

Planning Committee Dated: 5th January 2022

Summary List of Detailed Plans and Applications

Recommendation: Approved with Conditions	
Item:	1
Application No:	DM/1112/21/FUL
Application Type:	Full Application
Application Site:	18 Lytham Drive Waltham North East Lincolnshire DN37 0DG
Proposal:	Erect extension to front to include first floor rooms in roof space, erect single storey store extension to side, convert existing roof space and install dormer to side with various alterations
Applicant:	Mr David Blair
Case Officer:	Bethany Loring
Recommendation: Approved with Conditions	
Item:	2
Application No:	DM/0744/21/FUL
Application Type:	Full Application
Application Site:	Caravan At The Shepherds Purse Bradley Road Bradley North East Lincolnshire
Proposal:	Siting of four glamping pods with associated works, install welfare unit and install storage facility with associated works
Applicant:	Mr Ron Shepherd
Case Officer:	Richard Limmer
Recommendation: Approved with Conditions	
Item:	3
Application No:	DM/1090/21/FUL
Application Type:	Full Application
Application Site:	Former Doric Anderton Premises King Edward Street Grimsby North East Lincolnshire
Proposal:	Change of use from industrial building to gymnastics academy
Applicant:	Mr And Mrs Nicol
Case Officer:	Bethany Loring

Recommendation: Refused	
Item:	4
Application No:	DM/0602/21/FULA
Application Type:	Accredit Agnt - Hseholder application
Application Site:	3 Oak Road Healing North East Lincolnshire DN41 7RJ
Proposal:	Erect two storey side extension with roof lights to provide car port with bedroom in roof space above
Applicant:	Mrs F Henderson
Case Officer:	Emily Davidson

Recommendation: Refused	
Item:	5
Application No:	DM/0969/21/FUL
Application Type:	Full Application
Application Site:	Manor House Tetney Road Humberston North East Lincolnshire
Proposal:	Variation of Condition 21 (Approved Plans) pursuant to DM/0199/16/FUL to amend plots 5 and 6 to one dwelling instead of two dwellings and external alterations
Applicant:	Mr Dave Hart
Case Officer:	Cheryl Jarvis

PLANNING COMMITTEE - 5th January 2022

ITEM: 1 **RECOMMENDATION: Approved with Conditions**

APPLICATION No: DM/1112/21/FUL

APPLICATION TYPE: Full Application

APPLICATION SITE: 18 Lytham Drive, Waltham, North East Lincolnshire, DN37 0DG

PROPOSAL: Erect extension to front to include first floor rooms in roof space, erect single storey store extension to side, convert existing roof space and install dormer to side with various alterations

APPLICANT:

Mr David Blair
18 Lytham Drive
Waltham
North East Lincolnshire
DN37 0DG

AGENT:

DEPOSITED: 28th October 2021

ACCEPTED: 28th October 2021

TARGET DATE: 23rd December 2021

PUBLICITY EXPIRY: 28th November 2021

**AGREED EXTENSION OF TIME DATE: 7th
January 2022**

**CONSULTATION EXPIRY: 28th November
2021**

CASE OFFICER: Bethany Loring

PROPOSAL

The application seeks to erect extension to the front to include first floor rooms in roof, erect single storey extension to side, convert the existing roof space and install a dormer to the side with alterations to an existing detached bungalow.

The application is brought to planning committee following an objection from Waltham Parish Council.

SITE

The proposal site is a detached bungalow located on the southwest side of Lytham Drive, Waltham. Lytham Drive is a residential street which hosts mainly bungalows of varied

designs. The property has a paved driveway to side and grassed area to the front with landscaping and fencing establishing the boundary with an open access point.

RELEVANT PLANNING HISTORY

DM/0617/21/FUL - Erect extension to front to include first floor rooms in roof space, erect single storey store extension to side, convert existing roof space and installation dormer to side with various alterations (Amended Plans to revise dormer material from timber cladding to hanging tiles and include timber cladding to front gable end) - Refused 12th August 2021 by Planning Committee.

RELEVANT PLANNING POLICIES AND BACKGROUND PAPERS

National Planning Policy Framework (February 2019)

NPPF12 - Achieving well designed places

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

PO5 - Development boundaries

PO22 - Good design in new developments

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

REPRESENTATIONS RECEIVED

Drainage Team - Sustainable drainage condition. Details provided and deemed to be acceptable.

Highways Team - Approval no conditions.

Waltham Parish Council - Recommends refusal due to size of extension, over development, not in keeping and negative impact on the street scene.

Heritage Officer - No input required.

Civic Society - Considered to be an over development and out of character to its surroundings. Application opposed.

Neighbour Representations

9 Lytham Drive - Objects on the grounds of loss of amenity and privacy, impact of front extension, out of character with existing properties in the area and over development.

11 Lytham Drive - Objects on the grounds of over dominant and out of character with the close.

19 Lytham Drive - Objects on the grounds of loss of amenity and privacy, loss of light, overbearing, out of character with existing properties in the area, impact of front extension, overshadowing, overlooking and close proximity. Further comments received in response to comments received from neighbour.

APPRAISAL

Principle of Development

The application site is within the development area of Waltham (Policy 5) and relates to the erection of an extension to the front to include first floor rooms in roof space, erection of a single storey extension to side, conversion of the existing roof space and installation of a dormer to the side with alterations to an existing residential bungalow. The principle of development is therefore acceptable provided that the proposal does not give rise to significant issues in terms of residential amenity and that the design is in accordance with policy 5 of the North East Lincolnshire Local Plan 2013-2032 (adopted 2018) and section 12 of the NPPF.

Design

The front extension would project from the front wall of the property by 3.2 metres covering a width of 7.4 metres. The eaves height would be 2.4 metres and the maximum height would be 5.2 metres with a pitched roof incorporated into the design. The eaves and ridge height would be a continuation of the existing. This addition would provide an open plan kitchen and living area at the ground floor and an extended bedroom area to the first floor. This would include two windows to the ground floor and one to the first floor. This reflects that of the existing arrangement.

The single storey side extension would project from the side wall of the property by 2.7 metres covering a length of 6.7 metres. The eaves height would be 2.7 metres with a maximum height of 2.8 metres incorporating a flat roof into the design. The extension would sit slightly higher than that of the existing extension by 0.2 metres. This addition would provide a new entrance room into the property and a utility room. This would include a door and slim window to the front and one window to the side.

The existing roof space would be converted to provide additional first floor accommodation to include an additional bedroom and bathroom to be served by the new dormer. The dormer would project from the roof slope by a maximum of 3.7 metres from

the side of the dwelling and be 5.9 metres in width with a flat roof incorporated into the design. This would include a small area that would allow for internal first floor access to the landing area. This part of the dormer would project from the roof slope by a maximum of 2.2 metres again to the side of the dwelling but set towards the rear. The overall eaves height of the dormer would be 5 metres and the overall height would be 5.2 metres. This would include two windows, one to the front face of the dormer, which would serve the bathroom and would be obscurely glazed, and one to the side facing towards the host front garden and driveway. This would include clear glazing and an opening to comply with Building Regulations requirements.

The proposed works would be highly visible from the street given the position of these. The extension would protrude from the front and side and the dormer would sit along the side elevation and would also be visible from the front. Therefore, as a result, the works would alter the profile of the existing bungalow. It is not unusual to see a development of this nature and is typical of a residential development. Therefore, it is not considered as unduly harmful due to the position of the works and residential layout of the site and the neighbours.

The extensions would be constructed of brickwork with painted render and concrete roof tiles, for the front extension, and a typical flat roof system for the side extension. The front gable end would include timber effect cladding to the first floor. The dormer would be constructed of hanging tiles and a typical flat roof system. The new window and door openings would utilise white uPVC. The entire dwelling would be rendered to match that of the extensions.

Similar developments are present within the surrounding area specifically along Lytham Drive and Elsham Drive. The nature of the area, and the orientation of the properties, means that all the properties are stepped forward of one another. As a result of the works, this will be maintained. It is therefore considered not to be out of keeping with the area.

It is therefore considered to be in accordance with policy 5 of the North East Lincolnshire Local Plan 2013-2032 (adopted 2018) and section 12 of the NPPF.

Impact on Neighbouring Properties

The main impact of this development would be to 17 and 19 Lytham Drive, Waltham. There have been objections received from surrounding neighbours.

The dormer sits to the opposite side to that of the affect neighbour, at 17 Lytham Drive. However, the single storey side extension will sit less than 1 metre away from the boundary with this neighbour and around 1.8 metres from the property itself. There is one new opening proposed in the side elevation in which faces the affected neighbour which will serve the new utility room. The front extension will protrude further than that of the neighbour however this is an existing arrangement and will result in the front of the property being further forward than what it is currently. The dwelling will retain the existing

ridge height with an additional protrusion of 3.2 metres. Due to the position of the works and the separation distance it is not considered to create an issue in terms of massing, overbearing or overlooking. There have been no objections from this neighbour.

The dormer sits less than 1 metre away from the boundary with the adjoining neighbour, 19 Lytham Drive, and 1.7 metres away from the property itself. There is an existing boundary fence of around 1.8 metres in height separating the sites however, given the position of the dormer, this will sit above the boundary treatment. There is a new opening proposed in the side elevation of the dormer in which will face the neighbour; however this will be obscurely glazed. This opening is adjacent to the rear garden of the neighbour therefore restricting a view into the neighbouring garden. The opening to the side of the dormer will face onto the host front garden and driveway. In relation to the front extension, this will sit less than 1 metre from the boundary with this neighbour and 1.5 metres, at the closest point, to the property itself. This will be adjacent to the sidewall of the existing garage.

This neighbour has objected on the grounds of loss of amenity and privacy, loss of light, overbearing, out of character with existing properties in the area, impact of front extension, overshadowing, overlooking and close proximity to the boundary. The main concerns relate to the impacts of the dormer in relation to overbearing, overlooking and loss of privacy and the impacts of the front extension in relation to loss of light, overshadowing and the works being out of character with the surrounding area. It is considered that the dormer has been designed in such a way to reduce impacts of overlooking by including an obscured glazed opening that is adjacent to the rear garden and the positioning the clear glazed opening to the side of the dormer to face out onto the host front garden and driveway, away from the neighbour's rear garden. Therefore, this is considered to be acceptable in order to prevent overlooking in this instance. It is important to note that the dormer would be considered to be permitted development based on the cubic content of this. The extension to the front will be adjacent to the side wall of the neighbour's garage and side elevation of the dwelling. Whilst the extension, adjacent to the garage, will sit in close proximity the distance from the sidewall will be 4.8 metres which is host the window of concern. A Sun Light Test has been conducted by the agent to demonstrate that the extension is considered to be unlikely to cause a detrimental impact in relation to light in this instance.

With regards to other neighbours, the development is considered to be sufficiently separated as to not cause harmful overlooking or overbearing issues.

Similar developments have taken place within the surrounding area specifically along Lytham Drive and Elsham Drive which has varied ridge heights and dormers installed to the side and rear of the properties.

It is therefore considered that the proposal would not have an unacceptable impact on residential amenity in this instance and would accord with policy 5 of the North East Lincolnshire Local Plan 2013-2032 (adopted 2018) and section 12 of the NPPF.

Other Matters

The application has been resubmitted following the previous refusal. The scheme has been amended slightly to reduce the overall size of the dormer. However, the width is the same as previously submitted but has been reduced in projection. This has been altered to allow for the internal space to house a landing to allow for access to the rear part of the first-floor.

CONCLUSION

In conclusion, it is considered that the proposed development would not unduly harm the appearance of the street scene, the wider character of the area or neighbours' residential amenities.

It is therefore in accordance with policy 5 of the North East Lincolnshire Local Plan 2013-2032 (adopted 2018) and section 12 of the NPPF.

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:

Existing and Proposed Site Location Plans and Block Plans - SK201

Proposed Floor Plans - SK204B

Proposed Elevations - SK205A

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 proposed development shall be constructed using materials specified within the application form received on the 28th October 2021 and as stated on drawing no. SK205A 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

The window to be created in the first floor side elevation of the dormer, to serve the bathroom, hereby approved shall be glazed in obscure glass only to an obscurity level of 3 or above as measured on the 'Pilkington Scale' and shall be non-opening below a height of 1.7 metres measured from the internal finished floor level. The windows shall not thereafter be altered in any way without the prior written approval of the Local Planning Authority.

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 water butts shown on plan SK204B and SK205A shall be installed before the extensions are brought into use unless an alternative is submitted to and approved in writing by the Local Planning Authority.

Reason

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

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 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.

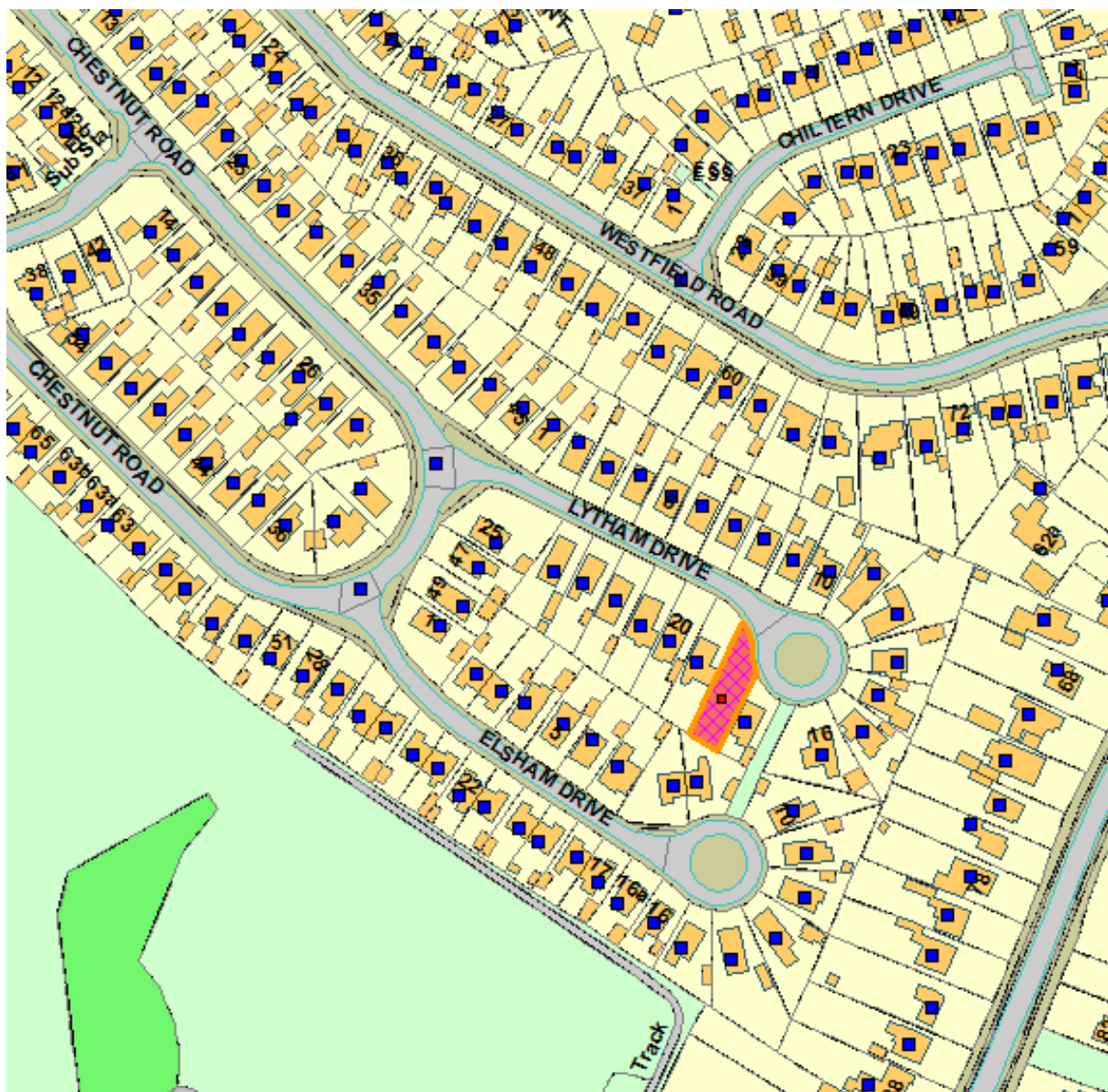
3 Informative

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

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

DM/1112/21/FUL – 18 LYTHAM DRIVE, WALTHAM



DM/1112/21/FUL – 18 LYTHAM DRIVE, WALTHAM



PLANNING COMMITTEE - 5th January 2022

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

APPLICATION No: DM/0744/21/FUL

APPLICATION TYPE: Full Application

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

PROPOSAL: To site four glamping pods with associated works, install welfare unit and install storage facility with associated works

APPLICANT:

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

AGENT:

DEPOSITED: 21st July 2021

ACCEPTED: 27th September 2021

TARGET DATE: 22nd November 2021

PUBLICITY EXPIRY: 10th December 2021

AGREED EXTENSION OF TIME DATE:

CONSULTATION EXPIRY: 21st October 2021 **CASE OFFICER: Richard Limmer**

PROPOSAL

The proposal is to install 4 camping pods with associated access track, welfare unit and a storage. The proposed camping pods would be relatively basic with a sleeping area, living space and toilet facility. The proposed pods would measure 3m by 5.4m and 2.44m high. The proposed summer house would measure 5.8m by 3.1m and 2.44m to the ridge. The proposed storage unit would be a timber clad container measuring 3m by 6m and 2.5m high with a flat roof.

The application has been brought to Planning Committee for consideration as the applicant is an elected member of North East Lincolnshire Council, Cllr Shepherd, and there is an objection from Bradley Parish Council.

SITE

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

Access to the site is gained from a gated track off Bradley Road.

The site is some 1.1 hectares (2.8 acres). The remaining land around the site is in agricultural use.

RELEVANT PLANNING HISTORY

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

DM/0085/21/FUL - construct new roof to shop building and erect a new storage building - approved

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

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

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

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

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

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

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

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

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

RELEVANT PLANNING POLICIES AND BACKGROUND PAPERS

National Planning Policy Framework (February 2019)

NPPF6 - Building a strong, competitive economy

NPPF12 - Achieving well designed places

NPPF14 - Climate, flooding & coastal change

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

PO5 - Development boundaries
PO12 - Tourism and visitor economy
PO22 - Good design in new developments
PO33 - Flood risk
PO42 - Landscape

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

REPRESENTATIONS RECEIVED

Drainage - no objections request conditions for final details of surface water drainage and an informative regarding ground levels.

Highways - no objections request condition for site entrance visibility splays as detailed on the proposed site and block plans to be maintained through the lifetime of the development.

Environmental Health - no objections request conditions for site working hours during construction.

Heritage Officer - no comments.

Bradley Parish Council - object to the proposed development on the following grounds:

This application is far too minimal in detail and the areas listed with 'associated works' gives no detail whatsoever on anything other than four glamping pods. And therefore Bradley Parish Council request this application be turned down and a new application be submitted with details as follows:

- This application appears to supersede the recent application and may thus nullify any conditions to that? At this point there is no evidence to suggest that the applicant is making any effort to open for the business granted already. Evidence?
- Glamping pods would appear to be outside agricultural use for which the site has permission, and would change it to being commercial/tourism. Their occupation would bring additional traffic to the site which would be multi use and would pose a danger at the bend of a busy road.
- There is no evidence of a business plan attached to this application.
- There is no mention of the dimensions of the pods so in turn there is no mention of

any limitation on the number of people per pod and if any extra visitors would be allowed.

- There is no detail on any drainage systems or any washing and toilet facilities. The application quotes 'associated use' which we feel is far too open ended and could include anything.
- Is this to be a seasonal letting if so, we need date details or an annual letting?
- When the previous application DM/0881/20/FUL was approved there were conditions that clearly stated that if the business had not been expanded considerably in a three year period, the site had to be cleared. How could this be enforced if a further business had been established on the same site?

Given the history of this site and the actions of the owner we feel it is imperative that all details are listed on a new application to enable us to make an informed decision.

Neighbours and other representations

Netherwood - objects to the proposed development with concerns over highway safety and amenity, traffic generation, wildlife, noise, light, deliveries and waste management.

51 Bradley Road - objects to the proposed development with concerns over traffic, noise and light.

Other comments have been received from fictitious addresses that do not exist that raise concerns over the planning history on the site and the applicant.

APPRAISAL

Main Issues

1. Principle of Development
2. Impact on Neighbours
3. Impact on the Character of the Area
4. Drainage and Flood Risk
5. Highway Safety and Amenity
6. Other Matters

1. Principle of Development

The site is located in the open countryside outside of the defined settlement boundaries identified on the NELLP Inset Maps. Policy 5 of the NELLP requires development proposals that are located outside of the defined settlement boundaries to firstly recognise the distinctive open character and landscape quality of the area and secondly either support a prosperous rural economy or supports rural leisure and tourism.

In regard to the impact of the development on the character of the area and wider landscape quality this will be considered in the report below. However, given the modest scale and style of the proposed development it is considered that in principle it would not

have a detrimental impact on the character and landscape quality of the area.

The proposed development is for 4 modest camping pods, which by the nature of the use require an open countryside location. The development is proposed within the site area of an established small holding with farm shop, 5 site caravan license. The nature and location of the development means it would both support the rural economy and rural leisure and tourism.

It is therefore considered that the proposed development would, in principle, accord with Policies 5 and 12 of the NELLP subject to the specific impacts discussed in the report below.

2. Impact on Neighbours

The site benefits from only limited residential neighbours, indeed there is only Netherwood to the south of the site. The other site boundaries are to the open countryside. There are no other neighbouring properties close enough to be unduly affected by the proposed development.

The comments from Netherwood are noted. Netherwood is a large detached house located directly to the south of the site. Along the southern boundary is a 2m high solid fence and various large mature trees. The proposed development is focused to the north of the site but the new access track to the camping pods and the storage container would be towards the south of the site. However, the southern site boundary would stop any impacts towards Netherwood in regard to car head lights and the physicality of the storage container. The proposed development would increase the overall usage of the of the site but given that the proposal is for 4 small camping pods it would not attract a significant increase that would unduly affect the general amenities of Netherwood. The proposal therefore accords with Policy 5 of the NELLP.

3. Impact on the Character of the Area

The proposed development would consist of 4 camping pods, a summer house, storage container and the associated vehicular access. All set within the existing Shepherds Purse small holding site. The site has a 2m high solid fence on all boundaries with a mixture of hedging and trees along the boundaries providing higher level screening. It is noted that there is a public footpath running adjacent to the northern boundary of the site but due to the boundary treatments there are no readily available views into the site.

It is considered that due to the modest scale of the development and the strength of the site boundary treatments the proposed development would not have an undue impact on the visual character of the area or wider landscape quality. The proposal therefore accords with Policies 5 and 42 of the NELLP.

4. Drainage and Flood Risk

The site is located in flood zone 1 on both the Environment Agency flood maps and the Strategic Flood Risk Assessment and so there is no requirement for the development to undertake the sequential and exceptions tests. The proposal therefore accords with Policy 33 of the NELLP.

In regard to the potential for the proposed development to increase the risk of flooding off of the site due to surface water the Drainage Engineers have not raised any concerns over the principle of the development but have requested a condition for the final surface water drainage scheme to be submitted and approved. This is a usual situation and can be addressed through a condition. The proposal therefore accords with Policy 33 of the NELLP in terms of surface water drainage.

5. Highway Safety and Amenity

The proposed development would utilise the existing access into the Shepherds Purse small holding off Bradley Road. It is noted that neighbours and the Parish Council have raised concerns over traffic generation and highway safety as a result of the development.

The proposed development is for 4 small camping pods which would not attract a significant increase in the traffic generation from the site. The information submitted has demonstrated that visibility splays reaching at least 120m in both directions can be achieved and maintained. These matters have been considered by the Highways Officer and no objections have been raised. However, a condition is recommended to ensure that the detailed visibility splays are provided and maintained through the lifetime of the development. On the basis of the information provided and the recommended condition regards the visibility splays the Highways Team have confirmed they have no objections to the proposed development.

6. Other Matters

It is noted that comments have been made about the applicant and the planning history on the site. These comments are not relevant to this application and it should be judged on its own merits.

CONCLUSION

In conclusion, it is considered that the proposed development would support both a prosperous rural economy and rural leisure and tourism within the borough and would not offer any significant harm to the character and landscape quality of the area or neighbouring properties amenities. The proposal therefore accords with Policies 5, 12, 33 and 42 of the NELLP and subject to a number of safeguarding conditions 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:

622-21-02 - Block Plan

622-21-03A - Site location plan, block plan and elevations.

And there shall be no more than 4 glamping pods on the site as shown on the above referenced plans.

Reason

For the avoidance of doubt, in the interests of proper planning and in the interests of local amenity and highway assessment to accord to with Policy 5 and 22 of the North East Lincolnshire Local Plan 2013-2032 (adopted 2018).

(3) Condition

No one shall occupy any camping pod for more than three calendar months in any year provided that and without prejudice to the foregoing, once a camping pod has been occupied by a person or persons for a total of three calendar months in any year, that person or persons shall not occupy again any unit until an interval of at least two months has elapsed from the date of expiry of the said three month period.

Reason

To ensure the site is used for short term let accommodation only in accordance with the submitted details to accord with Policy 5 of the North East Lincolnshire Local Plan 2013-2032 (adopted 2018).

(4) Condition

No camping pod shall be installed until a 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 completed 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).

(5) Condition

Prior to the hereby approved development first coming into use the site access visibility splays details on drawing number 662-21-03, dated March 2021 shall be provided and nothing shall at any time be erected or allowed to grow over 1.05 metres in height above the carriageway level of the adjoining highway that interferes with the aforementioned visibility splays. Visibility splays of 2.4m x 120m must at all times be achievable in both directions, for the lifetime of the development.

Reason

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

(6) 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).

(7) Condition

No external lighting shall be installed on the site without full details of the lighting having first been submitted to and approved in writing by the Local Planning Authority. All lighting shall then be installed in accordance with the approved details only.

Reason

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

Informatives

1 Informative

Existing ground levels should not be raised or surface water drainage problems may result.

2 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).

3 Added Value Statement

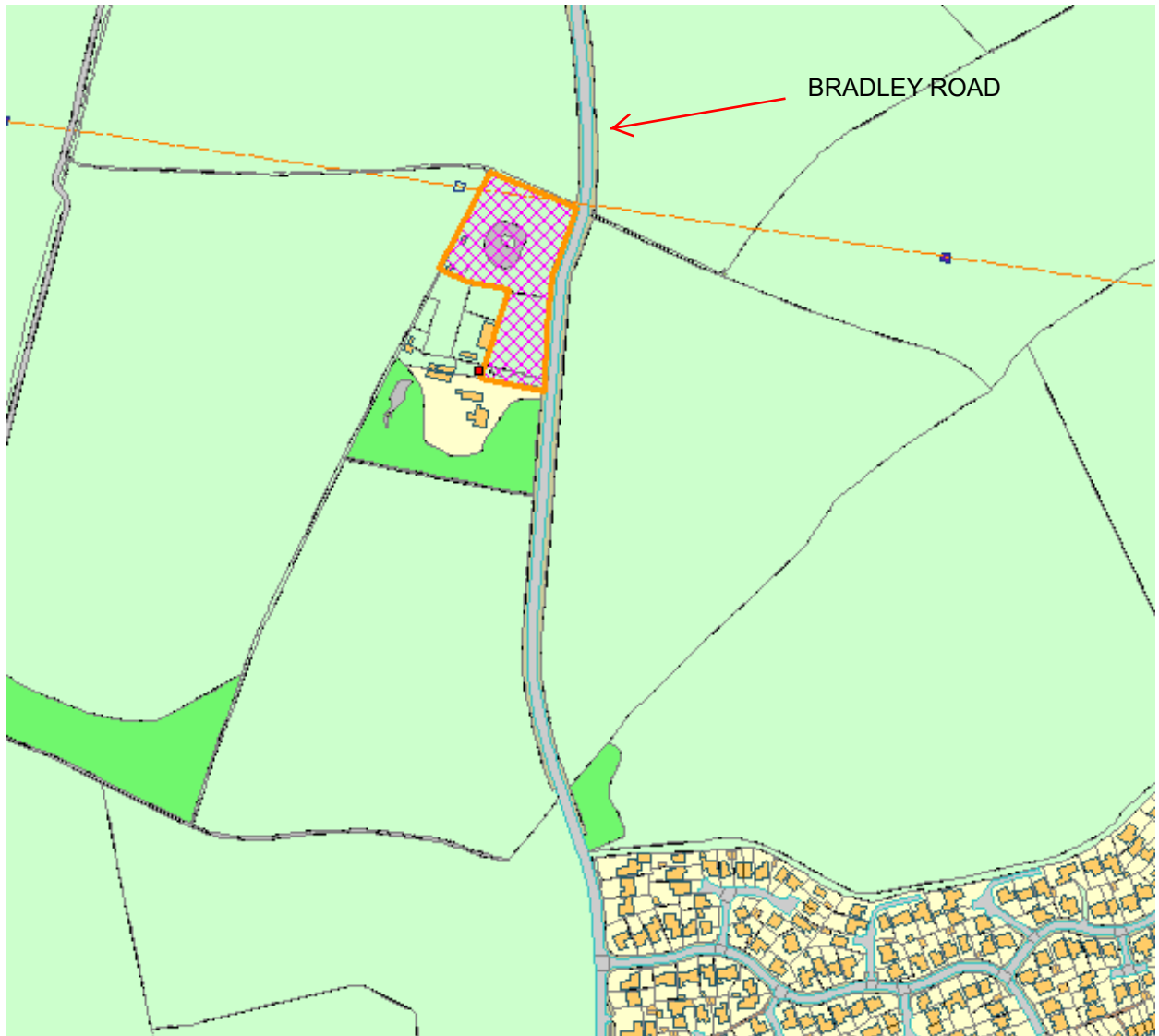
Article 31(1)(cc) Statement - Positive and Proactive Approach

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 detailed pre-application advice.

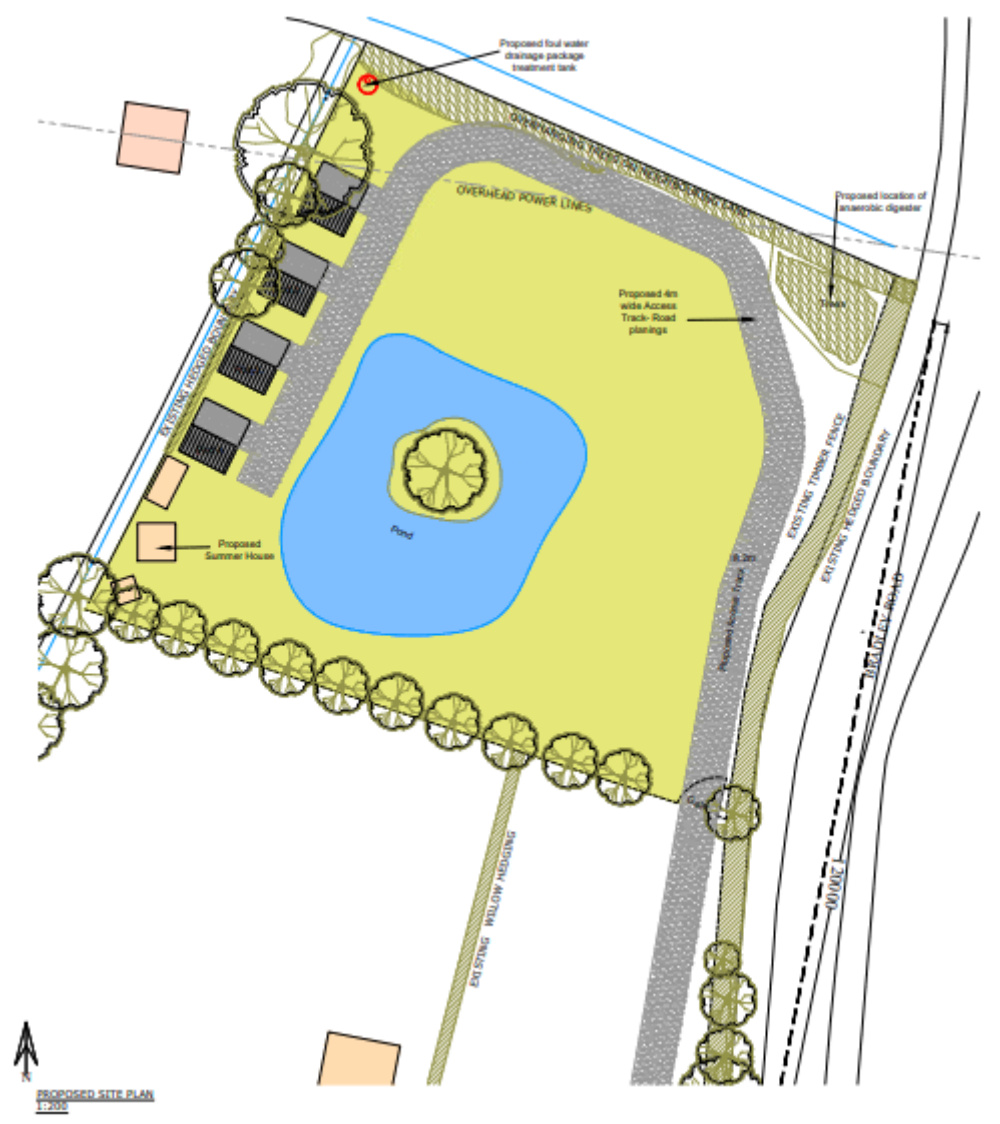
4 Informative

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

DM/0744/21/FUL – CARAVAN AT THE SHEPHERDS PURSE, BRADLEY ROAD,
BRADLEY



DM/0744/21/FUL – CARAVAN AT THE SHEPHERDS PURSE, BRADLEY ROAD,
BRADLEY



PLANNING COMMITTEE - 5th January 2022

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

APPLICATION No: DM/1090/21/FUL

APPLICATION TYPE: Full Application

APPLICATION SITE: Former Doric Anderton Premises, King Edward Street, Grimsby, North East Lincolnshire,

PROPOSAL: Change of use from industrial building to gymnastics academy

APPLICANT:

Mr And Mrs Nicol
Grimsby Twist and Flip Gymnastics Academy
C/O Agent
Unit 2 Cleethorpes Business Centre
DN36 4AS

AGENT:

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

DEPOSITED: 25th October 2021

ACCEPTED: 1st November 2021

TARGET DATE: 27th December 2021

PUBLICITY EXPIRY: 7th January 2022

AGREED EXTENSION OF TIME DATE: 7th January 2022

CONSULTATION EXPIRY: 25th November 2021

CASE OFFICER: Bethany Loring

PROPOSAL

The application seeks to change the use of the existing property, from a former industrial building to a gymnastics academy with associated facilities to include stores, WCs, offices, a kitchen and a rest room. The proposed change of use will affect the entire property with a minor external change to the front elevation to install a roller shutter to an existing door.

The application is brought to Planning Committee following a number of objections.

SITE

The application site is positioned on the east side of King Edward Street. The building is situated centrally and is of two storey height and adjoins a property to the north. The building is brick built with a flat roof. The site benefits from an off-street parking area to the front.

RELEVANT PLANNING HISTORY

No relevant planning history.

RELEVANT PLANNING POLICIES AND BACKGROUND PAPERS

National Planning Policy Framework (February 2019)

NPPF6 - Building a strong, competitive economy

NPPF12 - Achieving well designed places

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

PO38 - Parking

PO23 - Retail hierarchy and town centre develop

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

Environment Team - Hours of construction condition.

Drainage Team - No comments.

Highways Team - Approval no conditions.

Environment Agency - No objection.

Heritage Officer - No input required.

Safer Communities - No comments.

Neighbour Representation

8 Buttercup Court - Supports application.

92 Crow Hill Avenue - Supports application.

33 Escart Avenue - Supports application.

53 Ings Lane - Objects based on concerns relating to parking.

60 Lestrangle Street - Objects based on concerns relating to close proximity to a competing business, reputation, parking

24 New Road - Objects based on concerns relation to close proximity to a competing business.

Samuel Avenue - Supports application.

27 Ward Street (x2) - Supports application.

42 Wollaston Road (x2) - Objects based on concerns relating to traffic and parking, safety, staffing numbers and internal height restriction.

APPRAISAL

Principal of Development

The application seeks to change the use of the existing unit to a gymnastics academy. The proposed change of use would include the installation of a roller shutter to an existing door to the front elevation.

The area is a popular location with good road access and connectivity to Grimsby Town Centre and the A180/M180. There are many varying business/retail and leisure uses within close proximity to the site. The applicant has provided a statement to demonstrate why this particular site has been selected as opposed to a Town Centre. This seeks to demonstrate that there are no suitable sites that provide the necessary floor space or layout required. Retail hierarchy under Policy 23. It has been identified that alternative town centre sites are not suitable for the applicant's needs. Moreover, it must be acknowledged that the proposed location does sit close to a cluster of units which provide a range of services within the area. This includes retail, office, leisure and industrial uses.

It is considered that the area is becoming increasingly more vibrant following recent

investment and therefore encouraging further vitality with a range of mixed uses. The area is also well-connected to Grimsby Town Centre and allows for linked trips to the centre. It is also easily accessible by all forms of transport including public transport, bike and walking with plenty of parking facilities available in and around the site. The use would not adversely impact on the town centre in terms of its vitality and viability and indeed by bringing users closer to the town centre in a location where linked trips are possible it is likely to add to vitality.

The design of the proposed building retains the typical light industrial/office appearance akin to the existing units in close proximity to the site and will be retained as such. This means that in the future should the proposed use move out then the building itself could be easily changed to a typical light industrial use without and significant changes being required.

Having regard to the above in relation to the principle of development, the proposal would not conflict with Policies 5 and 23 of the North East Lincolnshire Local Plan 2013-2032 (adopted 2018). The principle of development is therefore acceptable providing that there are no significant issues in terms of neighbouring amenity (Policy 5) and the design of the development (Policy 22).

Design and Impact to the Area

The area itself is predominantly commercial with a variety of uses in the vicinity. This includes an existing gymnastics academy to the north located further along the street. There would be one minor external alteration as part of this application. This would include the installation of a roller shutter to an existing door opening to the front of the property. This ensures the external appearance of the property would remain mostly untouched resulting in no impact to the visual character of the area. The addition of this use would sit comfortably in this established area of commercial businesses and will bring the vacant unit back into use. This would be beneficial to local character.

As such it is considered that the proposal would not cause adverse impact to the character of the area and it is in accordance with Policy 22 of the North East Lincolnshire Local Plan, 2013-2032.

Highways

The area is located within a well-established commercial environment in an inner urban location with good links to sustainable travel with some off-street parking available to the front of the site, 7 spaces in total, as existing. However, the proposed use would see an increase to traffic movements and the need to park given the nature of this. The gymnastics academy would be used for classes, competitions and a pre-school programme. A Project Overview document has been provided to detail the nature of the operation including hours of operation, parking and numbers of use.

It has been indicated that the parking available would be ample however if there is such

need to park, and the off-street parking bays are occupied, there are plenty of other available parking areas within close proximity to the site including more town centre locations.

The Highways Team have reviewed the application and, after seeking further confirmation, have confirmed that they raise no concerns with the proposal.

As such it is considered that the proposal would not cause significant impact to the highway network and is in accordance with Policy 5 and 38 of the North East Lincolnshire Local Plan, 2013-2032.

Impact on Neighbours

The proposed change of use would alter a vacant unit bringing this back into use. In terms of impact, the proposal is not expected to create an adverse impact on neighbours due to its position in an already established area of commercial businesses. There are no residential properties nearby. There would be one minor external alteration to the property with no associated impacts.

The proposal is acceptable in accordance with saved policies 5 of the North East Lincolnshire Local Plan 2013-2032 (adopted 2018) in relation to amenity.

Flood Risk

The site falls within a Flood Zone but the Environment Agency have raised no objections given the nature of the use which is considered to be 'less vulnerable'. This is agreed. The Drainage Officer raises no issues.

The proposal is acceptable in accordance with saved policy 33 of the North East Lincolnshire Local Plan 2013-2032 (adopted 2018) in relation to flood risk.

Other Matters

The application is brought to Planning Committee following a number of objections. These mostly relate to concerns with the close proximity to an existing gymnastics academy, parking, traffic and other matters relating to the business itself.

Although there is an existing gymnastics business to the north of the application site, it is not unusual to see the same uses within close proximity of each other and this is not grounds to raise a planning objection. Competition is not a reason for objection. Indeed bringing a vacant premises back into such active use is positive for the wider area.

The issues relating to parking, traffic and safety have been discussed previously however it is important to state that the site is within a well-established commercial environment in an inner urban location with good bus links and alternative sustainable transport links.

CONCLUSION

In conclusion, it is considered that the proposed development is acceptable for this commercial area which has seen recent investments in a wide range of uses. There are no local amenity or highway concerns and the proposal accords with policies 5, 22, 23, 33 and 38 of the North East Lincolnshire Local Plan 2013-2032 (adopted 2018). The application is therefore 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 will be carried out in accordance with the following plans:

Site Location Plan, Block Plan, Existing and Proposed Elevations and Sections - 805-1A
Proposed Floor Plans - 805-3

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

No conversion and alteration 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

In the interests of local amenity 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, 23, 33 and 38.

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.

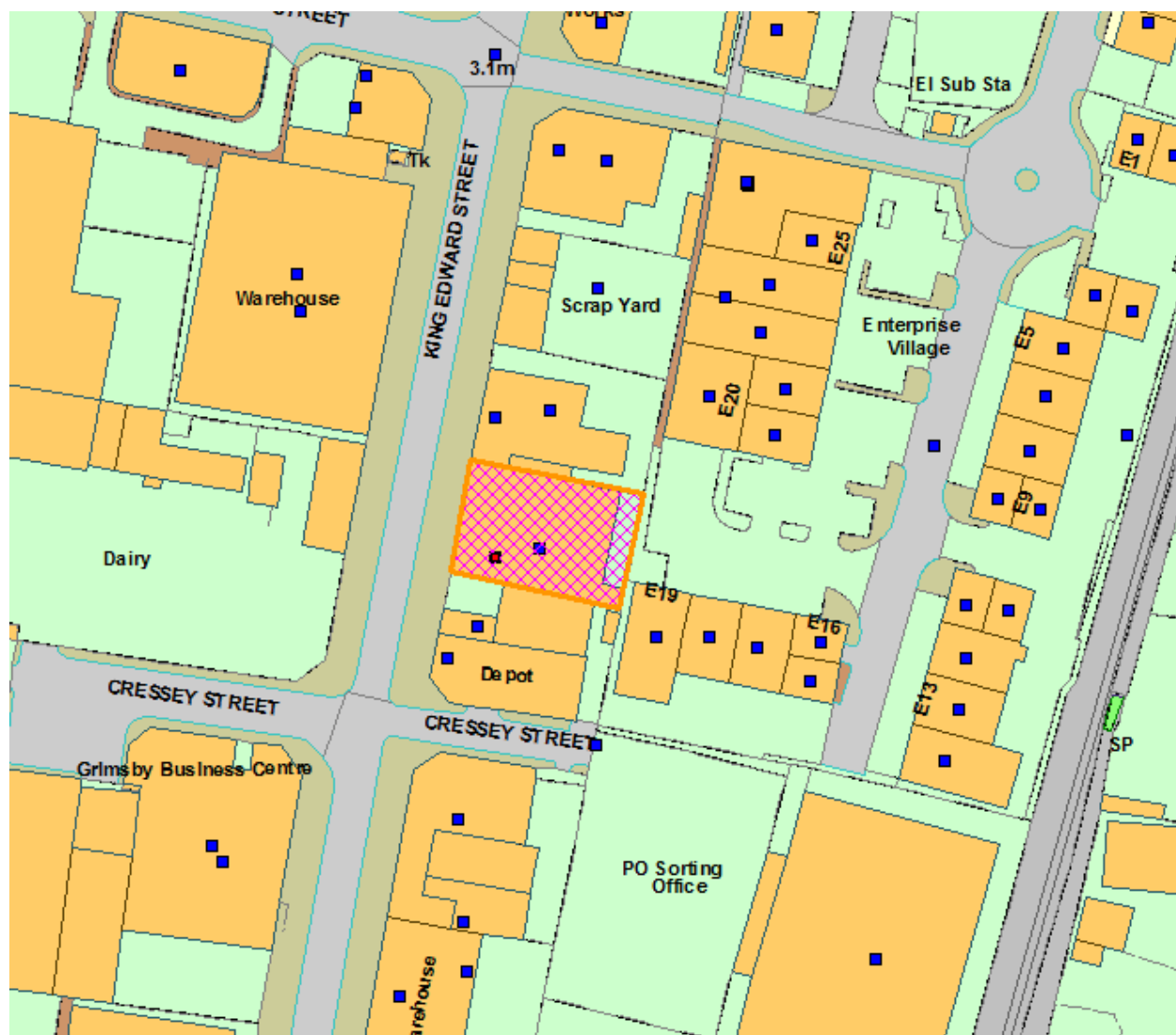
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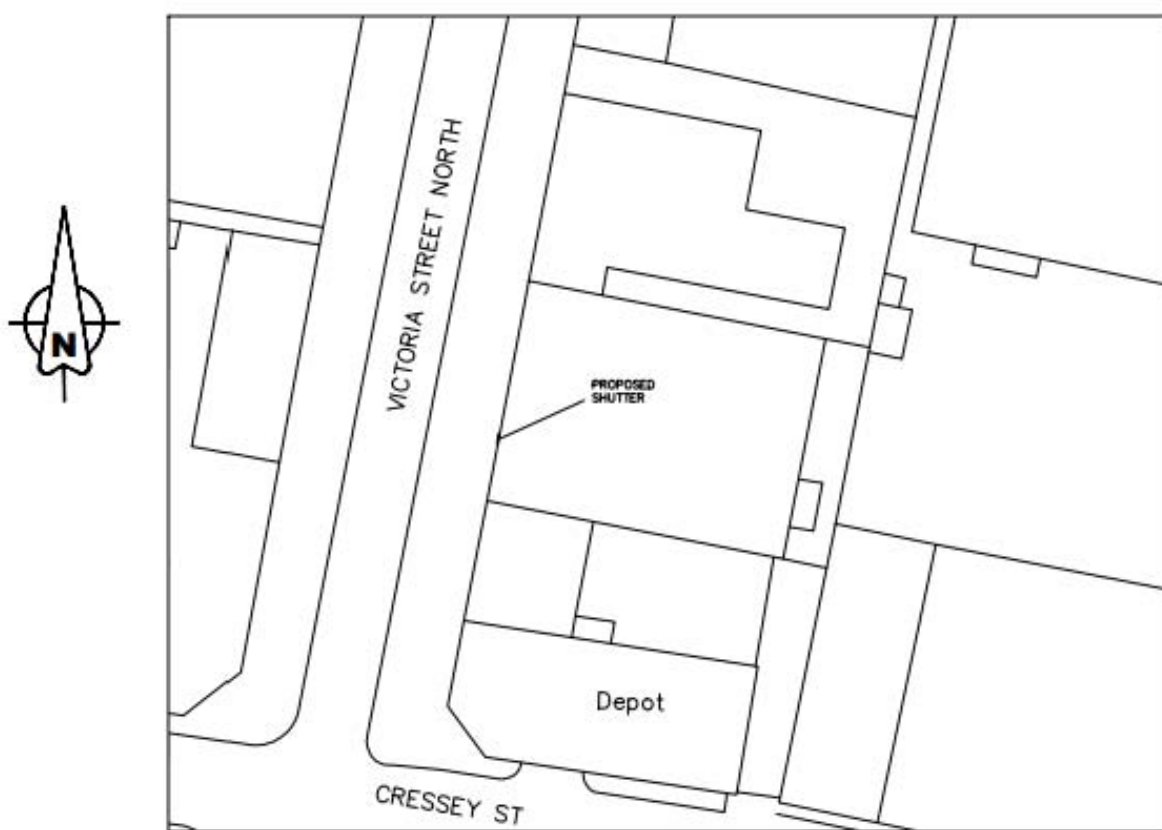
4 Informative

Where there may be the possibility of asbestos in the buildings the applicant, developer, and future occupier are reminded of the duties under Control of Asbestos Regulations 2012, or the more general duties under the Health and Safety at Work Act 1974 in relation to any presence of asbestos in the building(s). The Health and Safety Executive can be contacted for further advice and a copy of the Approved Code of Practice is available from their website at <http://www.hse.gov.uk/pubns/books/l143.htm>.

DM/1090/21/FUL – FORMER DORIC ANDERTON PREMISES, KING EDWARD STREET, GRIMSBY



DM/1090/21/FUL – FORMER DORIC ANDERTON PREMISES, KING EDWARD STREET, GRIMSBY



Site Plan 1:500

PLANNING COMMITTEE - 5th January 2022

ITEM: 4 **RECOMMENDATION: Refused**

APPLICATION No: DM/0602/21/FULA

APPLICATION TYPE: Accredited Agent - Homeholder application

APPLICATION SITE: 3 Oak Road, Healing, North East Lincolnshire, DN41 7RJ

PROPOSAL: Erect two storey side extension with roof lights to provide car port with bedroom in roof space above

APPLICANT:

Mrs F Henderson
3 Oak Road
Healing
North East Lincolnshire
DN41 7RJ

AGENT:

Mr Byron Smith
By Design
47 The Avenue
Healing
Grimsby
N E Lincolnshire
DN41 7NA

DEPOSITED: 14th June 2021

ACCEPTED: 14th June 2021

TARGET DATE: 9th August 2021

PUBLICITY EXPIRY: 10th November 2021

AGREED EXTENSION OF TIME DATE:

CONSULTATION EXPIRY: 10th July 2021

CASE OFFICER: Emily Davidson

PROPOSAL

The proposal is to erect two storey side extension with roof lights to provide car port with bedroom in roof space above. It is proposed that the materials would match the existing dwelling in terms of roof, walls and windows.

The application is being presented to Planning Committee because it has been called in by Councillor Hasthorpe.

SITE

3 Oak Road, Healing is a detached property located on the north side of the road. The

area surrounding the property is residential in character made up of various house types.

RELEVANT PLANNING HISTORY

No relevant planning history.

RELEVANT PLANNING POLICIES AND BACKGROUND PAPERS

National Planning Policy Framework (February 2019)

NPPF12 - Achieving well designed places

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

PO5 - Development boundaries

PO22 - Good design in new developments

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

REPRESENTATIONS RECEIVED

Consultee Representations

Highways Officer - Approval, no conditions

Drainage Officer - Sustainable drainage informative recommended

Rights of Way Officer - Does not appear to affect the public right of way

Network Rail - No observations

Trees and Woodlands Officer - No comments

Neighbour Representations

1 Oak Road - Objects on grounds of over development, massing, overshadowing of windows and visual impact on the street scene.

APPRAISAL

Principle of Development

The site is located within the development boundary of Healing, therefore Part 1 of Policy 5 of the NELLP 2018 applies. Policy 5 does not restrict the extension of a dwelling in principle. It is therefore considered in principle that the proposed development is acceptable subject to the site-specific impacts discussed below.

Design

The host dwelling adjoins properties on Oak Road, Ashleigh Court and Station Road. Should the works be carried out, the property would be left with an acceptable amount of amenity space.

The application seeks to extend the side of the property to create living accommodation at first floor with a car port below. The extension would be clearly visible from Oak Road and would alter the principal elevation of the property. Most of the properties on Oak Road have a degree of spacing between them. This application would reduce this spacing to this property. Whilst the property would be constructed from materials that would match the main dwelling, it would still look dominant from the street scene, even with the slightly reduced scheme as submitted. The application is considered not to accord with Policy 22 of the NELLP 2018.

Neighbouring Amenity

The host property would adjoin Station House to the north, No.5 to the east, No.4 Oak Road and No.124a Station Road to the south and No.1 to the west. Representations were received by No.1 objecting to the application.

Given the position of the proposed works, No.5 would remain unimpacted by the development.

The ample spacing between the properties to the north and south would ensure that there would be no impact in terms of massing and overshadowing and little impact from overlooking.

No.1 Oak Road has objected to the application on grounds of massing, overshadowing of windows, impact on the street scene and over development. The proposed extension comes close to the boundaries of the two properties and due to the size and scale of the extension this would result in adverse massing and dominance. This is compounded by the impact on the outlook of No1 as it has a number of side windows onto this boundary. As the neighbour has suggested, there would likely to be some overshadowing to the windows of this property to add to the adverse massing impact. There would be little impact in terms of overlooking. As a result of this impact on the residential amenity which the neighbouring property at 1 Oak Road should be reasonably be expected to enjoy it is

considered that the development is contrary to Policy 5 of the NELLP 2018.

CONCLUSION

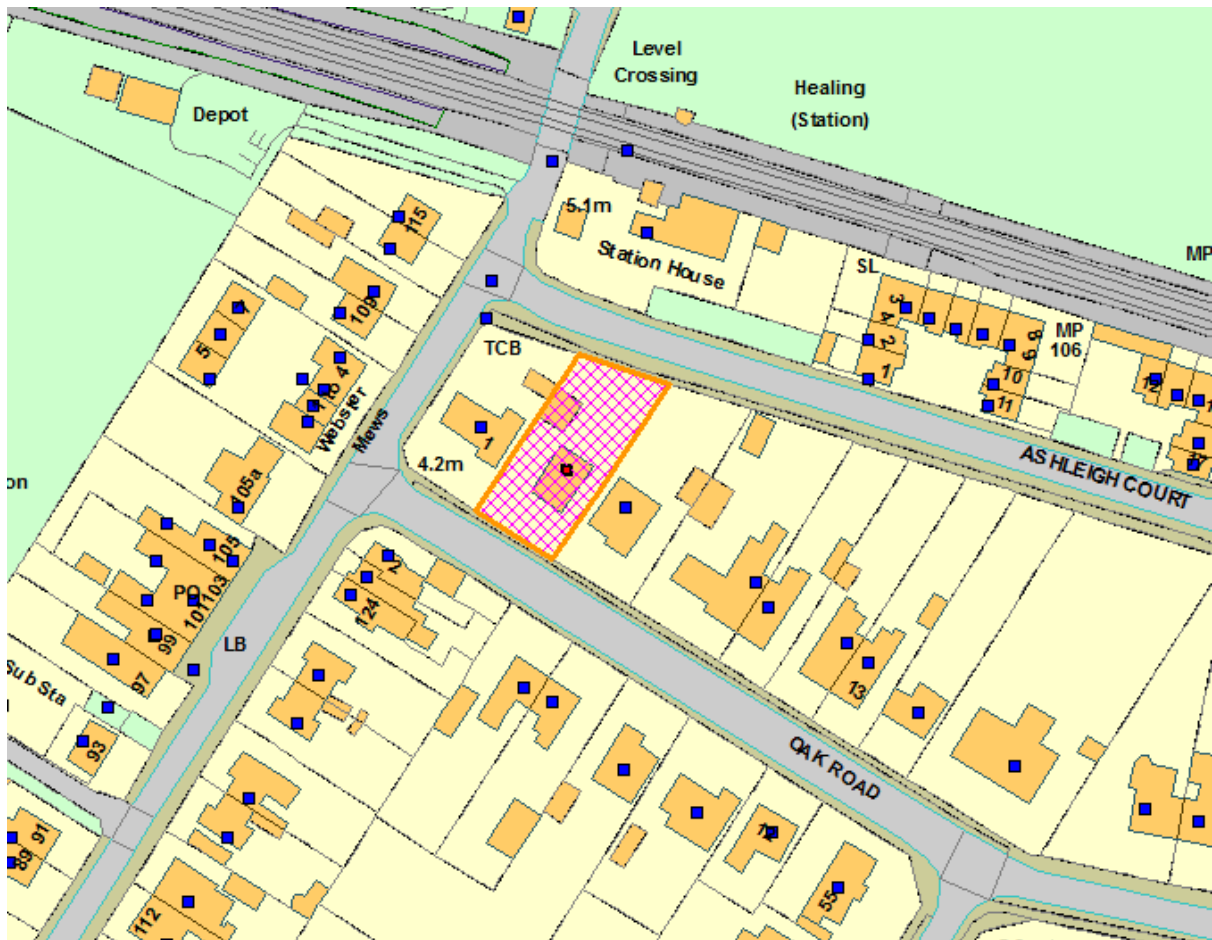
The application is considered to have a negative impact on the street scene and wider character of the area, as well as neighbouring amenity. Whilst the applicants desire to extend is understood, it is felt in the current form, it is too much. It was requested that the applicant further reduce the extension size or location, however the applicant felt this was not something they wanted to do. The application is considered not to accord with Policy 5 and 22 of the NELLP 2018 and is recommended for refusal.

RECOMMENDATION

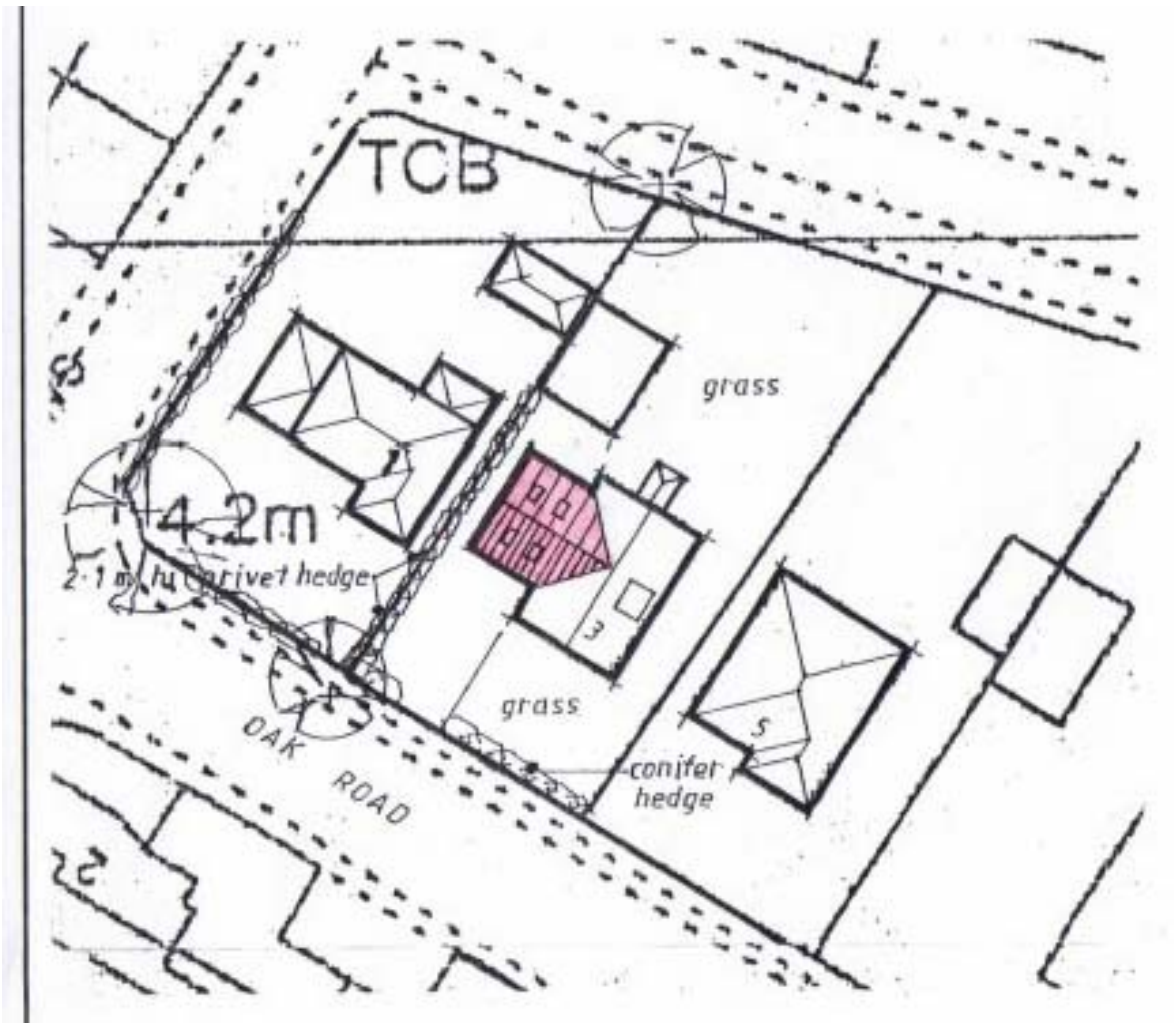
Refused

(1) The development is contrary to Policy 5 and 22 of the North East Lincolnshire Local Plan 2013-2032 (Adopted 2018) and sections 12 of the National Planning Policy Framework in that the proposed extension would be harmful to the street scene and wider area and by reason of massing and dominance the amenity of the neighbouring property.

DM/0602/21/FULA – 3 OAK ROAD, HEALING



DM/0602/21/FULA – 3 OAK ROAD, HEALING



PLANNING COMMITTEE - 5th January 2022

ITEM: 5 **RECOMMENDATION: Refused**

APPLICATION No: DM/0969/21/FUL

APPLICATION TYPE: Full Application

**APPLICATION SITE: Manor House, Tetney Road, Humberston, North East
Lincolnshire, DN36 4JE**

**PROPOSAL: Variation of Condition 21 (Approved Plans) pursuant to
DM/0199/16/FUL to amend plots 5 and 6 to one dwelling instead of two
dwellings and external alterations**

APPLICANT:
Mr Dave Hart
36 St Andrews Drive
Grimsby
DN32 8PS

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

DEPOSITED: 23rd September 2021

ACCEPTED: 23rd September 2021

TARGET DATE: 18th November 2021

PUBLICITY EXPIRY: 6th November 2021

AGREED EXTENSION OF TIME DATE:

CONSULTATION EXPIRY: 22nd October 2021 **CASE OFFICER: Cheryl Jarvis**

PROPOSAL

The application seeks permission to vary condition 21 (approved plans) pursuant to DM/0199/16/FUL to amend plots 5 and 6 to consolidate them into one single dwelling instead of two and change the external appearance.

The applicant is brought to Planning Committee at the request of the Ward Councillor.

SITE

The site comprises the grade 2 listed barns and cart sheds; originally associated with the

adjacent grade 2 listed Manor Farmhouse. The Farmhouse adjacent is two storeys in height and includes rooms within the attic space. Amenity space serving the dwelling is predominantly to the east and south. A paddocks sits to the front and opposite this site, where there is also a pond. Access is from the west off Tetney Road. Trees, which are subject to a tree preservation order, line the access. To the south-west of the Farmhouse is the barns and associated cart sheds. Many former agricultural buildings previously on the site have now been demolished to make way for the new dwellings, two of which are impacted by this application. Different parcels of the land have now been sold off and the site is in multiple ownership.

Agricultural fields sit beyond the southern boundary of the barns. Residential dwellings on Tetney Road adjoin the site's western boundary. To the far north beyond the Farmhouse is St Peters Church - a grade 2* Listed Building.

The site is within Humberston conservation area and is also adjacent Humberston Abbey's Scheduled Monument.

RELEVANT PLANNING HISTORY

DM/1106/19/LBC - Proposed conversion of existing barns into two dwellings and 6 holiday lets including alterations, demolition of modern farm building, new parking, boundaries and landscaping. Approved.

DM/1105/19/FUL - Proposed conversion of existing barns into two dwellings and 6 holiday lets including alterations, demolition of modern farm building, new parking, boundaries and landscaping. Approved.

DM/0199/16/FUL - Proposed conversion of existing barns into 5 dwellings and erection of 4 new dwellings, including demolition of the modern farm building, parking & landscaping. Approved.

DM/0200/16/LBC - Proposed conversion of existing barns into 5 dwellings and erection of 4 new dwellings, including demolition of the modern farm building, parking & landscaping. Approved.

Along with applications for conditions discharge.

It is important to note that an application to vary one of the other new build barns has also been submitted under DM/0955/21/FUL and any decision needs to be considered with that application in mind.

RELEVANT PLANNING POLICIES AND BACKGROUND PAPERS

National Planning Policy Framework (February 2019)

NPPF5 - Delivering a sufficient supply of homes

NPPF6 - Building a strong, competitive economy
NPPF11 - Making effective use of land
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
PO19 - Rural exceptions
PO22 - Good design in new developments
PO33 - Flood risk
PO34 - Water management
PO38 - Parking
PO39 - Conserve and enhance historic environ
PO41 - Biodiversity and Geodiversity
PO42 - Landscape

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

REPRESENTATIONS RECEIVED

Drainage: No drainage comments.

Historic England: Advise that the advice of the Heritage Officer is sought.

Civic Society: Discussed the application and considered the implications in regard to the Humberston Conservation Area. They recognised that the proposals very much diverged from the original plans. The conversion from two dwellings into one wasn't seen as a problem, but as they saw it, the change in the external appearance would, in their view, not be in keeping with the Conservation Area status.

Humberston Village Council: No objections.

Environmental Health: No comments to make.

Highways: No objections.

Heritage Officer: The proposal results in visual clutter on the elevations resulting from the changes in the internal layout. Whilst some features shown on the plans can indeed be seen on other barns, the proposal was for a threshing barn and these have specific features which form part of their character. The proposal seeks to incorporate a number of features which results in a less cohesive design. The changes will dilute the whole development which will compromise the success of this very important historic site.

Trees and Woodlands Officer: No comments to make.

No neighbour representations received.

APPRAISAL

The material considerations are:

1. Principle and History
2. Impacts Arising

1. Principle and History

Full planning permission was granted for the original development in 2016. This original development comprised of the demolition of the former agricultural buildings, the conversion of the existing barns and cart sheds to residential and the erection of 4 new dwellings.

That permission has been implemented and is extant and this forms the basis for the acceptability of the principle of development.

It therefore falls to judge the application on the site specific matters arising from the changes proposed through this variation.

2. Impacts Arising

The site is historically very significant. It sits adjacent to the Grade 2 listed Manor House and Grade 2* Listed St Peters Church and Humberston Abbey Scheduled Monument. The barns and cart sheds are grade 2 listed, and the whole site is within the Humberston Conservation Area.

The whole site is outside of the development boundary for Humberston, importantly the new build dwellings were seen to be an integral part of the 'enabling development' which would allow for the restoration and conversion of the barns and cart shed which were at the time on Historic England's at Risk Register. Given the location and the historically significant nature of the site, this enabling development was only permitted on the proviso that it was exceptional in its layout, form and character as to preserve this historic farmstead complex. Part of that ethos was the historic plan form, in terms of how the properties were laid out and that element remains through this proposal. However, each

new dwelling took on a role as a historic form of barn that would have traditionally formed part of a historic farmstead complex. The original application included a threshing barn, a dovecote, a cart shed and a stable. The one being amended through this application is the threshing barn. It is noted that the proposal changes the number of dwellings from 2 to 1 and this in itself is considered acceptable given the change would only impact on the interior layout of the unit. The concern derives from the changes proposed to the external elevations. Fundamentally, the changes are considered to modernise and erode the historic design concept which was so specific and important to the overall site redevelopment. Whilst some changes may be considered minor in isolation, cumulatively they erode the historic design ethos which in turn jeopardises the quality and character of the scheme and results in detrimental harm to the setting of existing heritage assets, contrary to Policy 22 and 39 of the NELLP.

With regards to the potential impact on neighbours, plots 5 and 6 were set into the site and the external facade changes would not significantly alter the relationship between existing and new dwellings and is acceptable.

The detailed considerations such as trees, drainage and highways are all deemed acceptable.

CONCLUSION

The proposal to vary the approved plans for plots 5 and 6 would result in detrimental harm to the design and ethos of the scheme which is intended to represent a true historic farmstead, to the detriment of the heritage assets on the site.

The application is therefore recommended for refusal.

RECOMMENDATION

Refused

(1) The proposal to vary the approved plans for plots 5 and 6 would result in detrimental harm to the design and ethos of the scheme which is intended to represent a true historic farmstead, to the detriment of the heritage assets on the site which would be contrary to Policy 22 and 39 of the North East Lincolnshire Local Plan 2013-3032 (Adopted 2018) and the National Planning Policy Framework 2021.

Informatives

1 Informative

The decision should be read alongside the plans submitted by Ross Davy Associates namely;

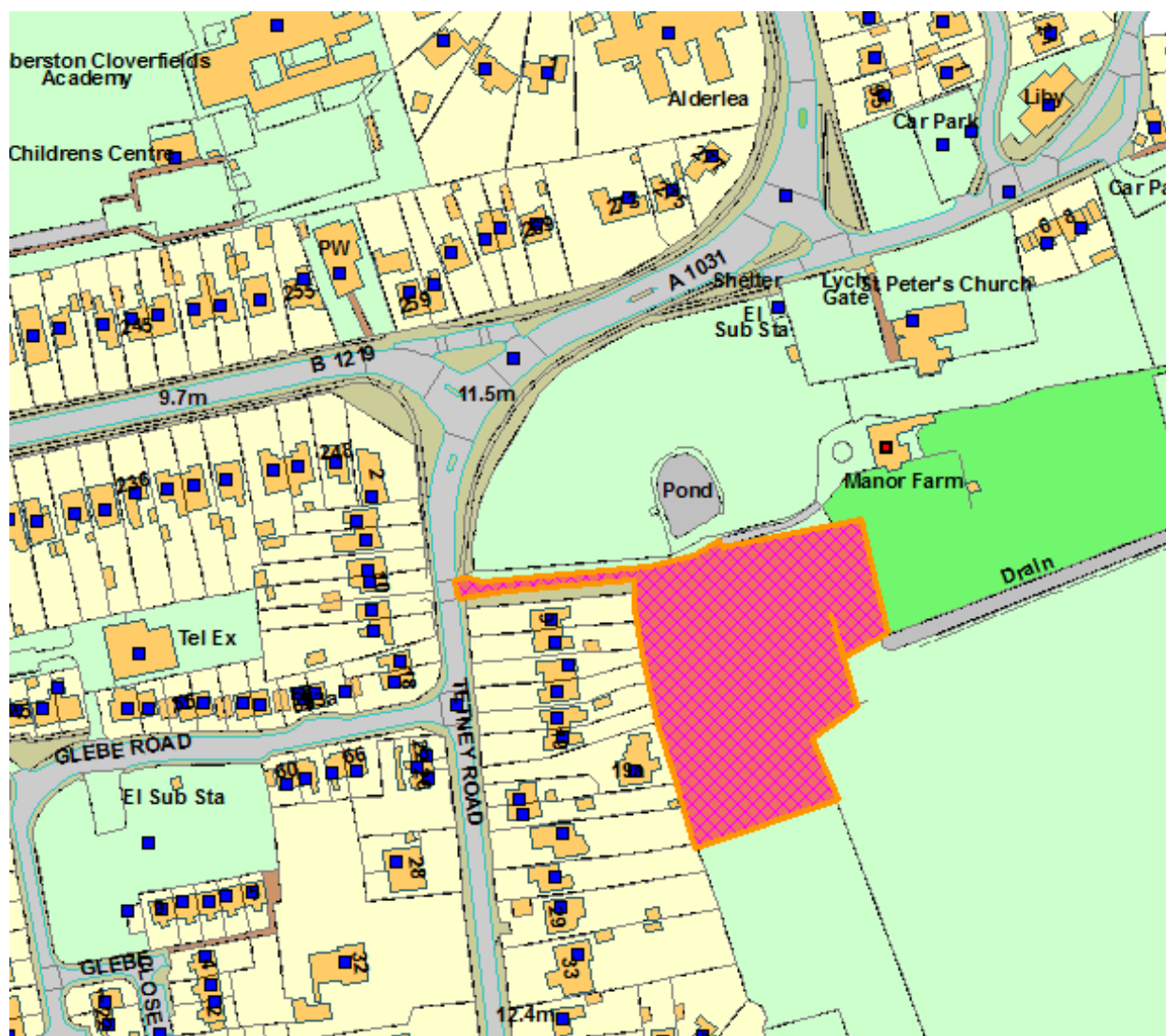
- RD4992-01 Rev C - Proposed Plans and Elevations
- RD4992-02 - Proposed Site Plan

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 entering into negotiations regarding the design, unfortunately an agreement on the final design could not be reached.

DM/0969/21/FUL – MANOR HOUSE, TETNEY ROAD, HUMBERSTON



DM/0969/21/FUL – MANOR HOUSE, TETNEY ROAD, HUMBERSTON

