

Planning Committee Dated: 9th September 2020

Summary List of Detailed Plans and Applications

	Recommendation: Approval with Conditions
Item:	1
Application No:	DM/0251/20/FUL
Application Type:	Full Application
Application Site:	Grimsby Lawn Tennis Club College Street Grimsby North East Lincolnshire
Proposal:	Erection of 14 detached dwellings with associated garages (amended plans August 2020 - amended site layout, property design and updated technical reports)
Applicant:	Mr Stephen McIlduff
Case Officer:	Richard Limmer

	Recommendation: Refused
Item:	2
Application No:	DM/0267/20/FUL
Application Type:	Full Application
Application Site:	44 Bargate Grimsby North East Lincolnshire DN34 4SW
Proposal:	Retrospective application to erect boundary wall to front elevation
Applicant:	Imdad Khan
Case Officer:	Bethany Loring

	Recommendation: Refused
Item:	3
Application No:	DM/0541/20/FULA
Application Type:	Accredit Agnt - Hseholder application
Application Site:	19 Grimsby Road Laceby Grimsby North East Lincolnshire
Proposal:	Creation of vehicular access to include installation of dropped kerb with associated works
Applicant:	Mrs Bernice Marshall
Case Officer:	Laura Bartle

PLANNING COMMITTEE - 9th September 2020

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

APPLICATION No: DM/0251/20/FUL

APPLICATION TYPE: Full Application

APPLICATION SITE: Grimsby Lawn Tennis Club, College Street, Grimsby, North East Lincolnshire,

PROPOSAL: Erection of 14 detached dwellings with associated garages (amended plans August 2020 - amended site layout, property design and updated technical reports)

APPLICANT:

Mr Stephen McIllduff
Seven Developments Grimsby Ltd
35 Higher Polsue
Tresillian
Truro
TR2 4BG

DEPOSITED: 25th March 2020

AGENT:

Mr Jonathan Thorns
21 Yarnsworth Road
Newark
NG24 3WL

ACCEPTED: 2nd April 2020

TARGET DATE: 2nd July 2020

PUBLICITY EXPIRY: 28th August 2020

AGREED EXTENSION OF TIME DATE:

CONSULTATION EXPIRY: 30th April 2020

CASE OFFICER: Richard Limmer

PROPOSAL

The proposal is to erect 14 dwellings with associated infrastructure including an access road, parking and garages, landscaping and communal space. The dwellings are a mixture of two and two and a half storey's. All 14 properties are designed as detached dwellings but some have linking garages. The proposal also includes a community garden and allotment.

The proposed development has been amended following representations received and discussions with officers. The changes have been to the site layout and the design of the dwellings.

This application has been brought to Planning Committee for consideration due to the number of objections received from local residents.

SITE

The site is located towards the eastern end of College Street with St James School adjacent. To the west, north and south are residential properties. A particularly feature are the properties along College Street that date from the 1930's set back from the highway with relatively short front gardens.

The site is vacant and overgrown, it's last known use was as tennis courts for the Grimsby Tennis Club. The site has a defined access point off College Street adjacent to St James School.

Site boundaries are varied with the most dominant feature consisting of mature tree cover to the north adjoining Vicarage Gardens and palisade fencing. The eastern boundary with St James School is defined by several individual trees and palisade fencing. Along the boundary with College Street there are Yew trees and hedging. A number of trees on and around the site are afforded protection by a Tree Preservation Order.

The site lies within the Wellow Conservation Area.

RELEVANT PLANNING HISTORY

DM/0936/15/FUL - Erect 13 dwellings with associated infrastructure - Approved

RELEVANT PLANNING POLICIES AND BACKGROUND PAPERS

National Planning Policy Framework (February 2019)

NPPF5 - Delivering a sufficient supply of homes
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
PO13 - Housing allocations
PO22 - Good design in new developments
PO33 - Flood risk
PO34 - Water management
PO38 - Parking
PO41 - Biodiversity and Geodiversity
PO42 - Landscape

PO18 - Affordable housing
PO6 - Infrastructure
PO17 - Housing density

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 objections but conditions for construction management plan, electric vehicle charging points and contamination.

Heritage - Comments on the proposed development with particular reference to the design and layout.

Anglian Water - No objections, condition for surface water drainage.

Drainage Board - No comments.

Drainage - Drainage principles and discharge rate accepted. Final details on management required.

Highways - No objections, conditions for highway safety and amenity and construction details.

Trees Officer- Comments on the impact on TPO trees and landscaping scheme, conditions required to protect existing trees and ensure the proposed landscaping scheme is implemented and maintained.

Environment Agency - No objections, conditions to mitigate against flood risk.

Crime Reduction Officer. - No objections.

Schools Advanced Asset Practitioner, Children's Services - Confirms no requirement for education 106 contribution for this development.

Neighbours;

Nos. 19, 21, 23, 25, 27, 28, 29, 30, 31, 34, 36, 37 and 38 College Street

No. 18 St James Court

These neighbours have all objected to the proposed development with concerns over the following matters:

- Highway safety due to the position of the proposed access;
- Highway safety from traffic generation;
- Impact on parking provision on street;
- General highway amenity;
- Impact on trees;
- Loss of trees;
- Impact on the Conservation Area due to design, layout and intensity;
- Three storey nature of some of the proposed dwellings;
- Impact on privacy and residential amenity due to overlooking and dominance

Following reconsultation on the amended plans further objections received from;

21, 25, 28, 33, 34 and 37 College Street.
18 St James Court
52 Augusta Street

Objections reiterate concerns already raised and that the amendments to the scheme do not address these. In particular the highway danger due to visibility problems and congestion, the loss of trees and that the development is too much for the site.

APPRAISAL

Material Planning Considerations

1. Principle of Development.
2. Impact on Neighbours Amenities.
3. Impact on the Character of the Area.
4. Highways.
5. Flood Risk and Drainage.
6. Trees and Landscaping
7. S.106 Requirements

1. Principle of Development

The proposed development is for housing on a site located well within the settlement boundary for Grimsby and only a short distance from Grimsby Town Centre. Policy 5 of the NELLP does not preclude residential development within the defined settlement boundaries. The site is also allocated for residential development on the NELLP under Policy 13 as site HOU144 with an indicative capacity of 13 dwellings. Indeed it benefitted from a recent planning permission for 13 dwellings under DM/936/15/FUL. Whilst this permission expired in February 2019 it is material planning history.

It is therefore considered, given the location of the site within the main urban area of Grimsby, the allocation of the site on the NELLP for housing and the material planning history on the site that in principle the proposed development of the site for housing is acceptable subject to the site specific impacts discussed below.

2. Impact on Neighbours

To the north of the site are properties within the Vicarage Gardens complex which is a sheltered housing site with a mixture of accommodation types. The closest of which is 16m from the site boundary and is orientated at an angle to the site and so would not have direct views to or from the proposed development. Plots 9 to 14 sit along the northern edge of the site and would be two and a half storeys high with rooms in the roof space with gardens between 9m and 16.5m in length. There are also a number of large trees close to the boundary which help create a screen between the development and neighbours. Having regard to the layout and separation between the existing and proposed development it is not considered that there will be any adverse impacts on the residential amenity of properties at Vicarage Gardens.

To the east of the site is St James School. Plots 3 and 14 would present side elevations to this boundary and plots 5 and 8 have their rear elevations facing towards the school. The layout of the school and the proposed development means that the development would not unduly affect the school or how it would operate and that the future occupiers of the development would not be unduly affected by the school.

To the south of the site is College Street itself. The main access into the site would be taken from College Street opposite nos.21 and 23 College Street. Plots 1 to 3 would also front on to College Street. Only plot 3 would take its vehicular access off College Street separate from the main access road. Whilst these three dwellings would front on to College Street a usual pattern of residential development for a street would be created and this would not be adverse to the properties opposite.

To the west of the site is no.26 College Street and 4 flats in St James Court nos.17, 18, 19 and 20.

No.26 College Street is a detached dwelling with a large rear garden. Plots 1, 4, 6 and 7 would be located around the boundaries of this neighbour. Plot 1 is positioned mainly

forward of the neighbour and so does not present any significant impacts. Plot 4 backs on to the rear side boundary of the neighbour but with only 2 small bedroom windows and 2 bathroom windows on the first floor. It would be positioned approximately 8.5m from the boundary with no.26. Plot 6 is positioned so that its rear elevation faces the rear elevation of no.26, it has a rear garden of 7m and would be approximately 26m from the rear elevation of no.26. Plot 7 is positioned and orientated so that, whilst it may be visible from the garden of no.26 it would not present any undue overlooking issues. It is considered that whilst the proposed development would change the outlook from no.26 College Street the adjacent proposed dwellings have been designed to reduce the potential impacts so there will be no adverse massing or overlooking. There has been changes to the scheme following representations received and negotiations on layout and design.

The flats in St James Court (nos.17, 18, 19 and 20) have a relatively small amenity space to the rear which appears to be a shared space. The proposed development would present the side elevations of plots 6 and 9 to these neighbours. The side elevations would not have any habitable rooms facing the neighbours. The roofs slope away from the neighbours and a reasonable separation distance of between 12 and 15 metres is achieved. Again there should be no adverse massing or overlooking.

The proposed development would change the outlook from the above residential neighbours to varying levels but what is proposed is acceptable in a residential environment such as this. Moreover the proposed development has been amended to reduce the potential impacts to these neighbours, in particular no.26 College Street and those in St James Court. It is therefore considered that the impacts on the neighbouring properties is not adverse in terms of residential amenity and the development accords with Policy 5 of the NELLP.

3. Impact on the Visual Character of the Area

The site is located within the Wellow Conservation Area. Policy 39 of the NELLP and section 16 of the NPPF seek to either preserve or enhance the character of Conservation Areas when considering new development.

The site once formed part of the grounds of St James School and was used as their tennis courts, however it seems that it was separated from the school and last used as tennis courts some years ago. The site has been left since then and whilst an open space within the Conservation Area its general appearance detracts from the quality of the Conservation Area.

The proposed development has been submitted with a detailed Heritage Assessment which explores the importance of the site within the Conservation Area, the impacts of developing it and then influences that the Conservation Area have played on the design and appearance of that proposed.

The proposed dwellings have taken a modern approach to the main characteristics of the Conservation Area including the design and position of windows and doors and also the

form of the buildings with the use of gable ends and variable roof pitches but with the use of traditional material. Brick for elevations and slate for the roof.

Plots 1 to 3 are of particular importance given their position on College Street. Through discussions with Officers the design of these plots has evolved to closer connect with the Conservation Area. Previously proposed double gables have been amended to a more traditional form of a single gable with hipped roof adjoining. This has reduced the overall scale of the dwellings and made them more akin to the residential area in which the site sits. Amendments to a more consistent brick finish has also been negotiated. Having regard to the amendments negotiated the character, form and scale of the development is considered acceptable in visual terms. Final details of the materials to construct the proposed dwellings are required through a suitable condition; this includes all the brickwork, roof materials, windows, doors and detailing.

The layout and number of units also responds to the setting. It is acknowledged that the previous scheme was for 13 units and the Local Plan allocation states an estimated yield and capacity of 13 units but the scheme demonstrates that 14 units can be accommodated satisfactorily and it is considered that the density of development is acceptable for this urban location under NELLP Policy 17.

It is considered that the proposed development, with the necessary conditions for final details is acceptable in terms of preserving and enhancing the Conservation Area and the visual amenity of the wider area in accordance with Policies 5, 22 and 39 of the NELLP and section 16 of the NPPF.

4. Highways

The proposal is for the erection of 14 dwellings. The Highway Authority have worked with the applicants to ensure the maximum visibility can be achieved from the proposed access and drives. It is acknowledged that at least 30m visibility can be achieved from the access onto College Street. The applicant has demonstrated that vehicles are not travelling at the full 30mph speed limit and therefore the Highway Authority deems it acceptable to have the access and driveway in this location. The proposed development would not have an adverse impact on highway safety and amenity in accordance with Policy 5 of the NELLP.

The comments from neighbours regarding parking have been noted and the scheme has sought to increase the amount of off street parking and reduce the number of driveways directly onto College Street. The amount of off-street parking has been increased through negotiated amendments to the scheme.

A condition has been recommended regarding the sight lines to ensure any landscaping does not obscure these over time, this is considered to be reasonable and necessary.

5. Flood Risk and Drainage

The site lies within an area shown as Flood Zone 2 and 3(a) on the Environment Agency Flood Maps but is identified as of negligible hazard on the Councils Strategic Flood Risk Assessment. Indeed The Environment Agency acknowledge that the site on their tidal hazard mapping is beyond the modelled flood extents for a breach in the sea defences (2115 scenario, with allowance for climate change). The Environment Agency therefore confirm that no additional mitigation is necessary beyond the 300mm raised floor levels proposed in the applicants Flood Risk Assessment to mitigate pluvial flood risk. In flood risk terms the development is acceptable.

With regard to foul water drainage Anglian Water Authority have confirmed that there is capacity in the system for the development. On surface water drainage and surface water flooding the scheme is designed to restrict discharge flows to 2 litres per second before a positive connection is made into the existing drainage network. There has been negotiations on this through the development and the Drainage Officer has confirmed that this is acceptable.

In relation to water management and the use of water a condition is recommended that this detail be provided prior to the commencement of development. This is in line with Local Plan Policy 34.

In flood risk and drainage terms the development is acceptable under Local Plan Policy 5, 33 and 34.

6. Trees

An Arboriculture Report submitted with the application provides an assessment of the trees in and around the site in relation to developing the land. A number of trees are mature and protected by Tree Preservation Orders. Most trees are actually close or along the front and rear boundaries of the site and beyond the rear boundary but overhanging the site but are close enough to have an impact on the layout of the proposed development. As well as the need to consider overhanging branches regard has to be given to ground constraints by virtue of root protection areas. Protected trees within the site at the rear are a Ash and an Oak. Having regard to the details provided it is considered that the development is acceptable in terms of the rear trees and will allow for their protection.

One particular feature of the site is the Yew hedge and trees that are sited at the western side of the site's frontage to College Street that are protected by a Tree Preservation Order. The proposed development would result in the loss of two Yew trees because of the siting of the access with the remainder of the feature being retained as part of the landscaping feature of the site. In addition it is proposed to plant a new Yew hedge along the remaining frontage not required for the access to reinforce this distinctive feature of this part of College Street. The loss of the trees is acknowledged but is a necessity for access and it is considered that this needs to be balanced against the positives of the

development of the site for housing. There has been negotiations with respect to the layout which has helped to retain some of the frontage planting and allow for new planting.

Overall it is considered that the proposed development has responded to the constraints and opportunities posed by the trees on and around the site and will allow for a landscaped setting to remain as it relates to College Street and the rear of the site. This is in accordance with Policy 42 of the Local Plan.

7. Affordable Homes/Education Contributions through Section 106.

The site falls within a low value housing market zone as defined under Policy 18 of the North East Lincolnshire Local Plan and therefore there is no requirement for the provision of formal affordable housing. With regard to education contributions, under Policy 6 of the Local Plan, the Councils Schools Advanced Asset Practitioner, Children's Services confirms that no contribution for school places for primary or secondary school places are needed as the local schools which serve this site are not at capacity. As a result there is no need for a Section 106 Legal Agreement for this application.

CONCLUSION

The proposed development would provide housing in a sustainable urban location adding to the provision and choice for housing in the Borough. Following negotiations it is considered that the scheme is acceptable and would not lead to undue impacts on neighbours residential amenities, the character and appearance of the area or highway safety and amenity. The proposal therefore accords with Policies 3, 5, 6, 13, 22, 33, 34, 38, 39, 41 and 42 of the NELLP and is recommended for approval.

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

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

1923-JTA-ST-00-DR-A-0102 REV P05	Proposed Site Plan
1923-JTA-ST-00-DR-A-0160 REV P02	Proposed Illustrative View
1923-JTA-ST-00-DR-A-0161 REV P02	Proposed Illustrative View
1923-JTA-ST-00-DR-A-0162 REV P02	Proposed Illustrative View
1923-JTA-Z1-EL-DR-A-0112 REV P03	Proposed Elevations - House Type 1A
1923-JTA-Z1-EL-DR-A-0115 REV P02	Proposed Elevations - House Type 1B
1923-JTA-Z1-SE-DR-A-0111 REV P03	Proposed Sections - House Type 1A
1923-JTA-Z1-SE-DR-A-0114 REV P02	Proposed Sections - House Type 1B
1923-JTA-Z1-SE-DR-A-0117 REV P01	Proposed Sections- House Type 1C
1923-JTA-Z1-SE-DR-A-0118 REV P01	Proposed Sections - House Type 1C
1923-JTA-Z1-ZZ-DR-A-0110 REV P03	Proposed Floor Plans - House Type 1A
1923-JTA-Z1-ZZ-DR-A-0113 REV P02	Proposed Floor Plans - House Type 1B
1923-JTA-Z1-ZZ-DR-A-0116 REV P01	Proposed Floor Plans - House Type 1C
1923-JTA-Z2-EL-DR-A-0122 REV P03	Proposed Elevations -House Type 2A
1923-JTA-Z2-EL-DR-A-0125 REV P02	Proposed Elevations- House Type 2B
1923-JTA-Z2-EL-DR-A-0128 REV P02	Proposed Elevations- House Type 2C
1923-JTA-Z2-SE-DR-A-0121 REV P03	Proposed Sections - House Type 2A
1923-JTA-Z2-ZZ-DR-A-0123 REV P02	Proposed Floor Plans - House Type 2B
1923-JTA-Z2-ZZ-DR-A-0126 REV P02	Proposed Floor Plans - House Type 2C
1923-JTA-Z3-EL-DR-A-0132 REV P02	Proposed Elevations - House Type 3A
1923-JTA-Z3-EL-DR-A-0137 REV P02	Proposed Elevations- House Type 3B
1923-JTA-Z3-SE-DR-A-0131 REV P02	Proposed Sections - House Type 3A
1923-JTA-Z3-SE-DR-A-0136 REV P02	Proposed Sections - House Type 3B
1923-JTA-Z3-ZZ-DR-A-0130 REV P02	Proposed Floor Plans - House Type 3A
1923-JTA-Z3-ZZ-DR-A-0135 REV P02	Proposed Floor Plans - House Type 3B
1923-JTA-Z4-EL-DR-A-0142 REV P03	Proposed Elevations - House Type 4A
1923-JTA-Z4-EL-DR-A-0147 REV P02	Proposed Elevations - House Type 4A
(Handed)	
1923-JTA-Z4-EL-DR-A-0152 REV P03	Proposed Elevations - House Type 4B
1923-JTA-Z4-EL-DR-A-0157 REV P03	Proposed Elevations - House Type 4B
(Handed)	
1923-JTA-Z4-SE-DR-A-0141 REV P03	Proposed Sections - House Type 4A
1923-JTA-Z4-SE-DR-A-0146 REV P02	Proposed Sections -House Type 4A
1923-JTA-Z4-SE-DR-A-0151 REV P03	Proposed Sections -House Type 4B
1923-JTA-Z4-SE-DR-A-0156 REV P02	Proposed Sections -House Type 4B
1923-JTA-Z4-ZZ-DR-A-0140 REV P03	Proposed Floor Plans - House Type 4A
1923-JTA-Z4-ZZ-DR-A-0145 REV P02	Proposed Floor Plans -House Type 4A
(Handed)	
1923-JTA-Z4-ZZ-DR-A-0150 REV P03	Proposed Floor Plans - House Type 4B
1923-JTA-Z4-ZZ-DR-A-0155 REV P02	Proposed Floor Plans - House Type 4B
(Handed)	
LS_02_160320 REV 1	Landscape Scheme

Reason

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

(3) Condition

The development shall be carried out in accordance with the Flood Risk Assessment and Drainage Strategy document dated 2nd August 2020 reference 08-0055. Specifically, finished floor levels shall be set no lower than 300mm above existing ground level. The mitigation measures shall be fully implemented prior to occupation and subsequently remain in place.

Reason

To reduce the risk and impact of flooding to the development and future occupants in accordance with Policy 5 and 33 of the North East Lincolnshire Local Plan 2013-2032 (adopted 2018).

(4) Condition

Prior to commencement of development a Construction Management Plan (CMP) has been submitted to and approved in writing by the Local Planning Authority. The Plan should include, but not be limited to the following:

1. Contact details of the person with responsibility for the implementation of the;
2. The expected number, types and size of vehicles during the entire construction period;
3. The proposed daily hours of operation during the construction period;
4. Details of on-site parking provision for construction related vehicles;
5. Details of on-site storage areas for materials, if required;
6. Details of expected delivery schedules and how this will be managed to eliminate waiting on the public highway (i.e. call ahead or pre-booking scheduling system), if required; and
7. Details of wheel washing facilities (locations, types etc.).
8. Control measures that will be employed to control the impact of noise, vibration and dust during the construction phase.

Once approved, the CMP shall be adhered to at all times during construction.

Reason

In the interests of local amenity and highway amenity and safety in accordance with Policy 5 of the North East Lincolnshire Local Plan 2013-2032 (adopted 2018).

(5) Condition

Prior to the commencement of development full details of all the materials to be used in the development (including windows and doors) have been submitted to and approved in writing by the Local Planning Authority. Roofing materials shall be natural slate. The

development shall be built out in accordance with the details approved.

Reason

To ensure the satisfactory appearance of the development to accord to Policy 5, 22 and 39 of the North East Lincolnshire Local Plan 2013-2032 (adopted 2018).

(6) Condition

Surface water drainage shall be in accordance with the Flood Risk Assessment and Drainage Strategy document dated 2nd August 2020 reference 08-0055 and prior to the commencement of development final details of the use of water butts and sustainable drainage features and the final management and maintenance of the drainage system shall be submitted to and approved in writing by the Local Planning Authority. The surface water system shall be implemented, operated and maintained as approved and prior to occupation of any dwelling. It shall thereafter be retained at such unless otherwise agreed in writing by the Local Planning Authority.

Reason

In the interests of reducing flood risk in accordance with policies 33 and 34 of the North East Lincolnshire Local Plan 2013-2032 (Adopted 2018).

(7) Condition

Prior to occupation of any dwelling, final details of how water will be reused and recycled on site shall be submitted to and agreed in writing by the Local Planning Authority. Once approved, the details shall be adhered to at all times following first occupation.

Reason

To ensure the efficient use of water and to accord with Policy 34 of the North East Lincolnshire Local Plan 2013-2032 (Adopted 2018).

(8) Condition

No 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 Policies 5 of the North East Lincolnshire Local Plan 2013-2032 (adopted 2018).

(9) Condition

Prior to the commencement of development, details of a scheme for the provision of vehicle electric recharge points at a minimum of one per dwelling shall be submitted to and approved in writing by the Local Planning Authority. The approved electric recharge

points shall be provided prior to the occupation of the dwelling to which they relate and shall be retained thereafter.

Reason

In the interests of promoting sustainable transport in accordance with Policy 36 of the North East Lincolnshire Local Plan 2013-2032 (adopted 2018).

(10) Condition

Prior to the commencement of development details showing the design and method of construction of the new vehicular access and the provision of the visibility splays have been submitted to and parking and approved in writing by the Local Planning Authority. The access shall be constructed and retained in accordance with the details approved and with regard to the visibility splays nothing shall at any time be erected or allowed to grow over 1.05 metres in height above the carriageway level of the adjoining highway.

Reason

In the interests of highway safety and amenity to accord to Policy 5 of the North East Lincolnshire Local Plan 2013-2032 (adopted 2018).

(11) Condition

The scheme of landscaping, hedge and tree planting shown on drawing LS_02_160320 REV 1 shall be completed within a period of 12 months, beginning with the date on which the development is commenced or such longer time as agreed in writing by the Local Planning Authority. All planting shall be adequately maintained for 5 years, beginning with the date of completion of the scheme and during that period all losses shall be replaced during the next planting season.

Reason

To ensure a satisfactory appearance and setting for the development and continued maintenance of the approved landscaping in the interests of local amenity in accordance with policies 5, 22 and 42 of the North East Lincolnshire Local Plan 2013 - 2032 (Adopted 2018).

(12) Condition

Prior to the commencement of development management arrangements for the carriageways and footways, drainage systems and communal landscape and open space areas not to be adopted by the local authority have been submitted to and approved in writing by the Local Planning Authority. The carriageways, footways, drainage systems and communal landscape and open space areas shall be managed in accordance with the approved details thereafter.

Reason

In the interests of the residential amenity of future occupiers and the satisfactory appearance of the development to accord to Policy 5, 22 and 39 of the North East Lincolnshire Local Plan 2013-2032 (adopted 2018).

(13) Condition

The development shall be constructed in accordance with the Arboricultural Method Statement Version No: 2 (29/07/2020) with all tree and landscape protection measures provided on site and retained as such for the whole of the construction period.

Reason

In order to protect existing landscaping in the interests of the amenity of the area to accord to Policy 5, 22 and 41 of the North East Lincolnshire Local Plan 2013-2032 (adopted 2018).

(14) Condition

No development or demolition shall take place until the applicant has:

- (i) Submitted a Written Scheme of Investigation or Specification for Works, for a programme of archaeological work, to the Local Planning Authority.
- (ii) Received written approval of the Written Scheme of Investigation for a programme of archaeological work from the Local Planning Authority.
- (iii) Implemented or secured implementation of the Written Scheme of Investigation for a programme of archaeological work.

Occupation or use of the development shall not take place until the applicant has:

- (iv) Published, or secured the publishing of the findings resulting from the programme of archaeological work within a suitable media.
- (v) Deposited, or secured the deposition of the resulting archive from the programme of archaeological work with an appropriate organisation.

Reason

The site may contain a Historic Environment Asset which requires recording in accordance with Policy 39 of the North East Lincolnshire Local Plan 2013-2032 (adopted 2018).

(15) Condition

Prior to the commencement of development details on all boundary treatments including the boundary brick walls to plots 1 and 2 shall be submitted to and approved in writing by

the Local Planning Authority. The boundary treatments shall be implemented in accordance with the approved details before the occupation of the dwelling to which the treatments relate.

Reason

In the interests of visual and residential amenity to accord to Policy 5 and 22 of the North East Lincolnshire Local Plan 2013-2032 (Adopted 2018).

(16) Condition

The first floor bathroom, en suite and bedroom 3 windows in the rear elevations for plot 4 and 6 (elevation C) shall be glazed with obscure glazing only at an obscurity level of 3 or above as measured on the Pilkington Scale and shall be retained at this level of obscurity thereafter.

Reason

In the interests of residential amenity to accord to 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 provide housing in a sustainable urban location and not harm the area character, conservation area 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 policy 3, 5, 13, 22, 33, 34, 36, 38, 39 and 41.

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 negotiating on the design and layout of the scheme and responding to issues raised through the consultation process.

3 Informative

This application will require the creation of new postal addresses. You are advised to contact the Street Naming & Numbering Team on 01472 323579 or via email at snn@nelincs.gov.uk to discuss the creation of new addresses.

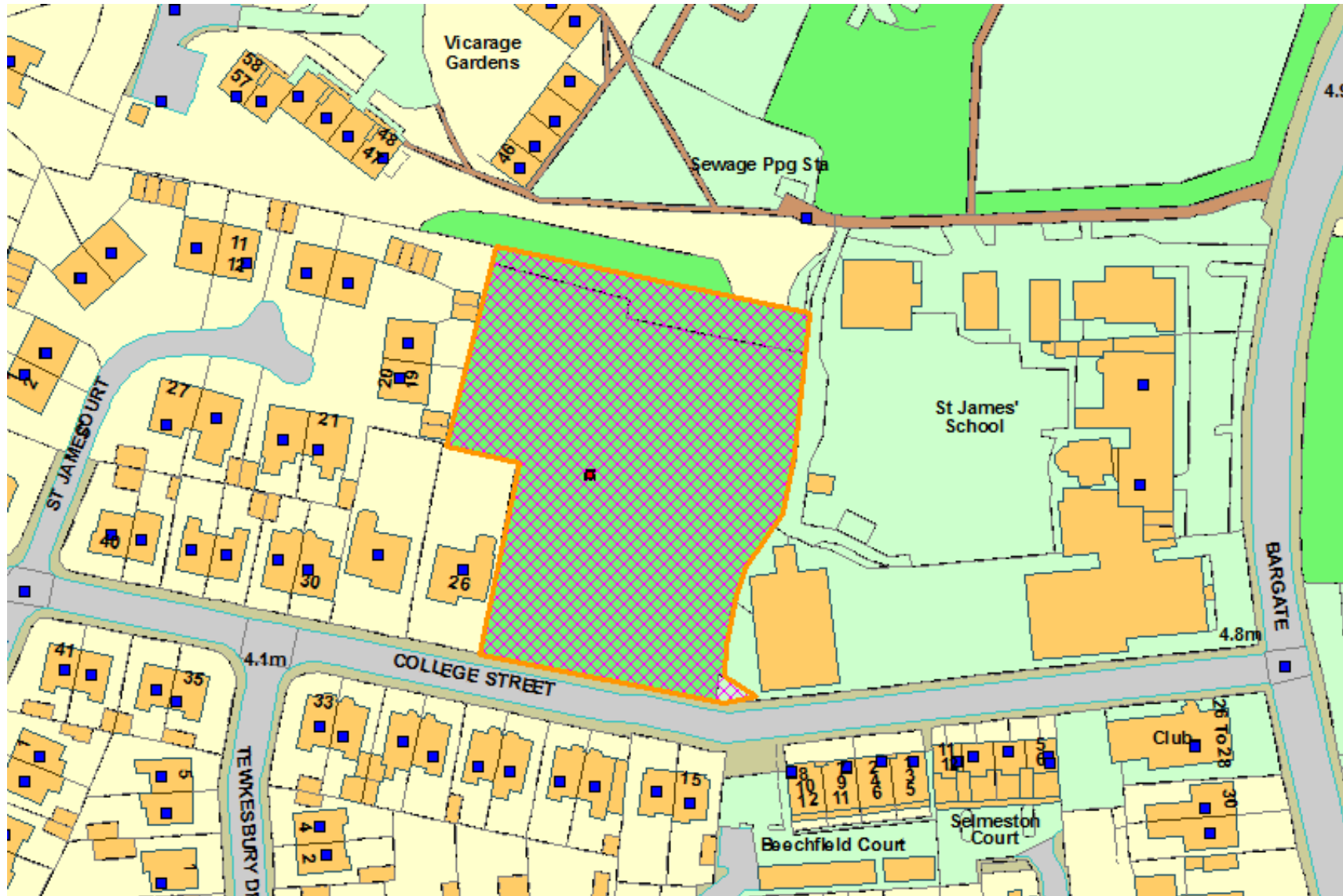
4 Informative

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).

5 Informative

At least 3 months before works begin on site, you must contact Highways Management Team on 01472-324532 about forming a vehicular access within the existing highway.

DM/0251/20/FUL – GRIMSBY LAWN TENNIS CLUB, COLLEGE STREET, GRIMSBY



Comments for Planning Application DM/0251/20/FUL

Application Summary

Application Number: DM/0251/20/FUL

Address: Grimsby Lawn Tennis Club College Street Grimsby North East Lincolnshire

Proposal: Erection of 14 detached dwellings with associated garages

Case Officer: Richard Limmer

Customer Details

Name: Ms Sharon Clayton

Address: 19 college st GRIMSBY

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: My concerns reflect that of other residents of College St that the entrance to the new development is very narrow for the number of property been proposed and in a less than ideal location, parking is already an issue due to driveways been small, and with a possibility of a further 28 plus cars using a small street to gain access I believe it could be very dangerous. Also the land currently attracts wild life which may be destroyed.

Please can I ask why they have delivered several unsightly contains when planing permission has not YET been granted, which I believe caused must disruption !

Comments for Planning Application DM/0251/20/FUL

Application Summary

Application Number: DM/0251/20/FUL

Address: Grimsby Lawn Tennis Club College Street Grimsby North East Lincolnshire

Proposal: Erection of 14 detached dwellings with associated garages

Case Officer: Richard Limmer

Customer Details

Name: Mr Matthew Dean

Address: 21 College Street Grimsby

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I object to the planning application in its current guise. The priorities amongst my concerns are:

The safety of College Street in relation to the position of the proposed entry road to the development. It appears to provide limited visibility for drivers exiting the development, given its close proximity to the deviation of College Street, and for oncoming vehicles travelling from Bargate. The danger would be exacerbated by the narrowness of College Street and the need for drivers exiting the development to do so more slowly because of this. I fear subsequent driver acceleration would present the potential hazard of a head-on collision at the point of the deviation. As such, I urge for urgent reconsideration of the plans. A much safer alternative would be to create the entry road at the deviation of College Street, thus improving visibility and the turning circle for vehicles entering and exiting.

The proposed development poses a very real threat to on-street parking for residents of College Street. This is a necessity for most along the street due to properties, built in the 1930s, not having garages and adequate driveway space to accommodate more than one vehicle. Residents closest to the proposed entry road to the development at numbers 17,19,21,23,25,27, 29 and 31 all own more than one vehicle. This means the road is heavily populated by parked cars during evenings and weekends in particular (photographic evidence is available upon request). Peak times have not been taken in to account in the application. A removal of any on-street parking would have a severe impact on all residents.

The size of the entry road is narrow. Can a guarantee be made that a refuse wagon would be able to travel down it to reach all properties and turn back on itself to exit? If not, residents' bins and recycling would need to be left at the entrance of the access road for the refuse collectors to

empty. The proposal of fourteen dwellings equates to twenty-eight recycling bins or forty-two if plans are confirmed to increase the number of bins to three per household. A refuse wagon without access would need to be parked on College Street for a considerable time for these to be emptied, creating a potential bottleneck for traffic when this is the case.

The proposed plans would see the removal of some Yew trees and the significant cutting back of others situated along the boundary with College Street. These are afforded protection by a Tree Preservation Order set within the Conservation Area of Wellow. As a resident, I oppose either of the above on the basis that they enhance the local environment and soften the harshness of it. In the Heritage Statement as part of the application (dated 24.05.2021, p.7) it's suggested that the "overgrown" Yew trees..."harm the inviting sightlines coming from Bargate and the Conservation Area." However the photographic evidence provided clearly shows there remains full visibility of the College Street road.

To my mind, this would be no justification for complete removal of the Yew trees or the significant pruning of them.

I note that the developer is willing to reinstate a new Yew tree hedge line. My concern is that this would only be after the disturbance of important habitat for a wider range of wildlife.

The Council states on its own website (<https://bit.ly/2Z1XSMR>) that it is "committed to preserving the landscape character of North East Lincolnshire". I trust that this will be fully respected.

Comments for Planning Application DM/0251/20/FUL

Application Summary

Application Number: DM/0251/20/FUL

Address: Grimsby Lawn Tennis Club College Street Grimsby North East Lincolnshire

Proposal: Erection of 14 detached dwellings with associated garages

Case Officer: Richard Limmer

Customer Details

Name: Mrs Kirsty McGovern

Address: 23 College street Grimsby

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment:1. College street is very busy for parking, especially for residents who have more than one car and don't have a garage. 2 cars cannot fit onto most drives. It appears that the access road would be directly across from our house and take up our parking.

2. We have a family of young children and are worried about the access roads location. We currently have many cars choosing to speed down College street and with the number of parked cars it already makes it unsafe to pass, without added extra traffic. The traffic survey was undertaken during lockdown when there was a significant reduction in people using their vehicles.

3. Is it necessary to remove the yew trees? They provide shelter and habitats for wildlife.

Comments for Planning Application DM/0251/20/FUL

Application Summary

Application Number: DM/0251/20/FUL

Address: Grimsby Lawn Tennis Club College Street Grimsby North East Lincolnshire

Proposal: Erection of 14 detached dwellings with associated garages

Case Officer: Richard Limmer

Customer Details

Name: Mrs Joan Baker

Address: 25 College Street Grimsby

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: College street is a very busy thoroughfare with a very nasty bend close to the proposed entrance to the new dwelling. Cars frequently speed down College Street in both directions and in fact residents parked cars have been damaged as the street is extremely narrow, Every house in College has 2 cars at least, 1 of which has to be parked on the road as the drives of these older houses are not wide enough to accommodate 2 cars. Therefore parked cars will present a very hazardous approach to the proposed entrance.

The yew hedge is a protected species and therefore should not be replaced.

3 storey buildings will inevitably encroach on the houses nearby, limiting the amount of light enjoyed by the present houses.

Joan Baker (Mrs)

Comments for Planning Application DM/0251/20/FUL

Application Summary

Application Number: DM/0251/20/FUL

Address: Grimsby Lawn Tennis Club College Street Grimsby North East Lincolnshire

Proposal: Erection of 14 detached dwellings with associated garages

Case Officer: Richard Limmer

Customer Details

Name: Mr jamie Coates

Address: 27 college street Grimsby

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: College street is already very traffic heavy for just a small street. The street is used as a cut through, with cars, motorcycles and larger vehicles hurtling down the street at speed using it as a means of cutting out the traffic lights. If anything, action should be taken to reduce traffic, not increase it. Almost all the residents have two cars, some have three. And if you include none residents (staff and parents from St James School, and visitors to the town centre who park down the road) it can be a dangerous place for adults and children alike. Parking can be very difficult, residents do have driveways but fitting more than one vehicle on them is impossible due to the fact the houses were built circa 1930. Building 14 new dwellings will be detrimental to the local infrastructure and residents.

Yew trees have been a part of Britain for many, many years and to cut these down is an absolute disgrace! I do believe these are protected too. These are well established, providing a haven for lots of local wildlife. If these trees go, they'll never be able to be replaced.

Comments for Planning Application DM/0251/20/FUL

Application Summary

Application Number: DM/0251/20/FUL

Address: Grimsby Lawn Tennis Club College Street Grimsby North East Lincolnshire

Proposal: Erection of 14 detached dwellings with associated garages

Case Officer: Richard Limmer

Customer Details

Name: Mr jamie coates

Address: 27 College Street, Grimsby, North East Lincolnshire DN34 4TN

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Adding to my previous comment. I believe that the entrance to the site should be moved to the slight bend in the road. This will give the drivers the ability to view both ends of the street safely, and help prevent the possibility of any incidents.

Also the issues of the refuse collection. How will the collection team and the lorry get down such a narrow side road? I don't believe this would be possible. And if the alternative is to place the bins on the road, this will not be safe to line up 14 plus bins on the pavement in one place once a week.

Comments for Planning Application DM/0251/20/FUL

Application Summary

Application Number: DM/0251/20/FUL

Address: Grimsby Lawn Tennis Club College Street Grimsby North East Lincolnshire

Proposal: Erection of 14 detached dwellings with associated garages

Case Officer: Richard Limmer

Customer Details

Name: Mrs Linda Cordell

Address: 28 College Street Grimsby

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Our major concerns are:-

- 1) PARKING - with most properties in the street having two cars and parking only for one vehicle due to the drives to their garages being too narrow unless you own an old A40, most residents already use up all the available parking. Where are all the new properties going to park all these cars, I suggest you don't count garages as most nowadays are used for storage only not parking.
- 2) SAFE ACCESS - with the street having a blind bend how will all the extra vehicles be guaranteed safe access to and from their properties?
- 3) YEW TREES - as these are protected why is this application being considered when it looks like they will have to be removed? It's lovely walking down the street on a rainy day they provide shelter and also the wildlife enjoy them.
- 4) THREE STOREY DWELLINGS - over looking properties and blocking light from properties & St James Court flats. No properties in this part of the street are high, all are semi detached or detached houses of two storeys.

Please consider all the above before allowing this application, many thanks Linda

Comments for Planning Application DM/0251/20/FUL

Application Summary

Application Number: DM/0251/20/FUL

Address: Grimsby Lawn Tennis Club College Street Grimsby North East Lincolnshire

Proposal: Erection of 14 detached dwellings with associated garages

Case Officer: Richard Limmer

Customer Details

Name: Mr Robert Cordell

Address: 28 College Street Grimsby

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Please reconsider this planning for the following reasons.

Safety - access onto a busy street which will be blind from one of the proposed accesses. Move the access to save the yew trees?

Dustbins - will these have to be brought onto college Street or will the road into these properties be wide enough for the dustbin lorry. The pathways need to be clear for elderly residents in St James court and also school children coming to and from school.

Parking - currently in the evening all parking space is in use, where are any extra cars, visitors going to be able to park? Most families have two or more vehicles in the street now, with families moving in how many cars will there be?

Comments for Planning Application DM/0251/20/FUL

Application Summary

Application Number: DM/0251/20/FUL

Address: Grimsby Lawn Tennis Club College Street Grimsby North East Lincolnshire

Proposal: Erection of 14 detached dwellings with associated garages

Case Officer: Richard Limmer

Customer Details

Name: Miss Ellie Rodger

Address: 29 College Street Grimsby

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Below is our main concerns;

Traffic - College Street is an already traffic heavy street with not only residents using the street but non-residents using it as cut through, parking for St James School and visitors to the town centre. The construction site will increase this, not only with normal vehicles but with construction traffic.

Parking - all of the residents of College Street have at least 2 cars, our 1930s drives at the side of our houses were originally built for small cars therefore leaving only 1 space on the drive. All other vehicles park on the road, your traffic survey is not a true representation of how many cars park down the street on a daily basis. My concern is the street is already very narrow and with the proposed site entrance being just passed the dog leg and our parked cars this will pose a huge safety risk to vehicles and pedestrians and make it near on impossible for construction lorry/vehicles to turn safely into the site.

Trees - Yew trees have been a part of Britain for many and our street for many years and to cut these down is an absolute disgrace! I am also lead to believe some of the trees are protected and i hope that Local Tree Preservation Officer has been privy to the plans. One yew tree which is planned to be cut down is in perfect health, and does not encroach onto the road. I would suggest the tree information which has been provided is reviewed as this is not a true representation of the current condition of the trees or the posing risk to the street.

I would also like to bring to your attention the disruption that has been caused today (24th June) from the construction site scheduling a delivery of 3 storage containers which i can only assume is site cabins for the building works to start. At approximately 09:30 the lorry set up to off load in the centre of College Street. No cars could access College Street from Bargate for approximately 3/4

hours. If this is the disruption that is caused after only 1 day what will be the disruption after many weeks?

Thank you for taking the time to read my concerns

Comments for Planning Application DM/0251/20/FUL

Application Summary

Application Number: DM/0251/20/FUL

Address: Grimsby Lawn Tennis Club College Street Grimsby North East Lincolnshire

Proposal: Erection of 14 detached dwellings with associated garages

Case Officer: Richard Limmer

Customer Details

Name: Mr Matthew Roberts

Address: 30 College Street Grimsby

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment:Hi,

I object to the application due to the following reasons-

1, the suggested junction to the new plots is to be on a semi blind bend, on a road that traffic can be busy with local residents and as through road to Bargate, also with current resident parking on the road and also for traffic collecting children from the nearby St James school, it's a junction that is asking for problems.

2, following on from the above suggestion of adding yellow lines down college street will ether force traffic to park nearer the school and junction to Bargate it further down college street in an area that is is already congested with parking and junctions, Tewkesbury for example that is already single file traffic. This will do nothing much make it nearly impassable for emergency services, bin lorries etc.

3, the suggested new plots will be nearly impossible for a bin Lorry to access meaning bins to be placed down the road side in college street on a route that is popular with pedestrians commuting to and from town. Also with green grass areas near by adding a large amount of bins to the area with encourage wildlife and cause unnecessary problems.

4, Currently on the plot of land and surrounding it are a large amount of trees of various sorts, removing those will impact with current environment greatly and change the whole landscape of the current area.

I am not opposed to building on the plot, it just seems to be that if building is to go ahead it should

be in keeping with the local area and imperative that the local Environment is looked after, and not jeopardised by putting too many properties on a small plot, adding a junction on a blind bend on a road that is already busy with traffic and school is just causing issues for the sake of it.

Thank you,

Comments for Planning Application DM/0251/20/FUL

Application Summary

Application Number: DM/0251/20/FUL

Address: Grimsby Lawn Tennis Club College Street Grimsby North East Lincolnshire

Proposal: Erection of 14 detached dwellings with associated garages

Case Officer: Richard Limmer

Customer Details

Name: Mr Carl Mountain

Address: 31 college street Grimsby

Comment Details

Commenter Type: Neighbour

Stance: Customer made comments neither objecting to or supporting the Planning Application

Comment Reasons:

Comment: A few issues I can see that will happen from my experiences in the construction industry.

First one being how minimal disruption will be achieved to the residents of College Street as the street is so narrow and congested with traffic as it is.

All the deliveries/ Noise/ Traffic and the time scale in which this will be carrying on for.

Second being the volume of traffic it is going to create. St James school start and finishing times, there are stacks of cars along the street for drop off and pick ups, let alone the residents getting access to their homes.

Finally I understand you are trying to develop the area but cutting trees down I strongly disagree with.

Comments for Planning Application DM/0251/20/FUL

Application Summary

Application Number: DM/0251/20/FUL

Address: Grimsby Lawn Tennis Club College Street Grimsby North East Lincolnshire

Proposal: Erection of 14 detached dwellings with associated garages

Case Officer: Richard Limmer

Customer Details

Name: Mrs Laura Mountain

Address: 31 college street Grimsby

Comment Details

Commenter Type: Neighbour

Stance: Customer made comments neither objecting to or supporting the Planning Application

Comment Reasons:

Comment: My main concerns are as follows.

The street is very narrow and congested with traffic and parking as it is. Most residents have 2 or more cars only being able to fit the one car in their driveways due to driveways also being very narrow. Not only that but there is the school to consider, great amounts of vehicles not only kids being picked up but deliveries as well. We also get a lot of people parking down here as it is close to the town centre. I feel the construction vehicles are going to create risk and poor access.

I strongly disagree with the trees being cut down and feel the information provided needs to be revisited. I think a lot more needs to be considered before these 14 houses are built on such a small plot of land. Traffic, parking for new and current residents, waste and recycling. Residents and the surrounding areas will be affected otherwise.

Further neighbour comment received 24/06/2020.

Neighbour comments relating to DM/0251/20/FUL

Mrs Anne Boyers

34 College Street

Grimsby

DN34 4TP

Comment details -

'I am concerned about the narrowness of the entrance to the new build and to whether the refuse lorries will be able to get up and down the street.

If the refuse lorries cannot get down the street and recycling boxes are replaced by bins, this would mean a possible 42 bins for the residents of College Street. This would impact on the safety for pedestrians and motorists.'

Comments for Planning Application DM/0251/20/FUL

Application Summary

Application Number: DM/0251/20/FUL

Address: Grimsby Lawn Tennis Club College Street Grimsby North East Lincolnshire

Proposal: Erection of 14 detached dwellings with associated garages

Case Officer: Richard Limmer

Customer Details

Name: Mrs Anne Boyers

Address: 34 College Street Grimsby

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: My concerns re the above planning application.

College Street residents have a high volume of cars - to get to work and back. Most residents have 2 cars some have 3 per household. Because of the small drives (built in 1930) we have to put one car up the drive and one on the road outside our homes. There is already a problem with cars passing when traveling up and down the street.

I have a concern re the access of the new build and the possibility of the removal of parking spaces for the residents near the new build. This will have an impact on the whole of the area as we will have to find car parking spaces when we return home. Would it be prudent to move the entrance of the new build to the corner behind the school which would improve the visibility and the safety for cars coming out of the new build?

The photograph of the parking in the street is not a fair representation of the number of parked cars. I have taken several sample photographs taken at various times and there are at least 5/9 cars parked in the street at different times.

The school has an impact on the parking especially in the afternoons, parents collecting/waiting for children. I have also witnessed general public parking in the street and walking into town to avoid car park charges.

The speeding survey taken 10.40 - 12.40 is not an accurate sample most people are at work during those hours. Cars are known to speed.

With the possibility of the Co-op opening at 36 Bargate I cannot envisage cars being allowed to

turn right out the entrance to the Co-op it would make sense for most drivers to turn left onto Augusta Street, right into Tewkesbury Drive and right onto College Street to return to Bargate in a safe manner. Another impact on traffic in the area.

Adequate parking for 14 houses, means that there is a possibility of 28+ cars. Are the new residents likely to use their garages ? Is it possible that they will be used to house bikes, lawnmowers, children's toys, suitcases and other things that need storing? If this is the case this will impact on street parking which is already fully used by the in situ residents.

The yew trees, that have a preservation on them? I am concerned that we only have 3 trees to the north of College Street, which are outside St James' School, the yew trees and one other tree on south side of College Street. The removal of the said yew trees will have a detrimental effect on wildlife and birds and the aesthetics of the area. Moving the said entrance could allow the trees to be saved and improve safety for everyone.

Finally, who would be responsible for the upkeep and care of the said communal allotment?

Thank you for taking the time to read my objections.

Kind regards

Anne Boyers

Comments for Planning Application DM/0251/20/FUL

Application Summary

Application Number: DM/0251/20/FUL

Address: Grimsby Lawn Tennis Club College Street Grimsby North East Lincolnshire

Proposal: Erection of 14 detached dwellings with associated garages

Case Officer: Richard Limmer

Customer Details

Name: Mrs Sally Nangle

Address: 36 CollegeStreet Grimsby

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I have concerns/object to the development for the following reasons.

College street is a very narrow and having been built in the 1930s isn't equipped for the volume of traffic and space required for overflow of cars that the new development would inevitably produce. Most residents have more than one vehicle, add to this the people that park in college street and walk to the town centre and school traffic during the day makes the street already at capacity. The blind bend is also a concern. There is no visibility approaching and the development entrance is positioned near it.

Secondly, college street is in the Wellow conservation area whose aims are to preserve historic character. The yew trees(I think have a preservation order) along with one other tree are the only natural aesthetics in the street. Removing them would not only impact wildlife but destroy the 'historic character' of the area .

Comments for Planning Application DM/0251/20/FUL

Application Summary

Application Number: DM/0251/20/FUL

Address: Grimsby Lawn Tennis Club College Street Grimsby North East Lincolnshire

Proposal: Erection of 14 detached dwellings with associated garages

Case Officer: Richard Limmer

Customer Details

Name: Miss Eve Barnard

Address: 37 College Street Grimsby

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I believe the entrance to the proposed site will cause, potentially, dangerous issues along College Street.

Most of the houses opposite the proposed entrance have two cars, with space for only one car on their driveway. Because of this, travelling from Bargate along College Street, there are always cars parked along the left side of the road. It is, basically, one way traffic from the dogleg to Malmesbury Drive. The dogleg also creates a blind bend. And, although the highways report suggests that the speed limit is adhered to, this just isn't a true reflection. College Street, along with other roads leading from Littlefield Lane and Cromwell Road, is used as a short cut to Bargate. And, believe me, people speed to make that short cut worth it!

These three issues, one way traffic, blind bend and speeding, mean that pulling out onto College Street from the proposed entrance could cause regular incidents.

Could the entrance be moved so that it is on the dogleg, giving a clearer view of traffic from both ways?

If residents opposite the proposed entrance have to move their cars, it will just create the same problem further along College Street (which is also one way traffic most of the time due to the same reason as above).

I am also opposed to any removal of trees along College Street.

Planning - IGE (ENGIE)

From: iain snell
Sent: 24 June 2020 16:26
To: Planning - IGE (ENGIE)
Subject: College Street Grimsby - new housing DM/0251/20/FUL

DM/0251/20/FUL

Dear Sir,

I wish for it to be known that I oppose the planning application in regards to the old tennis courts, College Street Grimsby.

College Street is quite narrow and with the school being nearby, it will some become a nightmare to enter/exit. The proposed opening will be on a blind spot. And 14 houses seems far too many for the space. Factor into that every households cars etc it will only serve to compound the problems listed above.

Also today on two occasions portacabins was delivered to the proposed site. Causing a build up of traffic. Heavens knows what it will be like if construction and all that entails goes into full swing. Also the delivery of equipment to the site is jumping the gun somewhat as the deadline has yet passed.

Yours

Iain Snell
38 College Street
Grimsby
DN344TP



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Angela Tynan (Engie)

From: christineplant
Sent: 18 June 2020 10:56
To: Planning - IGE (ENGIE)
Subject: Planning Application DM/0251/20/FUL

Good Morning

18 ST JAMES COURT, GRIMSBY

I have tried on numerous occasions to speak to Richard Limmer and appreciate he must be busy at this extraordinary time. I would just like to raise our concerns regarding the above application:-

1. Will the windows from the development overlook our bedroom windows/our property?
2. Will the new development have a boundary fence or will they be using ours which cost £2500. If they are using ours will they maintain the side on the development. If they are erecting another fence we still need access to maintain both sides.
3. We do not want the communal seating area just over the fence from our property as we sit in our garden when the weather is nice.
4. Vehicles speed down College Street and sometimes it is difficult to pass other vehicles due to on road parking. The traffic survey was undertaken in mid May during the current COVID 19 and there would have been hardly any traffic about as everyone had been told to stay in. St James School was also closed as was the Bridge Club on the corner of Bargate. If the traffic survey was undertaken now it would be a different story altogether.
5. Parking has always been a problem down College Street and became more troublesome a number of years ago when Bargate was closed for resurfacing and people found a quick way to get through to Littlefield Lane. At the time I ran Westminster Drive Neighbourhood Watch and we had to have traffic surveys done to see how much traffic was using the area.

Christine Plant MBE
18 St James Court
GRIMSBY
North East Lincolnshire
DN34 4SX



This email has been checked for viruses by Avast antivirus software.
www.avast.com

Comments for Planning Application DM/0251/20/FUL

Application Summary

Application Number: DM/0251/20/FUL

Address: Grimsby Lawn Tennis Club College Street Grimsby North East Lincolnshire

Proposal: Erection of 14 detached dwellings with associated garages (amended plans August 2020 - amended site layout, property design and updated technical reports)

Case Officer: Richard Limmer

Customer Details

Name: Mr Matthew Dean

Address: 21 College Street NE Lincs Grimsby

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment:

I've observed the amended plans and comments. However my comments (dated 24th June 2020) relating to safety concerns and the positioning of the access road remain the same. The revised plans don't go far enough to address the issues raised.

Sightlines for the whole of College Street can't be possible under these plans due to the close proximity of the access road with the bend on College Street. Significantly, vehicles move at speed, often exceeding the speed limit during quieter times not taken in to account by traffic surveys submitted here, heightening the potential of collision. I hope there can be a repositioning of the access road in light of this.

The prospect of losing street parking for many College Street residents who need it due to their properties not having garages is also a big worry. It also stands to have a knock-on effect for the whole street.

Confirmation from the Highway Authority (dated 5th August 2020) of a bin store area to the front of the development with refuse vehicles collecting bins whilst parked on College Street is matter of significant concern. College Street, with or without parked cars, simply isn't wide enough to allow traffic to continue to flow whilst this is happening. A recent increase in (recycling) bins for all properties in the borough will only exacerbate the time it takes, leading to fears of the street being blocked by refuse vehicles. I'd urge this to be looked at again.

Comments for Planning Application DM/0251/20/FUL

Application Summary

Application Number: DM/0251/20/FUL

Address: Grimsby Lawn Tennis Club College Street Grimsby North East Lincolnshire

Proposal: Erection of 14 detached dwellings with associated garages (amended plans August 2020 - amended site layout, property design and updated technical reports)

Case Officer: Richard Limmer

Customer Details

Name: Mrs Joan Baker

Address: 25 COLLEGE STREET Grimsby

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Having looked at the "amended plan" of the above application, my comments of the 23rd June still apply as it would appear that the safety issues raised re the access road have not been addressed to a satisfactory outcome.

The position of this access road onto College Street remains the same and as such is still a danger to all who use College Street, a narrow road with many parked vehicles. Cars speed along from the bend onwards and any emerging traffic would pose an accident waiting to happen. In addition, many cars parked along College Street mean that sightlines of moving traffic is often compromised.

I strongly object to a bin storage area to the front of the development not only as an eyesore to the residents living opposite but a definite hazard to traffic on College Street, as the refuse trucks collecting many bins will be parked on College Street thus again posing a safety concern to all road users.

College Street is a narrow road and any large vehicle stopping for a time obstructs the flow of traffic.

My objections to this development with regard to the removal of the yew trees remains the same. These remain a protected species and as such should not be removed.

Comments for Planning Application DM/0251/20/FUL

Application Summary

Application Number: DM/0251/20/FUL

Address: Grimsby Lawn Tennis Club College Street Grimsby North East Lincolnshire

Proposal: Erection of 14 detached dwellings with associated garages (amended plans August 2020 - amended site layout, property design and updated technical reports)

Case Officer: Richard Limmer

Customer Details

Name: Mrs Linda Cordell

Address: 28 College Street Grimsby

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: The new plans submitted on 4th August do have less driveways onto College Street however, I feel the concerns over parking and safe access haven't been fully addressed as there will be 13 properties entering and leaving the road into the development and one driveway is nearer the blind corner. This street is sometimes like a racing track and cars do not keep to 30 mph for people using it as a cut through.

Currently at nights and weekends the street and side streets around here are packed with cars, taxis & vans not helped by the trees in the side streets being so overgrown pedestrians have to walk on the roads between the parked vehicles., and lorries delivering to the school need to be considered too for turning around as they can't get through the side street towards Augusta Street due to parked vehicles of all shapes and sizes.

At school start & end of the day many parents park even on the single yellow lines while waiting for their children, and the bridge club at the end of College Street when open has many visiting parked cars.

More parking needs to be found on the development for visitors and families with more than two cars. College Street have many narrow drives so currently one car parked at front of their houses and one in the drives in front of the house, cars cannot get down the side of the houses. one neighbour has removed half their wall to accommodate two cars as the property owns three vehicles.

Please consider our concerns further as safety and current residents access to their properties could become compromised.

Comments for Planning Application DM/0251/20/FUL

Application Summary

Application Number: DM/0251/20/FUL

Address: Grimsby Lawn Tennis Club College Street Grimsby North East Lincolnshire

Proposal: Erection of 14 detached dwellings with associated garages (amended plans August 2020 - amended site layout, property design and updated technical reports)

Case Officer: Richard Limmer

Customer Details

Name: Mr philip jones

Address: 33 college street grimsby

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: philip jones, resident of college street.

i refer to the proposed illustrative view of the 14 detached dwellings and garages.

looking at this illustration i think the development proposed is too dense and compact. especially at the back.

and the look austere compared to the nearby period houses they reflect in design.

i suggest:

build less densely, 8 houses max, taken from the back

take off the third storeys

increase the greenspace, have saplings.

have a broad green border with college street, with the existing yew trees.

redesign the houses

i'm not a car owner but side with all the residents comments about college street and the adverse impact of the proposed development, so go further to say decline the plans.

pj

Comments for Planning Application DM/0251/20/FUL

Application Summary

Application Number: DM/0251/20/FUL

Address: Grimsby Lawn Tennis Club College Street Grimsby North East Lincolnshire

Proposal: Erection of 14 detached dwellings with associated garages (amended plans August 2020 - amended site layout, property design and updated technical reports)

Case Officer: Richard Limmer

Customer Details

Name: Mrs Anne Boyers

Address: 34 College Street Grimsby

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I am writing to make it known that I feel that the amended plans to the proposed development do not take into account any of the local residents comments. The proposed entrance to the development, I still have strong regards about the dangers of the positioning on a blind piece of road. The parking impact on residents in situ and the loss of trees.

Comments for Planning Application DM/0251/20/FUL

Application Summary

Application Number: DM/0251/20/FUL

Address: Grimsby Lawn Tennis Club College Street Grimsby North East Lincolnshire

Proposal: Erection of 14 detached dwellings with associated garages (amended plans August 2020 - amended site layout, property design and updated technical reports)

Case Officer: Richard Limmer

Customer Details

Name: Miss Eve Barnard

Address: 37 College Street Grimsby

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I have read all of the latest reports for this planning application and can not see that neighbours comments regarding the entrance to the site have even been acknowledged, let alone addressed.

My comments remain the same, that the current proposed entrance to the site will cause potentially dangerous incidents.

Comments for Planning Application DM/0251/20/FUL

Application Summary

Application Number: DM/0251/20/FUL

Address: Grimsby Lawn Tennis Club College Street Grimsby North East Lincolnshire

Proposal: Erection of 14 detached dwellings with associated garages (amended plans August 2020 - amended site layout, property design and updated technical reports)

Case Officer: Richard Limmer

Customer Details

Name: Ms Christine MBE

Address: 18 St James Court GRIMSBY

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: The points I raised in the last objection still stand. Our main concern was that windows of the new development did not overlook our property. The amended plans to the proposed development do not take into account local residents concerns. The proposed entrance to the development is on a blind piece of road. It is extremely difficult sometimes to drive safely down College Street due to the amount of traffic and also the large number of motorists speeding.

Comments for Planning Application DM/0251/20/FUL

Application Summary

Application Number: DM/0251/20/FUL

Address: Grimsby Lawn Tennis Club College Street Grimsby North East Lincolnshire

Proposal: Erection of 14 detached dwellings with associated garages (amended plans August 2020 - amended site layout, property design and updated technical reports)

Case Officer: Richard Limmer

Customer Details

Name: Mr peter wright

Address: 52 augusta street grimsby

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Considering that most households these days have more than one vehicle, the excess vehicles will be displaced into the nearby streets. Non residents of Augusta Street already use the Bargate end of the street as a car park as they walk the short distance into the town centre. College Street is very narrow with a school, with six entrances/exits within a short distance.

PLANNING COMMITTEE - 9th September 2020

ITEM: 2 **RECOMMENDATION: Refused**

APPLICATION No: DM/0267/20/FUL

APPLICATION TYPE: Full Application

APPLICATION SITE: 44 Bargate, Grimsby, North East Lincolnshire, DN34 4SW

PROPOSAL: Retrospective application to erect boundary wall to front elevation

APPLICANT:
Imdad Khan
44 Bargate
Grimsby
North East Lincolnshire
DN34 4SW

AGENT:
Mr Trevor Gibson
24 Seaford Road
Cleethorpes
N E Lincolnshire
DN35 0LY

DEPOSITED: 1st April 2020

ACCEPTED: 11th May 2020

TARGET DATE: 6th July 2020

PUBLICITY EXPIRY: 14th June 2020

**AGREED EXTENSION OF TIME DATE: 14th
August 2020**

CONSULTATION EXPIRY: 5th June 2020

CASE OFFICER: Bethany Loring

PROPOSAL

The application seeks retrospective permission to erect a new boundary wall to include screening panels and gates to the front boundary.

The application is brought to committee due to a call in request from Councillor Debbie Woodward.

SITE

The proposal site is a detached two storey dwelling located on the west side of Bargate in Grimsby. The property is externally faced in render and has tiles to its roof. The site is within a predominantly residential area and lies within the Wellow Conservation Area. Properties on Bargate are varied in style and design.

RELEVANT PLANNING HISTORY

DM/1030/17/FUL - Erect first floor side extension - Approved with Conditions 26th February 2018.

DM/0411/18/FUL - Erect single storey rear extension, installation of raised decking area with steps, creation of first floor roof terrace to include the installation of a roof lantern with alterations - Approved with Conditions 24th July 2018.

RELEVANT PLANNING POLICIES AND BACKGROUND PAPERS

National Planning Policy Framework (February 2019)

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

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

Drainage Team - No comment.

Highways Team - Approval no conditions.

Heritage Officer - Materials detract from the area causing a negative impact to the street scene and more traditional materials should be used.

Neighbour Representations

No neighbour representations received.

APPRAISAL

Principle of Development

The application site is within the development area of Grimsby (Policy 5), and relates to the retrospective erection of a new boundary wall to include screening panels and gates to the front of an existing detached dwelling. The principle of development is therefore acceptable provided that the proposal does not give rise to significant issues in terms of residential amenity and that the design is in accordance with policy 5, 22 and 39 of the North East Lincolnshire Local Plan 2013-2032 (adopted 2018) and section 12 and 16 of the NPPF.

Design, Heritage and Character

The wall covers a length of 26.7 metres across the front and replaces the wall and gates previously in situ, this covers the whole front boundary. Rendered blockwork, painted white pillars with black coping stones and grey horizontal metal panels establish the new boundary with gates to match the panels. Its maximum height is 1.8 metres which has doubled the size of what was previously in situ. The front boundary wall was previously constructed of brickwork with traditional style painted black railed gates.

Policy 5 of the North East Lincolnshire Local Plan 2013-2032 requires that account is taken to the impact of proposals upon the character of the area in which they are sited, with Policy 22 setting out requirements for good design. This requirement is reflected in the NPPF through the advice found in section 12 'Achieving Well Designed Places'.

The NPPF calls for all development to be of a high quality. The 1.8-metre-high front boundary wall with screening panels is highly visible from this well used street and adjoining public footway. The surrounding properties front boundaries are all established by brick-built walls to include traditional railings and landscaping and rendered blockwork and horizontal panels are not a common feature of this area. Thus, the works are considered out of character and harmful to the areas' visual amenity in this instance.

Policy 39 of the North East Lincolnshire Local Plan 2013 to 2032 (Conserving and enhancing the historic environment) states that proposals will be permitted where they would sustain the cultural distinctiveness and significance of the North East Lincolnshire's historic, urban, rural and coastal environment by preserving and, where appropriate, enhancing the character, appearance, significance and historic value of designated and non-designated heritage assets and their settings. The site is within a conservation area and is very prominent. The Heritage Officer has commented to say that the materials are out of character within the Wellow Conservation Area and support in its current form is not offered. Given the length, height and overall design and use of materials, the proposal negatively effects the street scene and the character of the conservation area.

As such, it is considered that the proposal harms the street scene and Conservation Area to a significant degree and conflicts with both national and local planning policy, section

12 and 16 of the NPPF and Policy 5, 22 and 39 of the North East Lincolnshire Local Plan 2013-2032.

Neighbour Amenity

The wall does not cause impacts to neighbouring properties and no neighbour objections have been received.

CONCLUSION

The proposal has a detrimental impact to the street scene, wider character of the area and the conservation area.

Having regard to the above, it is recommended that planning permission is refused in accordance with policies 5, 22 and 39 of the North East Lincolnshire Local Plan 2013-2032 (Adopted 2018), and section 12 and 16 of the National Planning Policy Framework.

RECOMMENDATION

Refused

(1) The proposed development is contrary to policies 5, 22 and 39 of the North East Lincolnshire Local Plan 2013-2032 (Adopted 2018) and sections 12 and 16 of the NPPF in relation to the design, materials and overall appearance of the boundary and the detrimental impact upon the established character of the street scene, wider character of the area and Wellow Conservation Area.

Informatives

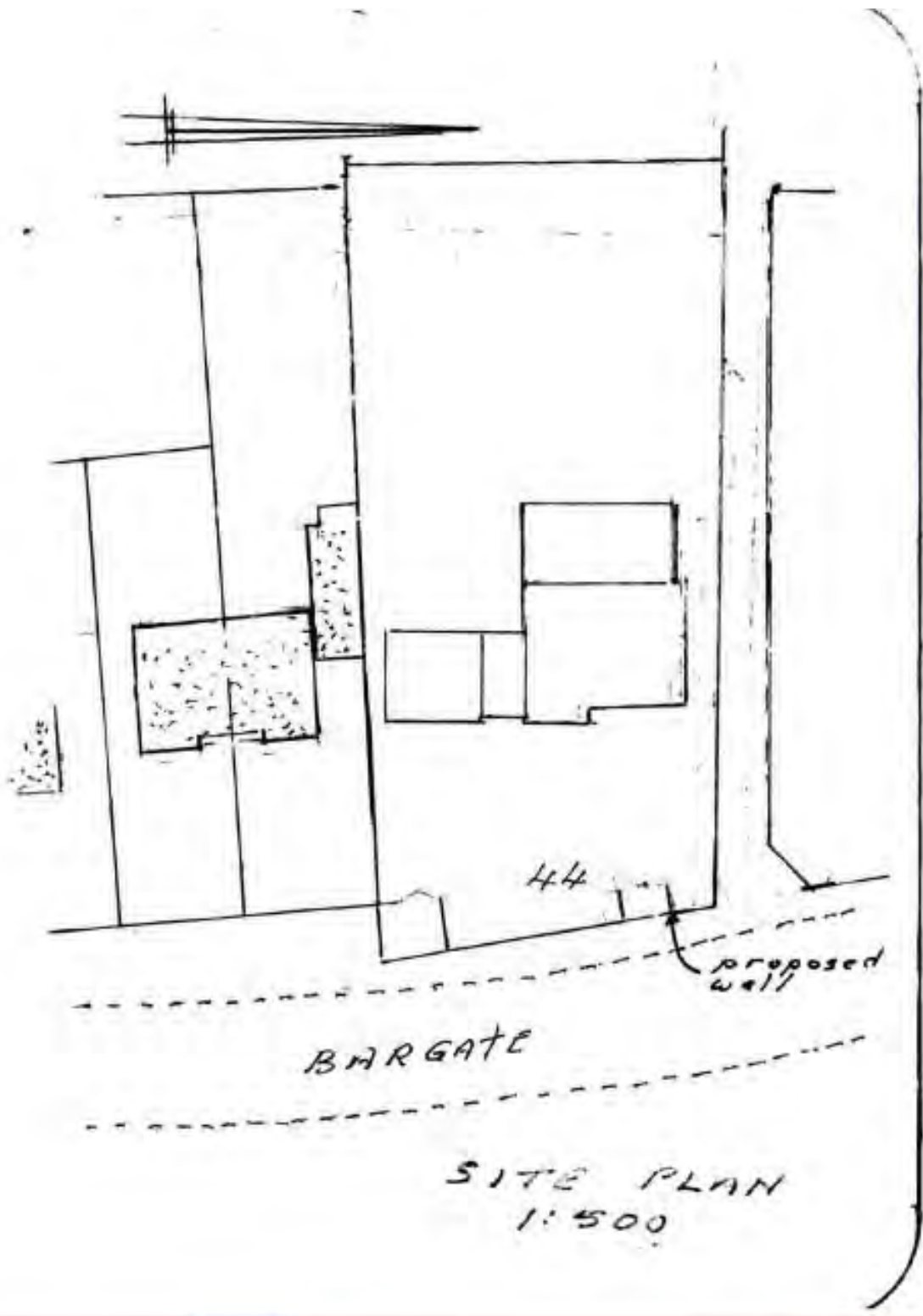
1 Informative

This application has been considered using the plans referenced Existing and Proposed Layouts, Elevations and Sections received 1st April 2020 and Site Location Plan and Block Plan received 12th May 2020.

DM/0267/20/FUL – 44 BARGATE, GRIMSBY



DM/0267/20/FUL – 44 BARGATE, GRIMSBY



North East Lincolnshire Development
 Management Services
 New Oxford House
 2 George Street
 Grimsby
 North East Lincolnshire
 DN31 1HB



Working in Partnership

Telephone: 01472 326289 – Option 1

REQUEST FOR APPLICATIONS TO BE HEARD AT PLANNING COMMITTEE

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

Application Number	Reason for Referring to Planning Committee
DM/0267/20/FUL	<p>I have called in this matter for consideration by the Planning Committee; the circumstances are that the frontage wall of 44, Bargate, Grimsby was erected and completed as part of major refurbishment some 3 years ago. The wall is solid, rendered and painted with rising pillars at each end and along its length; between these is hit and miss wood slat fence screening.</p> <p>There is now a requirement from the Conservation Officer for the wall to be taken down on the grounds that it is not in keeping with the area.</p> <p>I would ask that this matter is looked at both carefully and objectively; the wall design is in keeping with the property itself and, at no earlier date has it been considered as not to be in keeping with the area.</p> <p>There is no compelling information indicating any intention to ignore or sidestep planning requirements and the householder and developer's actions appear to have been made in good faith.</p> <p>I do not see that any useful purpose would be achieved by demolishing or altering the wall at this time.</p>

North East Lincolnshire Development
Management Services
New Oxford House
2 George Street
Grimsby
North East Lincolnshire
DN31 1HB



Working in Partnership

Telephone: 01472 326289 – Option 1

Contact Details:

Signature:

Date: 22nd August 2020

Name: Cllr Debbie Woodward

Address: Rye Corner, 10, Welholme Road, Grimsby, North East Lincolnshire

DN32 ODU

PLANNING COMMITTEE - 9th September 2020

ITEM: 3 **RECOMMENDATION: Refused**

APPLICATION No: DM/0541/20/FULA

APPLICATION TYPE: Accredited Agent - Homeholder application

APPLICATION SITE: 19 Grimsby Road, Laceby, Grimsby, North East Lincolnshire, DN37 7DF

PROPOSAL: Creation of vehicular access to include installation of dropped kerb with associated works

APPLICANT:

Mrs Bernice Marshall
19 Grimsby Road
Laceby
DN37 7DF

AGENT:

Mr Harry Snowden
Ross Davy Associates
Pelham House
1 Grosvenor Street
Grimsby
DN32 0QH

DEPOSITED: 9th July 2020

ACCEPTED: 9th July 2020

TARGET DATE: 3rd September 2020

PUBLICITY EXPIRY: 6th August 2020

AGREED EXTENSION OF TIME DATE:

CONSULTATION EXPIRY: 2nd August 2020

CASE OFFICER: Laura Bartle

PROPOSAL

The application seeks approval for a new vehicular access to the front of the property from Grimsby Road. The installation of a dropped kerb, a gravel drive and alterations to the existing metal railings are proposed to facilitate the access arrangement.

The application has been brought to Committee at the request of the Ward Councillor.

SITE

The host property is an end of terrace, situated on the northern side of Grimsby Road. It is set back from the highway by approximately 7m, with a lawn area providing amenity

space to the frontage. 1m high metal railings with pedestrian gate extend 5.4m across the front boundary.

The site is within a predominantly residential part of Laceby village. The village 'centre' providing local shopping facilities lies to the west, further along Grimsby Road.

RELEVANT PLANNING HISTORY

No relevant planning history.

RELEVANT PLANNING POLICIES AND BACKGROUND PAPERS

National Planning Policy Framework (February 2019)

NPPF9 - Promoting sustainable transport

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

PO5 - Development boundaries

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

Drainage - No objections.

Highways - The proposed drive does not enable vehicles to turn within the curtilage (thereby allowing access and egress in forward gear). The department therefore recommends refusal in the interests of highway safety.

Laceby Parish Council - No objections.

Heritage - No comment.

Trees and Woodlands - The proposal does not impact on existing trees, although concern over visual character is raised.

Neighbours - Three comments in support of the application:

21 Grimsby Road - Supports the opportunity to remove a parked vehicle from the busy road. The resident notes minor traffic incidents that occur on this part of Grimsby Road and considers the proposal will help improve highway safety and visibility.

25 George Butler Close - Supports the opportunity for the applicant to park safely outside her home.

2 Altoft Close - The resident notes minor traffic incidents that occur on this part of Grimsby Road and considers the proposal will help improve highway safety and visibility.

APPRAISAL

Material Planning Considerations

1. Impact on Highway safety
2. Impact on the Character of the Area
3. Impact on Neighbours

1. Impact on Highway Safety

Grimsby Road is a classified road. Where a new access is proposed to a classified road, the Highway Department requires vehicles to be able to enter and egress the property in forward facing gear - a requirement set out in the NELC Vehicle Crossing Guidance for Domestic Property. The area to the front of 19 Grimsby Road is not sufficiently wide enough to enable a vehicle to turn within the curtilage. Vehicles using the drive would, therefore, have to reverse in or out. It is on this basis that the Highway Department recommend the application is refused on highway safety grounds.

It is recognised that the double yellow lines restricting on-street parking in the vicinity of the property (on the southern side of Grimsby Road) force on-street parking along the northern kerblin, immediately in front of the application site. Neighbour comments on persisting issues associated with this parking situation are noted, but the single off street parking space provided by this proposal will not remedy these safety concerns. Cars would continue to be able to park between the site and the junction with Field Close - a little over 16m away - which would potentially result in vehicles reversing out between parked cars. The impact of these parked cars on visibility combined with the close proximity of the Field Close junction and the inability to enter and exit in forward gear give rise to significant road safety concerns.

In light of the above, the application does not accord with the provision in Policy 5 of the NELLP or paragraph 108 of the NPPF which requires development to provide suitable and safe access. Indeed, paragraph 109 of the NPPF is clear that where there would be an unacceptable impact on highway safety as a result of development, it should be prevented or refused on highway grounds.

2. Impact on the Character of the Area

The proposal would not have any significant impact on the character of this part of

Grimsby Road. The existing metal railings are to be retained and reconfigured to provide gated vehicle access. The gravelled area and dropped kerb proposed would not introduce incongruous features within the street scene. The proposal therefore accords with Policies 5 and 22 of the NELLP.

3. Impact on Neighbours

The impact on neighbours is considered minimal. The proposal would result in brief moments of car headlights being directed towards the properties on the southern side of Grimsby Road and/or the adjoining neighbour at number 17. However, the properties opposite are set back from the highway and the close boarded fence to the boundary with number 17 would provide screening. The proposal therefore accords with Policies 5 and 22 of the NELLP.

CONCLUSION

The development proposed would have an unacceptable adverse impact on highway safety and is therefore inconsistent with Policy 5 of the NELLP and paragraph 108 of the NPPF. In accordance with paragraph 109 of the NPPF, the application should be refused.

The application is therefore recommended for refusal.

RECOMMENDATION

Refused

(1) The development would be detrimental to highway safety due to the proximity of the junction with Grimsby Road and Field Close and as a result of vehicles having to reverse into and out of the driveway. It is therefore contrary to Policy 5 of the North East Lincolnshire Local Plan and paragraph 108 of the National Planning Policy Framework.

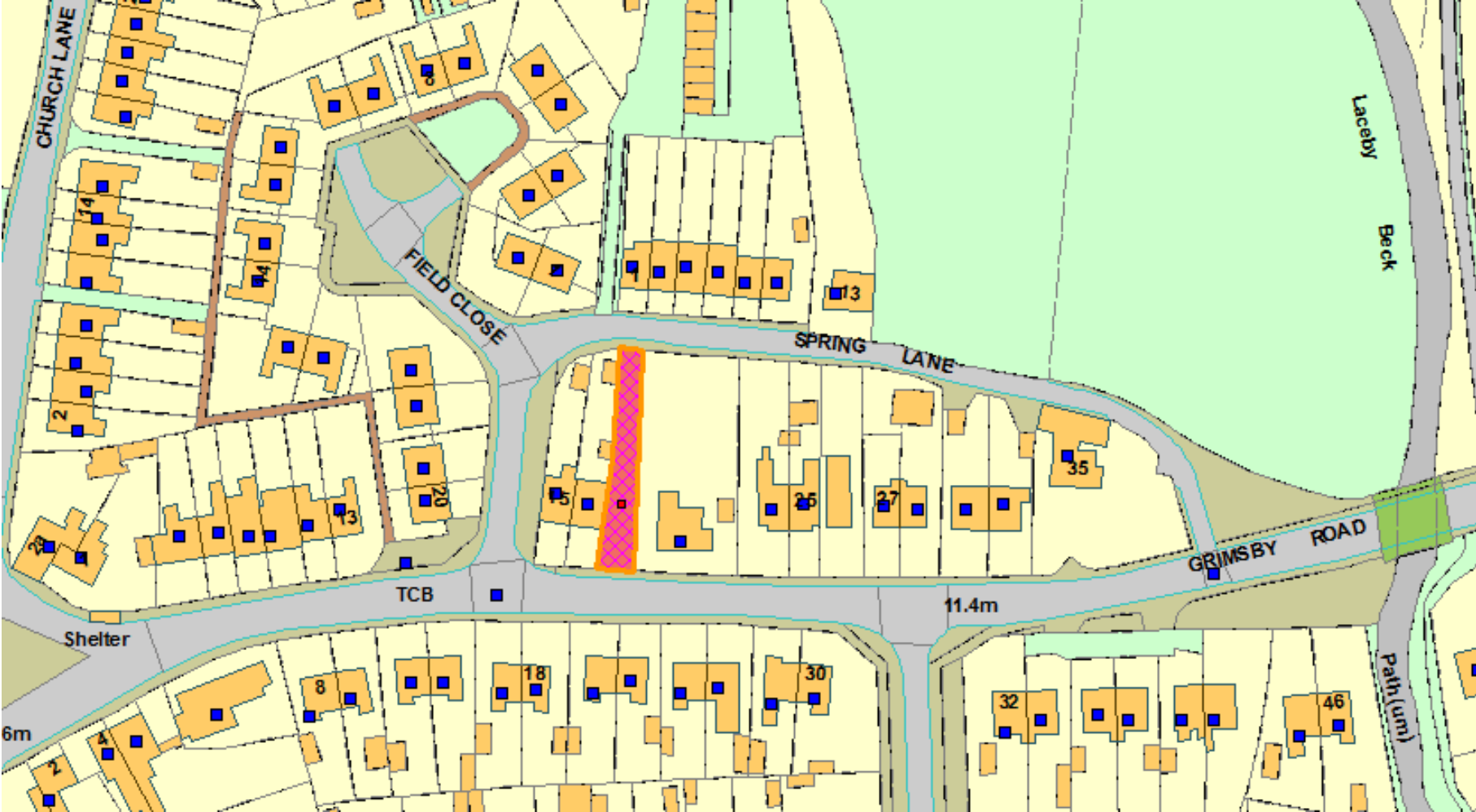
Informative

1 Informative

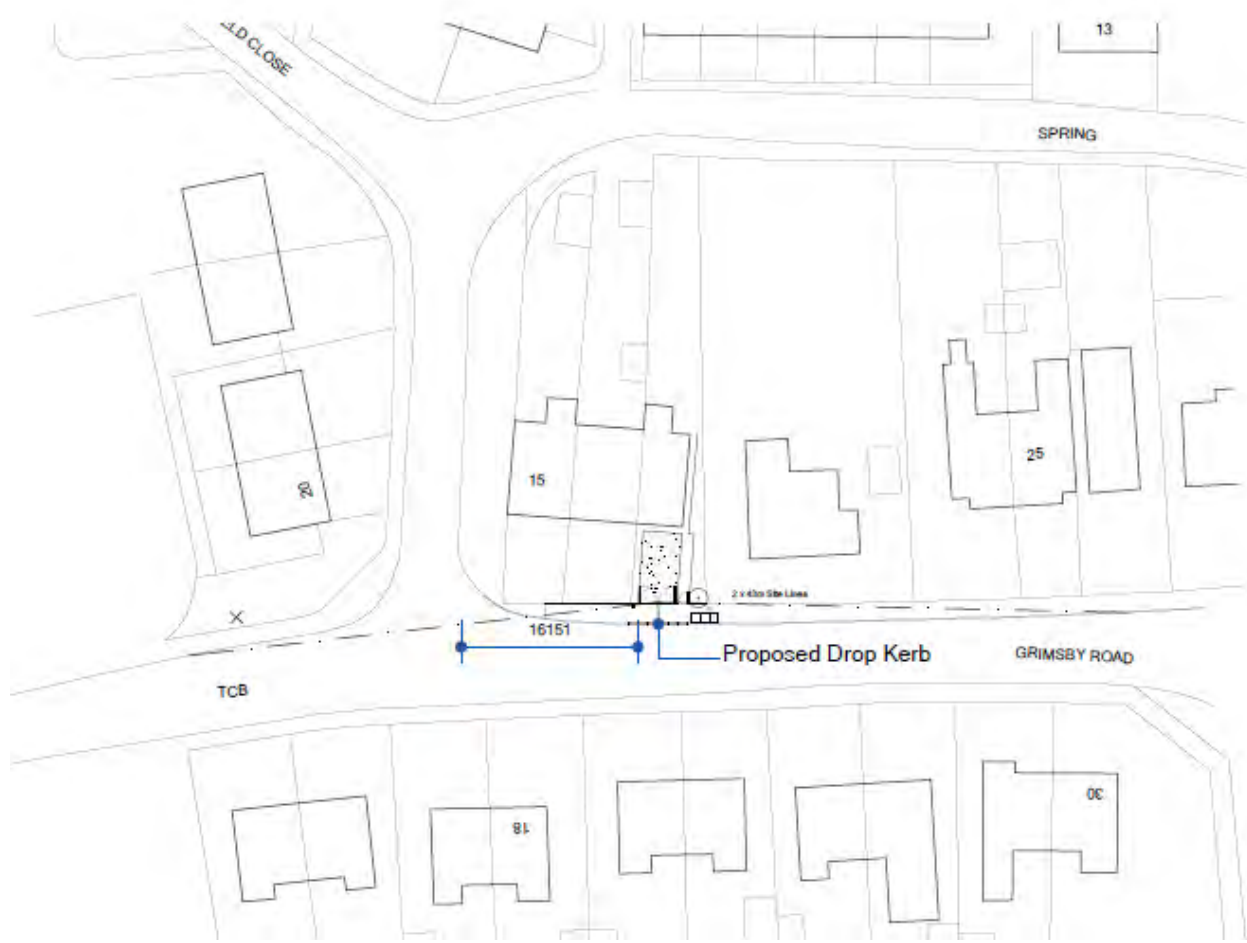
This decision relates to the following plans:

- RD4656-01-REV-B
- RD:4656

DM/0541/20/FULA – 19 GRIMSBY ROAD, LACEBY



DM/0541/20/FULA – 19 GRIMSBY ROAD, LACEBY



	<p style="text-align: right;">Development Management Services</p> <p style="text-align: right;">Email: Planning@nelincs.gov.uk</p>
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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
<p>DM/0541/20/FULA – 19 Grimsby Road, Laceby – construction of a new vehicular access</p>	<p>To discuss the impacts on highway safety and amenity in detail</p>

Contact Details: -

Signature **Date**

Name Cllr. Henry Hudson

Address: Brook End, Main Road, Hatcliffe

Laceby Parish Council

Mrs N Ashton, Clerk to Laceby Parish Council
2 Church Lane, Laceby, Grimsby, DN37 7BW
Email: lacbypcclerk@gmx.co.uk



Planning Department,
Origin One, Origin Way,
Europarc,
Grimsby,
DN37 9TZ

5th August 2020

Dear Sir/Madam

DM/0541/20/FULA – creation of vehicular access to include installation of dropped kerb with associated works; 19 Grimsby Road, Laceby.

The above planning application and listed building consent was discussed at the Parish Council Meeting on the 4th August 2020. The plans and details of the application were scrutinised by Councillors attending the meeting and no objections were recorded.

Yours faithfully,

Mrs N Ashton
Clerk to Laceby Parish Council

Comments for Planning Application DM/0541/20/FULA

Application Summary

Application Number: DM/0541/20/FULA

Address: 19 Grimsby Road Laceby Grimsby North East Lincolnshire DN37 7DF

Proposal: Creation of vehicular access to include installation of dropped kerb with associated works

Case Officer: Laura Bartle

Customer Details

Name: Mr Anthony Woodhouse

Address: 21 Grimsby Road Laceby Grimsby

Comment Details

Commenter Type: Neighbour

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment: I am writing as the next door neighbour of the applicant to say that my wife and I wholeheartedly support this planning application. In recent years, with the additional new housing in Laceby, the volume of traffic on Grimsby Road has increased dramatically. On several occasions vehicles parked at the side of the road have had their wing mirrors broken by vehicles which pass too near them. One such incident occurred only in the last six weeks. Cars drive too quickly down the road, especially in the evening, and any vehicles parked at the side of the road, at whatever time of day, cause Grimsby Road to become, in effect, a single track highway. Because of this, any opportunity to get vehicles off the road can, in our opinion, only be a good thing. It will improve safety and also improve visibility up and down the road for neighbouring householders when they are exiting their drives. May I respectfully also point out that the comment posted by the Trees and Woodlands Officer that this would be a 'deviation from the existing character of the street' and that other houses which have pull-ins are all 'associated with driveways to the side of the property and not directly in front of the dwellings' is incorrect. There are actually three other properties on the same side of the road as the applicant who have dropped kerbs and pull-ins immediately in front of their dwellings: numbers 11, 13 and 27 Grimsby Road. I do hope, therefore, that this application is approved.

Comments for Planning Application DM/0541/20/FULA

Application Summary

Application Number: DM/0541/20/FULA

Address: 19 Grimsby Road Laceby Grimsby North East Lincolnshire DN37 7DF

Proposal: Creation of vehicular access to include installation of dropped kerb with associated works

Case Officer: Laura Bartle

Customer Details

Name: Mrs Shirley Ellis

Address: 25 George Butler Close Laceby Grimsby

Comment Details

Commenter Type: Member of the Public

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment: I completely support this application.

Due to the amount of cars that park along Grimsby Road to use either local shops, pre school or doctors and even Marshalls BMW garage this lady cannot always park outside her own house. Often there are so many vehicles parked either side it can be dangerous as traffic gets that close to the vehicles wing mirrors get knocked and damaged.

There are other properties on the same road with parking in front of windows so I do not agree with the council officers comment.

Comments for Planning Application DM/0541/20/FULA

Application Summary

Application Number: DM/0541/20/FULA

Address: 19 Grimsby Road Laceby Grimsby North East Lincolnshire DN37 7DF

Proposal: Creation of vehicular access to include installation of dropped kerb with associated works

Case Officer: Laura Bartle

Customer Details

Name: Mr r cross

Address: 2 altoft close laceby

Comment Details

Commenter Type: Member of the Public

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment: I am a resident of laceby and I wholeheartedly support this planning application. I have over a number of years had good reason to park on this stretch of Grimsby road, the volume of traffic on Grimsby Road has increased dramatically in recent years. On several occasions vehicles parked at the side of the road have had their wing mirrors broken and other damage by vehicles which pass too near them. On one such incident owing to drivers not giving way to oncoming traffic, my own vehicle was hit by a police vehicle on this side of the road outside no 21, any opportunity to get vehicles off the road can, in my opinion, only be a good thing. It will improve safety and also improve visibility up and down the road for neighbouring householders when they are exiting their drives. May I respectfully also point out that the comment posted by the Trees and Woodlands Officer that this would be a 'deviation from the existing character of the street' and that other houses which have pull-ins are all 'associated with driveways to the side of the property and not directly in front of the dwellings' is not correct. There are actually four other properties on the same side of the road as the applicant who have dropped kerbs and pull-ins immediately in front of their dwellings: numbers 11, 13, (23 multiple vehicles parked on frontage) and 27 Grimsby Road. I do hope, therefore, that this application is approved