

Minute of the Planning Committee 17th June 2021
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Item: 1

Application Number: DM/0389/21/FUL

Application Type: Full Application

Application Site: Land Adjacent Railway Crossing Suggitts Lane Cleethorpes
North East Lincolnshire

Proposal: Construction of new footbridge (with ramps and stairs)
including lighting to facilitate the closure of Suggitt's Lane
Level Crossing and associated works

Applicant's Name and Address: Network Rail Ltd 1 Eversholt Street London NW1 2DN	Agent's Name and Address: Miss Emma Foster Network Rail Floor 3A George Stephenson House Toft Green York YO1 6J
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Deposited: 13th April 2021

Accepted: 27th April 2021

Expiry Date: 22nd June 2021

Agreed Extension of Time Date:

Case Officer: Jonathan Cadd

Decision: Approved with Conditions

Mindful to approve subject to resolution of matters in relation to construction management, designing out crime and ecology with the decision to approve delegated to Assistant Director of Housing, Highways and Planning. In the event that the matters cannot be resolved satisfactorily, application to go back to planning committee.

<p style="text-align: center;">Minute of the Planning Committee 17th June 2021</p>
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Item: 2

Application Number: DM/0424/21/PAT

Application Type: Prior Approval - Telecom

Application Site: Land At Junction Of Eleanor Street And Convamore Road
Eleanor Street Grimsby North East Lincolnshire

Proposal: Proposed 15.0m Phase 8 Monopole C/W wrapround
Cabinet at base and associated ancillary works

Applicant's Name and Address: Hutchison UK Ltd Star House 20 Grenfell Road Maidenhead SL6 1EH	Agent's Name and Address: Eve Wyke WHP Telecoms Limited Troy Mills Helena House Troy Road Horsforth Leeds LS18 5GN
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Deposited: 22nd April 2021

Accepted: 22nd April 2021

Expiry Date: 17th June 2021

Agreed Extension of Time Date: 22nd June 2021

Case Officer: Jonathan Cadd

Decision: Grant Prior Notification

<p style="text-align: center;">Minute of the Planning Committee 17th June 2021</p>
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Item: 3

Application Number: DM/1038/20/FUL

Application Type: Full Application

Application Site: Healing Village Hall Great Coates Road Healing Grimsby

Proposal: Change of use from village hall to a members only food sales outlet (sui generis) use

Applicant's Name and Address: Mr Christopher Glass The Georgian House Main Road Barnoldby Le Beck Grimsby North East Lincolnshire DN37 0AU	Agent's Name and Address: Mr S Marriott Mother Architects 17 South Street Caistor Market Rasen LN7 6UB
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Deposited: 3rd December 2020

Accepted: 16th December 2020

Expiry Date: 10th February 2021

Agreed Extension of Time Date:

Case Officer: Jonathan Cadd

Decision: Deferred for Negotiations

It was resolved that consideration of this application be deferred for negotiations.

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Item: 4

Application Number: DM/0207/21/FUL

Application Type: Full Application

Application Site: 19 Grant Street Cleethorpes North East Lincolnshire DN35 8AT

Proposal: Change of use from Guest House C1 to House of multiple occupancy (HMO) and associated internal alterations

Applicant's Name and Address: Mr W Edwards 75 Chichester Road Cleethorpes DN35 0HY	Agent's Name and Address: Mr George French GEF Building Planning Services Tanglin Town Road Tetney Grimsby DN36 5JE
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Deposited: 24th February 2021

Accepted: 24th February 2021

Expiry Date: 21st April 2021

Agreed Extension of Time Date:

Case Officer: Jonathan Cadd

Decision: Approved with Conditions

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

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

- 2 Condition
Before any of the rooms are occupied an insulation scheme between individual bedrooms; and bedrooms and communal facilities based on approved drawing no. 20-037 rev C shall be submitted to and agreed in writing by the Local Planning Authority. This scheme shall be completed in full before the property is first occupied.

Reason

To protect residential amenity in accordance with policies 5 and 22 of the North East Lincolnshire Local Plan 2013 - 2032 (adopted 2018)

- 3 Condition
Before development is first brought into use, and notwithstanding the approved plans a scheme of secure cycle parking facilities shall be submitted to the Local Planning Authority for approval in writing. Such approved scheme shall be completed prior to occupation of the development and thereafter be so retained.

Reason

To ensure appropriate facilities are provided for cyclists as part of the development and in accordance with policies 5, 36 and 38 of the North East Lincolnshire Local Plan 2013 - 2032 (adopted 2018).

- 4 Condition
Prior to the accommodation being occupied, details of bin storage facilities shall be submitted to and approved in writing by the Local Planning Authority and be available for use before first occupation and shall thereafter be so retained.

Reason

To provide acceptable refuse facilities for occupants of the accommodation and to ensure a satisfactory appearance for the development and in accordance with policies 5 and 22 of the North east Lincolnshire Local Plan 2013 - 2032 (adopted 2018);

- 5 Condition
No machinery shall be operated, no process shall be carried out and no deliveries to be taken in or dispatched from the site in connection with the conversion works hereby approved outside the hours of 8.00 am to 6.00 pm Monday to Friday, 8.00 am to 1pm Saturday and not on Sundays or Bank Holidays or any other time unless agreed in writing with the Local Planning Authority.

Reason

To protect the amenities of nearby residents and in accordance with policy 5 of the North East Lincolnshire Local Plan 2013 - 2032 (adopted 2018)

- 6 Condition
The development be carried out in accordance with the approved plans and specifications. Approved drawing nos. include: 20-037-01-A, 20/037/03 rev C, 20-037-05-A and 20-037-06 REV A
- Reason
To ensure the development is in accordance with the approved details and results in a satisfactory form of development and in accordance with policies 4, 5, 22 and 38 of the North East Lincolnshire Local Plan 2013 -2032 (adopted 2018).

Informatives:-

- 1 Reason for Approval
The Local Planning Authority has had regard to development plan policies and especially those in the North East Lincolnshire Local Plan. The proposal would not harm the area character or residential amenity, will not lead to unacceptable parking and is acceptable under all other planning considerations. This proposal is approved in accordance with the North East Lincolnshire Local Plan 2013-2032 (adopted 2018), in particular policies 4, 5, 22, 36 and 36 and the provisions of the National Planning Policy Framework.
- 2 Added Value Statement
Article 31(1)(cc) Statement - Positive and Proactive Approach
In accordance with paragraph 187 of the National Planning Policy Framework, the Local Authority has worked in a positive and proactive manner with the applicant to seek solutions to problems arising, by modifying the layout and additional details on cycle parking and bin storage.
- 3 Informative
Please note that you may also require Building Regulations. You are advised to contact them in advance of work on site commencing (Tel: 01472 325959).
- 4 Informative
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.

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Item: 5

Application Number: DM/0270/21/FUL

Application Type: Full Application

Application Site: Land Adj Field Gates Post Office Lane Ashby Cum Fenby
North East Lincolnshire

Proposal: Change of use of agricultural land to equine use including
ancillary sheds (shed plans added 13/04/2021)

Applicant's Name and Address: Mr And Mrs Hawkins C/O Agent Unit 2 Cleethorpes Business Centre Wilton Road Industrial Estate Grimsby DN36 4AS	Agent's Name and Address: Mr Dieter Nelson Dieter Nelson Planning Consultancy Unit 2, Cleethorpes Business Centre Jackson Place, Wilton Road Humberston Grimsby DN36 4AS
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Deposited: 10th March 2021

Accepted: 10th March 2021

Expiry Date: 5th May 2021

Agreed Extension of Time Date: 21st June 2021

Case Officer: Emily Davidson

Decision: Approved with Conditions

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

Site Location Plan - 1283-1001
Block Plan - 1283/1002 received 13/04/2021
Proposed Plans and Elevations - 1283/1003

Reason

For the avoidance of doubt in the interests of proper planning and in accordance with Policy 5 and 22 of the North East Lincolnshire Local Plan 2013-2032 (adopted 2018).

2 Condition

There must be no burning of straw/bedding/waste materials on the site.

Reason

To protect the amenities of nearby residents and in accordance with policy 5 of the North East Lincolnshire Local Plan 2013-2032 (adopted 2018).

3 Condition

The watercourse down the eastern boundary must be fully cleaned out within 6 months of the date of approval. No permanent fencing can be erected along this watercourse at any time.

Reason

In the interests of flood risk and drainage, to allow for maintenance and to accord with Policy 34 of the North East Lincolnshire Local Plan.

4 Condition

Within 2 months of the permission hereby granted final details of the disposal of manure shall be submitted to and agreed in writing with the Local Planning Authority. Manure shall thereafter be disposed in accordance with the details agreed.

Reason

In the interests of local environmental 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 not harm the area character or neighbouring amenity and is acceptable under all other planning considerations. This proposal is approved in accordance with the North East Lincolnshire Local Plan 2013-2032 (adopted 2018), in particular policies 5 and 22.

2 Added Value Statement

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

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 protecting amenity through condition.

3 Informative

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

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Item: 6

Application Number: DM/0218/21/FUL

Application Type: Full Application

Application Site: Land Former Welbeck Waltham Road Brigsley North East Lincolnshire

Proposal: Erect 1 detached dwelling with roof lights, detached garage/store and detached BBQ building (Plot 1) and 1 detached dwelling with Juliet balcony, roof lights and detached garage (Plot 2) boundary treatments and associated works

Applicant's Name and Address: Mr & Mrs P Woods Welbeck Brigsley North East Lincolnshire DN37 0RQ	Agent's Name and Address: Mr Harry Eamer T J Crump Oakrights Ltd The Lakes Swainshill Hereford HR4 07PU
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Deposited: 26th February 2021

Accepted: 12th March 2021

Expiry Date: 7th May 2021

Agreed Extension of Time Date: 18th June 2021

Case Officer: Richard Limmer

Decision: Approved with Conditions

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

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

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

2011.woo-01 site location plan
2011.woo-02 existing block plan
2011.woo-03A proposed site plan
2011.woo-04 site levels
2011.woo-05 plot 1 proposed elevations
2011.woo-06 plot 1 proposed elevations
2011.woo-07 plot 1 proposed ground floor plans
2011.woo-08 plot 1 proposed first floor plans
2011.woo-09 plot 1 proposed roof plan
2011.woo-10 proposed garage elevations
2011.woo-11 proposed garage plans
2011.woo-12 plot 1 barbeque elevations
2011.woo-13 plot 1 barbeque plans
2011.woo-14 plot 2 proposed elevations
2011.woo-15 plot 2 proposed elevations
2011.woo-16 plot 2 proposed ground floor plans
2011.woo-17 plot 2 proposed first floor elevations
2011.woo-18 plot 2 proposed roof plan

Reason

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

- 3 Condition
Development shall not begin until details of all external materials to be used in construction of the buildings have been submitted to and approved in writing by the Local Planning Authority. The development shall then proceed in accordance with the approved details.

Reason

To ensure the development has an acceptable external appearance and is in keeping with the visual amenity and character of the area in accordance with Policy 5 of the North East Lincolnshire Local Plan 2013-2032 (adopted 2018).

- 4 Condition
No development shall commence until a sustainable scheme for the provision of surface and foul water drainage has been submitted to and approved in writing by the Local Planning Authority. The development shall then be built out in accordance with the approved details with the approved drainage implemented as approved prior to the occupation of the dwelling to which it relates.

Reason

To prevent an increased risk of flooding by ensuring the provision of a satisfactory means of surface and foul water disposal in accordance with Policy 33 of the North East Lincolnshire Local Plan 2013-2032 (adopted 2018).

- 5 Condition
Prior to the development commencing, a Construction Management Plan shall be submitted to and approved in writing by the Local Planning Authority. All development shall then proceed in accordance with the approved details. The Construction Management Plan shall contain:
- Working hours during the construction process;
 - Visitor and contractor parking areas;
 - Materials storage area;
 - Wheel cleaning facilities;
 - Noise, vibration and dust mitigation measures;
 - Deliveries and servicing plan;
 - Pollution control.
- Reason
In the interests of highway safety and to protect local amenity in accordance with Policy 5 of the North East Lincolnshire Local Plan 2013-2032 (adopted 2018).
- 6 Condition
Prior to occupation of the 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 implemented and 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).
- 7 Condition
Development shall not commence until full details of the driveway have been submitted to and approved by the Local Planning Authority, this shall include a 10 metre tarmac area abutting the rear of the Public Highway, the removal of existing hedging to the southern edge of the shared driveway to create a width of 4.2 metres and a further 20m of hard paved driveway (30m total from the adopted highway). The driveway shall then be fully completed in accordance with the approved details prior to the occupation of any dwelling on the site and thereafter retained.
- Reason
In the interests of road safety and residential amenities in accordance with Policy 5 of the North East Lincolnshire Local Plan 2013-2032 (adopted 2018).

- 8 Condition
No development shall commence until:

- (a) A scheme of landscaping showing the details of the number, species, sizes and planting positions of all trees and shrubs to be planted;
- (b) A plan including details of all trees to be retained, any to be felled, hedgerows to be retained, any sections of hedgerow or trees to be removed;
- (c) Measures for the protection of trees and hedges during construction work;
- (d) Timing for the planting out of the landscaping scheme;
- (e) Maintenance Plan for the landscaping.

have been submitted to and approved in writing by the Local Planning Authority. The approved landscaping scheme shall then be fully planted out in accordance with part (d) above and maintained in accordance with part (e) above.

Reason

To ensure a satisfactory appearance and setting for the development and protection of existing features in the interests of local amenity in accordance with Policy 5 and 42 of the North East Lincolnshire Local Plan 2013-2032 (adopted 2018).

Informatives:-

- 1 Reason for Approval
The Local Planning Authority has had regard to development plan policies and especially those in the North East Lincolnshire Local Plan. The proposal would not harm the area character or residential amenity and is acceptable under all other planning considerations. This proposal is approved in accordance with the North East Lincolnshire Local Plan 2013-2032 (adopted 2018).
- 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 issues as they arose through the application 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).

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Item: 7

Application Number: DM/0023/21/FUL

Application Type: Full Application

Application Site: 16 Radcliffe Road Healing Grimsby North East Lincolnshire

Proposal: Variation of Conditions 2 (Approved Plans), 3 (External Materials), 4 (Obscured Glazing) & 5 (Rainwater Discharge) as granted on DM/0461/20/FUL including alterations to roof layout, side ground and first floor extension removed, side window added at first floor, brickwork to render at first floor, front door at ground floor changed to window and installation of bi-folding doors to ground floor to rear (Further drainage details provided 08-04-2021)

Applicant's Name and Address: Mr Brian Sellars 16 Radcliffe Road Healing Grimsby North East Lincolnshire DN41 7NH	Agent's Name and Address: Mr Richard Dixon Richard Dixon Associates Ltd 73 Cardigan Road Bridlington YO15 3JU
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Deposited: 8th January 2021

Accepted: 22nd January 2021

Expiry Date: 19th March 2021

Agreed Extension of Time Date: 22nd June 2021

Case Officer: Lauren Birkwood

Decision: Approved with Conditions

- 1 Condition
The development hereby permitted shall begin before 5th November 2023.

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:

Site Location Plan and Block Plan - 2001Q_4E
Block Plan and Sections - 2001Q_14A
Proposed Plans and Elevations - 2001Q_30H

Reason

For the avoidance of doubt and in the interests of proper planning in accordance with policies 5, 22, 33 and 34 of the North East Lincolnshire Local Plan 2013-2032 (Adopted 2018).

- 3 Condition
The proposed development shall be constructed using materials specified on the proposed plans and elevations (2001Q_30H) unless otherwise first approved in writing by the Local Planning Authority.

Reason

This condition is imposed in the interests of design considerations in the context of the existing buildings in order to comply with policies 5 and 22 of the North East Lincolnshire Local Plan 2013-2032 (Adopted 2018).

- 4 Condition
All the windows to be created in the first floor side elevation (shown on drawing 2001Q_30H) hereby approved shall be glazed in obscure glass only to an obscurity level of 3 or above as measured on the 'Pilkington Scale'. The windows shall be retained at the same level of obscurity thereafter.

Reason

In the interests of residential amenity in order to comply with policy 5 of the North East Lincolnshire Local Plan 2013-2032 (Adopted 2018).

- 5 Condition
The development shall be built out in accordance with the drainage scheme on drawing 2001Q_30K (Proposed Plans and Elevations) unless otherwise approved in writing by the Local Planning Authority. The soakaway shall be implemented to British Standard 365. The drainage scheme shall be implemented prior to the occupation of the extensions and shall be so retained thereafter.

Reason

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

Informatives:-

- 1 Reason for Approval
The Local Planning Authority has had regard to development plan policies and especially those in the North East Lincolnshire Local Plan. The proposal would not harm the area character or residential amenity and is acceptable under all other planning considerations. This proposal is approved in accordance with the North East Lincolnshire Local Plan 2013-2032 (adopted 2018), in particular policies 5, 22, 33 and 34.
- 2 Added Value Statement
Article 31(1)(cc) Statement - Positive and Proactive Approach
In accordance with paragraph 187 of the National Planning Policy Framework, the Local Authority has worked in a positive and proactive manner with the applicant to seek solutions to problems arising, by requesting additional information to overcome drainage concerns.
- 3 Informative
Please note that you may also require Building Regulations. You are advised to contact them in advance of work on site commencing (Tel: 01472 325959).

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Item: 8

Application Number: DM/1116/20/FUL

Application Type: Full Application

Application Site: Land Adj 401 Louth Road New Waltham North East
Lincolnshire

Proposal: Erection of 9 dwellings with garages, access and associated works

Applicant's Name and Address: John Collis Colvester Homes - John Collis Group Unit 43 Cleethorpes Business Centre Wilton Road Grimsby North East Lincolnshire DN36 4AS	Agent's Name and Address: Mr Daniel Snowden Ross Davy Associates Pelham House 1 Grosvenor Street Grimsby North East Lincolnshire DN32 0QH
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Deposited: 24th December 2020

Accepted: 13th January 2021

Expiry Date: 10th March 2021

Agreed Extension of Time Date: 21st June 2021

Case Officer: Lauren Birkwood

Decision: Approved with Conditions

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

Reason

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

2

Condition

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

Site Location Plan - RD:3884-01 C
Proposed Site Plan - RD3884-03 REV F
Landscaping Plan - LS_01_190121
Drainage Details - 1115-2102-CIV-10-P3
Drainage Details - 1115-2102 1-30-100YR
Drainage Details - 1115-2102 100YR 40CC
Drainage Details - 1115-2102-CIV-01-P1
Drainage Details - 1115-2102-CIV-30-P1
Drainage Details - 1115-2102-CIV-31-P1
Drainage Details - 1115-2102-CIV-40-P1
Section 104 Layout - 1115-2102-CIV-S104 P3
Section 38 Layout - 1115-2102-CIV-S38 P3
Refuse Vehicle Swept Paths - 1115-2102-CIV-SP01 P1
Phase 1 Section 38 - 1518/16
Road Setting Out - 1115-2102-CIV-20 P3
External Works Plan With Storage Areas - RD3884-14

Proposed Plans and Elevations of Dwellings and Garages:

Proposed Plans and Elevations - Plot 1 - RD3884-04 REV A
Proposed Plans and Elevations - Plot 2 - RD3884-05 REV A
Proposed Plans and Elevations - Plot 3 - RD3884-06 REV A
Proposed Plans and Elevations - Plot 4 - RD3884-07 REV B
Proposed Plans and Elevations - Plot 5 - RD3884-08 REV A
Proposed Plans and Elevations - Plot 6 - RD3884-09 REV A
Proposed Plans and Elevations - Plot 7 - RD3884-10
Proposed Plans and Elevations - Plot 8 - RD3884-11 REV A
Proposed Plans and Elevations - Plot 9 - RD3884-12 REV A
Garages - Plans and Elevations - RD3884-13

Reason

For the avoidance of doubt in the interests of proper planning and in accordance with policies 5, 13, 22, 33, 34 and 42 of the North East Lincolnshire Local Plan 2013-2032 (Adopted 2018).

3

Condition

The proposal shall be constructed using materials specified within the email from Daniel Snowden dated 4th May 2021 unless otherwise first approved in writing by the Local Planning Authority.

Reason

This condition is imposed in the interests of design considerations in the context of the existing buildings in order to comply with policy 5 and 22 of the North East Lincolnshire Local Plan 2013-2032 (adopted 2018).

- 4 Condition
Surface water and foul drainage shall be carried out in strict accordance with the following drawings and document:

Drainage Layout - 1115-2102-CIV-10-P3
Drainage Details - 1115-2102 1-30-100YR
Drainage Details - 1115-2102 100YR 40CC
Proposed Levels - 1115-2102-CIV-01-P1
Adoptable Drainage Construction Details - 1115-2102-CIV-40-P1
Drainage Strategy Report - Dated 12th February 2021

The scheme shall be implemented in accordance with the approved details prior to occupation of any dwelling and shall remain in place thereafter.

Reason

To protect the amenities of nearby residents and mitigate impacts of surface water and flooding in accordance with policies 5, 33 and 34 of the North East Lincolnshire Local Plan 2013-2032 (Adopted 2018).

- 5 Condition
The scheme of landscaping and tree planting shown on drawing LS_01_190121 shall be completed within a period of 12 months, beginning with the date on which development began or within such longer period as may be first agreed in writing by the Local Planning Authority. All planting shall be adequately maintained for 10 years as detailed on the plan, beginning with the date of completion of the scheme and during that period all losses shall be replaced during the next planting season with plants of the same standard and species. All management and maintenance of the landscaping shall be in accordance with the Management Scheme (Received 15th March 2021 from Ross Davy Associates).

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 and 42 of the North East Lincolnshire Local Plan 2013-2032 (Adopted 2018).

- 6 Condition
The development shall be carried out in accordance with the approved Preliminary Ecological Report (Dated March 2021) and the Proposed Site Plan (RD3884-03 REV F). In particular in accordance with the recommendations, surveys and landscaping specified. The mitigation measures shall be fully implemented prior to the occupation of any dwelling or as agreed in writing by the Local Planning Authority and shall so subsequently remain in place thereafter.

Reason

In the interest of local amenity and biodiversity in accordance with policies 41 and 42 of the North East Lincolnshire Local Plan 2013-2032 (Adopted 2018).

7 Condition

The maintenance and management of the site shall be as specified within the Management Scheme (Received 15th March 2021 from Ross Davy Associates) unless otherwise first approved in writing by the Local Planning Authority.

Reason

In the interests of residential amenity in order to comply with policies 5 and 22 of the North East Lincolnshire Local Plan 2013-2032 (adopted 2018).

8 Condition

The development shall be constructed in accordance with the mitigation measures detailed in the Construction Management Plan (Received on the 12th January 2021 from Ross Davy Associates) including hours of construction, noise and vibration mitigation and the air quality and dust management plan and wheel washing operation unless otherwise agreed in writing with the Local Planning Authority.

Reason

To protect the amenities of the neighbouring residents in accordance with Policy 5 of the North East Lincolnshire Local Plan 2013-2032 (Adopted 2018).

9 Condition

If during development contamination not previously considered is identified, then the Local Planning Authority shall be notified immediately and no further work shall be carried out until a method statement detailing a scheme for dealing with the suspect contamination has been submitted to and agreed in writing with the Local Planning Authority. Remediation shall be undertaken in accordance with the details approved.

Reason

To ensure that any previously unconsidered contamination is dealt with appropriately in accordance with policy 5 of the North East Lincolnshire Local Plan 2013-2032 (Adopted 2018).

10 Condition

Water reuse shall be in accordance with the details provided within the Construction Management Plan from Ross Davy Associates. Measures shall be operational prior to the occupation of each dwelling and be thereafter retained to aim to achieve a water efficiency demand standard of no more than 110 litres per person per day.

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).

Informatives:-

- 1 Reason for Approval
The Local Planning Authority has had regard to development plan policies and especially those in the North East Lincolnshire Local Plan. The proposal would not harm the area character, residential amenity, drainage and addresses highway safety and amenity issues and is acceptable under all other planning considerations. This proposal is approved in accordance with the North East Lincolnshire Local Plan 2013-2032 (adopted 2018), in particular policies 5, 13, 22, 33, 34, 39, 41 and 42.
- 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 requesting additional information to overcome consultee concerns including drainage and highways.
- 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
If the highways within the site are to be adopted by the Council, in accordance with Section 38 of the Highways Act 1980, please contact the Highway Management Team six months in advance of the commencement of works. (Tel: 01472 324505)
- 6 Informative
As works are required within the existing Highway, you are required to contact the Highways Management Team at least six months in advance of the commencement of works (Tel: 01472 324431).
- 7 Informative
The applicant's attention is drawn to the comments received from the Environment Agency. Please go to <https://www.nelincs.gov.uk/planning-and-building-control/> to view the comment.

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Item: 9

Application Number: DM/0431/21/FUL

Application Type: Full Application

Application Site: Plot 1 Kings Chase Barnoldby Le Beck North East
Lincolnshire

Proposal: Variation of Condition 2 (Plans) as granted on
DM/0311/20/FUL to amend layout and design

Applicant's Name and Address: Mrs T Janney 168 Waltham Road Scartho Grimsby North East Lincolnshire DN33 2PY	Agent's Name and Address: Ross Davy Associates - Daniel Snowden Pelham House 1 Grosvenor Street Grimsby N E Lincolnshire DN32 0QH
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Deposited: 26th April 2021

Accepted: 28th April 2021

Expiry Date: 23rd June 2021

Agreed Extension of Time Date:

Case Officer: Bethany Loring

Decision: Approved with Conditions

- 1 Condition
The development hereby permitted shall begin by 13th August 2023.

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:

Site Location Plan - RD3856-01A
Existing Block Plan - RD3856-02
Proposed Site Plan - RD4889-03
Proposed Plans and Elevations for Plot 1 - RD4889-01A
Proposed Plans and Elevations for Garage for Plot 1 - RD4889-02
Proposed Plans and Elevations for Plot 2 - RD3856-05A
Proposed Plans and Elevations for Plot 3 - RD3856-06A
Proposed Plans and Elevations for Garage for Plots 2 and 3 - RD3856-07

Reason

For the avoidance of doubt in the interests of proper planning and in accordance with policy 5 of the North East Lincolnshire Local Plan 2013-2032 (adopted 2018).

- 3 Condition
The development shall be built out in accordance with the materials detailed in document ref: RD3856-LA09-02-17 (approved under DM/0311/20/FUL) unless otherwise agreed in writing with the Local Planning Authority.

Reason

To protect the appearance of the area in accordance with Policy 5 of the North East Lincolnshire Local Plan 2013-2032.

- 4 Condition
The development shall be built out in accordance with the surface water drainage plan ref: 1115-1107-CIV-10-B (approved under DM/0311/20/FUL) and implemented prior to occupation of any dwelling unless otherwise agreed in writing with the Local Planning Authority.

Reason

In the interests of flood risk and sustainable drainage in accordance with Policy 34 of the North East Lincolnshire Local Plan 2013-2032.

- 5 Condition
The development shall be built out in strict accordance with the Construction Management Plan ref: RD3856-LA22-04-20 (dated July 2020; approved under DM/0311/20/FUL) unless otherwise agreed in writing by the Local Planning Authority.

Reason

To protect the residential amenities of the neighbouring properties in accordance with Policy 5 of the North East Lincolnshire Local Plan 2013-2032.

- 6 Condition
The landscaping scheme detailed on plan ref: RD3856-09A (approved under DM/0311/20/FUL) shall be fully completed within 12 months of all of the properties being first occupied and be maintained thereafter in accordance with the details on the plan unless otherwise agreed in writing by the Local Planning Authority.
- Reason
To protect the visual appearance of the area in accordance with Policy 5 of the North East Lincolnshire Local Plan 2013-2032.
- 7 Condition
The access road and driveways shall be constructed in accordance with the details shown on plan ref: 1115-1107-CIV-30A (approved under DM/0311/20/FUL) and managed thereafter in accordance with the management plan ref: RD3856-08 unless otherwise agreed in writing by the Local Planning Authority.
- Reason
In the interests on highway amenity in accordance with Policy 5 of the North East Lincolnshire Local Plan 2013-2032.
- 8 Condition
Notwithstanding the Town and Country Planning (General Permitted Development) Order 1995 (or any statutory amendment thereto), no development under Schedule 2 Part 1, Class B shall be permitted on the dwelling on plot 1.
- Reason
To protect residential amenity in accordance with Policy 5 of the North East Lincolnshire Local Plan 2013-2032.
- 9 Condition
If during development contamination not previously considered is identified, then the Local Planning Authority shall be notified immediately and no further work shall be carried out until a method statement detailing a scheme for dealing with the suspect contamination has been submitted to and agreed in writing with the Local Planning Authority.
- Reason
To ensure that any previously unconsidered contamination is dealt with appropriately in accordance with Policy 5 of the North East Lincolnshire Local Plan 2013-2032.

Informatives:-

- 1 Reason for Approval
The Local Planning Authority has had regard to development plan policies and especially those in the North East Lincolnshire Local Plan. The proposal would not harm the area character or residential amenity and is acceptable under all other planning considerations. This proposal is approved in accordance with the North East Lincolnshire Local Plan 2013-2032 (adopted 2018), in particular policies 5, 22, 33 and 34.
- 2 Informative
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 by determining the application in a timely manner.
- 3 Informative
Please note that you may also require Building Regulations. You are advised to contact them in advance of work on site commencing (Tel: 01472 325959).
- 4 Informative
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.

Minute of the Planning Committee 17th June 2021

Item: 10

Application Number: DM/0462/21/FUL

Application Type: Full Application

Application Site: Flat 5 1 - 5 Corporation Road Grimsby North East
Lincolnshire

Proposal: Creation of additional storey with roof lift to provide
additional bedroom

Applicant's Name and Address: Mrs Tanya Brasted Flat 5 1 - 5 Corporation Road Grimsby North East Lincolnshire DN31 1UJ	Agent's Name and Address: Mr Steve Bennett SHB Design Ltd The Studio 1 Acer Court Grimsby DN33 2JA
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Deposited: 4th May 2021

Accepted: 4th May 2021

Expiry Date: 29th June 2021

Agreed Extension of Time Date:

Case Officer: Bethany Loring

Decision: Approved with Conditions

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

Reason

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

- 2 Condition
The development will be carried out in accordance with the following plans:
- Site Location Plan - TB001-05
Block Plan - TB001-06
Proposed Elevations - TB001-07
Proposed First Floor Plan - TB001-02
Proposed Second Floor Plan - TB001-03
- Reason
This condition is imposed in the interests of design considerations in the context of the existing buildings in order to comply with policy 5 of the North East Lincolnshire Local Plan 2013-2032 (adopted 2018).
- 3 Condition
The proposed development shall be constructed using materials as specified within the application form received 10th May 2021 unless otherwise first approved in writing by the Local Planning Authority.
- Reason
This condition is imposed in the interests of design considerations in the context of the existing buildings in order to comply with Policy 5 of the North East Lincolnshire Local Plan 2013-2032 (adopted 2018).
- 4 Condition
No demolition or construction work shall be carried out on or before 08:00 or after 18:00 Mondays to Fridays inclusive, before 08:00 or after 13:00 on Saturdays and at any time on Sundays or Bank Holidays.
- Reason
To protect the amenities of nearby residents and in accordance with policy 5 of the North East Lincolnshire Local Plan 2013-2032 (adopted 2018).

Informatives:-

- 1 Reason for Approval
The Local Planning Authority has had regard to development plan policies and especially those in the North East Lincolnshire Local Plan. The proposal would not harm the area character or residential amenity and is acceptable under all other planning considerations. This proposal is approved in accordance with the North East Lincolnshire Local Plan 2013-2032 (adopted 2018), in particular policies 5, 22 and 33.

2 Informative

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 by determining the application in a timely manner.

3 Informative

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

Minute of the Planning Committee 17th June 2021

Item: 11

Application Number: DM/0276/21/OUT

Application Type: Outline Application

Application Site: 32 Humberston Avenue Humberston Grimsby North East Lincolnshire

Proposal: Outline application to erect 1 no. dwelling and garage with means of access to be considered

Applicant's Name and Address: Mr M Kenneth 32 Humberston Avenue Humberston Grimsby North East Lincolnshire DN36 4SP	Agent's Name and Address: Mr Daniel Snowden Ross Davy Associates Pelham House 1 Grosvenor Street Grimsby DN32 0QH
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Deposited: 12th March 2021

Accepted: 12th March 2021

Expiry Date: 7th May 2021

Agreed Extension of Time Date: 16th June 2021

Case Officer: Laura Bartle

Decision: Approved with Conditions

- 1 Condition
Applications for approval of the matters referred to in Condition 2 (known as reserved matters) shall be made within three years of the date of this permission and the development to which it relates shall begin no later than whichever is the later of the following dates:
 - (a) three years from the date of the grant of outline planning permission
 - (b) two years from the final approval of the reserved matters, or in the case of approval on different dates, final approval of the last such matter to be approved.

Reason

This permission is in outline only and the information is necessary for consideration of the detailed proposal as required by S.92 of the Town and Country Planning Act 1990.

2 Condition

This permission hereby granted is in outline form only and no development shall begin until full details of the following reserved matters have been submitted to and approved by the Local Planning Authority:

- (a) the layout, scale and appearance of the development;
- (b) a landscaping scheme for the site including details of existing trees, hedges and planting to be retained.

Reason

This permission is in outline only and the information is necessary for consideration of the detailed proposal as required by S.92 of the Town and Country Planning Act 1990.

3 Condition

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

Site location plan, RD:4788-01B

Proposed site plan, RD:4788-03B

Reason

For the avoidance of doubt and in the interests of proper planning in accordance with policies 5, 22 and 42 of the North East Lincolnshire Local Plan 2013-2032 (Adopted 2018).

4 Condition

No development shall commence until a scheme for the sustainable provision of surface water drainage has been submitted to and approved in writing by the Local Planning Authority. The development shall then be built out in accordance with the approved details.

Reason

To prevent an increased risk of flooding by ensuring the provision of a satisfactory means of surface water disposal in accordance with Policy 33 of the North East Lincolnshire Local Plan 2013-2032.

5 Condition

Development shall not begin until details showing the location, layout, design and method of construction of any new or altered vehicular access, parking and manoeuvring space, including any necessary piping or culverting of any ditch or watercourse, have been submitted to and approved in writing by the Local Planning Authority, and before the development hereby permitted is brought into

use the vehicular access, parking and manoeuvring space shall be constructed in accordance with those approved details and shall thereafter be so retained.

Reason

To ensure adequate parking and turning facilities are provided within the site for highway safety reasons and to accord with Policy 5 of the North East Lincolnshire Local Plan 2013-2032 (adopted 2018).

6 Condition

Prior to occupation of the 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).

7 No development shall commence until a Construction Method Statement has been submitted to and approved in writing by the local planning authority. The Construction Method Statement shall provide details for:-

- The hours of construction and deliveries;
- The location of any construction compound;
- Wheel washing facilities;
- Means of suppressing dust and noise;
- Location of site cabins and storage of materials to include phasing of construction;
- A construction traffic management plan.

The development shall only thereafter be undertaken in accordance with the approved details.

Reason

To protect the amenities of nearby residents in accordance with policy 5 of the North East Lincolnshire Local Plan 2013-2032 (Adopted 2018).

8 Condition

Before development begins, a detailed scheme for the protection of trees/hedges to be retained as part of the landscape scheme shall be submitted to and approved in writing by the Local Planning Authority. The approved scheme as shall be implemented before development begins and shall be retained during construction works.

Reason

To prevent damage to trees/hedges during construction works in accordance with Policy 42 of the North East Lincolnshire Local Plan 2013-2032 (adopted 2018).

Informatives:-

- 1 Reason for Approval
The Local Planning Authority has had regard to development plan policies and especially those in the North East Lincolnshire Local Plan. The proposal would not harm the area character or residential amenity and is acceptable under all other planning considerations. This proposal is approved in accordance with the North East Lincolnshire Local Plan 2013-2032 (adopted 2018), in particular policies 5, 22, 33 and 42.
- 2 Added Value Statement
Article 31(1)(cc) Statement - Positive and Proactive Approach
No problems have arisen during consideration of this application that have required working directly with the applicant to seek solutions.
- 3 Informative
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
Please note that at least six months in advance of work commencing on site you are required to contact the Highway Management Team with respect to the formation of a vehicular access within the existing highway. This will enable a S184 licence to be granted within appropriate timescales. No works should commence within the highway boundary until such licence is obtained. (Tel: 01472 325734).

Minute of the Planning Committee 17th June 2021
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Item: 12

Application Number: DM/0374/21/FUL

Application Type: Full Application

Application Site: 54 Tetney Road Humberston North East Lincolnshire DN36 4JF

Proposal: Installation of summer house with side porch

Applicant's Name and Address: Mr And Mrs Brian And Angela Tynan 54 Tetney Road Humberston North East Lincolnshire DN36 4JF	Agent's Name and Address:
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Deposited: 8th April 2021

Accepted: 8th April 2021

Expiry Date: 3rd June 2021

Agreed Extension of Time Date: 21st June 2021

Case Officer: Emily Davidson

Decision: Approved with Conditions

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

Reason

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

- 2 Condition
The development shall be carried out in accordance with the following plans:
- Site Location Plan - Received 08/04/2021
Block Plan - Received 08/04/2021
Proposed Plans and Elevations - BT-54TR-01
- Reason
For the avoidance of doubt in the interests of proper planning and in accordance with policy 5 of the North East Lincolnshire Local Plan 2013-2032 (adopted 2018).
- 3 Condition
The proposal shall be constructed using materials specified on the application form received unless otherwise first approved in writing by the Local Planning Authority.
- Reason
This condition is imposed in the interests of design considerations in the context of the existing buildings in order to comply with policy 5 of the North East Lincolnshire Local Plan 2013-2032 (adopted 2018).

Informatives:-

- 1 Reason for Approval
The Local Planning Authority has had regard to development plan policies and especially those in the North East Lincolnshire Local Plan. The proposal would not harm the area character or residential amenity and is acceptable under all other planning considerations. This proposal is approved in accordance with the North East Lincolnshire Local Plan 2013-2032 (adopted 2018), in particular policies 5 and 22.
- 2 Added Value Statement
Article 31(1)(cc) Statement - Positive and Proactive Approach
No problems have arisen during consideration of this application that have required working directly with the applicant to seek solutions.
- 3 Informative
The use of water butts or similar sustainable surface water drainage arrangements such as a soakaway are encouraged on a proposal of this nature.
- Please refer to the drainage officers comments.
- 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).