

## Minute of the Planning Committee 1st December 2021

**Item:** 1

**Application Number:** DM/0522/21/REM

**Application Type:** Reserved Matters

**Application Site:** Land Field Head Road Laceby North East Lincolnshire

**Proposal:** Reserved matters application for access, appearance, landscaping and layout to include details of drainage, air quality, highway construction, construction management plan and open space/landscape management plan pursuant to DM/1133/17/OUT for the erection of 152 dwellings together with a sales suite, construction of garages, driveways and estate roads, including an emergency vehicular access onto Charles Avenue and associated works (amended access plans and play equipment details) and in accordance with amended layout, designs and details received by the Local Planning Authority on 25th October and 1st November 2021

<b>Applicant's Name and Address:</b> Paul Bannister Land Developers (Lincs) Ltd & Keigar Homes Ltd DBC House Grimsby Road Laceby Grimsby North East Lincolnshire DN37 7DP	<b>Agent's Name and Address:</b> Mr Daniel Snowden Ross Davy Associates Pelham House 1 Grosvenor Street Grimsby North East Lincolnshire DN32 0QH
--	---

**Deposited:** 19th May 2021

**Accepted:** 30th June 2021

**Expiry Date:** 29th September 2021

**Agreed Extension of Time Date:**

**Case Officer:** Richard Limmer

**Decision:** Approved Conditions and signing of S106

1 Condition

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

Site Plans

RD4598-01 site location plan  
RD4598-02 existing site plan  
RD4598-03I proposed site plan  
RD4598-03F proposed openspace plan  
RD4598-22C external works plan  
RD4598-25B proposed emergency access plan  
RD4598-26 proposed open space plan

Levels Plans

1115-2104-CIV-01-P1 proposed site levels 1/8  
1115-2104-CIV-02-P1 proposed site levels 2/8  
1115-2104-CIV-03-P1 proposed site levels 3/8  
1115-2104-CIV-04-P1 proposed site levels 4/8  
1115-2104-CIV-05-P1 proposed site levels 5/8  
1115-2104-CIV-06-P1 proposed site levels 6/8  
1115-2104-CIV-07-P1 proposed site levels 7/8  
1115-2104-CIV-08-P1 proposed site levels 8/8

Land Developers

RD4598-07A house type C  
RD4598-23 house type M  
RD4598-24 house type m handed  
RD4598-21A garage details  
RD4598-20 garage details  
RD4598-04 house type A  
RD4598-05 house type A handed  
RD4598-06 house type B  
RD4598-08 house type D  
RD4598-09 house type D handed  
RD4598-10 house type E  
RD4598-11 house type E handed  
RD4598-12 house type F  
RD4598-13 house type F handed  
RD4598-14 house type G  
RD4598-15 house type G handed  
RD4598-16 house type H  
RD4598-17 house type J  
RD4598-18 house type K  
RD4598-19 house type L

Keigars

BU/AS/106 - Buckingham  
TE.BA/AS/103 - Teal 3  
TE.SR/OP/103 - Teal 3 opp  
GA/FH/36 - garages  
GA/FH/P6 - garages  
KI/OP/19/106 - Kingston opp  
AA/AS/18/103 - Ancholme 3  
BU/OP/18/103 - Buckingham 3  
BU/OP/18/106 - Buckingham 6  
CA/AS/19/102 - Canterbury 2  
CA/AS/19/106 - Canterbury 3  
DU/AS/18/103 - Duchess 3  
DU/OP/18/103 - Duchess 3 opp  
DU/OP/18/106 - Duchess 6 opp  
EA/AS/19/107 - Earl 6  
EA/OP/19/107 - Earl 3 opp  
GA/FH/19-20 - garages  
GA/FH/21 - garages  
GA/FH/24-28 - garages  
GA/FH/25-29 - garages  
GA/FH/2x51-2 - garages  
GA/FH/2x51-3 - garages  
GA/FH/30 - garages  
GA/FH/62-63 - garages  
HY/AS/18/103 - Haywood  
HY/AS/19/102 - Haywood 2  
HY/OP/19/102 - Haywood 2 opp  
KI/AS/18/102 - Kingston 2  
KI/AS/18/103 - Kingston 3  
KI/AS/19/101 - Kingston 1  
KI/AS/19/106 - Kingston 6  
KI/AS/18/102 - Kingston 2 opp  
KI/AS/18/103 - Kingston 3 opp  
KI/AS/19/101 - Kingston 1 opp  
MC/AS/19/101 - Malvern and Cleveland 1  
MC/AS/19/102 - Malvern and Cleveland 2  
MC/OP/19/101 - Malvern and Cleveland 1 opp  
MCA/AS/18/101 - Malvern and Canterbury 1  
MCA/AS/18/102 - Malvern and Canterbury 2  
MCA/OP/18/101 - Malvern and Canterbury 1 opp  
MCA/OP/18/102 - Malvern and Canterbury 2 opp  
MCM/AS/12/101 - Malvern and Canterbury 1  
TE.SR/AS/18/103 - Teal  
TE.SR/OP/18/103 - Teal  
TE.SR/OP/19/102 - Teal  
W/AS/18/101 - Wordsworth 1  
W/AS/18/102 - Wordsworth 2  
W/OP/18/101 - Wordsworth 1 opp  
W/OP/18/102 - Wordsworth 2 opp  
W/OP/19/103 - Wordsworth 3 opp

TE.SR/AS/19/102 - Teal 2  
HY/OP/18/101 Haywood 1 opp plots 23 and 25  
HY/AS/18/101 Haywood BS1 plot 24  
GA/FH/36and29 garages  
GA/FH/19and30 garages  
EA/AS/19/107 Earl style 6 plot 29  
CA/OP/19/103 Canterbury 3 opp plots 22 and 20  
CA/OP/19/102 Canterbury 2 opp Plot 27  
CA/AS/19/102 Canterbury 2 plots 26 and 28  
CA/AS/16/104 Canterbury 3 plot 21  
BU/OP/18/106 Buckingham 6 plots 19 and 30

Reason

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

- 2 Condition  
Plots 1-81 shall be built out in accordance with the construction materials detailed on plan ref: FH/173/10B unless otherwise approved in writing by the Local Planning Authority.

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

- 3 Condition  
Development shall not begin on the construction of the dwellings on plots 82-152 until details of all external materials to be used in construction of these dwellings have been submitted to and approved in writing by the Local Planning Authority. These dwellings 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 22 of the North East Lincolnshire Local Plan 2013-2032 (adopted 2018).

- 4 Condition  
No development shall commence until a site wide sustainable scheme for the provision of surface water drainage has been submitted to and approved in writing by the Local Planning Authority. This shall include the assessment of the capacity of the receiving water course and the assessment of ground conditions to determine if soakaways are practical. 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).

5 Condition

The scheme of landscaping, tree planting and footpath surfacing shown on plans ref. LMP-060521-00 Landscape master plan LP-060521-01 landscape plan 1/3, LP-060521-02 landscape plan 2/3, LP-060521-03 landscape plan 3/3 and RD4598-03G shall be completed within a period of 12 months, beginning with the date on which development began or within such longer period as may be first agreed in writing by the Local Planning Authority. All planting shall be maintained in accordance with the Landscape Management Plan.

Reason

To ensure a satisfactory appearance and setting for the development and continued maintenance of the approved landscaping in the interests of local amenity in accordance with Policy 43 of the North East Lincolnshire Local Plan 2013-2032 (adopted 2018).

6 Condition

The development roads, footpaths and junctions shall be built out in accordance with the following plans unless otherwise agreed in writing by the Local Planning Authority:

1115-2104-CIV-30-P2 adopted highway 1/2  
1115-2104-CIV-31-P2 adopted highway 2/2  
1115-2104-CIV-32-P1 external works  
1115-2104-CIV-61-P2 kerb and surface finish 1/8  
1115-2104-CIV-62-P2 kerb and surface finish 2/8  
1115-2104-CIV-63-P2 kerb and surface finish 3/8  
1115-2104-CIV-64-P2 kerb and surface finish 4/8  
1115-2104-CIV-65-P2 Kerb and surface finish 5/8  
1115-2104-CIV-66-P2 kerb and surface finish 6/8  
1115-2104-CIV-67-P2 kerb and surface finish 7/8  
1115-2104-CIV-68-P2 kerb and surface finish 8/8  
1115-2104-CIV-20-P1 road long sections 1/3  
1115-2104-CIV-21-P1 road long sections 2/3  
1115-2104-CIV-22-P1 road long sections 3/3  
1115-2104-CIV-25-P1 Foul water drainage  
1115-2104-CIV-S104-P1 s.104 layout  
1115-2104-CIV-s38-P1 s.38 layout

RD4598-LTG-5001 street lighting  
RD4598-LTG-5002 street lighting  
RD4598-LTG-5000 street lighting

Levels Plans

1115-2104-CIV-01-P1 proposed site levels 1/8  
1115-2104-CIV-02-P1 proposed site levels 2/8  
1115-2104-CIV-03-P1 proposed site levels 3/8  
1115-2104-CIV-04-P1 proposed site levels 4/8

1115-2104-CIV-05-P1 proposed site levels 5/8  
1115-2104-CIV-06-P1 proposed site levels 6/8  
1115-2104-CIV-07-P1 proposed site levels 7/8  
1115-2104-CIV-08-P1 proposed site levels 8/8

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).

7 Condition

The Ecological Enhancement Plan by CGC Ecology dated May 2021 shall be fully implemented within a period of 12 months, beginning with the date on which development began or within such longer period as may be first agreed in writing by the Local Planning Authority. All planting shall be maintained in accordance with the Landscape Management Plan.

Reason

In the interests of biodiversity improvement in accordance with Policy 41 of the North East Lincolnshire Local Plan 2013-2032 (adopted 2018).

8 Condition

The emergency vehicular access onto Charles Avenue shall be fully completed prior to the occupation of the 72nd dwelling on the site and thereafter maintained and retained.

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).

9 Condition

The development shall be carried out in full accordance with the Air Quality Assessment and Mitigation Report by Redmore Environmental ref:4943R1.

Reason

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

10 Condition

Prior to the occupation of the 50th dwelling on the site confirmation of the timing of the completion of the improvement works to the public right of way running through the site in accordance with the plan RD4598-03I and the replacement footbridge shall be agreed with the Local Planning Authority and thereafter completed in accordance with the approved timing.

Reason

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

- 11     Condition  
Prior to the occupation of any dwelling on the site details of all of the boundary treatments for the development shall be submitted to and approved in writing by the Local Planning Authority. The development shall then be built out in accordance with the approved detail.
- Reason  
In the interests of amenity and designing out crime in accordance with Policy 5 of the North East Lincolnshire Local Plan 2013-2032 (adopted 2018).
- 12     Condition  
The development shall be built out in strict accordance with the Construction Management Plan submitted on 4th November 2021. Unless otherwise agree 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).

### **Informatives:-**

- 1     Informative  
The applicant should note the requirements set out in the conditions and s.106 of the outline planning permission.
- 2     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](mailto:snn@nelincs.gov.uk) to discuss the creation of new addresses.
- 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     Informatives:  
If the footway or carriageway is damaged as a consequence of any excavation or any other operations relating to the development, the Highway Authority may make good the damage and recover expenses reasonably incurred. You are required to contact the Highway Management Team at least 4 weeks prior to commencement of works to arrange for a highway pre-condition inspection (Tel: 01472 324431).

As works are required within the existing highway, in accordance with Section 278, Highways Act 1980, in order to enable the development to take place,

please contact the Highway Management Team at least 6 months in advance of the commencement of works (Tel: 01472 324505).

If the highways within the site are to be adopted by the Council, in accordance with Section 38 of the Highways Act 1980, please contact the Highway Management Team six months in advance of the commencement of works. (Tel: 01472 324505).

5 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).

6 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 resolving issues through the planning process.

7 Informative

During construction the Public Footpath must not be obstructed, however when the construction of the road is taking the Public Footpath requires closing this would require prior authorisation from the Public Rights of Way Mapping Officer with at least 5 weeks before commencement. A charge of £500 will be levied to the applicant to cover the Council's costs in arranging the legal closure order. A formal application must be submitted to the Public Rights of Way Mapping Officer via email to [prow@nelincs.gov.uk](mailto:prow@nelincs.gov.uk) or by telephoning 01472324789.



## Minute of the Planning Committee 1st December 2021

**Item:** 2

**Application Number:** DM/0553/21/REM

**Application Type:** Reserved Matters

**Application Site:** Land At Grimsby Road Waltham North East Lincolnshire

**Proposal:** Variation of Condition 1 (Approved Plans) pursuant to DM/0186/20/REM to retain fencing to the side of plot 1 and rear of plots 3, 4 and 5

<b>Applicant's Name and Address:</b> Mr Peter Strawson Idyllic Estates Ltd East Ravendale Farm East Ravendale DN37 0RX	<b>Agent's Name and Address:</b> Mr Matt Deakins Ross Davy Associates Pelham House 1 Grosvenor Street Grimsby DN32 0QH
---	--

**Deposited:** 26th May 2021

**Accepted:** 17th June 2021

**Expiry Date:** 16th September 2021

**Agreed Extension of Time Date:**

**Case Officer:** Richard Limmer

**Decision:** Approved with Conditions

- 1 Condition  
The development shall not be carried out except in complete accordance with the approved plans and specifications as shown on Drawing Nos:-  
  
RD3751 - 33-REV-F Proposed Landscaping and Boundary Treatment Plan.  
  
and the following plans from the previous approval DM/0186/20/REM

RD 3751-01-Rev A - Site Location Plan;  
RD 3751-07-Rev N - Proposed Block Plan;  
RD 3751-31-Rev C - Site Context Plan Phase 2;  
RD 3751-65-REV C - Proposed Plans and Elevations Plot 7;  
RD 3751-66-Rev O - Proposed Plans and Elevations Plot 10,

Reason

To ensure the development is in accordance with the approved details and results in a satisfactory form of development in accordance with Policies 5 and 22 of the North East Lincolnshire Local Plan 2013-2032 (adopted 2018)

2 Condition

The development shall be built out in strict accordance with the Construction Management Plan (dated 23rd October 2018) at all times approved under DM/0186/20/REM.

Reason

In the interest of residential and highway amenity in accordance with Policy 5 of the North East Lincolnshire Local Plan 2013-2032 (adopted 2018)

3 Condition

The scheme of landscaping and tree planting shown on Drawing No. RD 3751-33F shall be completed within a period of 12 months, beginning with the date on which development began or within such longer period as may be first agreed in writing by the Local Planning Authority. All planting shall be adequately maintained for 5 years as detailed on the plan, beginning with the date of completion of the scheme and during that period all losses shall be replaced during the next planting season.

Reason

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

4 Condition

Notwithstanding the Town and Country Planning (General Permitted Development) Order 2015 (or any statutory amendment thereto), no development shall take place within any of the identified service strips within the site.

Reason

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

- 5      Condition  
No dwelling shall be occupied until the private driveway and vehicular access to it (and parking and garaging facilities serving it) have been completed in accordance with the approved plans in Condition No 1 of this permission. Those parking/garaging facilities shall be retained thereafter.
- Reason  
To ensure adequate parking and turning facilities are provided within the site for highway safety reasons in accordance with Policy 5 of the North East Lincolnshire Local Plan 2013-2032 (adopted 2018).
- 6      Condition  
The existing hedge along the boundary with Grimsby Road shall be maintained and retained at a minimum height of 3.0m high and 1.5m in width.
- Reason  
In the interests of visual amenity in accordance with Policy 5, 22 and 42 of the North East Lincolnshire Local Plan 2013-2032 (adopted 2018).
- 7      Condition  
Prior to the occupation of any dwelling on the site electric vehicle charging infrastructure shall be installed in accordance with details approved under discharge of conditions application DM/0871/19/CND. The electric vehicle charging infrastructure shall then be so retained unless otherwise agreed in writing by the Local Planning Authority.
- Reason  
In the interests of improving air quality and sustainable travel in accordance with Policy 5 of the North East Lincolnshire Local Plan 2013-2032 (adopted 2018)
- 8      Condition  
Drainage and highway infrastructure shall be as approved under Reserved Matters approval DM/0285/18/REM.
- Reason  
To ensure the satisfactory disposal of the surface water and in the interests of highway amenity to accord to Policy 5 and 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.

## Minute of the Planning Committee 1st December 2021

**Item:** 3

**Application Number:** DM/0385/21/FUL

**Application Type:** Full Application

**Application Site:** The Linden Club Clee Road Grimsby North East Lincolnshire

**Proposal:** Removal of existing temporary changing rooms, toilets and ancillary structures and erect new changing room building, including toilets, kitchen and training room

<b>Applicant's Name and Address:</b> Mr J Ledden CTFC Ltd The Linden Club Clee Road Grimsby North East Lincolnshire DN32 8QL	<b>Agent's Name and Address:</b> Steve Hanks Flare Visual LTD The Terrace Grantham Street Lincoln LN2 1BD
---	---

**Deposited:** 12th April 2021

**Accepted:** 8th June 2021

**Expiry Date:** 3rd August 2021

**Agreed Extension of Time Date:**

**Case Officer:** Richard Limmer

**Decision:** Approved with Conditions

- 1 Condition  
The development hereby permitted shall begin within three years of the date of this permission.  
  
Reason  
To comply with S.91 of the Town and Country Planning Act 1990.

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

F2947-A1-01A Proposed Plans

Reason

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

- 3 Condition  
Development shall not begin until details of the materials for the exterior walls, roof and openings, 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 Policies 5 and 39 of the North East Lincolnshire Local Plan 2013-2032 (adopted 2018).

- 4 Condition  
No development shall take place until the applicant has:-

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

Use of the development shall not take place until the applicant has:-

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

Reason

In the interests of protecting heritage assets in accordance with Policy 39 of the North East Lincolnshire Local Plan 2013-2032 (adopted 2018).

- 5 Condition  
No development shall commence 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 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).

6 Condition

Prior to the development commencing, a Construction Management Plan shall be submitted to and approved in writing by the Local Planning Authority. The development shall then proceed in accordance with the approved details. The plan shall contain:

- Visitor and contractor parking areas;
- Materials storage area;
- Wheel cleaning facilities;
- Noise, vibration and dust mitigation measures (both during demolition and construction);
- Construction traffic management plan.
- details on working hours with no demolition or construction work 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 highway safety and to protect the residential amenities of the neighbouring properties in accordance with Policy 5 of the North East Lincolnshire Local Plan 2013-2032 (adopted 2018).

7 Condition

Prior to the hereby approved building first coming into use a scheme for any external lighting shall be submitted to and approved in writing by the Local Planning Authority. Only lighting detailed on the approved scheme shall then be installed.

Reason

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

8 Condition

The development shall be carried out in accordance with the Flood Risk Assessment (by RM Associates April 2021).

Reason

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

### **Informatives:-**

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



## Minute of the Planning Committee 1st December 2021

**Item:** 4

**Application Number:** DM/0512/21/FUL

**Application Type:** Full Application

**Application Site:** Wayside Brigsley Road Waltham North East Lincolnshire

**Proposal:** Erection of one detached dwelling and associated works

<b>Applicant's Name and Address:</b> Mr & Mrs Miall Wayside Brigsley Road Waltham North East Lincolnshire DN37 0LA	<b>Agent's Name and Address:</b> Mr Dieter Nelson Dieter Nelson Planning Consultancy Unit 2, Cleethorpes Business Centre Jackson Place, Wilton Road Humberston Grimsby North East Lincolnshire DN36 4AS
--	---

**Deposited:** 17th May 2021

**Accepted:** 24th May 2021

**Expiry Date:** 19th July 2021

**Agreed Extension of Time Date:**

**Case Officer:** Richard Limmer

**Decision:** Approved with Conditions

- 1 Condition  
The development hereby permitted shall begin by the 2nd December 2023.

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

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

1242/0003A Proposed site plan  
1242/0002A Existing and proposed block plan  
1242/0001 Site location plan  
1242/0004A Proposed plans and elevations

Reason

For the avoidance of doubt and in the interests of proper planning in accordance with Policies 5 and 22 of the North East Lincolnshire Local Plan 2013-2032.

- 3 Condition  
Prior to the commencement of the development hereby permitted details of surface and foul water drainage shall be submitted to and approved in writing by the Local Planning Authority. All surface and foul water drainage shall be in accordance with the details agreed.

Reason

To ensure satisfactory drainage in accordance with Policy 33 of the North East Lincolnshire Local Plan 2013-2032.

- 4 Condition  
Prior to the commencement of development details on the integration of the public footpath with the sites development, to include boundary treatments and landscaping details, shall be submitted to and approved in writing by the Local Planning Authority. The details as approved shall be implemented prior to the occupation of the dwelling and shall be so retained thereafter unless otherwise agreed in writing with the Local Planning Authority.

Reason

In the interests of local amenity and the amenity of users of the public footpath to accord to Policy 5 of the North East Lincolnshire Local Plan 2013-2032.

- 5 Condition  
Prior to the commencement of development, final details of the scheme of landscaping and tree planting shall be submitted to and agreed in writing with the Local Planning Authority. Such details shall include the timings and details of trees and hedges to be retained and measures for their protection during the construction period. Hedgerows shall thereafter be retained in accordance with the details approved. All planting shall be implemented in accordance with the details and timings approved and shall be adequately maintained for 5 years, beginning with the date of completion of the development. All tree and hedge protection measures shall be implemented as approved during the construction period.

Reason

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

6 Condition

Prior to the commencement of the development details of all external materials to be used in construction of the buildings shall be 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 Policies 5 and 22 of the North East Lincolnshire Local Plan 2013-2032 (Adopted 2018).

7 Condition

No development shall commence until a Construction Method Statement/Management Plan has been submitted to and approved in writing by the Local Planning Authority. The approved Statement/Management Plan shall be adhered to throughout the construction period. The Statement shall provide for:-

- a. The routing of heavy construction vehicles,
- b. Parking of vehicles of site operatives and visitors within the site,
- c. Loading and unloading of plant and materials,
- d. Storage of plant and materials used in constructing the development,
- e. Wheel washing facilities,
- f. A management plan to control the emission of dust and dirt during construction identifying suitable mitigation measures,
- h. A scheme for recycling/disposing of waste resulting from construction works. There shall be no burning of materials on site.
- i. A scheme to control noise during the construction phase,
- j. Hours of working on site which shall not be undertaken 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).

8 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 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.
- 3     **Informative**  
This application will require the creation of new postal addresses. You are advised to contact the Street Naming & Numbering Team on 01472 323579 or via email at [snn@nelincs.gov.uk](mailto:snn@nelincs.gov.uk) to discuss the creation of new addresses.
- 4     **Informative**  
Please note that you may also require Building Regulations. You are advised to contact them in advance of work on site commencing (Tel: 01472 325959).
- 5     **Informative**  
The applicants' attention is drawn to the sewer line across the site. You are advised to ensure early discussions with Anglian Water to determine what consents and agreements may be required from them and what works need to take place.
- 6     **Informatives**  
The applicants are reminded of the public right of way. This should not be stopped up, blocked or diverted without the necessary consents.

## Minute of the Planning Committee 1st December 2021

**Item:** 5

**Application Number:** DM/0539/21/FUL

**Application Type:** Full Application

**Application Site:** Humberston Academy Humberston Avenue Humberston  
North East Lincolnshire

**Proposal:** Extend existing car park to create additional 64 spaces with  
associated works (additional supporting information)

<b>Applicant's Name and Address:</b> Mr Dan Mcfaul YMD Boon 6B Anson House Compass Point Business Park Market Harborough LE16 9HW	<b>Agent's Name and Address:</b> YMD Boon Ltd 6B Anson House Compass Point Market Harborough LE16 9HW
---	--

**Deposited:** 25th May 2021

**Accepted:** 25th May 2021

**Expiry Date:** 20th July 2021

**Agreed Extension of Time Date:**

**Case Officer:** Jonathan Cadd

**Decision:** Approved with Conditions

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

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

- 2 Condition  
Before work commences details of an updated surface water drainage system based on drawing no. 3001 Rev P1 and email 6th October 2021 from Colin Driver and Andy Smith 18 October 2021 (agreeing tanking of the porous area and a combined flow from the existing and proposed car park of no more than 1.2/s in a 1:100 year event plus climate change) and taking account any alterations in layout, shall be submitted to and agreed in writing by the local planning authority. Such scheme shall be implemented before the car park is brought into use and shall be maintained as such thereafter.

Reason

To prevent an increased risk of flooding by ensuring the provision of a satisfactory means of surface water disposal and in accordance with policies 5 and 33 of the North East Lincolnshire Local Plan 2013 - 2032 (adopted 2018).

- 3 Condition  
Before any lighting to the extended car park is erected, a scheme of lighting shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall include details of the proposed lighting and columns (location, type, height, luminance and any mitigation measures) and the days and hours of use. The scheme shall thereafter be erected in strict accordance with the approved details and retained and used as such thereafter.

Reason

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

- 4 Condition  
Prior to the car park extension hereby approved being brought into use, details of the existing car park re-lining scheme (to include four disabled driver car parking spaces to the appropriate standard and motor cycle spaces) shall be submitted to and agreed in writing by the Local Planning Authority. The car park shall then be laid out in strict accordance with the approved scheme before the extension is first brought into use.

Reason

To assist in the provision of spaces to aid drivers with disabilities and in accordance with policies 5 and 38 of the North East Lincolnshire Local Plan 2013 - 2032 (adopted 2018)

- 5 Condition  
Prior to work commencing a Construction Management Plan (including Construction Traffic Management Plan) shall be submitted to and approved in writing by the Local Planning Authority. It shall include the following:

- Dust and Noise control measures;
- Contractor and visitor parking;

- Contractors compound and area for deliveries;
- Wheel Cleaning;
- The routing of construction traffic.
- Contact details of the person with responsibility for the implementation of the CMP and CTMP;
- The expected number, types and size of vehicles during the entire construction period;
- The proposed daily hours of operation during the construction period (including specific times to avoid - school start and end times in consultation with Cloverfield Primary School);
- Details of expected delivery schedules and how this will be managed to eliminate waiting on the public highway (i.e. call ahead or pre-booking scheduling system), if required; and

Once approved, the CMP (including CTMP) shall be adhered to at all times during construction.

#### Reason

To reduce impact on neighbours, amenity, safety and highway reasons in accordance with policy 5 and 36 of the North East Lincolnshire Local Plan 2013 - 2032 (adopted 2018).

### 6 Condition

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

#### Reason

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

### 7 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 (including type of footpath and method of construction have been submitted to and approved in writing by the Local Planning Authority).

The scheme of landscaping and tree planting approved by the Local Planning Authority shall be completed within a period of 12 months, beginning with the date on which development began or within such longer period as may be first agreed in writing by the Local Planning Authority. All planting shall be adequately

maintained for 5 years, beginning with the date of completion of the scheme and during that period all losses shall be replaced during the next planting season.

**Reason**

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

**8 Condition**

The development shall not be carried out except in complete accordance with the approved plans and specifications. The approved plans are as follows: J4701-01, J4701-20 and J4701 - 30 rev B and 3001 rev P1

**Reason**

To ensure the development is in accordance with the approved details and results in a satisfactory form of development and in accordance with policies: 5, 22, 33, 38 and 41 of the North East Lincolnshire Local Plan 2013 - 2032 (adopted 2018).

**9 Condition**

The community use agreement allowing use of sporting facilities by locals and community groups and listing on schoolshire.co.uk (or similar online booking system) shall be retained for the lifetime of the car park unless otherwise approved by the Local Planning Authority.

**Reason**

To retain community access to sporting and ancillary facilities in accordance with policies: 5 and 6 of the North East Lincolnshire Local Plan 2013- 2032 (adopted 2018)?

**Informatives:-**

**1 Reason for Approval**

The Local Planning Authority has had regard to development plan policies and especially those in the North East Lincolnshire Local Plan. The proposal would: provide additional parking facilities to assist both the school and community use of the site, maintain sufficient out door sporting facilities on site, not harm the area character or residential amenity and is acceptable under all other planning considerations. This proposal is approved in accordance with the North East Lincolnshire Local Plan 2013-2032 (adopted 2018), in particular policies 5, 22, 33, 36, 38 and 41 and the provisions of the National Planning Policy Framework (2021).



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 seeking further justification, amendments to designs, additional landscaping and identifying community use.

3 Informative

The development may wish to consider electric vehicle charging infrastructure in the design of the new development. All new developments which include parking facilities are encouraged to: be designed to provide opportunities for charging electric and plug-in hybrid vehicles by including cabling to provide charging infrastructure.

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).

<b>Minute of the Planning Committee 1st December 2021</b>
---

**Item:** 6

**Application Number:** DM/0893/21/ADV

**Application Type:** Advertisement Consent

**Application Site:** Land At Hewitts Avenue New Waltham North East  
Lincolnshire

**Proposal:** Display of 143 metres of non illuminated hoarding signs

<b>Applicant's Name and Address:</b> Mr Ming Yeung YPG Strawberry Fields Ltd 14 Columbus Quay Riverside Drive Liverpool L3 4DB	<b>Agent's Name and Address:</b>
--	----------------------------------

**Deposited:** 31st August 2021

**Accepted:** 14th September 2021

**Expiry Date:** 9th November 2021

**Agreed Extension of Time Date:** 5th December 2021

**Case Officer:** Jonathan Cadd

**Decision:** Refused

- 1 The proposed advertising hoards by reason of their size and extent (143m in length) would have a detrimental impact on the visual appearance and character of the area and highway safety causing a distraction to drivers at this busy location contrary to policies: 5, 22 and 36 of the North East Lincolnshire Local Plan 2013 - 2036 (adopted 2018) and the provisions of the National Planning Policy Framework 2021.

## Minute of the Planning Committee 1st December 2021

**Item:** 7

**Application Number:** DM/0653/21/FUL

**Application Type:** Full Application

**Application Site:** Plot 2 Kings Chase Barnoldby Le Beck North East  
Lincolnshire

**Proposal:** Variation of Conditions 2 (Approved Plans) and 3 (External Materials) as granted on DM/0311/20/FUL for revised plans to include balcony, revised siting, drive, turning and access, landscaping and external materials for the walls, roof windows and doors - amended plans received November 2021

<b>Applicant's Name and Address:</b> Mr And Mrs Wayne Taylor 9 Amelia Court Humberston North East Lincolnshire DN36 4UR	<b>Agent's Name and Address:</b> DMC Architecture - Darrell Crawford 5 Coral Drive Waltham Grimsby N E Lincolnshire DN37 0YD
--	--

**Deposited:** 29th June 2021

**Accepted:** 14th July 2021

**Expiry Date:** 8th September 2021

**Agreed Extension of Time Date:** 3rd December 2021

**Case Officer:** Bethany Loring

**Decision:** Approved with Conditions

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

Reason  
To comply with S.91 of the Town and Country Planning Act 1990.
- 2     Condition  
The development shall be carried out in accordance with the following plans:

Site Location Plan, Block Plan, Proposed Elevations, Section and Roof Plan - DMC21625/002 Rev E  
Proposed Floor Plans - DMC21625/001

As approved under DM/0311/20/FUL:

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

As approved under DM/1020/20/FUL:

F2966-02D - Site Location Plan and Block Plan (plot 3)  
F2966-A1-01E - Proposed Plans and Elevations (plot 3)

As approved under DM/0431/21/FUL:

Proposed Plans and Elevations for Plot 1 - RD4889-01A  
Proposed Plans and Elevations for Garage for Plot 1 - RD4889-02

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 as stated on drawing no. DMC21625/002 Rev E, for Plot 2, unless otherwise first approved in writing by the Local Planning Authority. The development shall be built out in accordance with the materials detailed in document ref: RD3856-LA09-02-17 (approved under DM/0311/20/FUL), for Plots 1 and 3, unless otherwise agreed in writing with the Local Planning Authority.

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

- 4      Condition  
The development shall be built out in accordance with the surface water drainage plan ref: 1115-1107-CIV-10-B (approved under DM/0311/20/FUL) and implemented prior to occupation of any dwelling unless otherwise agreed in writing with the Local Planning Authority.
- Reason  
In the interests of flood risk and sustainable drainage in accordance with Policy 33 of the North East Lincolnshire Local Plan 2013-2032.
- 5      Condition  
The development shall be built out in strict accordance with the Construction Management Plan ref: RD3856-LA22-04-20 (dated July 2020; approved under DM/0311/20/FUL) unless otherwise agreed in writing by the Local Planning Authority.
- Reason  
To protect the residential amenities of the neighbouring properties in accordance with Policy 5 of the North East Lincolnshire Local Plan 2013-2032.
- 6      Condition  
The landscaping scheme detailed on plan ref: RD3856-09A (approved under DM/0311/20/FUL), for Plots 1 and 3, shall be fully completed within 12 months of all of the properties being first occupied and be maintained thereafter for 10 years in accordance with the details on the plan unless otherwise agreed in writing by the Local Planning Authority.
- Reason  
To protect the visual appearance of the area in accordance with Policy 5 of the North East Lincolnshire Local Plan 2013-2032.
- 7      Condition  
The access road and driveways shall be constructed in accordance with the details shown on plan ref: 1115-1107-CIV-30A (approved under DM/0311/20/FUL) and managed thereafter in accordance with the management plan ref: RD3856-08. Unless otherwise agreed in writing by the Local Planning Authority.
- Reason  
In the interests on highway amenity in accordance with Policy 5 of the North East Lincolnshire Local Plan 2013-2032.
- 8      Condition  
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 occupation of plot 2 final details of the landscaping features, to include trees and hedges, shall be submitted to and approved in writing by the Local Planning Authority. Landscaping shall proceed in accordance with the agreed details within 12 months of the property being first occupied and shall thereafter be maintained for 10 years.

Reason

In the interest of visual amenity to accord to policy 5 and 22 of the North East Lincolnshire Local Plan 2013-2032 (adopted 2018).

10 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.

11 Condition

The first floor windows to be created in the side elevations of the dwelling hereby approved shall be glazed in obscure glass only to an obscurity level of 3 or above as measured on the 'Pilkington Scale'. The windows shall be retained at the same level of obscurity thereafter.

Reason

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

**Informatives:-**

1 Reason for Approval

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

North East Lincolnshire Local Plan 2013-2032 (adopted 2018), in particular policies 5, 22, 33 and 34.

- 2 Informative  
Article 31(1)(cc) Statement - Positive and Proactive Approach  
In accordance with paragraph 187 of the National Planning Policy Framework, the Local Authority has worked in a positive and proactive manner by determining the application in a timely manner.
- 3 Informative  
Please note that you may also require Building Regulations. You are advised to contact them in advance of work on site commencing (Tel: 01472 325959).
- 4 Informative  
This application will require the creation of new postal addresses. You are advised to contact the Street Naming & Numbering Team on 01472 323579 or via email at [snn@nelincs.gov.uk](mailto:snn@nelincs.gov.uk) to discuss the creation of new addresses.