Grimsby adjoining the John Whitgift Academy playing fields. The mast and cabinets would be adjoin the back edge of the footpath/cycle way. To the road carriageway side of the same path/cycleway are 10m high street lights.

Opposite the site, across Great Coates Road is an area of landscaped open space beyond which are a row of dwellings fronting Mayfair Drive West whilst to the south east are dwellings fronting both Great Coates Road and Waby Close.

RELEVANT PLANNING HISTORY

None to this site. Reference to local history in the appraisal section.

RELEVANT PLANNING POLICIES AND BACKGROUND PAPERS

National Planning Policy Framework (February 2019)

NPPF10 - Supporting high quality communications
NPPF12 - Achieving well designed places
NPPF16 - Conserv. & enhance the historic environ.

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

PO5 - Development boundaries
PO22 - Good design in new developments
PO35 - Telecommunications

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: In summary no objection

Heritage officer: No input required

Drainage: no objection

Neighbours/ Site Notice:

Object: 15, 16, 18, 22 (x3), 24, 25 (x2), 27, 28, 29, 30, 31 Mayfair Drive West, 52 and 54 Waby Close

In summary the objections are as follows:

Previous mast 100m away and smaller was previously refused - and was put in Church Tower. Currently not visually appealing in this landscaped area. Its much taller than lamp posts and would have a dire impact on parkland appearance of the area. Cabinets are also intrusive in size and number and would create more clutter - already too many road and school signs. Put in front of the town hall.

Loss of pleasant view and should not detract from residential amenity - this is prime location it needs to go elsewhere.

Look at sites further north away from houses.

Would distract drivers

Should be placed underground

Its for Healing area - put it there - plenty of options

Health impacts on humans (particularly children - it adjoins a school field) - due to radiation

Impact on bees and perhaps also birds

Devalue properties

APPRAISAL

Main Issues

- 1) Emissions in accordance with ICNRIP
- 2) Mast sharing
- 3) Character, appearance and residential
- 4) Highway safety

Appraisal

1) Emissions in accordance with ICNIRP

Part 16 class A, section A.2 requires that new masts up to 25m in height be considered through the prior approval mechanism. Paragraph 116 of the NPPF indicates that Local planning authorities must determine applications (including prior approvals) on planning grounds only. They should not seek to question the need for an electronic communications system, or set health safeguards different from the International Commission guidelines for public exposure. The applicant has provided an ICNIRP statement indicating the antenna system would individually and cumulatively accord with the international emissions limits in accordance with para 115 of the NPPF.

Similarly, as required by para 115 of the NPPF, the operator has contacted the John Whitgift Academy School but no response has been received. Similarly, no formal response has been received by the Local Planning Authority from the school following notification though verbally no objections has been noted.

Having regard to the above it would not be acceptable in planning terms to object to the application on health grounds.

2) Mast sharing

Policy 35 of the NELLP indicates that proposals for telecommunications development, including consideration of appropriate prior approval applications will be permitted, or determined, provided that:

- B. applicants demonstrate a sequential approach to show that development cannot be accommodated with less visual intrusion;
 - i. on an existing building, mast or other structure; or, ii. on a site that already contains telecommunications equipment; before new sites can be considered;

In this instance, the applicant notes that the nature of the 5G network is such that signal coverage is significantly less than previous generations of mobile networks and as a result a greater number of masts will be needed. In addition to this, the antennas have a much greater weight and as a result mast sharing with other operators is not possible on most existing street furniture style masts. In this instance, no operator has any suitable existing masts within the immediate area capable of providing the coverage required and as such a new mast is required to provide 5G coverage. The applicant has outlined that the mast is required for this area of Grimsby and Great Coates and would be best served by this location. As such it is accepted that to cover the area required, the applicant has met its obligations and no mast sharing positioning on existing buildings is possible. This includes the use of existing taller building such as St Nicolas Great Coates or St Michael's Grimsby (both Grade 1 listed) are ruled out due to coverage area and the historic significance.

3) Character, appearance and residential amenity

The GPDO Schedule 2, Part 16 requires new masts to be assessed through the prior approval mechanism (A.3.) as to whether the prior approval of the authority would be required as to the siting and appearance of the development. The applicant has been informed that prior approval is required.

Policy 35 of the NELLP indicates telecommunications development will be permitted where the development is appropriate in terms of siting and appearance, having regard to technical and operational constraints, and does not intrude into or detract from the landscape or urban character of the area. This policy accords also with the provisions of Policy 5 of the NELLP.

In this instance, the mast would be located on Great Coates Road (A1136) an attractive main road into Grimsby between two separate residential areas of the town. The street is characterised by open playing fields and housing albeit mainly set back from the main carriageway. An attractive landscaped area to the west of the road divides the two storey dwellings at Mayfair Drive West from the application site and is characterised by mature trees of varying sizes. As a main road it is also characterised by vertical elements in the form of 10m high streetlights which are positioned at the front edge of the carriageway, initially on both sides of Great Coates Road/ Wybers Way junction before reducing to just the eastern side close to the application site.

Mobile phone masts are now a more accepted part of modern street furniture and monopole designs generally assist to ensure equipment do not appear out of keeping with an area. In this instance, however, the mast would be almost twice the height of the streetlights in the area, 15m to the top of the antennas compared to 10m for the streetlights and somewhat wider at 400mm in diameter compared to 120mm for the street lights. These differences would emphasise the presence of the proposed mast within the streetscene making it an obvious addition within Great Coates Road. Whilst the mast will be an obvious addition to the streetscene, particularly given its width it, is would still be a vertical feature not unlike most of the streetlights which are positioned regularly along this stretch and side of the highway. If the mast were to be coloured dark green, to match the more modern street lighting columns it would not significantly detract from the appearance and character of the area particularly when viewed along Great Coates Road from the north or south.

It is noted that reference has been made in objections received to a previous ground based mast at only 12m high which was refused in 2005 on the junction of Wybers Way and Great Coates Road due to its impact on the character and appearance of this landscaped area. This is considered to be a different location to the current proposal as that mast would have been located in a much more prominent area within the landscaped strip of the Wybers Estate rather than adjoining it across a busy road. As such it is not considered that that decision should be a significant material consideration in the determination of this proposal. It is also some time ago.

The objections to the mast on visual character and amenity grounds have been received mainly from occupiers to the houses opposite the site to Mayfair Drive West and to a lesser extent from Waby Drive to the east. Here the prevalence of street furniture is less but for many the view of the mast would be partially obscured by trees reducing its impact. Where clearer views are possible, the mast would be obvious to occupiers but again would not be so out of keeping with the character of this urban area as to justify refusal. Equally the impacts would be reduced by intervening distance.

In a similar way, views from Waby Close of the mast would be possible due to the open nature of the intervening playingfield but also, in part, be mitigated by distance from the facing houses due to the same field. In addition, it would also been seen in the context of the trees beyond reducing impact. The dwelling closest to the mast, 48 Waby Close, would not directly face the mast but it would be within a wider field of vision by occupiers. Again, however, the mast would be seen in the context of other street furniture such as streetlights reducing its impact.

Consideration by neighbours that the mast should be positioned further north along Great Coates Road has been considered but the available footpath/ cycleway would limit options, any mast would still be viewed by residential properties, just different ones, and could also potentially detrimentally impact on the character and appearance of Great Coates Conservation Area and the setting of the grade I listed St Nicolas Church which the current location would not.

The impact of the cabinets would be minimal due to their position and height within the streetscene and the context of the hedge to the rear, again however, such cabinets should be finished in a dark green colour.

Therefore whilst accepting the mast and cabinets would have an appreciable visual impact on the street seen and visual amenity any such impact would not justify refusal under the terms of policies 5, 22 and 35 of the NELLP. Moreover there would be no adverse impact on the residential amenity of residential property or the amenity of the adjacent school.

4) Highway safety

The position of the mast to the side verge of the highway/ cycle lane has not raised any objections from the Highway Authority and would not create an obstruction or danger to users in accordance with policy 5 and 36 of the NELLP.

CONCLUSION

The proposed mast would provide the roll out of modern 5G telecommunication technology which is supported by both NELLP and NPPF policies and should be given substantial weight within any planning balance. In addition to this, despite objectors concerns the applicant has provided an ICNIRP certificate to show emissions would be within accepted levels. As such in line with guidance within the NPPF health concerns

should not form part of this planning determination. The Highway Authority has not raised any concerns on highway safety concerns.

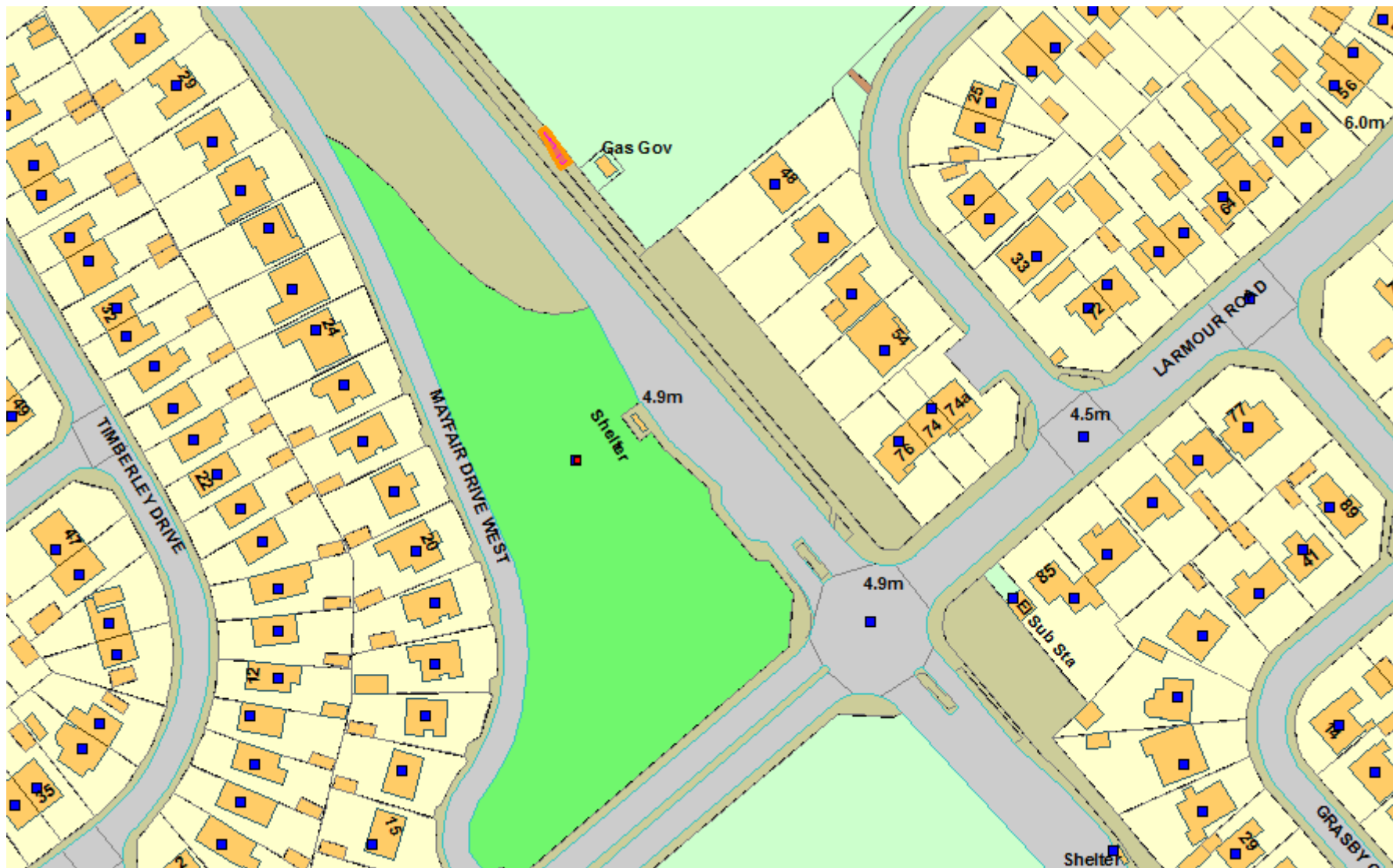
The scale and appearance of the mast and cabinets has lead to a considerable level of objection from local residents and its physical presence within the street cannot be denied. Nevertheless, the applicant has provided information to show that mast sharing is not possible and there are no suitable alternative locations possible. Despite its scale and height it is not considered to be of such an alien feature, particularly given its location within an urban street close to other common, albeit lesser scale, vertical street features to unacceptably impact on the character and appearance of the streetscene nor the visual amenities of residents.

Within the planning balance required therefore the mast proposal would accord with policies 5, 22 and 35 of the North East Lincolnshire Local Plan 2013 - 2032 (adopted 2018) and the provisions of the National Planning Policy Framework and as such it is recommended that subject to no new issues being raised after 3rd April 2021, the determination that prior approval be granted is delegated to the Assistant Director Assistant Director of Housing, Highways and Planning.

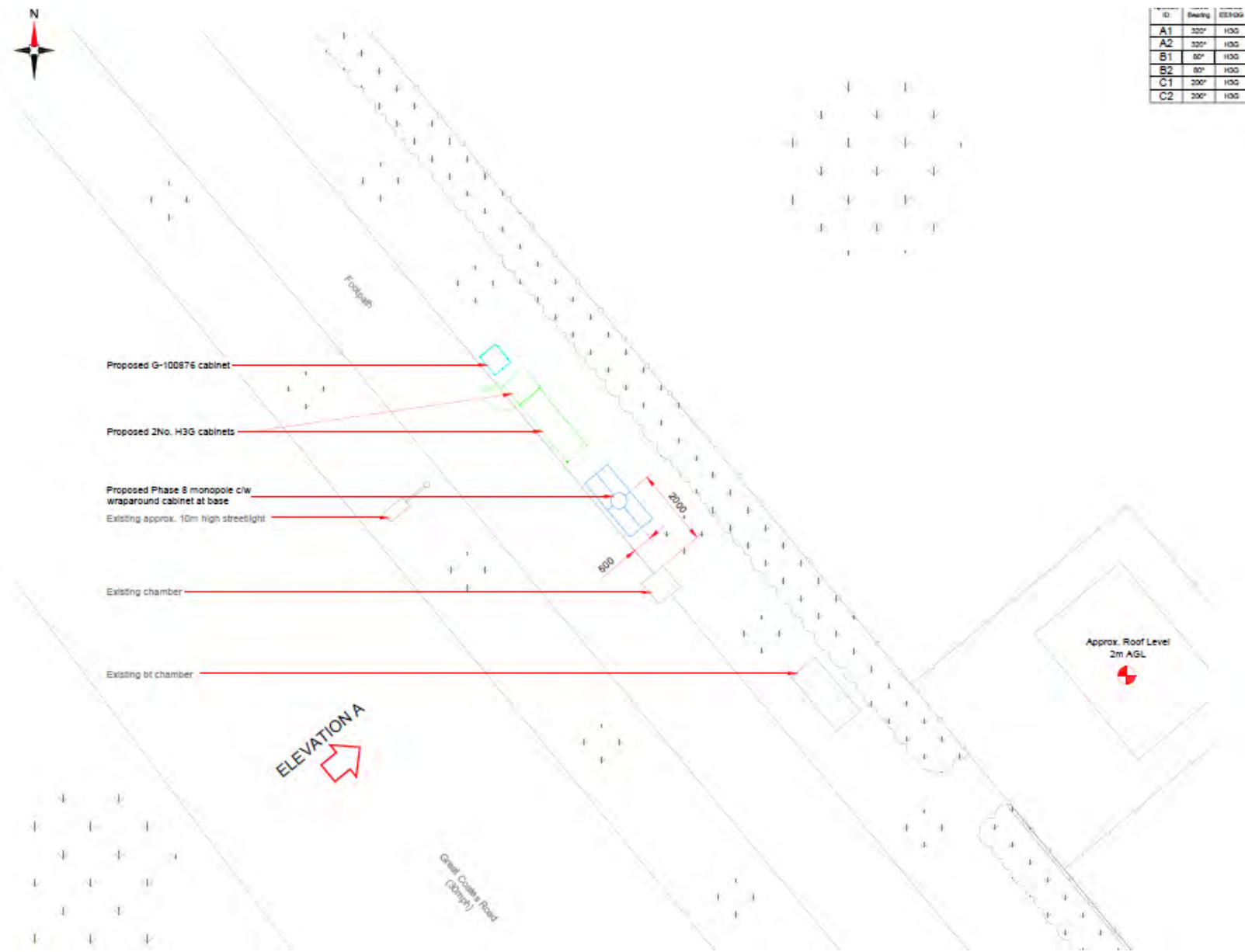
RECOMMENDATION

Grant Prior Notification subject to no new issues being raised after 3rd April 2021, the determination that prior approval be granted is delegated to the Assistant Director Assistant Director of Housing, Highways and Planning.

DM/0174/21/PAT - HIGHWAY VERGE ADJACENT JOHN WHITGIFT ACADEMY PLAYING FIELD
GREAT COATES ROAD, GRIMSBY



DM/0174/21/PAT - HIGHWAY VERGE ADJACENT JOHN WHITGIFT ACADEMY PLAYING FIELD
GREAT COATES ROAD, GRIMSBY



Comments for Planning Application DM/0174/21/PAT

Application Summary

Application Number: DM/0174/21/PAT

Address: Playing Field Great Coates Road Grimsby North East Lincolnshire

Proposal: Erect 18m Phase 8 Monopole C/W wrapround Cabinet at base and associated ancillary works

Case Officer: Jonathan Cadd

Customer Details

Name: Mrs C Brown

Address: 15 Mayfair Drive West Grimsby

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: We object to the planning application DM/0174/21/PAL on the grounds that:-

The very tall mobile phone mast and associated obtrusive cabinets would have a negative impact on the mental & physical health and well being of residents bordering the proposed site.

Consideration also needs to be given to the fact that this site is near a school with due reference to safety concerns for the pupils.

The mast and cabinets would be additional unattractive street furniture that would detract from the attractive Parkland aspect of this A1136 route into Grimsby. It is NE Lincs Councils responsibility to protect, maintain and enhance the Area for their residents.

The mast would have a negative effect on drivers using the A1136. More street furniture- more clutter on roadsides & more driver distraction.

Have less impactful sites been investigated for this mobile phone technology if, indeed, it is definitely needed in this area?

eg

Amalgamating this mobile technology within the recently installed mobile phone mast at the boundary of Healing village

Or

Attaching mobile phone technology to the electricity pylon on Freshney Parkway

Or

Siting the mast at the junction of the A1136 and Old Road, Great Coates

Or

Siting the mast near/in the Old Lay By on the B1210 between the A1136 roundabout & Healing village.

Comments for Planning Application DM/0174/21/PAT

Application Summary

Application Number: DM/0174/21/PAT

Address: Playing Field Great Coates Road Grimsby North East Lincolnshire

Proposal: Erect 18m Phase 8 Monopole C/W wrapround Cabinet at base and associated ancillary works

Case Officer: Jonathan Cadd

Customer Details

Name: Mr Nigel Parish

Address: 16 Mayfair Drive West Grimsby

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Response to 5G mast proposal on Great Coates Road. Planning application DM/0174/21/PAT

I find it hard to comprehend the installation of this mast only 100m from previously discounted site regarding 'Visual splay' . Whilst 5G is something to get excited about the site of this mast directly in view of residential housing is in no way acceptable. There are alternative locations further down Great Coates Road, towards Healing, which will not impinge on residential housing, surely these need to be explored.

Comments for Planning Application DM/0174/21/PAT

Application Summary

Application Number: DM/0174/21/PAT

Address: Playing Field Great Coates Road Grimsby North East Lincolnshire

Proposal: Erect 18m Phase 8 Monopole C/W wrapround Cabinet at base and associated ancillary works

Case Officer: Jonathan Cadd

Customer Details

Name: Mr Roy Melton

Address: 18 Mayfair Drive West Wybers Wood Grimsby

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: A previous application for a similar mast, to be placed 100 meters to the East of this location, was rejected on Visual Display reasons. Placing such a tall mast in the proposed location, near to residential properties, does not make any sense and would certainly impact on the Visual Display from such properties.

If such a mast is needed, which I really doubt, to improve any coverage in the Healing Area then it could be located away from residential properties between Great Coates and Healing. Such areas are:-

1 Near to the junction of the A1136 and Old Road, Great Coates

2 Better still near to the old Lay By on the B1210 between the A1136 roundabout and Healing Village

Such a tall mast would not impact on the visual display from any properties in the surrounding area.

I believe that there is some thought that could be radiation issues relating to these masts. I don't know what truth there is in this, but if there is a remote chance of any such radiation being a health risk then such masts should not be located near any residential properties

Planning - IGE (ENGIE)

Subject: FW: Planning Application DM/0174/21/PAT

From: Pete Hough
Sent: 10 March 2021 15:48
To: Jonathan Cadd <Jonathan.Cadd@nelincs.gov.uk>
Subject: Planning Application DM/0174/21/PAT

With reference to your letter dated 2nd March 2021

I am also writing to you to clarify my concerns with this application , we as a residents feel there is better places to put this 18m mast

Away from peoples view, further along this road there is no house in front or behind whose view would not be compromised

Or in the layby further along on the B1210 , even nearer the intended benefactors of this project ,

There is already a mast on the B1210 as you enter Healing could this not be upgraded to accommodate this phase 8 momopole

Hopefully you will take into consideration the views of the residents whose lives and view is affected by this very tall mast

Peter Hough
22 Mayfair Drive West
DN37 9QP



This email has been checked for viruses by AVG antivirus software.
www.avg.com

Planning - IGE (ENGIE)

From: Pete Hough
Sent: 28 February 2021 12:03
To: Planning - IGE (ENGIE)
Subject: Planning Application Reference DM/0174/21/PAT

In response to your letter dated 17/02/2021 regarding the installation of a 30m mast in front of our properties I like many of the residence feel there could be better places to site this

- 1 Further down on the opposite side in the children swing park where there is no houses
- 2 On the right hand side on the B1210 in the layby
- 3 In the field opposite
- 4 On the side of the railway track or motorway
- 5 Or utilise one of the redundant flood warning masts

All the above sites would have less impact on properties close by

Some thing like this was discounted in the past for visual issues this was only 100m from the current site

I hope you will give consideration the impacted this would have on our lives
And ether block the planning or consider one of the other sites

Regards Peter Hough 22 Mayfair Drive West DN37 9QP

Planning - IGE (ENGIE)

From:
Sent: 24 February 2021 18:28
To: Planning - IGE (ENGIE)
Subject: Phone mast

Do I need a mast in front of my house NO Put at the town hall Or in front of the conservative for Grimsby house ?
Where is my local councillor on this, just taking is money , never heard from him ?

This is the mast on the Great Coates Playing Field When planning proposal for the school signs was applied for it was called Whitgift School field ?

This is deception

Application DM/0174/21/PAT

Role on the elections (Labour)

I pay £2002 some one in a 2.2 million house in London pays £1200 Is this fare Mr P Hough

22 Mayfair Drive

DN37 9QP

Comments for Planning Application DM/0174/21/PAT

Application Summary

Application Number: DM/0174/21/PAT

Address: Playing Field Great Coates Road Grimsby North East Lincolnshire

Proposal: Erect 18m Phase 8 Monopole C/W wrapround Cabinet at base and associated ancillary works

Case Officer: Jonathan Cadd

Customer Details

Name: Mrs Kath McConnell

Address: 24 Mayfair Drive West Grimsby

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I strongly object. A mast was rejected 100 meters to the east previously for visual display reasons. This was eventually put in the church tower. The same could happen here. So it doesn't make sense that this site would be anyway different to the visual impact display.

When I moved here I was approached by the council for money to place trees on the green at Wybers as the then council wanted the approach road to Grimsby to look visually pleasing. I donated money to this effect.

Other areas could be by the river Freshney, not near any housing. Further to the west along Great Coates road where there is a hedge which would help hide this monstrosity. Further west towards Healing where there are no residential properties. These offer easy access to underground services which have recently been upgraded.

We Don't know the effects on human health. I've read that masts like this could have a dire impact on bees, & perhaps also birds which would be catastrophic.

The sheer size - much taller than the lamppost would have a dire impact on the area.

I feel there are much better sites for this mast if there really needs to be one, (which I don't really think is important)

Comments for Planning Application DM/0174/21/PAT

Application Summary

Application Number: DM/0174/21/PAT

Address: Playing Field Great Coates Road Grimsby North East Lincolnshire

Proposal: Erect 18m Phase 8 Monopole C/W wrapround Cabinet at base and associated ancillary works

Case Officer: Jonathan Cadd

Customer Details

Name: Mr Fred Marsden

Address: 25 Mayfair Drive West Wybers Wood Grimsby

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: In the "Supplementary Information" document Page 9 item 5 Technical Justification refers to the installation as providing better coverage for the Healing area. There are I think other locations that could be utilised to the same effect without placing the mast in close proximity to residential properties.

As I cannot see a way to attach a marked up map in these comments I will list the options and submit a marked up drawing separately.

Alternative site could be :-

1. 200m west of current proposal where there are no buildings close by.
2. The junction of A1136 and Aylesbury Road.
3. At the junction of A1136 and Old Road Great Coates.
4. On the B1210 Great Coates Road at the "pull in" on the right hand side going towards Healing.

For options 1,3&4 there are no residential properties close by and all offer easy access to underground services which have recently been upgraded along the road from Healing through to Wybers Wood. Option 2 is also on the same route however there are two properties in the immediate area.

Some previous sites for development were discounted for "Visual splay" issues. One of those sites was just 100m from where the current proposed site would be. Given this it makes no sense that this new site is any different regarding the "Visual splay".

Hopefully reconsideration and relocation of this mast can be chosen so as to minimise the impact on local residents.

Regards,
Fred Marsden

Comments for Planning Application DM/0174/21/PAT

Application Summary

Application Number: DM/0174/21/PAT

Address: Playing Field Great Coates Road Grimsby North East Lincolnshire

Proposal: Erect 18m Phase 8 Monopole C/W wrapround Cabinet at base and associated ancillary works

Case Officer: Jonathan Cadd

Customer Details

Name: Mr Fred Marsden

Address: 25 Mayfair Drive West Wybers Wood Grimsby

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: In the "Supplementary Information" document Page 9 item 5 Technical Justification refers to the installation as providing better coverage for the Healing area. There are I think other locations that could be utilised to the same effect without placing the mast in close proximity to residential properties.

As I cannot see a way to attach a marked up map in these comments I will list the options and submit a marked up drawing separately.

Alternative site could be :-

1. The junction of A1136 and Aylesbury Road.
2. At the junction of A1136 and Old Road Great Coates.
3. On the B1210 Great Coats Road at the "pull in" on the right hand side going towards Healing.

For both options 2&3 there are no residential properties close by and both offer easy access to underground services which have recently been upgraded along the road from Healing through to Wybers Wood. Option 1 is also on the same route however there are two properties in the immediate area.

Some previous sites for development were discounted for "Visual splay" issues. One of those sites was just 100m from where the current proposed site would be. Given this it makes no sense that this new site is any different regarding the "Visual splay".

Hopefully reconsideration and relocation of this mast can be chosen so as to minimise the impact

on local residents.

Regards,
Fred Marsden

Comments for Planning Application DM/0174/21/PAT

Application Summary

Application Number: DM/0174/21/PAT

Address: Highway Verge Adjacent John Whitgift Academy Playing Field Great Coates Road
Grimsby North East Lincolnshire

Proposal: Erect 18m Phase 8 Monopole C/W wraparound Cabinet at base and associated
ancillary works

Case Officer: Jonathan Cadd

Customer Details

Name: Mr Andy Cowdroy

Address: 27 Mayfair Drive West Grimsby

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I fully object to this application.

Placing a structure of this nature and size along a main road and, most importantly, directly opposite and behind residential properties and highly unacceptable. I do not want to look outside of my home each to an 18m eye sore.

I fully support the proposed suggestions made by a neighbour at 25 Mayfair Drive West in that there are surely better locations for this which would not impact on residents and have such a structural and visual impact.

Comments for Planning Application DM/0174/21/PAT

Application Summary

Application Number: DM/0174/21/PAT

Address: Playing Field Great Coates Road Grimsby North East Lincolnshire

Proposal: Erect 18m Phase 8 Monopole C/W wrapround Cabinet at base and associated ancillary works

Case Officer: Jonathan Cadd

Customer Details

Name: Mr John Langton

Address: 28 Mayfair Drive Grimsby

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: If I am allowed an input to this then,

1. I have seen and support the comments set out in the letter to you from my neighbour at 25 Mayfair Drive.

2. Reference the document "Supplementary Info, 1524705" I see that the "industry site data base check" question has the answer N/A which seems to conflict with the reply to the question above. Is this usual/acceptable?

3. What was the purpose of the phone mast erected last year at the end of the old B1210 exit close to the Healing sign?

Thank you

John Langton

Comments for Planning Application DM/0174/21/PAT

Application Summary

Application Number: DM/0174/21/PAT

Address: Highway Verge Adjacent John Whitgift Academy Playing Field Great Coates Road
Grimsby North East Lincolnshire

Proposal: Erect 18m Phase 8 Monopole C/W wraparound Cabinet at base and associated
ancillary works

Case Officer: Jonathan Cadd

Customer Details

Name: Mrs Denise Bryan

Address: 29 Mayfair Drive West Grimsby

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Regarding Application Reference DM/0174/21/PAT

I have concerns regarding the height of this proposed mast and proximity to residential properties.
As nearby residents have commented there appears to be other sites more suitable, not so close
to residential properties.

There are several signs alongside this stretch of road already.

The addition of this huge mast would add more visual "clutter".

Angela Tynan (Engie)

From: Freda Garrood
Sent: 24 February 2021 15:37
To: Planning - IGE (ENGIE)

For the attention of Mr J Cadd
Senior Development Management Officer

Re planning application ref DM/0174/21/PAT
Erect 18m Phase 8 Monopole C/W wrapround Cabinet at base and associated ancillary works
Playing Field Great Coates Road, Grimsby.

Dear Mr Cadd

Thank you for your letter dated 17th February 2021 regarding the above planning application.

We are concerned about the visual appearance and the adverse health affects which may affect us with living opposite the proposed monopole.

As we have been a resident of Mayfair Drive West for over 40 years and have enjoyed the front view which was one of the reasons we purchased the property.

So we strongly object to the above application being approved.

Roland & Freda Garrood
30 Mayfair Drive, Grimsby, DN37 9QP

Comments for Planning Application DM/0174/21/PAT

Application Summary

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Grimsby North East Lincolnshire

Proposal: Erect 18m Phase 8 Monopole C/W wraparound Cabinet at base and associated
ancillary works

Case Officer: Jonathan Cadd

Customer Details

Name: Mrs Lisa Rhoades

Address: 31 Mayfair drive west Grimsby

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: We strongly object to this planning application.

Surely there are much more suitable locations for this monstrosity to go ! We already face several signs for the secondary school and now it seems we are the main access point for a swing park that has a trodden down fence for an entrance.

We purchased our property 20 years ago because of its prime location , NOT to be facing an 80ft mast .

Planning - IGE (ENGIE)

Subject:

FW: Planning Application Reference DM/01724/21/PAT

From: Michael Kelly

Sent: 16 March 2021 07:50

To: Jonathan Cadd <Jonathan.Cadd@nelincs.gov.uk>

Subject: Planning Application Reference DM/01724/21/PAT

Dear Sir,

I wish to protest against the proposal to erect an 18m Monopole on the highway verge adjacent John Whitgift Academy playing fields.

I live at 52 Waby Close and this mast is being erected far too close to the residential properties at No's 48, 50, 52 and 54 Waby Close. No 48 has recently been sold and the purchasers have yet to move in, so you may not get a response to your letter within the time constraint.

Not only will the proposal be a blemish on our landscape, more importantly it is a health hazard to those of us who live in the immediate vicinity. My garden is less than 75 metres from the site.

I draw your attention to the below paper describing the health effects as a result of telecommunications masts being installed in residential areas.

<http://www.es-uk.info/wp-content/uploads/2018/05/Adverse%20Health%20Effects%20of%20M.P.Masts%20&%20Planning%20Policy.pdf>

I hope that you will reject this application.

Yours sincerely,

Michael Kelly

Michael Kelly.

Apollo Battlefield Guide

Email:

Guide: D-Day Landings, American WW1 Battlefields, Somme & Ypres

Author of: 'Hero On The Western Front' Discovering Alvin York's WW1 Battlefield.

'Behind Enemy Lines With SOE'

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Comments for Planning Application DM/0174/21/PAT

Application Summary

Application Number: DM/0174/21/PAT

Address: Highway Verge Adjacent John Whitgift Academy Playing Field Great Coates Road
Grimsby North East Lincolnshire

Proposal: Erect 18m Phase 8 Monopole C/W wraparound Cabinet at base and associated
ancillary works

Case Officer: Jonathan Cadd

Customer Details

Name: Mr Kenneth Ridgeway

Address: 54 Waby Close Grimsby

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Dear Sirs

I wish to raise my objection to the proposed siting of a telecom communication structure in the immediate vicinity of my home. In addition to Environmental issues and being an unsightly structure, there is also a notable effect on health issues in the vicinity of these types of radio transmitting equipment. A further impact with these structures in the vicinity of residential properties will certainly cause a devaluation of these properties.

I therefore wish to strongly object to the siting of this facility in our local area for myself and I suspect all other residents in the locality of this proposed construction.

PLANNING COMMITTEE - 31st March 2021

ITEM: 2 **RECOMMENDATION: Approved with Conditions**

APPLICATION No: DM/0085/21/FUL

APPLICATION TYPE: Full Application

APPLICATION SITE: The Shepherds Purse, Bradley Road, Bradley, North East Lincolnshire, DN37 0AL

PROPOSAL: Form apex roof of existing shop / storage unit and erect farm storage barn

APPLICANT:

Mr Ron Shepherd
The Shepherds Purse
Bradley Road
Bradley
North East Lincolnshire
DN37 0AL

AGENT:

DEPOSITED: 23rd January 2021

ACCEPTED: 17th February 2021

TARGET DATE: 14th April 2021

PUBLICITY EXPIRY: 22nd March 2021

AGREED EXTENSION OF TIME DATE:

CONSULTATION EXPIRY: 14th March 2021

CASE OFFICER: Richard Limmer

PROPOSAL

The proposal consists of two main elements:

1. A new pitched roof on the existing shop and store building;
2. A new storage building.

The application has been brought to Planning Committee because the applicant is an Elected Member of the Council; Cllr Ron Shepherd. There is also an objection from Bradley Parish Council.

SITE

The site is located on Bradley Road, Bradley and consists of a paddock which has been developed into a smallholding by the applicant. The site is outside any defined settlement boundary and has one immediate neighbour, 'Netherwood' to the south.

Access to the site is gained from a gated track off Bradley Road. The site is some 1.1 hectares (2.8 acres). The remaining land around the site is in agricultural use.

RELEVANT PLANNING HISTORY

There are a number of planning applications associated with the site as follows:-

DM/0881/20/FUL - temporary use for residential accommodation - approved on basis for 3 years expires January 2023

DM/0117/17/FUL - Temporary use of static caravan as living accommodation - approved on temporary basis for 3 years (expired 28th April 2020)

DM/0697/15/FUL - application for temporary use of static caravan as living accommodation - refused permission in February 2016. Planning appeal dismissed in May 2016 - copy attached.

DC/710/10/WOL - application to retain static caravan and raised timber decking - refused permission in September 2010;

DC/289/10/WOL - application to retain static caravan and raised timber decking area - refused permission in June 2010;

DC/19/10/WOL - application to retain hard standing area - approved June 2010;

DC/737/08/WOL - application to install signs - approved in October 2008;

DC/722/08/WOL - resubmission of DC/1033/07/WOL to retain hard standing, chicken sheds, greenhouses and sales shed, entrance gates and building - approved in October 2008;

DC/1033/07/WOL - application to retain existing hardstanding for parking, access tracks, chicken huts, greenhouses and sales shed, brick pillars and gates - refused in November 2007.

RELEVANT PLANNING POLICIES AND BACKGROUND PAPERS

National Planning Policy Framework (February 2019)

NPPF12 - Achieving well designed places

NPPF6 - Building a strong, competitive economy

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

PO5 - Development boundaries

PO33 - Flood risk

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 Health - No comments

Drainage - No objections to proposed drainage system

Trees - No objections

Heritage - No comments

Highways - No objections

Bradley Parish Council:

Bradley Parish Council object for the following reasons

1. Prior to this Application being presented and when the previous Application was granted Ref DM/0881/20/FUL, it clearly stated there would be a need for regular future inspections to monitor improvements made on this site, to establish that work and development was actually taking place, as at that stage the site appeared to be derelict.
2. We feel that until further assessments have taken place and it is evident that work is progressing on the site, there is no reason for any further Applications of this type to be submitted.
3. Condition 4 of the application number DM/0881/20FUL states that an application for a foul water drainage system be applied for within a determined time frame and as we have had no notification of this, we feel that this should be completed before any other applications are presented/considered.
4. There have been so many applications for the change of use on this site that it is unclear at this stage, exactly what business is being carried out and therefore
 - a. the structure of an apex roof certainly does not seem to be priority and leads the question is this being prepared for a residential property in the future?
 - b. The proposal to erect a farm storage barn before the land is being utilised for one of the many projects listed, is not required at this stage in the sites development.

5. To request the structure of a Barn type building, especially one with an apex roof, and particularly as the site doesn't appear to be producing anything from the many projects previously listed that would need storage of this type leaves us thinking that this could be the first stage of a barn conversion for a residential property?

6. The site owner has consistently broken and ignored all rules and regulations connected to this business and we therefore question if he would present a change in attitude this time.

Neighbours

No neighbours have responded

APPRAISAL

Main Issues

1. Principle of Development
2. Impact on Neighbours
3. Impact on the Character of the Area

1. Principle of Development

The proposed development consists of two elements the first being a new apex roof on an existing building and the second is a new storage shed. Both of the parts of the development relate to the authorised use of the site as a small holding. The principle of the use of the site has been established through the extensive planning history on the site. The comments from Bradley Parish Council are noted but where they relate to the use of the wider site, this is established and not for consideration now. The applicant has detailed that the storage building is required for secure storage to help expand the business and this is considered reasonable.

The site is located within the open countryside on the NELLP inset maps, Part 3 of Policy 5 of the NELLP details that development proposals will be supported in principle where they support a prosperous rural economy and in particular where it is a land based business. The proposed development would help support and sustain the business known as Shepherds Purse and in principle accords with Policy 5 of the NELLP subject to the site specific impacts discussed in this report.

2. Impact on Neighbours

There is only one immediate neighbour; Netherwood, to the south of the site. The proposed re roof of the existing shop and store building sits on the boundary with Netherwood. In turn Netherwood has an outbuilding itself along this boundary with the actual dwelling set away from the boundary. The proposed new roof would change from a

flat roof to a pitched roof with an increase in height from 2.8m to 3.2m (to the pitch) with the eaves remaining at 2.8m. The proposed new shed sits off the boundary with Netherwood by approximately 5m. The proposed shed measures 8m by 5m, 2.2m to the eaves and 3m to the ridge. It is considered that the position, size and scale of the proposed development is relatively minor and would not result in any adverse impacts to the neighbours residential amenities. In particular there will be no affects from massing, loss of light or overlooking. The proposal is in accordance with Policy 5 of the NELLP.

It is noted that the Environmental Health team have requested conditions for working hours and a construction management plan. The working hours are reasonable and usual but the requirement for a full construction management is excessive given the scale of the development.

3. Impact on the Character of the Area

The site is located within the open countryside and as such a key consideration for any development proposal is how it would affect the general character and appearance of the area. In this instance the proposed new roof may offer some limited views to the public road but this would not be extensive and the proposed design is considered a betterment to the existing flat roof.

The proposed new shed building is set to the rear of the site and would be well screened from the road by the existing buildings on the site. It would therefore not offer any harm to the visual character of the area. It is proposed to be built as a portal framed building with profiled cladding sheets to the walls and roof. A typical agricultural type structure.

The proposed development would not therefore harm the visual character and appearance of the area in accordance with Policy 5 of the NELLP.

In terms of surface water drainage for the proposed new building, the plans detail that the guttering would be connected to large water butts with the water saved and used for irrigation across the rest of the site. The Drainage team have confirmed this approach is acceptable.

CONCLUSION

The proposal to re-roof the existing shop and store building and to erect a new storage shed is considered not to adversely impact upon the residential amenities of the neighbour or the character and appearance of the area. The proposal therefore accords with Policy 5 of the NELLP and is recommended for approval.

RECOMMENDATION

Approved 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

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

06A - site plans and elevations

Reason

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

(3) Condition

No demolition or construction 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 in accordance with Policy 5 of the North East Lincolnshire Local Plan 2013-2032 (adopted 2018).

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.

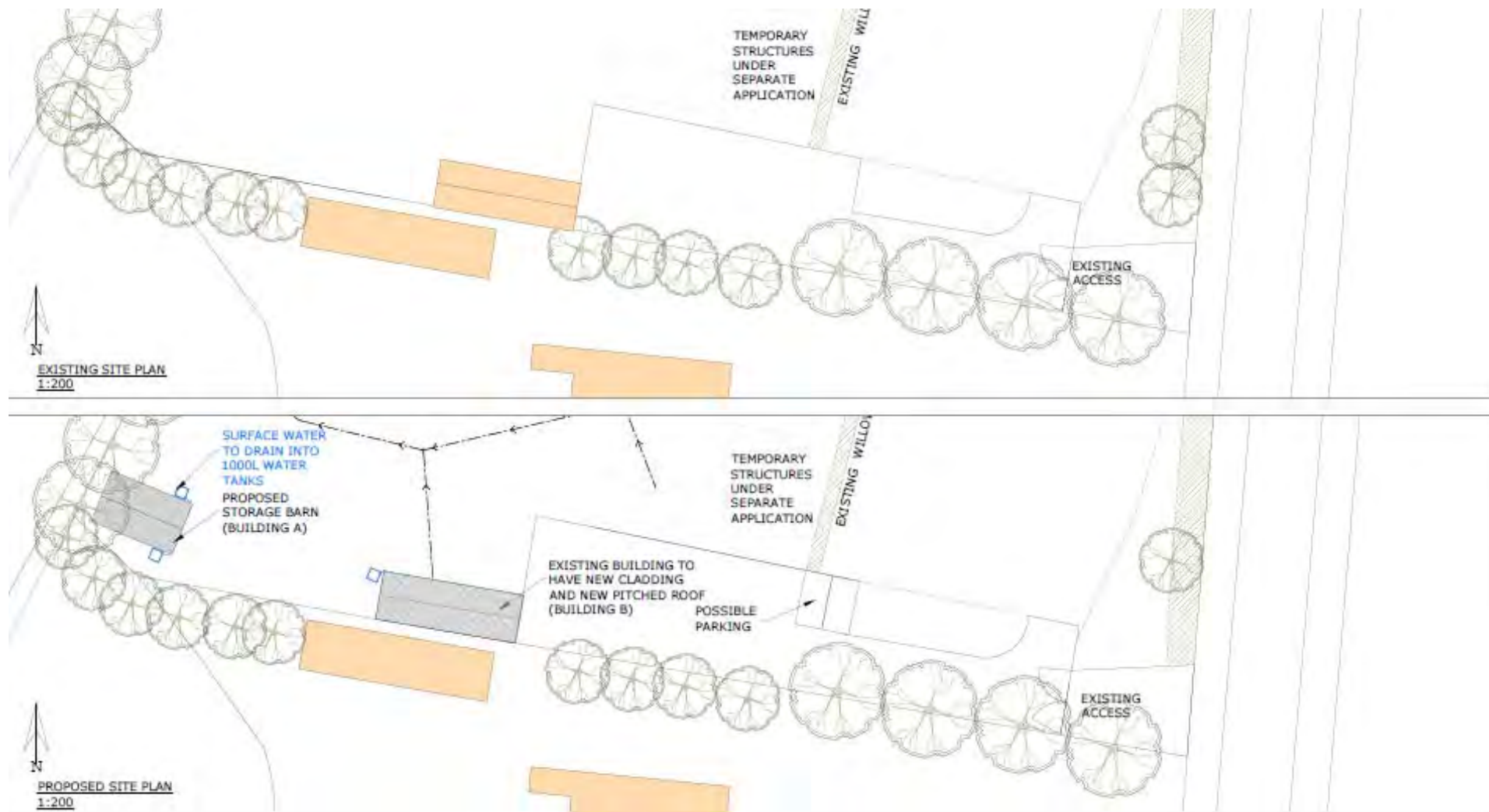
3 Informative

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).

DM/0085/21/FUL – THE SHEPHERDS PURSE, BRADLEY ROAD, BRADLEY



DM/0085/21/FUL – THE SHEPHERDS PURSE, BRADLEY ROAD, BRADLEY



BRADLEY PARISH COUNCIL



Planning Application DM/0085/21/FUL

Proposal: Form apex roof of existing shop/storage unit and erect farm storage barn

Location: The Shepherds Purse, Bradley Road, Bradley, North East Lincolnshire DN37 0AL

Bradley Parish Council strongly **OBJECTS** to the above application for the following reasons:-

1. Prior to this Application being presented and when the previous Application was granted Ref DM/0881/20/FUL, it clearly stated there would be a need for regular future inspections to monitor improvements made on this site, to establish that work and development was actually taking place, as at that stage the site appeared to be derelict.
2. We feel that until further assessments have taken place and it is evident that work is progressing on the site, there is no reason for any further Applications of this type to be submitted.
3. Condition 4 of the application number DM/0881/20FUL states that an application for a foul water drainage system be applied for within a determined time frame and as we have had no notification of this, we feel that this should be completed before any other Applications are presented/considered.
4. There have been so many applications for the change of use on this site that it is unclear at this stage, exactly what business is being carried out and therefore
 - a. the structure of an apex roof certainly does not seem to be priority and leads the question is this being prepared for a residential property in the future?
 - b. The proposal to erect a farm storage barn before the land is being utilised for one of the many projects listed, is not required at this stage in the sites development.
5. To request the structure of a Barn type building, especially one with an apex roof, and particularly as the site doesn't appear to be producing anything from the many projects previously listed that would need storage of this type leaves us thinking that this could be the first stage of a barn conversion for a residential property?

6. The site owner has consistently broken and ignored all rules and regulations connected to this business and we therefore question if he would present a change in attitude this time.

Considering all of the above, Bradley Parish Council strongly **OBJECTS** to this application.

Regards

Val Turner

Val Turner

Chair Bradley Parish Council.

PLANNING COMMITTEE - 31st March 2021

ITEM: 3 **RECOMMENDATION: Refused**

APPLICATION No: DM/0777/20/FUL

APPLICATION TYPE: Full Application

APPLICATION SITE: 18 The Avenue, Healing, Grimsby, North East Lincolnshire, DN41 7NE

PROPOSAL: Erect one detached dwelling and creation of new access drive and erect attached garage to host dwelling

APPLICANT:

Mr Adrian Lilley
18 The Avenue
Healing
Grimsby
North East Lincolnshire
DN41 7NE

DEPOSITED: 15th September 2020

AGENT:

Ross Davy Associates - Alan Scoffin
Pelham House
1 Grosvenor Street
Grimsby
DN32 0QH

ACCEPTED: 15th September 2020

TARGET DATE: 10th November 2020

PUBLICITY EXPIRY: 18th October 2020

AGREED EXTENSION OF TIME DATE:

CONSULTATION EXPIRY: 16th October 2020 **CASE OFFICER: Jonathan Cadd**

PROPOSAL

This application seeks permission to erect a dwelling within the rear garden of 18 The Avenue, Healing. To construct the access to the rear existing detached garaging would need to be demolished and a new proposed detached garage is proposed to the side garden of the host dwelling.

The proposed dwelling would have part of the upper floor built within the roof space along with full height sections. Access would be from The Avenue utilising, in part, the existing driveway and then extended along the boundary to 16 The Avenue to the rear.

The application is presented to Planning Committee at the request of Councillor Hasthorpe.

SITE

18 The Avenue is a detached dwelling set within a large garden and with access from The Avenue to the western side of the site leading to a large detached garage. To the front of the site are a large number of mature trees and an attractive hedge. The trees are protected under a preservation order. The rear garden is generally flat and is divided from the front garden by the house and garage. The boundaries of the site are formed on the whole by well maintained 2m high hedging.

To the south west of the site is a large traditionally designed detached dwellinghouse, 16 The Avenue. This property has a large single storey extension to the rear and a driveway and garage adjoining/close to the application boundary. To the north east is a similarly traditionally designed detached dwellinghouse with a extensive garden to the rear to match that of the application site. Again this property is characterised with large mature trees with a detached garage to the side.

To the rear is 5 McVeigh Court a more modest detached two storey dwelling which is positioned at 90 degrees to both 18 and 20 The Avenue. This dwelling has a conservatory to the rear.

RELEVANT PLANNING HISTORY

DM/0109/20/FUL Erect one detached dwelling and creation of new access drive and erect attached garage to host dwelling- Withdrawn

DC/402/04/WOL 2 storey ext. to rear to form sun lounge with bedroom & en-suite over & resite window to existing bedroom on side elevation. Approved 2004

RELEVANT PLANNING POLICIES AND BACKGROUND PAPERS

National Planning Policy Framework (February 2019)

NPPF5 - Delivering a sufficient supply of homes

NPPF11 - Making effective use of land

NPPF12 - Achieving well designed places

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

PO2 - The housing requirement

PO3 - Settlement hierarchy

PO4 - Distribution of housing growth

PO5 - Development boundaries

PO17 - Housing density

PO22 - Good design in new developments

PO33 - Flood risk

PO36 - Promoting sustainable transport

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

Cllr Hasthorpe: Has called the application in for committee to assess the scheme due to potential refusal

Healing Parish Council: No objection

Grimsby Cleethorpes & District Civic Society: Whilst recognising the trend to erect properties in back gardens and some applications have been accepted and others rejected. In this instance the original house is placed almost central to the plot and the proposed dwelling is at the bottom of the garden rendering its plot to be very small. Consequently the dwelling is very tight in its plot and overall it looks unbalanced. The planning application was rejected by the society's committee.

Drainage: Surface water discharge to a soakaway can be approved but more sustainability should be built into the drainage system.
The driveway extension should be done in permeable paving.

Heritage Officer: No heritage input required

Trees & Woodlands: The Arboricultural Method Statement (AMS) sets out a proposal for the design and construction of the new access, the principles which is now accepted as industry best practice. Although the AMS set of an acceptable way forward, the crucial point is implementation. If this proposal is granted permission the AMS in its entirety will need to be conditioned.

Neighbours:

20 The Avenue - objects (in summary) the area is characterised by large dwellings on spacious plots and this would be out of character in a constrained small plot to the rear close to neighbours. Would be a two storey building with windows overlooking adjoining properties - a single storey dwelling would protect neighbours. The proposal is too tight to boundaries. Limited sunlight would be received by future occupiers due to the nature of the garden and the relationship to adjoining properties. Trees assessment submitted

relates to a different development. No real photos of rear garden. Additional parking generated by the new property would lead to on street parking due to limited off street parking affecting verges and character of area.

APPRAISAL

Main issues:

- 1) Principle of a dwelling in rear garden, design and character
- 2) Residential amenity
- 3) Highway safety and parking
- 4) Drainage
- 5) Trees

Appraisal

- 1) Principle of a dwelling in rear garden, design and character

Healing is noted within the NELLP policy 3 as being a suitable location for housing. Similarly, policy 4 notes that 30 - 35% of new homes are anticipated to be constructed within and on the fringes of the arc settlements. Policy 5 notes that all development proposals located within the defined boundaries will be considered with regard to suitability and sustainability with regards to, amongst others, A) the size, scale and density of the proposed development, D) impact upon neighbouring land uses by reason of noise, air quality, disturbance or visual intrusion and I) impact on areas of heritage, landscape, biodiversity and geodiversity value, including open land that contributes to settlement character.

There are no specific NELLP policies on development within gardens within the NELLP but policy 17 notes that the Council will address density on a site-by-site basis through the development management process. Sites should be developed efficiently, having regard to the generic density ranges set out that reflect existing variations in settlements and the policy notes that densities for arc settlements including Healing should be considered at around 15 - 40 dwellings per ha although supporting paragraph notes: 'It allows for optimum use of land whilst seeking to maintain the character and setting of settlements, and allows for lower density developments where this is clearly justified to maintain the character of an area.' This accords with paragraph 122 of the NPPF which states that planning decisions should support development which makes efficient use of land taking into account d) the desirability of maintaining an area's prevailing character and setting (including residential gardens), or of promoting regeneration and change; and e) the importance of securing well-designed, attractive and healthy places.'

The Avenue is not a conservation area but does have an attractive low density character where the detached frontage dwelling in large landscaped gardens provide The Avenue with its attractive verdant landscaped character. Some back land development has taken place but this is more usually in the form of comprehensive development of private cul-de-sacs as can be seen to the rear of the application property and indeed 20 The Avenue, McVeigh Court or further along The Avenue at Beverley Court. Otherwise, individual backland development of gardens is limited.

In this instance, the application property is a large mid 20th century designed dwelling positioned centrally within a substantial garden with space surrounding it and a large garage/ outbuilding to its side. Originally, the applicant sought a two storey structure to the side of the dwelling, but this was felt to be too large and would have represented an over development of the plot appearing out of keeping with the spacious character of the Avenue. Given the scale of the detached garage and the potential for a joint access it was considered that it may be possible to consider a very modest residential unit to the rear garden in place of this existing structure. The scheme submitted, however, is for a not insubstantial 3 bed dwelling which whilst showing lower eaves is still a house which would take up a large proportion of the back garden area. This alone is a concern as it would present an over development of the site and at depth which would be visible from the Avenue changing the landscaped character of the area. In addition, the substantial new detached replacement garage would further increase built up character of the site contrary to the area. Individually and together therefore it is considered that the proposal would represent an over development of the site at a depth where extensive development would not be expected contrary to policy 5, 17 and 22 of the NELLP and para 122 of the NPPF.

2) Residential amenity

One of the main objections to the scheme is impact upon the residential amenities of adjoining properties as a result of a dwelling in the rear garden. The proposed dwelling would be 10m from the northern boundary with 20 The Avenue which is considered acceptable. The dwelling would also be 9.5m, at its closest, to the rear elevation of 5 McVeigh Court the east. It is considered that whilst close the angles between properties would be such that overlooking would not be a significant issue. Conditions would, however, be required to obscure side facing windows to the eastern elevation to ensure privacy is maintained.

The scale of the proposed dwelling is a concern in terms of outlook from 5 McVeigh Court due to its height and proximity to the rear elevation and garden and would appear rather dominating. Whilst not sufficient alone to justify a recommendation for refusal it is another indication of the over developed nature of the proposal.

Despite the proximity to 5 McVeigh Court and the movement of the sun, whilst there would be some shadowing of the rear garden it is not deemed to be so extreme as to recommend refusal.

3) Highway safety and parking

Despite objector concerns both the proposed dwelling and host property would retain adequate parking for multiple cars and would not lead to additional on street parking. In addition, the Highway Authority has not raised concerns in terms of access and safety, conditions would be required to ensure amendments to the current access are acceptable.

4) Drainage

The application site falls within flood zone 1 and is therefore suitable for housing. In addition, a indicative scheme for surface water attenuation/ soak away systems have been provided. This has not drawn an objection from the drainage team but further integrated measures are sought including a permeable driveway. As such, should the scheme be supported a surface drainage condition would be recommended.

5) Trees

The site does have a number of protected trees upon it to the front of the property onto The Avenue. Unlike the previous scheme which required a new access drive to be formed, the current proposal would utilise the existing driveway reducing the impact on these trees substantially. As this would require some enhancement and would be within the root protection area of one of the protected trees conditions would be required to ensure that any construction would not harm the health of the trees. This is not grounds for objection as conditions could address it.

CONCLUSION

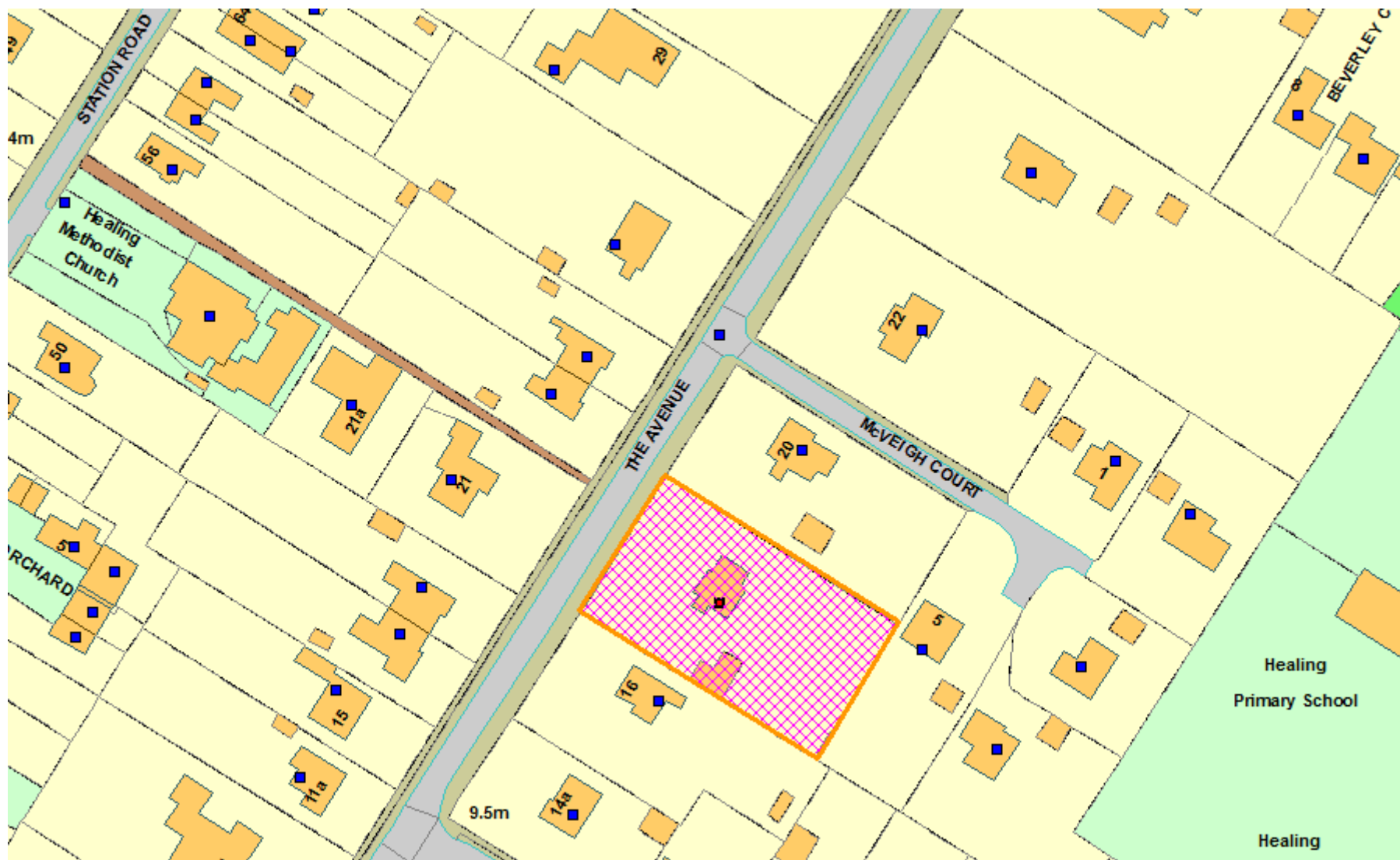
In principle, the erection of an additional dwelling in Healing is acceptable but this proposal due to its size, scale and a position and detached garage block proposed would represent an over development of the site detracting from the spacious, landscaped character of The Avenue. The proposal would therefore be contrary to policies 5, 17 and 22 of the North East Lincolnshire Local Plan 2013 - 2032 (adopted 2018).

RECOMMENDATION

Refused

(1) The erection of an additional dwelling to the rear of 18 The Avenue due to its size, scale and a position and the additional detached garage block proposed for the host property would represent an over development of the site detracting from the spacious, landscaped character of The Avenue. The proposal would therefore be contrary to policies 5, 17 and 22 of the North East Lincolnshire Local Plan 2013 - 2032 (adopted 2018)

DM/0777/20/FUL – 18 THE AVENUE, HEALING






Development Management Services

New Oxford House
2 George Street
Grimsby
DN31 1HB

Telephone (01472) 326289 – Option 1
Email: Planning@nelincs.gov.uk

REQUEST FOR APPLICATIONS TO BE HEARD AT PLANNING COMMITTEE

Ward Member Reply Slip for Applications to be reported to the Planning Committee

Application No.	Reason for Referring to Planning Committee
DM/0777/20/FUL Erect one detached dwelling and creation of new access drive and erect attached garage to host dwelling.	Resident advised by Planning Team that this Application would be unlikely to be approved. Respectfully ask that the Application be placed in front of Committee for reasoned debate.

Contact Details: -

Signature D A Hasthorpe Date 4th March 2021

Name Councillor David Hasthorpe

Address: 12 Lindsey Drive, Healing DN41 7NU

Healing Parish Council

**1 Beach View Court, Norfolk Lane, Cleethorpes DN35 8BT
Email 'healingparishcouncil@outlook.com'**

16th October 2020

Planning Dept. NELC
BY EMAIL

Dear Sirs,

The following applications were discussed at a meeting held of Healing Parish Council on Tuesday 13th October 2020 – the comments and observations from the Parish Council are shown as follows:

Planning Application Reference: DM/0777/20/FUL

Proposal: Erect one detached dwelling and creation of new access drive and erect attached garage to host dwelling

Location: 18 The Avenue Healing

No objections.

Mrs. Kathy Peers
Clerk – Healing Parish Council

Comments for Planning Application DM/0777/20/FUL

Application Summary

Application Number: DM/0777/20/FUL

Address: 18 The Avenue Healing Grimsby North East Lincolnshire DN41 7NE

Proposal: Erect one detached dwelling and creation of new access drive and erect attached garage to host dwelling

Case Officer: Jonathan Cadd

Customer Details

Name: Mr John Barker

Address: 20 The Avenue Healing Grimsby

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I object to the Planning Application Reference DM/0777/20/FUL. The proposed building would be out of character with the surrounding area, which consists of substantial properties on spacious plots. This would create a property on a relatively small plot, sitting very tightly against its boundaries and out of alignment with neighbouring dwellings.

LAYOUT - "The proposed scheme is a storey and a half dormer bungalow". "The dwelling has been positioned so as not to overlook neighbouring properties". Both statements are untrue.

This is a two storey building with first floor windows overlooking the private rear gardens of 20 The Avenue, 5 McVeigh Court, and 16 The Avenue, which would impinge on the privacy and amenity of those dwellings. These properties all have substantial mature hedges separating them to maintain that privacy. The property at 5 McVeigh Court was built without any upper storey windows on the wall facing on to 18 and 20 The Avenue to maintain privacy of neighbours. This proposal would destroy that. A smaller, less imposing dwelling of a single storey, without first floor windows would not give rise to these objections.

"Whilst in any residential development there will be a degree of overlooking.....the impact will be minimal by virtue of the distances.....". Again manifestly untrue. The building would be tight against its boundaries and overlooking of private amenity spaces would be substantial.

"The siting ...will have a limited effect on the peace and privacy enjoyed in the adjoining rear gardens". Clearly untrue and misleading. The building is orientated in such a way as to overlook three properties, whilst showing a blank wall to the applicants' own property, presumably to protect their privacy at the expense of neighbours. The elevation facing 20 The Avenue would receive no sunlight as in the early morning sun it would be in the shadow of 5 McVeigh Court. The afternoon and evening sun would fall on a wall without windows which faces the applicant. Normally the blank elevation would be more northerly facing, as is the case with the older neighbouring properties. The rear garden would receive no direct sunlight for most of the year with only one

corner enjoying late evening sun for a few weeks in high summer, but the proposed planting of large trees would limit this.

The appendices to the application are confusing and misleading. The tree assessment is out of date and the plan at 8.5 shows a building on the site that does not exist. The photographs of the garden showing a proposed access do not relate to this application.

The applicant claims that the proposed development would have little impact on traffic. It would, however, be likely to generate on street parking, which would affect traffic on The Avenue, which is narrow and un-kerbed. The use of the existing driveway to service both properties and the building of a new garage block would not leave enough space to park the four cars that are frequently on the property, plus any associated with the new dwelling.

It is noted that it is requested that any works must take place during certain hours. There should also be requirements in respect of the roadside verges of this and the neighbouring properties. All developments in The Avenue in recent years have left permanent damage to the verges, which have been largely left untended. A condition is required that verges are to be fully reinstated before any new property is occupied.

This application seeks to profit by impinging on the amenity of neighbours whilst protecting the applicants' privacy alone. I request that permission be refused.

I would be happy to host a site visit at 20 The Avenue to assess the impact of the proposed dwelling if required.