

Planning Committee Dated: 2nd February 2022

Summary List of Detailed Plans and Applications

Recommendation: Approved Conditions and signing of S106	
Item:	1
Application No:	DM/1032/20/FUL
Application Type:	Full Application
Application Site:	Grimsby Golf Club Little Coates Road Grimsby North East Lincolnshire
Proposal:	Erect 5 detached dwellings with garages to include new access point, landscaping and boundary treatments (amended site plan, drainage information, golf course layout, heritage information and financial information 29th November 2021)
Applicant:	Paul Bannister
Case Officer:	Richard Limmer

Recommendation: Approved with Conditions	
Item:	2
Application No:	DM/1167/21/FUL
Application Type:	Full Application
Application Site:	Plot 3 Land North Of Main Road Barnoldby Le Beck
Proposal:	Variation of Condition 2 (Approved Plans) as granted on application DM/1020/20/FUL to regulate the site levels and amend boundary treatments - amended plans and drainage information
Applicant:	Mr S Nearney
Case Officer:	Richard Limmer

Recommendation: Approved with Conditions	
Item:	3
Application No:	DM/1125/21/FUL
Application Type:	Full Application
Application Site:	Waterside Cottage 28 Phillips Lane Laceby North East Lincolnshire
Proposal:	Erection of conservatory to rear, erection of a detached car port, conversion and alterations of barn to living space and installation of four roof lights
Applicant:	Mr And Mrs Townend
Case Officer:	Richard Limmer

Recommendation: Approved with Conditions	
Item:	4
Application No:	DM/1127/21/LBC
Application Type:	Listed Building Consent
Application Site:	Waterside Cottage 28 Phillips Lane Laceby North East Lincolnshire
Proposal:	Listed building consent to convert barn from storage/utility to living space, installation of four roof lights, insulation, battening and plastering on the walls. Internal work to block the interior entrance of the doorway on the West elevation of the barn, keeping the door on the external wall for visual purposes. Erection of a concrete and brick two layer base, timber framed and timber car port with pan tile roof. Erection of a concrete base, half brick walls with timber frame and glazed conservatory to rear
Applicant:	Mr And Mrs Townend
Case Officer:	Richard Limmer

PLANNING COMMITTEE - 2nd February 2022

ITEM: 1 **RECOMMENDATION: Approved Conditions and signing of S106**

APPLICATION No: DM/1032/20/FUL

APPLICATION TYPE: Full Application

APPLICATION SITE: Grimsby Golf Club, Little Coates Road, Grimsby, North East Lincolnshire, DN34 4LU

PROPOSAL: Erect 5 detached dwellings with garages to include new access point, landscaping and boundary treatments (amended site plan, drainage information, golf course layout, heritage information and financial information 29th November 2021)

APPLICANT:

Paul Bannister
Land Developers (Lincs) Ltd
DBC House
Grimsby Road
Laceby
Grimsby
DN37 7DP

DEPOSITED: 2nd December 2020

AGENT:

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

ACCEPTED: 14th December 2020

TARGET DATE: 8th February 2021

PUBLICITY EXPIRY: 22nd December 2021

AGREED EXTENSION OF TIME DATE:

CONSULTATION EXPIRY:

CASE OFFICER: Richard Limmer

PROPOSAL

The proposal is to erect 5 detached dwellings on land forming part of the Grimsby Golf Club adjacent to Great Coates Road in Grimsby. The proposal includes a new vehicular access off Great Coates Road to serve the development along with additional landscaping and surface water drainage infrastructure. The proposal also includes the repositioning of the 8th green and the 5th tee.

It should also be noted that through negotiations with Officers the scheme has been amended to reduce the number of dwellings down from 6 to 5 and for various

improvements to the site layout.

This application has been brought to Planning Committee due to the number of objections received from the community.

SITE

The site is located to the north of the main golf course area fronting onto Great Coates Road. The site has a strip of mature landscaping along the north and west boundaries which ranges approximately between 15 and 20 metres thick with a range of trees of varying heights. This is also a hawthorn hedge along the northern boundary adjacent to Great Coates Road. To the south and east of the site is main golf course. Opposite and to the east are residential properties on Great Coates Road.

RELEVANT PLANNING HISTORY

No relevant planning history

RELEVANT PLANNING POLICIES AND BACKGROUND PAPERS

National Planning Policy Framework (February 2019)

NPPF5 - Delivering a sufficient supply of homes
NPPF1 - Introduction
NPPF12 - Achieving well designed places
NPPF14 - Climate, flooding & coastal change
NPPF15 - Conserv. & enhance the natural environ.
NPPF16 - Conserv. & enhance the historic environ.

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

PO5 - Development boundaries
PO22 - Good design in new developments
PO33 - Flood risk
PO34 - Water management
PO39 - Conserve and enhance historic environ
PO41 - Biodiversity and Geodiversity
PO43 - Green space and recreation

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

Sport England - No objections. Reference to ball strike information.

Drainage Officer - No objections. Drainage scheme is acceptable.

Environment Agency - No need to consult

Highways - No objections, recommend conditions

Environmental Health Officer - No objections. Recommend conditions

Crime Reduction Officer - No objections, support features for designing out crime

Ecology Officer - No objections, support the recommendations of the ecology survey

Trees Officer - No objections, recommends conditions to secure landscaping.

Civic society - object due to the loss of part of the golf course designed by Harry Colt and flood risk.

Neighbours

The following neighbours from Great Coates Road have objected to the proposed development:

7A, 9, 28, 32, 34, 34A, 36, 38, 40, 52, 56 and 62

And 9 Grasby Crescent:

with concerns over the following matters:

- Impact on residential amenities such as light, dominance, privacy and overlooking;
- Impact on ecology;
- Loss of trees;
- Drainage and flood risk;
- Highway safety, amenity and traffic generation;
- Impact on health and safety from ball strikes from the golf course;
- Impact upon heritage in form of archaeology and the historic nature of the gold course;
- Potential precedent for further development.

APPRAISAL

Material Planning Considerations

1. The Principle of Development
2. Impact on Neighbours Amenities
3. Impact on Heritage, the Character of the Area and Landscaping
4. Drainage and Flood Risk
5. Ecology
6. Ball Strikes
7. Highway Safety and Amenity

1. The Principle of Development

The site is located within development boundary for Grimsby and is allocated as for Sport and Recreation being part of the Grimsby Golf Club. As such Policies 5 and 43 of the NELLP are key considerations in regard to the principle of development. Policy 5 of the NELLP does not restrict residential development within the defined settlement boundaries subject to the site specific issues and compliance with other relevant Policies of the NELLP. This leads on to the key matter of the site being allocated on the Inset Maps for Sport and Recreation.

Policy 43 seeks to safeguard these areas from being lost and only accepts the loss under certain criteria. Firstly; that there is evidence that the facility is surplus to requirements and has been assessed in terms of bio diversity or that alternative provision to the same standard has been provided.

The proposed development would not take up the whole course, indeed it would only be a small portion of the 8th and 5th holes that would be affected. Information has also been supplied that demonstrates that these two holes, whilst affected, would not be compromised or lost and the course as a whole would remain as 18 holes. There is also a letter provided by the applicant from Golf England which supports the principle of the development. Sport England raise no objection to the development. In regard to Policy 43 it is considered that the development would not cause any material loss to the overall provision of sport and recreation at the site.

Furthermore, the application has been submitted on the basis that the sale of the land for the development would provide significant financial support for the club. The financial review submitted details that the club has in excess of £150,000 debt and that the income from the course does not allow for substantive repayments and investment in the course itself. The applicant is therefore willing to enter into a s.106 legal agreement that ensures that the money from the sale of the land goes back into the club to help secure its future. Without this cash injection the applicant has stated that it is unlikely that the club will remain financially viable and subsequently no longer be able to serve the community. It is also apparent that there are pressures on golf locally with Immingham Golf Club, Humberston Par 3 and the Swingtime facilities all having closed in recent years.

Key considerations then fall back to the location of the site within the defined settlement and development boundary for Grimsby. Great Coates Road also benefits from a regular bus service into and around the town. The closest bus stop being 350m to the west

outside St Michaels church. The site is therefore considered to be in a sustainable location. The other pillars of sustainability will be discussed throughout the report below.

The proposed development would deliver 5 dwellings. Whilst this is not a significant number in housing delivery terms the site would be readily deliverable and small windfall sites such as this one are, collectively, an important part of the overall housing delivery in NELC.

Having regard to the matters of principle discussed, it is considered that the proposed development would not result in the overall loss of provision of golf and it would help sustain the financial future of the golf club, secured via a s.106 legal agreement. The site is considered to be in a sustainable location. It is therefore considered that the proposed development is acceptable in principle, subject to the site specific issues discussed in the report below.

2. Impact on Neighbours Amenities

Policy 5 of the NELLP requires development proposals to have due regard to the potential impact on neighbouring land uses and in particular residential amenity. It is noted that several neighbours have made detailed objections to the proposed development citing concerns over the impact upon their amenities.

The site has neighbours opposite and to the east. To the north there are dwellings on the far side of Great Coates Road. The front of these neighbours houses are over 25m from the site boundary with Great Coates Road and so a substantial distance from the actual proposed dwellings. There is also the existing landscaping between the proposed dwellings and Great Coates Road which is to be retained and will offer extensive screening. It is therefore considered that there would be no undue impact on the neighbouring properties opposite general amenities. Reference is made to car lights impacting on neighbours opposite. However the layout is common in a residential and the level of development is small. Combined with the separation distances there will be no adverse impact.

To the east of the site sits no.9 Great Coates Road, who have provided several detailed objections to the proposed development. The scheme has been amended to better respect no.9 and their amenities. This has been done by moving plot 1 further from the site boundary and retaining the mature landscaping belt. The side elevation of plot 1 would be 20m from the boundary with no.9 and over 30m from their side elevation. The side elevation of no.9 has several large windows on it which over look their side garden and the to the site. There is then the 10m thick mature landscape buffer which provides a screen to the proposed development. It is acknowledged that the occupants of no.9 would be able to see the proposed development and in particular plot 1 from within the house through the side windows and from within the garden. However, the proposed development is positioned and designed as such that it would not have an undue impact upon their residential amenities.

It is therefore considered that the proposed development would not cause any undue impact to the amenities of the neighbours in accordance with Policy 5 of the NELLP.

3. Impact on Heritage, the Character of the Area and Landscaping

Policy 39 of the NELLP requires development proposals to have regard to the potential impact on both above and under ground heritage. The site itself has no special designation but has the potential to host underground heritage in the form of archaeology and no.9 Great Coates Road adjacent to the site is a locally listed building. It is not considered that there is any impact on the setting of St Michael's Church on Great Coates Road.

Initial investigation works have been undertaken into archaeology on the site. This is in the form of geo-physical surveys and limited excavations. The Heritage Officer has had regard to the works undertaken and the findings thereof. However, to ensure that the development would not cause undue harm to unknown archaeology further pre-determination excavations are recommended. The applicant recognises the need for these works but such works are expensive and would require the closure of the 8th hole which would have significant impact upon the club without the certainty of a positive outcome to the planning application process. Following discussions it was agreed that the application could be presented to planning committee with a recommendation that if members were minded to approve the application be deferred back to Officers for the decision until such time as the necessary investigation works are complete and the findings agreed. Should there be any significant finds that result in the scheme having to change then it would come back to Committee.

In regard to the potential impact on the locally listed building of no.9 Great Coates Road the proposed development has been set away from the site boundary and maintains the spacious setting of the property. In this instance it is considered that whilst the proposed development would be visible in the context of no.9 the design and position of the development and the retention, in the most part, of the landscaping around the site would help preserve the immediate character of no.9 in accordance with Policy 39 of the NELLP.

Policy 5 and 22 of the NELLP then requires consideration to be had as to how development proposals would affect the visual character of the area. The proposed development would retain the majority of the mature landscaping along the frontage of Great Coates Road. A new access would be created which would require the removal of some trees. The development would be screened in a large part by the landscaping but it would still be visible within the Great Coates Road street scene. The proposed dwellings have been designed to follow the general theme of development along the street of large detached houses set in large plots. The wider area has no special designations on the NELLP and the proposed development would not cause any harm to it. The dwellings themselves are well designed and detailed, a condition can be imposed for the final pallet of materials to ensure that the design quality is maintained through to the construction. It is therefore considered that the proposal would not harm the character and appearance

of the area in accordance with Policy 5, 22 and 42 of the NELLP.

4. Drainage and Flood Risk

Policy 33 of the NELLP requires due consideration to be given to both flood risk and sustainable drainage. The site is located in flood zone 1 on both the Environment Agency flood maps and the SFRA and as such there is no requirement to undertake the sequential and exceptions tests. The application has been submitted with a detailed drainage strategy which shows the use of sustainable drainage methods such as swales. The overall runoff from the site is then restricted down to 2.3 litres per second. The Drainage Engineer has considered the submitted information and has confirmed that the proposal is acceptable. The application therefore accords with Policy 33 of the NELLP.

5. Ecology

Policies 41 considers Biodiversity the principle of which is to protect and enhance biodiversity where possible. The application has been submitted with a detailed Ecology Survey for the site which has in turn been considered by the Ecology Officer.

It should of course be noted that the site is part of the golf course which is a managed landscape and environment for the purposes of recreation. This is recognised in the Ecology Survey. The survey does not raise any concerns over impacts on protected species as a result of the development or through the construction process. However, recommendations are made for biodiversity enhancements through planting schemes and measures such as bat bricks. These recommendations can be reasonably secured through a condition. With the inclusion of such a condition it is considered that the proposed development would not cause undue harm to ecology and biodiversity in accordance with Policy 41 of the NELLP.

6. Ball Strikes

A key consideration of the proposed development is the compatibility of neighbouring land uses. It is common place to have residential properties adjacent to golf courses. In this instance there is a potential for the existing golf course, in particular the 8th green and 5th tee box, to cause potential ball strikes to the development.

In response to this issue the applicant has supplied detailed Ball Strike Assessments which assesses the likelihood of a ball strike as the course and development as proposed to be set out. This has been updated in response to amendments. The assessment concludes that the relationship between the course and the development is acceptable without mitigation. Though for the 5th tee it did note that the chance remained that some balls could enter the proposed properties. Having regard to this the applicants were requested to move the 5th tee again so that the tee box is positioned more to the west which further negates the potential conflict. The 8th green would be located 30m from the site boundary adjacent to plot 5 and landscaping included between the edge of the green and the boundary. The 5th tee box is aligned parallel with the rear boundary of plot 5 and

so the potential for conflict is minimal. Sport England have noted the Ball Strike Assessment and have no objections to the proposal though make reference to the need to consult with a Councils Environmental Health Officer. It is therefore considered that the proposed development would be compatible with the golf course and in regards to proposed residential amenity in relation to ball strike would accord with Policy 5 of the NELLP.

7.Highway Safety and Amenity

Policy 5 of the NELLP requires development proposals to have due regard to highway safety and amenity. The proposed development is for 5 dwellings with a new access onto Great Coates Road. Great Coates Road is a 30mph road. The plans submitted demonstrate that, with the removal of a section of hedge, the required visibility splays of 2.4m x 43m can be achieved. The section of hedge required to be removed for the new access and the visibility splay is approximately 25m of which 12m should be able to be replaced along a parallel line within the site not interfering with the visibility splays.

The overall traffic generation from the proposed development would be minimal given it is only for 5 dwellings. The dwellings would utilise the new access onto a shared private drive that serves the dwellings. Each dwelling would then benefit from a driveway and double garage. There would also be a shared bin store adjacent to the access road and sufficient space for a fire appliance to turn around within the site.

The Highway Team have reviewed and considered the plans and information submitted and have raised no concerns over the proposal in regards highway safety or amenity. This is subject to conditions securing the visibility splays and access construction details. The proposal therefore accords with Policy 5 of the NELLP.

CONCLUSION

In conclusion, the proposed development would not result in the loss of provision of golf and would indeed by means of the proposed s.106 offer financial support to maintain the viability of the golf club. The proposal would also aid the delivery of housing on a sustainable site and would not offer undue harm to neighbouring properties amenities, heritage, the visual character of the area, ecology and biodiversity or highway safety and amenity. The proposed development is therefore in accordance with Policies 5, 22, 33, 39, 41 and 42 of the NELLP and the NPPF.

The application is therefore recommended for approval subject to further archaeological investigation works and any related conditions that maybe required following those works and the signing of a s.106 agreement to secure the money from the sale of the land is invested back into the golf club. It is therefore recommended that the decision be delegated to the Assistant Director of Housing, Highways and Planning to allow completion of these matters.

RECOMMENDATION

Approved Conditions and signing of S106 with the decision delegated to the Director of Economy and Growth - Place

(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:

RD4072-01A Site location plan
RD4072-10D Proposed site plan
RD4072-11D Proposed site plan
RD4072-12A Plot 1 plans and elevations
RD4072-13A Plot 2 plans and elevations
RD4072-14A Plot 3 plans and elevations
RD4072-15A Plot 4 plans and elevations
RD:4072-16A Plot 5 plans and elevations
RD4072-18E External works plan

Reason

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

(3) Condition

The surface and foul water drainage plans referenced:

1115-2014-A Micro drainage
1115-2014-A Micro drainage
1115-2014-CIV-10-P2 Drainage layout

Shall be fully installed and operational prior to any dwelling being occupied and the drainage as detailed so retained thereafter.

Reason

In the interests of flood risk and water quality in accordance with Policy 33 of the North East Lincolnshire Local Plan 2013-2032 (adopted 2018).

(4) 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 be built out 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 and 22 of the North East Lincolnshire Local Plan 2013-2032 (adopted 2018).

(5) Condition

The development shall be built out in accordance with the Construction Management Plan submitted 2nd December 2020 unless otherwise agreed in writing with the Local Planning Authority.

Reason

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

(6) Condition

The existing hedge row shall be removed to allow for the relevant visibility splays of 2,4m x 43m in both directions from the proposed site access point as shown on plan ref: RD4072-10D prior to the occupation of any dwelling on the site. The visibility splays shall then be maintained at all times thereafter.

Reason

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

(7) Condition

Development shall not begin until the following details have been submitted to and approved in writing by the Local Planning Authority.

(i) Detailed plans to a scale of at least 1/500 showing:-

- (a) the proposed layout of the carriageways and footways on the development;
- (b) the wearing course materials proposed for the carriageways and footways;
- (c) cross sections;
- (d) the highway drainage system;
- (e) the proposed locations of street lighting columns, all services and ducts for services, within the carriageways and footways;
- (f) management arrangements for any carriageways, footways and/or landscaped areas

not to be adopted by the local authority;

(g) swept path analysis demonstrating turning manoeuvres for emergency vehicles on all carriageways (adopted and private), and refuse vehicles on all adopted carriageways;

(ii) A Stage 1 and 2 Road Safety Audit (RSA) must be provided. The RSA should take into consideration the new access point on Great Coates Road. The Road Safety Audit must be undertaken by a fully qualified independent Road Safety Auditor.

Reason

In the interests of highway safety and amenity 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 landscaping works to be completed;

(e) A management plan for the landscaping.

have been submitted to and approved in writing by the Local Planning Authority. The approved Tree Protection Measures shall be fully installed prior to any construction works commencing on the site and retained in place throughout the construction of the dwellings. The landscaping shall then be fully completed in accordance with the approved details and thereafter managed in accordance with the approved management plan.

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

(9) Condition

The development shall be built out in full accordance with the recommendations set out in the Ecology Appraisal submitted 4th December 2020 unless otherwise agree in writing with the Local Planning Authority. The measures shall be implemented prior to the occupation of house to which it relates in relation to bat bricks and prior to the occupation of any dwelling in relation to all other measures unless otherwise agreed in writing by the Local Planning Authority.

Reason

In the interest on biodiversity and ecology in accordance with Policy 41 of the North East Lincolnshire Local Plan 2013-2032 (adopted 2018).

(10) Condition

Prior to the occupation of any dwelling the 5th tee box and 8th green on the golf course shall be relocated to the positions shown on the plan referenced RD4072-10D and they shall then be retained in the approved locations and not relocated at any time.

Reason

In the interests of golf ball strike mitigation to ensure future residential amenity in accordance with Policy 5 of the North East Lincolnshire Local Plan 2013-2032 (adopted 2018).

(11) Condition

Prior to development commencing full details of all boundary treatments shall be submitted to and approved in writing by the Local Planning Authority. The details shall include hedges and fences to the boundaries to the golf course. The approved fencing shall then be fully installed prior to the occupation of any dwelling on the site and the hedging fully planted out in accordance with the details required and approved under condition 8 of this permission.

Reason

In the interests of amenity and biodiversity in accordance with Policy 5, 22 and 41 of the North East Lincolnshire Local Plan 2013-2032 (adopted 2018).

(12) 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).

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 or highway safety and is acceptable in terms of loss of

sport and recreation and 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, 34, 39, 41 and 43.

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 providing pre-application advice and negotiating on issues as they arose through the planning process.

3 Informative

At least 6 months before works begin on site, you must contact Highways Management Team on 01472-324532 about forming a vehicular access within the existing highway.

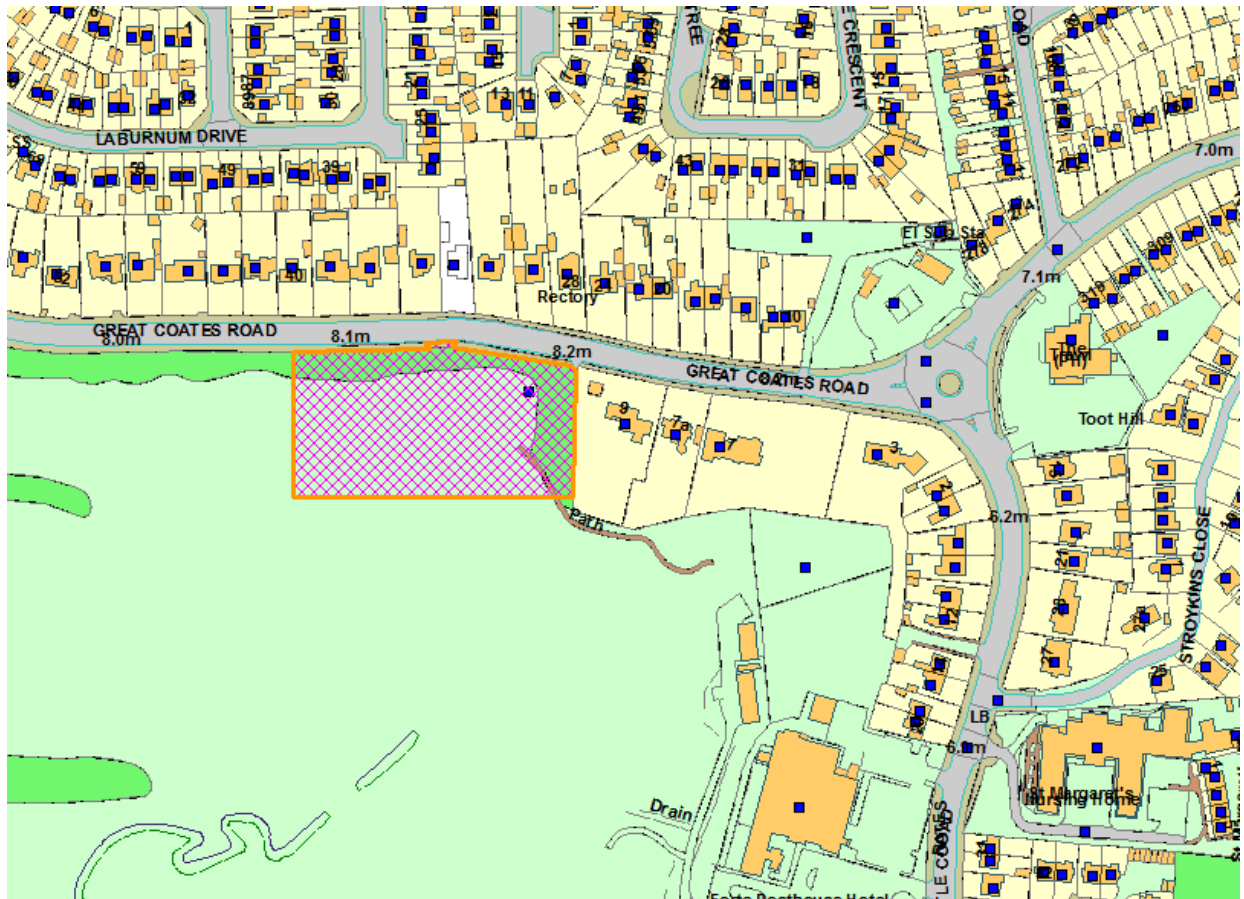
4 Informative

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.

5 Informative

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

DM/1032/20/FUL – GRIMSBY GOLF CLUB, LITTLECOATES ROAD, GRIMSBY



DM/1032/20/FUL – GRIMSBY GOLF CLUB, LITTLECOATES ROAD, GRIMSBY



PLANNING COMMITTEE - 2nd February 2022

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

APPLICATION No: DM/1167/21/FUL

APPLICATION TYPE: Full Application

APPLICATION SITE: Plot 3 , Land North Of, Main Road, Barnoldby Le Beck, North East Lincolnshire,

PROPOSAL: Variation of Condition 2 (Approved Plans) as granted on application DM/1020/20/FUL to regulate the site levels and amend boundary treatments - amended plans and drainage information

APPLICANT:

Mr S Nearney
7 Humberston Avenue
Grimsby
North East Lincolnshire
DN36 4SL

AGENT:

Steve Hanks
Flare Visual Ltd
The Terrace
Grantham Street
Lincoln
LN2 1BD

DEPOSITED: 24th November 2021

ACCEPTED: 25th November 2021

TARGET DATE: 20th January 2022

PUBLICITY EXPIRY: 20th January 2022

AGREED EXTENSION OF TIME DATE:

CONSULTATION EXPIRY: 19th December 2021

CASE OFFICER: Richard Limmer

PROPOSAL

This application is to regularise the works that have been undertaken on plot 3 Kings Chase in Barnoldby le Beck to alter the surface water drainage system, boundary treatments by including a retaining wall and include additional landscaping at the rear.

The works that require regularising relate to the finished floor levels of the dwelling. The finished floor levels have been increased by approximately 500mm which in turn means that the ridge level also increases by 500mm from the original ground levels. The other proposed changes to the approved plans lead on from these works. The amended drainage system includes a French drain along the side boundary with plot 2 to ensure

there is not run off from the site and a retaining wall along the same boundary to ensure the ground is secure. The French drain runs to a soakaway within the rear garden of the plot.

This planning application has been brought to Planning Committee for consideration due to the applicant being a relative of a senior Council Officer.

SITE

The site lies on the northern side of Barnoldby le Beck with Beck Farm Mews to the east, the previously approved dwellings to the north and the open countryside to the west. Along the western edge of the site runs an access track and public footpath. To the east are neighbouring dwellings on Beck Farm Mews. Adjacent to the access to the south of the site are the neighbouring properties Bramble Lea and Hillcrest House.

The site itself is relatively flat and has been cleared to make way for development. The construction of plot 3 is underway and the access into the site has been started as part of the development of phases 2 and 3 to the north of the site.

RELEVANT PLANNING HISTORY

On this site:

DM/0279/14/OUT - outline for 3 dwellings - approved

DM/0230/17/REM - reserved matters for 3 dwellings - approved

This application has now expired and replaced by:

DM/0311/20/FUL - Erect 3 dwellings - approved

DM/1167/20/FUL - Variation of approved plans to change the house type for plot 3 - approved

To the north:

Phase 2

DM/0951/14/OUT - outline for 3 dwellings - approved

DM/1103/17/OUT - reserved matters for 3 dwellings - approved

Works have started on the site access and the application is extant

Phase 3

DM/0398/15/OUT - outline for 2 dwellings - allowed at appeal

DM/1039/18/REM - reserved matters for 2 dwellings - approved

Works have started on the site access and the application is extant

RELEVANT PLANNING POLICIES AND BACKGROUND PAPERS

National Planning Policy Framework (February 2019)

NPPF5 - Delivering a sufficient supply of homes
NPPF14 - Climate, flooding & coastal change

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

PO5 - Development boundaries
PO22 - Good design in new developments
PO33 - Flood risk

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

REPRESENTATIONS RECEIVED

Heritage Officer - No comments

Highways Officer- No objections

Environmental Health Officer- No comments

Public Rights of Way Officer - No objections, comments on construction vehicles using adjacent right of way

Cadent - No objections

Barnoldby le Beck Parish Council - no objections to the general proposal but raise concerns at the planning process if developers can ignore conditions on the planning approval, with impunity. If all of the plots on this development do the same it will bear no resemblance to the originally approved plans.

Neighbours

Bramble Lea - does not object to the application but highlights concerns over the impact on surface water drainage and land stability.

Plot 2 Kings Chase - does not object to the application but highlights concerns over the impact on surface water drainage and land stability.

1 Farm Cottages - objects to the changes with further concerns over the size and scale of

the dwelling as well as potential drainage issues.

APPRAISAL

Material Planning Consideration

1. The Principle of Development
2. Impact on neighbours
3. Impact on the Character of the Area
4. Drainage

1. The Principle of Development

The principle of development has been established through the granting of the original full planning permission DM/0311/20/FUL and subsequent variation under DM/1020/20/FUL. This proposal seeks to amend the approved plans for plot 3 and as such it is considered to be acceptable in principle in accordance with the NELLP and NPPF. The rest of the site will still be built out in accordance with the original permission.

2. Impact on Neighbours

The proposed amendments would not change the general appearance of the dwelling as the elevations do not change as a result of the proposal. However, the raising of the finished floor levels will mean that the overall height of the dwelling is increased by approximately 500mm. The immediate neighbour to the south, plot 2, has not raised objections to the proposed works but has raised some concern over drainage. It is understood that the applicant has been working with the neighbours and an amended plan has been provided which increases the surface water drainage provision and retaining wall along the southern boundary. However, no further comments have been received from neighbours. Additional tree planting is also proposed in the rear garden to reduce the potential overlooking.

It is noted that no.1 Farm Cottages has commented on the application with concerns over the increase in height of the proposed dwelling and flooding. It is the case that the proposed amended plans increase the height of the dwelling by 500mm. However, given the plots position within the site this increase in scale would not unduly affect the existing neighbours amenities over and above the approved scheme. There is good separation from this neighbour. Similarly there is good separation from Bramble Lea who have also commented.

It is considered that the proposed amendments would not unduly harm the existing and future neighbours residential amenities in accordance with Policy 5 of the NELLP.

3. Impact on the Character of the Area

The proposed amendments increase the size and scale of the dwelling on plot 3,

however the proposed changes are not so significant that they would compromise the overall development or offer any further significant impacts on the wider character and appearance of the area. It is therefore considered that the proposed development accords with Policies 5 and 22 of the NELLP.

4. Drainage

The nature of the works that have been undertaken means that drainage and water runoff needs to be considered. The applicant has been working with the neighbours and drainage officer to ensure that there would not be a detrimental impact or increase risk of flooding to those neighbours. This has resulted in an amended plan which details increased drainage provision with a French drain and soak away and a retaining wall down the full extent of the southern boundary. The Drainage Officer has confirmed that they have no objections to the proposal now that the amended plan has been submitted. The proposal is therefore considered to accord with Policies 5 and 33 of the NELLP.

CONCLUSION

In conclusion, it is considered that the proposed development would not unduly harm the residential amenities of the neighbouring properties, the visual character and appearance of the wider area and would not increase the risk of flooding. The proposal is therefore in accordance with Policies 5, 22 and 33 of the NELLP and is recommended for approval.

RECOMMENDATION

Approved with Conditions

(1) Condition

The development shall be carried out in accordance with the following plans approved under this planning permission:

F2966-02E - site location plan

F2966-03B - Site plans

F2966-04A - Site sections

Plans approved under DM/1020/20/FUL:

F2966-A1-01E - Proposed Plans and Elevations (plot 3)

And the following plans on application ref: DM/0311/20/FUL:

RD3856-01A site location plan

RD3856-02 existing block plan

RD3856-03 proposed block plan (excluding plot 3)

RD3856-04B plot 1 plans and elevations
RD3856-05A plot 2 plans and elevations
RD3856-07 garage plans and elevations

Reason

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

(2) Condition

The development shall be built out in accordance with the materials detailed in document ref: RD3856-LA09-02-17 and on the plan ref: F2966-A1-01E (for plot 3) 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.

(3) Condition

Plot 3 shall be built out in accordance with the surface water drainage scheme detailed on plan referenced F2966-03B. The drainage infrastructure and retaining walls shall be fully installed prior to the first occupation of the dwelling and thereafter so retained.

Plots 1 and 2 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 33 of the North East Lincolnshire Local Plan 2013-2032.

(4) 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 planning application ref: 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.

(5) Condition

The landscaping scheme detailed on plans ref: F2966-03B and 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. Any losses within the first 5 years of the scheme being finished shall be fully replaced in the next planting season.

Reason

To protect the visual appearance of the area in accordance with Policy 5, 22 and 42 of the North East Lincolnshire Local Plan 2013-2032.

(6) Condition

The access road and driveways shall be constructed in accordance with the details shown on plan ref: 1115-1107-CIV-30A and managed thereafter in accordance with the management plan ref: RD3856-08 as approved under planning application ref: DM/0311/20/FUL. 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.

(7) 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.

(8) 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.

(9) Condition

Prior to the first occupation of the hereby approved dwelling (plot 3 only) the roof lights in

the side roof slope of plot 3 (as detailed on plan ref: F2966-A1-01E) shall be obscurely glazed to a minimum of level 4 as measured on the Pilkington Scale and shall thereafter be so retained.

Reason

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

Informatives

1 Reason for Approval

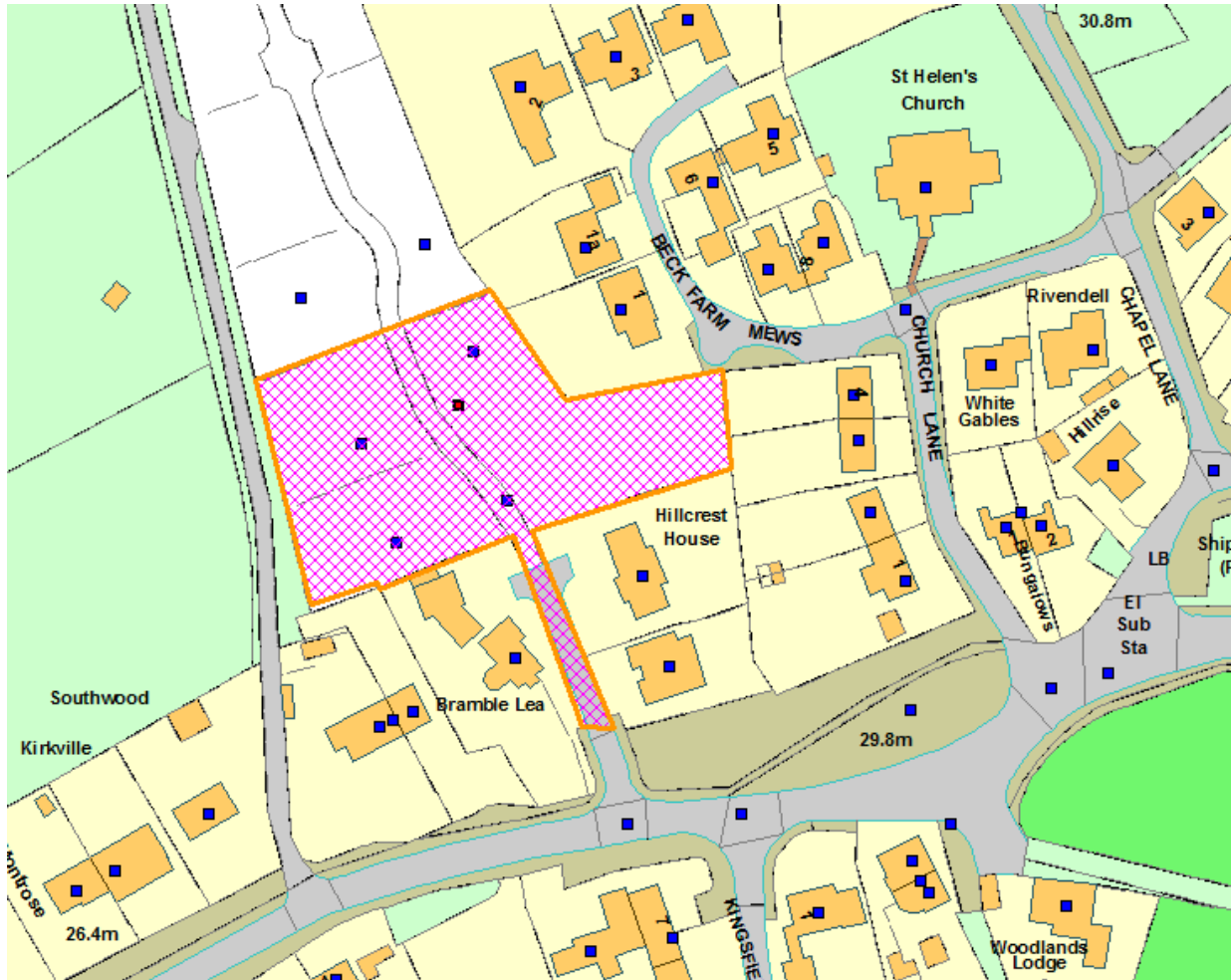
The Local Planning Authority has had regard to development plan policies and especially those in the North East Lincolnshire Local Plan. The proposal would not harm the area character or residential amenity and is acceptable under all other planning considerations. This proposal is approved in accordance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

2 Added Value Statement

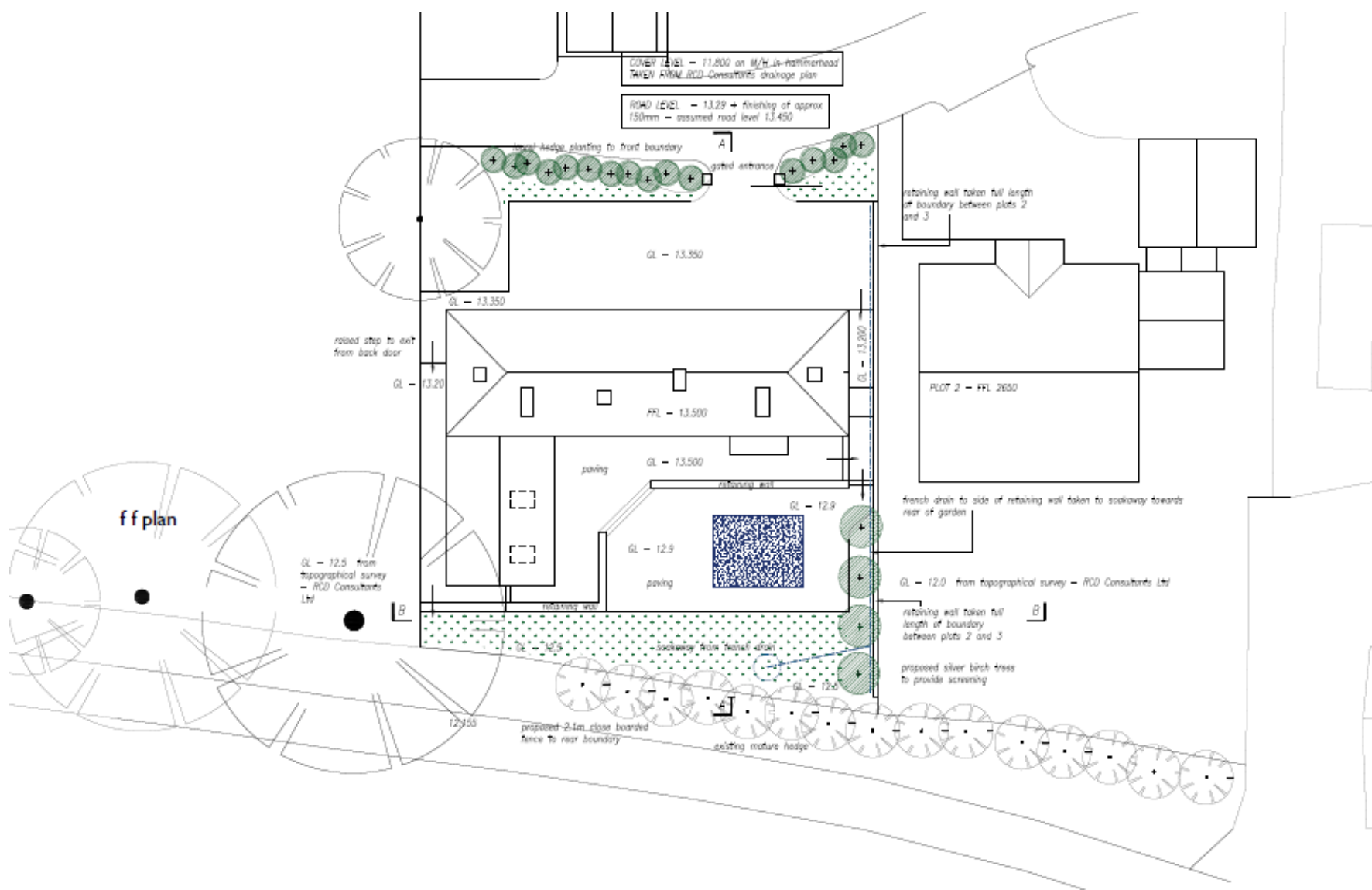
Article 31(1)(cc) Statement - Positive and Proactive Approach

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

DM/1167/21/FUL – PLOT 3, LAND NORTH OF MAIN ROAD, BARNOLDBY LE BECK



DM/1167/21/FUL – PLOT 3, LAND NORTH OF MAIN ROAD, BARNOLDBY LE BECK



PLANNING COMMITTEE - 2nd February 2022

ITEM: 3 **RECOMMENDATION: Approved with Conditions**

APPLICATION No: DM/1125/21/FUL

APPLICATION TYPE: Full Application

APPLICATION SITE: Waterside Cottage, 28 Phillips Lane, Laceby, North East Lincolnshire, DN37 7BL

PROPOSAL: Erection of conservatory to rear, erection of a detached car port, conversion and alterations of barn to living space and installation of four roof lights

APPLICANT:

Mr And Mrs Townend
Waterside Cottage
28 Phillips Lane
Laceby
North East Lincolnshire
DN37 7BL

AGENT:

DEPOSITED: 3rd November 2021

ACCEPTED: 30th November 2021

TARGET DATE: 25th January 2022

PUBLICITY EXPIRY: 9th January 2022

AGREED EXTENSION OF TIME DATE:

CONSULTATION EXPIRY: 1st January 2022

CASE OFFICER: Richard Limmer

PROPOSAL

The proposal is a full planning application (and supported by a Listed Building Application under DM/1127/21/LBC) for the following works:

- Erect a rear timber framed conservatory;
- Erect a detached timber car port;
- Conversion with alterations of an attached barn building into living space;
- Install 4 roof lights into the eastern roof slope of the barn building.

This application has been brought to Planning Committee for consideration as the applicant is married to a Member of Parliament (Lia Nici).

SITE

The site is Waterside Cottage, 28 Phillips Lane in Laceby. This is a detached dwelling which is grade II listed. It has an attached barn to the north of the main house. The property is located at the far end of Phillips Lane and benefits from a rear parking area and a large rear garden. The main listed cottage has been extended and altered over the years but in particular there is a modern rear two storey extension to which the proposed conservatory would be attached.

RELEVANT PLANNING HISTORY

DM/1127/21/LBC - Listed building consent to convert barn from storage/utility to living space, installation of four roof lights, insulation, battening and plastering on the walls. Internal work to block the interior entrance of the doorway on the West elevation of the barn, keeping the door on the external wall for visual purposes. Erection of a concrete and brick two layer base, timber framed and timber car port with pan tile roof. Erection of a concrete base, half brick walls with timber frame and glazed conservatory to rear - Under consideration

DM/0396/20/LBC & DM/0596/20/FUL - Listed Building consent and planning permission for the replacement of exterior doors and windows. Alterations to 2 first floor windows on the north elevation and 2 first floor windows on the south elevation and installation of CCTV security cameras - approved

RELEVANT PLANNING POLICIES AND BACKGROUND PAPERS

National Planning Policy Framework (February 2019)

NPPF12 - Achieving well designed places
NPPF14 - Climate, flooding & coastal change
NPPF16 - Conserv. & enhance the historic environ.

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

PO5 - Development boundaries
PO22 - Good design in new developments
PO33 - Flood risk
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

Laceby Parish Council - No objections

Drainage - No objections but final details of surface water drainage scheme required by condition.

Environmental Health - No objections but recommend conditions for working hours and a construction management plan.

Police - No comments

Tree Officer - No objections, comments on details on the plans.

Highways - No comments

Heritage Officer - No objections to the proposed internal alterations, roof lights and conservatory. However, there are concerns regarding the proposed carport and how it would affect the historic character of the listed cottage.

No neighbours responded to consultation or publicity.

APPRAISAL

Material Considerations

1. The Principle of Development
2. Impact on neighbours
3. Impact on Heritage and the Character of the Area

1. The Principle of Development

The proposal is for alterations and extensions to an existing dwelling. The site is located within the development area boundary for Laceby. Policy 5 of the NELLP does not, in principle, restrict such development proposals subject to the site specific impacts of the proposal. It is therefore considered, in principle to be acceptable.

2. Impact on Neighbours

Policy 5 of the NELLP requires detailed consideration to be given to the potential impact on neighbouring land uses from the proposed development. Immediately to the north of the application site is no.28A Phillips Lane and then further to the north are nos.30 and 30A Phillips Lane. To the east of the site is Laceby Beck and then open countryside. To

the south of the site is no.26 Phillips Lane which has a series of outbuildings adjacent to the host property. Finally to the host property faces down Phillips Lane with nos.18 and 32 adjacent.

In regard to the proposed development there are two elements that could impact upon the neighbours amenities; firstly the rear conservatory and secondly the car port. The other proposed works are of a nature that would not offer impacts to the neighbours.

The proposed conservatory is located to the rear of the host property and off a modern rear wing adjacent to the southern boundary. Due to the scale of the proposed conservatory and the position of no.26 Philips Lane it is considered that there would not be an undue impact upon their amenities. It is also sufficiently far enough away from the northern boundary with no.28A so as to not cause any detrimental harm.

The proposed car port would be located in the rear garden of the property and close to the northern boundary with no.28A Phillips Lane. The side elevation is 4.5m from the site boundary and has 3 windows on it; two secondary living room windows and a utility room window. Given the scale and position of the proposed carport it would not offer an undue impacts on the amenities of no.28 and in particular those side windows.

It is also noted that no objections have been received from the neighbouring properties. It is considered that the proposed development would not unduly harm the amenities of the neighbouring properties in accordance with Policy 5 of the NELLP.

3. Impact on Heritage and the Character of the Area

The host property is a grade II listed building and as such Policy 39 of the NELLP is a key consideration. The principles of the Policy are to ensure that new development does not cause irreversible harm to the character and setting of the heritage asset and where possible new development should seek to preserve and enhance its heritage value.

The Heritage Officer has considered the proposed development and is content with the proposed conservatory, roof lights and alterations to the barn to convert it into living space. This is subject to conditions for the final materials for the works.

However concerns are raised by the Heritage Officer over the proposed carport and how it would affect the character and setting of the listed building. The concerns relate to how the carport would distort the plots layout, strengthening the definition of the courtyard area in a way that does not reflect the sites original form. This essentially will extend what was a very modest cottagers plot into something more substantial.

However, regard must be to the nature and construction of the proposed carport. It is proposed to be a timber frame and timber clad with a pantile roof. This presents a relatively light weight building that is more readily reversible than a full brick building and has more character than a standard garage. It is also noted that the original cottage has been altered and extended both historically and in more modern times. Each of these

alterations is part of the buildings historical story and the now proposed development would be a further chapter, including the carport. Moreover it is set back in the plot and of a domestic scale reducing the setting impact as viewed and it replaces existing domestic structures of a greenhouse and garden shed. The heritage concerns raised must be acknowledged but it is considered, on balance, that whilst the carport element of the development may not enhance the character and setting of the listed building any harm caused is not substantive.

Having regard to the above it is considered that the proposed is acceptable under Policy 39 of the NELLP.

CONCLUSION

In conclusion, it is considered that the proposed development would not unduly harm the residential amenities of the neighbouring properties and is acceptable in principle. The comments from the Heritage Officer have been duly noted and considered but on balance it is considered that the proposed development is acceptable in terms of the setting of the listed building. The proposal is therefore in accordance with Policies 5, 22 and 39 of the NELLP and is recommended for approval.

RECOMMENDATION

Approved with Conditions

(1) Condition

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

Reason

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

(2) Condition

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

- C1 - Site location plan
- C2 Rev 1 - Existing block plan
- C3 Rev 1 - Proposed block plan
- D1 - Proposed plans and elevations
- E1 - Existing north elevations
- E11 - Existing north elevations
- E4 - Existing east elevations

E7 - Existing barn elevations
E9 - Existing south elevations
F3 - Existing and proposed floor plans
E10 - Proposed south elevations
E12 - Proposed west elevations
E2 - Proposed north elevations
E3 - Proposed north elevations
E5 - Proposed east elevations
E6 - Proposed east elevations
E8 - Proposed barn elevations
F2 - Proposed floor plans
Proposed barn elevations
Proposed conservatory plans

Reason

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

(3) Condition

No development shall commence on the hereby approved conservatory or carport until a scheme for the 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 (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 in accordance with Policy 5 of the North East Lincolnshire Local Plan 2013-2032 (adopted 2018).

(5) Condition

A method statement including details of noise and dust reduction measures to be employed during the course of construction shall be submitted and agreed with the Local Planning Authority prior to commencement of development. The techniques shall be applied as agreed.

Reason

To ensure that noise levels and dust emissions arising from the development are within acceptable levels, and in the interests of amenity in accordance with Policy 5 of the North East Lincolnshire Local Plan 2013-2032 (adopted 2018).

(6) Condition

Development shall not begin on the hereby approved conservatory or carport until full details of all external materials, including sectional drawings of all windows and doors, 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 only be built out 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 listed building and wider area in accordance with Policies 5 and 39 of the North East Lincolnshire Local Plan 2013-2032 (adopted 2018).

(7) Condition

Prior to the installation of the hereby approved roof lights, full details, including samples if so required, of the proposed roof lights shall be submitted to and approved in writing by the Local Planning Authority. The roof light(s) shall be installed in accordance with the approved details and thereafter so maintained.

Reason

In the interests of the architectural and visual integrity of the overall development and the character and visual amenity of this part of the host listed building in accordance with Policy 39 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 providing pre-application advice.

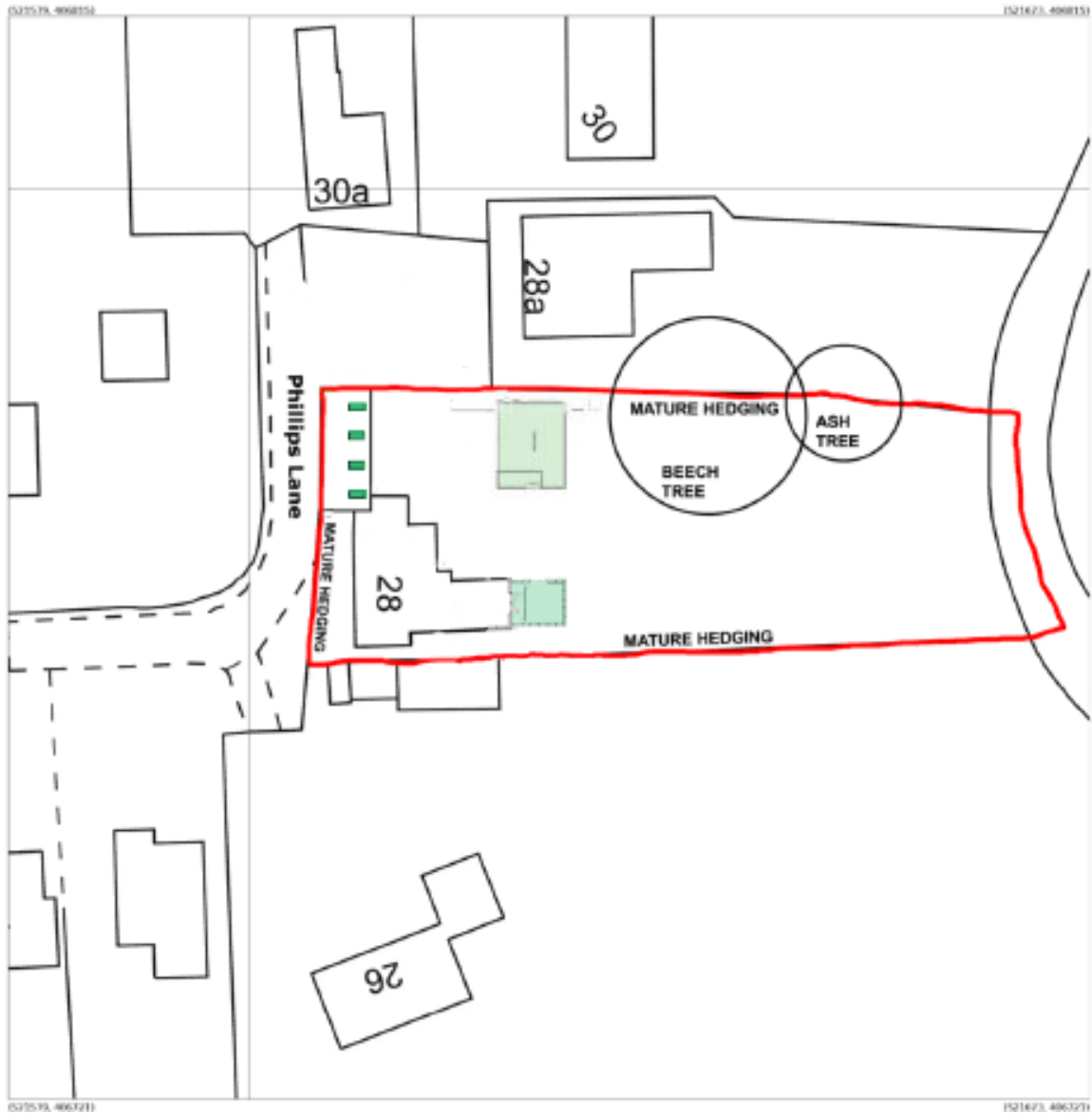
3 Informative

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

DM/1125/21/FUL – WATERSIDE COTTAGE, 28 PHILLIPS LANE, LACEBY



DM/1125/21/FUL – WATERSIDE COTTAGE, 28 PHILLIPS LANE, LACEBY



PLANNING COMMITTEE - 2nd February 2022

ITEM: 4 **RECOMMENDATION: Approved with Conditions**

APPLICATION No: DM/1127/21/LBC

APPLICATION TYPE: Listed Building Consent

APPLICATION SITE: Waterside Cottage, 28 Phillips Lane, Laceby, North East Lincolnshire, DN37 7BL

PROPOSAL: Listed building consent to convert barn from storage/utility to living space, installation of four roof lights, insulation, battening and plastering on the walls. Internal work to block the interior entrance of the doorway on the West elevation of the barn, keeping the door on the external wall for visual purposes. Erection of a concrete and brick two layer base, timber framed and timber car port with pan tile roof. Erection of a concrete base, half brick walls with timber frame and glazed conservatory to rear

APPLICANT:

Mr And Mrs Townend
Waterside Cottage
28 Phillips Lane
Laceby
North East Lincolnshire
DN37 7BL

AGENT:

DEPOSITED: 3rd November 2021

ACCEPTED: 30th November 2021

TARGET DATE: 25th January 2022

PUBLICITY EXPIRY: 9th January 2022

AGREED EXTENSION OF TIME DATE:

CONSULTATION EXPIRY: 1st January 2022

CASE OFFICER: Richard Limmer

PROPOSAL

The proposal is an application for Listed Building consent (and supported by a full Planning Application under DM/1125/21/FUL) for the following works:

- Erect a rear timber framed conservatory;
- Conversion with alterations of an attached barn building into living space;
- Install 4 roof lights into the eastern roof slope of the barn building;

- Insulation, battening and plastering on the internal walls of the barn;
- Internal work to block the interior entrance of the doorway on the West elevation of the barn and retain the door on the external wall.

This application has been brought to Planning Committee for consideration as the applicant is married to a Member of Parliament (Lia Nici).

SITE

The site is Waterside Cottage, 28 Phillips Lane in Laceby. This is a detached dwelling which is grade 2 listed. It has an attached barn to the north of the main house. The property is located at the far end of Phillips Lane and benefits from a rear parking area and a large rear garden. The main listed cottage has been extended and altered over the years but in particular there is a modern rear two storey extension to which the proposed conservatory would be attached.

RELEVANT PLANNING HISTORY

DM/1125/21/FUL - Erection of conservatory to rear, erection of a detached car port, conversion and alterations of barn to living space and installation of four roof lights - Under consideration

DM/0396/20/LBC & DM/0596/20/FUL - Listed Building consent and planning permission for the replacement of exterior doors and windows. Alterations to 2 first floor windows on the north elevation and 2 first floor windows on the south elevation and installation of CCTV security cameras - approved

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

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

Laceby Parish Council - No objections

Drainage - No objections but final details of surface water drainage scheme required by condition.

Environmental Health - No comments

Police - No comments

Highways - No comments

Heritage - No objections to the proposed internal alterations, roof lights and conservatory. However, there are concerns regarding the proposed carport and how it would affect the historic character of the listed cottage.

No neighbours responded to consultation or publicity.

APPRAISAL

Material Planning Considerations

1. The Principle of Development
2. Impact on Heritage and the Character of the Area

1. The Principle of Development

The proposal is for listed building consent for alterations and extensions to an existing listed dwelling. The site is located within the development area boundary for Laceby. Policy 5 of the NELLP does not, in principle, restrict such development proposals subject to the site specific impacts of the proposal. It is therefore considered, in principle to be acceptable.

2. Impact on Heritage and the Character of the Area

The host property is a grade II listed building and as such Policy 39 of the NELLP is a key consideration. The principles of the Policy are to ensure that new development does not cause irreversible harm to the character and setting of the heritage asset and where possible new development should seek to preserve and enhance its heritage value. This application for listed building consent also concerns the works to the fabric of the building in particular the works to the barn to convert it to living space

The Heritage Officer has considered the proposed development and is content with the proposed conservatory, roof lights and alterations to the barn to convert it into living space. This is subject to conditions for the final materials for the works. In particular it is acknowledged that the conservatory will be attached to the more recent extension to the cottage. The Barn conversion is sensitive to the listed character.

However concerns are raised by the Heritage Officer over the proposed carport and how it would affect the character and setting of the listed building. The concerns relate to how the carport would distort the plots layout, strengthening the definition of the courtyard area in a way that does not reflect the sites original form. This essentially will extend what was a very modest cottagers plot into something more substantial.

It should be noted that as the proposed carport is not physically attached to the listed building it does not require Listed Building Consent and the considerations of its impacts and suitability sit with the accompanying planning application.

However, to have a fully rounded view of the proposed works regard must be to the nature and construction of the proposed carport. It is proposed to be timber frame and timber clad with a pantile roof. This presents a relatively light weight building that is more readily reversible than a full brick building and has more character than a standard garage. It is also noted that the original cottage has been altered and extended both historically and in more modern times. Each of these alterations is part of the buildings historical story and the now proposed development would be a further chapter, including the carport. Moreover it is set back in the plot and of a domestic scale reducing the setting impact as viewed and it replaces existing domestic structures by way of a greenhouse and garden shed. The heritage concerns raised must be acknowledged but it is considered, on balance, that whilst the carport element of the development may not enhance the character and setting of the listed building any harm caused is not substantive.

Having regard to the above it is considered that the proposed is acceptable under Policy 39 of the NELLP.

CONCLUSION

In conclusion, the comments from the Heritage Officer have been duly noted and considered but on balance it is considered that the proposed development is acceptable. The proposal is therefore in accordance with Policies 5, 22 and 39 of the NELLP and is recommended for approval.

RECOMMENDATION

Approved with Conditions

(1) Condition

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

Reason

To comply with S.18 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

(2) Condition

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

C1 - Site location plan
C2 Rev 1 - Existing block plan
C3 Rev 1 - Proposed block plan
D1 - Proposed plans and elevations
E1 - Existing north elevations
E11 - Existing north elevations
E4 - Existing east elevations
E7 - Existing barn elevations
E9 - Existing south elevations
F3 - Existing and proposed floor plans
E10 - Proposed south elevations
E12 - Proposed west elevations
E2 - Proposed north elevations
E3 - Proposed north elevations
E5 - Proposed east elevations
E6 - Proposed east elevations
E8 - Proposed barn elevations
F2 - Proposed floor plans
Proposed barn elevations
Proposed conservatory plans

Reason

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

(3) Condition

Before development commences, full details, including samples if so required, of the proposed roof light(s) shall be submitted to and approved in writing by the Local Planning Authority. The roof light(s) shall be installed in accordance with the approved details and thereafter so maintained.

Reason

In the interests of the architectural and visual integrity of the overall development and the

character and visual amenity the listed building in accordance with Policy 39 of the North East Lincolnshire Local Plan 2013-2032 (adopted 2018).

(4) Condition

Development shall not begin until details of all materials, including windows, doors, brickwork, mortar and flooring to be used in the hereby approved works have 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 ensure the development has an acceptable external appearance and is in keeping with the visual amenity and character of the listed building and wider area in accordance with Policy 39 of the North East Lincolnshire Local Plan 2013-2032 (adopted 2018).

Informatives

1 Reason for Approval

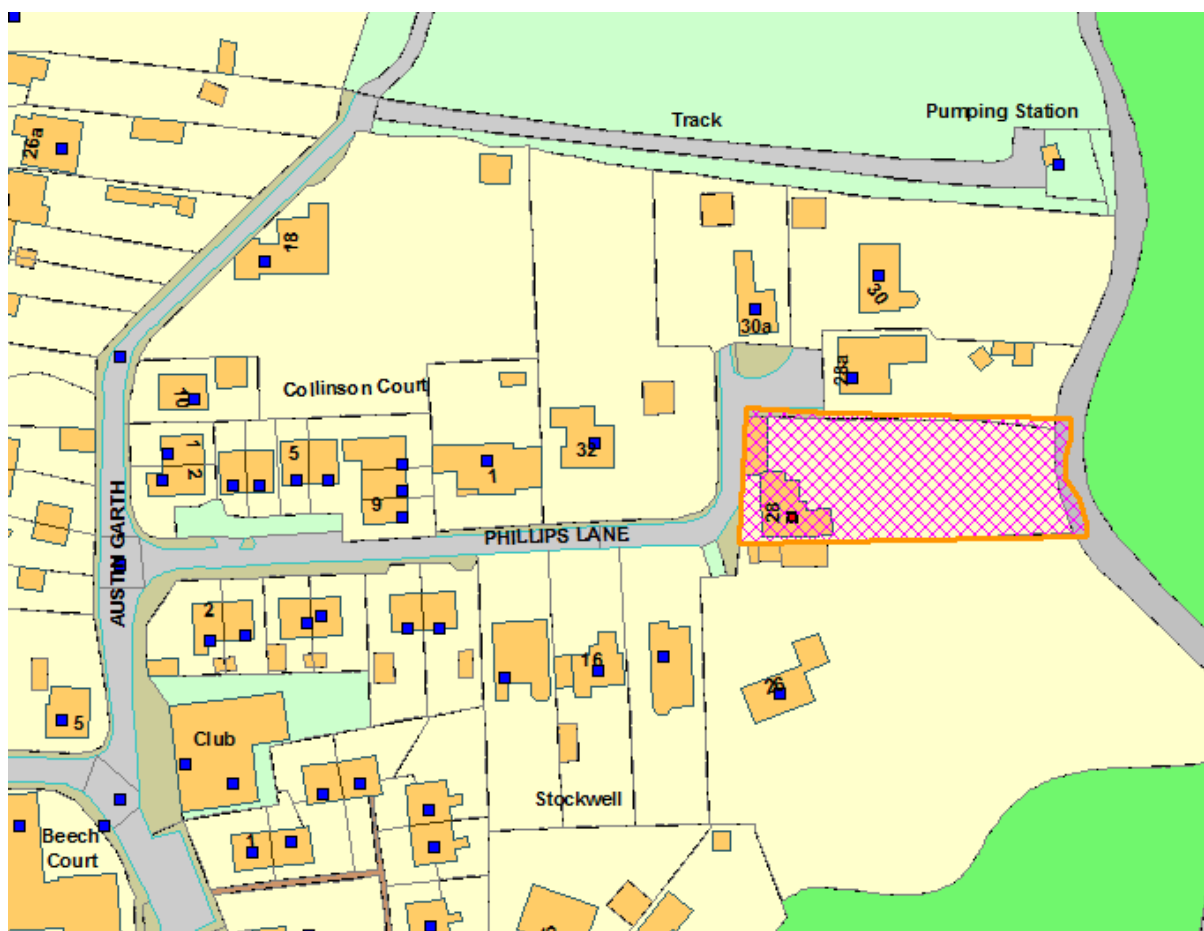
The Local Planning Authority has had regard to development plan policies and especially those in the North East Lincolnshire Local Plan. The proposal would not harm the area character or residential amenity and is acceptable under all other planning considerations. This proposal is approved in accordance 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 providing pre-application advice on the proposed development.

DM/1127/21/LBC – WATERSIDE COTTAGE, 28 PHILLIPS LANE, LACEBY



DM/1127/21/LBC – WATERSIDE COTTAGE, 28 PHILLIPS LANE, LACEBY

