

Minute of the Planning Committee 6th April 2022
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Item: 1

Application Number: DM/1149/21/FUL

Application Type: Full Application

Application Site: Land Off Matthew Telford Way (Phase 2C1 And 2D) Scartho
Top Grimsby DN33 3SW

Proposal: Erect 225 dwellings with associated infrastructure and
landscaping (updated drainage information Jan 2022) -
Amended travel plan Feb 2022

Applicant's Name and Address: Mr Matthew Barker Persimmon Homes South Yorkshire Brickyard Way Harworth Doncaster DN11 8FG	Agent's Name and Address: Mr Keith Webster Ancer Spa Ltd 46 Ring Road Leicester LE2 3RR
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Deposited: 15th November 2021

Accepted: 23rd December 2021

Expiry Date: 24th March 2022

Agreed Extension of Time Date:

Case Officer: Richard Limmer

Decision: Approved with the following conditions and signing of S106 Agreement

- 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.

Condition

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

Al_MA_End_R21 - 903 - Alnmouth Traditional Elevation
Al_MA_End_R21 - OP 903 - Alnmouth Traditional Opposite Elevation
Al_MA_End_R21 - 901 - Alnmouth Floor Plan
Al_MA_End_R21 - OP 901 - Alnmouth Opposite Floor Plan
Da_MA_End_R21- 903 - Danbury Traditional Elevation
Da_MA_End_R21- OP 903 - Danbury Traditional Opposite Elevation
Da_MA_End_R21- 904 - Danbury Village Elevation
Da_MA_End_R21- OP 904 - Danbury Village Opposite Elevation
Da_MA_End_R21 - 901 - Danbury Floor Plan
Da_MA_End_R21 - OP 901 - Danbury Opposite Floor Plan
Ep_MA_End_R21- 903 - Epping Traditional Elevation
Ep_MA_End_R21- OP 903 - Epping Traditional Opposite Elevation
Ep_MA_End_R21 - 904 - Epping Village Elevation
Ep_MA_End_R21 - OP 904 - Epping Village Opposite Elevation
Ep_MA_End_R21 - 901 - Epping Floor Plan
Ep_MA_End_R21 - OP 901 - Epping Opposite Floor Plan
Ar_MA_End_R21- 903 - Arden Traditional Elevation
Ar_MA_End_R21- OP 903 - Arden Traditional Opposite Elevation
Ar_MA_End_R21- 903 - Arden Traditional Elevation
Ar_MA_End_R21- OP 904 - Arden Village Elevation
Ar_MA_End_R21- 901 - Arden Floor Plan
Ar_MA_End_R21- OP 901 - Arden Opposite Floor Plan
Gl_MA_End_R21- 903 - Glenmore Traditional Elevation
Gl_MA_End_R21- OP 903 - Glenmore Traditional Opposite Elevation
Gl_MA_End_R21 - 904 - Glenmore Village Elevation
Gl_MA_End_R21 - OP 904 - Glenmore Village Opposite Elevation
Gl_MA_End_R21 - 901 - Glenmore Floor Plan
Gl_MA_End_R21 - OP 901 - Glenmore Opposite Floor Plan
Sh_MA_End_R21- 903 - Sherwood Traditional Elevation
Sh_MA_End_R21- OP 903 - Sherwood Traditional Opposite Elevation
Sh_MA_End_R21 - 904 - Sherwood Village Elevation
Sh_MA_End_R21 - OP 904 - Sherwood Village Opposite Elevation
Sh_MA_End_R21 - 901 - Sherwood Floor Plan
Sh_MA_End_R21 - OP 901 - Sherwood Opposite Floor Plan
Sa_MA_End_R21 - 903 - Saunton Traditional Elevation
Sa_MA_End_R21 - OP 903 - Saunton Traditional Opposite Elevation
Sa_MA_End_R21 - 901 - Saunton Floor Plan
Sa_MA_End_R21 - OP 901 - Saunton Opposite Floor Plan
Br_MA_End_R21 - 903 - Braunton Traditional Elevation
Br_MA_End_R21 - OP 903 - Saunton Traditional Opposite Elevation
Br_MA_End_R21 - 901 - Saunton Floor Plan
Br_MA_End_R21 - OP 901 - Saunton Opposite Floor Plan
Ch_MA_End_R21 - 903 - Charnwood Traditional Elevation
Ch_MA_End_R21 - OP 903 - Charnwood Traditional Opposite Elevation
Ch_MA_End_R21 - 901 - Charnwood Floor Plan
Ch_MA_End_R21 - OP 901 - Charnwood Opposite Floor Plan
Bw_MA_End_R21- 903 - Barnwood Traditional Elevation
Bw_MA_End_R21- OP 903 - Barnwood Traditional Opposite Elevation

Bw_MA_End_R21 - 904 - Barnwood Village Elevation
Bw_MA_End_R21 - OP 904 - Barnwood Village Opposite Elevation
Bw_MA_End_R21 - 901 - Barnwood Floor Plan
Bw_MA_End_R21 - OP 901 - Barnwood Opposite Floor Plan
Ri_MA_End_R21- 903 - Rivington Traditional Elevation
Ri_MA_End_R21- OP 903 - Rivington Traditional Opposite Elevation
Ri_MA_End_R21 - 904 - Rivington Village Elevation
Ri_MA_End_R21 - OP 904 - Rivington Village Opposite Elevation
Ri_MA_End_R21 - 901 - Rivington Floor Plan
Ri_MA_End_R21 - OP 901 - Rivington Opposite Floor Plan
Gw_MA_End_R21 - 903 - Greenwood Traditional Elevation
Gw_MA_End_R21 - OP 903 - Greenwood Traditional Opposite Elevation
Gw_MA_End_R21 - 901 - Greenwood Floor Plan
Gw_MA_End_R21 - OP 901 - Greenwood Opposite Floor Plan
Se_MA_End_R21 - 903 - Selwood Traditional Elevation
Se_MA_End_R21 - OP 903 - Selwood Traditional Opposite Elevation
Se_MA_End_R21 - 901 - Selwood Floor Plan
Se_MA_End_R21 - OP 901 - Selwood Opposite Floor Plan
Bt_MA_End_R21- 903 - Brampton Traditional Elevation
Bt_MA_End_R21- OP 903 - Brampton Traditional Opposite Elevation
Bt_MA_End_R21 - 904 - Brampton Village Elevation
Bt_MA_End_R21 - OP 904 - Brampton Village Opposite Elevation
Bt_MA_End_R21 - 901 - Brampton Floor Plan
Bt_MA_End_R21 - OP 901 - Brampton Opposite Floor Plan
Hd_MA_End_R21- 903 - Haldon Traditional Elevation
Hd_MA_End_R21- OP 903 - Haldon Traditional Opposite Elevation
Hd_MA_End_R21 - 904 - Haldon Village Elevation
Hd_MA_End_R21 - OP 904 - Haldon Village Opposite Elevation
Hd_MA_End_R21 - 901 - Haldon Floor Plan
Hd_MA_End_R21 - OP 901 - Haldon Opposite Floor Plan
Re_MA_End_R21- 903 - Rendlesham Traditional Elevation
Re_MA_End_R21- OP 903 - Rendlesham Traditional Opposite Elevation
Re_MA_End_R21 - 904 - Rendlehsam Village Elevation
Re_MA_End_R21 - OP 904 - Rendlesham Village Opposite Elevation
Re_MA_End_R21 - 901 - Rendlesham Floor Plan
Re_MA_End_R21 - OP 901 - Rendlesham Opposite Floor Plan
GA2.1 - 901 - Double Garage
GA2.2 - 901 - Double Twin Garage
GA1.1 - 901 Single Garage

SCT_A01_Scartho Top R21 - Rev S - Block Plan
SCT-A01_02 - Location Plan
SCT_01_03 - Rev A - Site Sections

SD.04 - Rev B - Boundary Fence and Wall Details
10009-FPCR-XX-XX-DR-L-0001 to 0005 - Planting Plan

Reason

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

- 3 Condition
The development shall be built out in accordance with the Materials detailed on plan ref:SCT_A01_06 - Rev E - Materials Plan. Unless otherwise agreed in writing by the Local Planning Authority.
- Reason
To protect the visual amenity of the area in accordance with Policy 5 of the North East Lincolnshire Local Plan 2013-2032 (adopted 2018).
- 4 Condition
No development shall commence until a 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).
- 5 Condition
Prior to the development commencing on each sub phase, 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:
- Working hours;
 - Visitor and contractor parking areas;
 - Materials storage area;
 - Wheel cleaning facilities;
 - Noise, vibration and dust mitigation measures;
 - Construction traffic management plan.
- 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).
- 6 Condition
Prior to development commencing an air quality assessment shall be submitted to and approved in writing by the Local Planning Authority. The Assessment shall identify the level of exposure through the change in pollutant concentrations at relevant receptors, including cumulative impacts of committed developments, arising from the proposal, during both construction and operational phases. Mitigation measures should be identified and modelled where practicable and a scheme for their implementation also agreed in writing by the Local Planning Authority and then fully carried out in accordance with the agreed details.

Reason

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

7 Condition

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

Reason

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

8 Condition

Prior to the commencement of development, details of a scheme for the provision of vehicle electric recharge points at a minimum of one per dwelling shall be submitted to and approved in writing by the Local Planning Authority. The approved electric recharge point(s) shall be provided prior to the occupation of the dwelling to which they relate and shall be retained thereafter.

Reason

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

9 Condition

The scheme of landscaping and tree planting shown on drawing no. 10009-FPCR-XX-XX-DR-L-0001 to 0005 (Planting Plan) 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 and continued maintenance of the approved landscaping in the interests of local amenity in accordance with Policy 42 of the North East Lincolnshire Local Plan 2013-2032 (adopted 2018).

10 Condition

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

- (i) Detailed plans to a scale of at least 1/500 showing:-
 - (a) the proposed layout of the carriageways and footways on the development;
 - (b) the wearing course materials proposed for the carriageways and footways;
 - (c) cross sections;
 - (d) the highway drainage system;
 - (e) the proposed locations of street lighting columns, all services and ducts for services, within the carriageways and footways;
 - (f) the number, location and layout of the vehicle garaging and/or parking facilities within the site to serve the proposed development;
 - (g) management arrangements for any carriageways, footways and/or landscaped areas not to be adopted by the local authority;
 - (h) swept path analysis demonstrating turning manoeuvres for emergency vehicles on all carriageways (adopted and private), and refuse vehicles on all adopted carriageways;
- (ii) A Stage 1 and 2 Road Safety Audit (RSA) must be provided. The RSA should take into consideration and ... The Road Safety Audit must be undertaken by a fully qualified independent Road Safety Auditor.

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

Reason

To ensure that the proposed access roads are made up as soon as possible and in the interests of public safety in accordance with Policy 5 of the North East Lincolnshire Local Plan 2013-2032 (adopted 2018).

11 Condition

The development shall be built out in accordance with the Ecology Survey dated February 2020 and the recommendations set out within that document.

Reason

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

12 Condition

The Biodiversity and Habitat Improvement Plan dated June 2021 shall be fully implemented and completed within 12 months of the 180th dwelling being occupied on the site and thereafter maintained in accordance with the recommendations set out within the Plan.

Reason

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

Minute of the Planning Committee 6th April 2022

Item: 2

Application Number: DM/0536/20/FUL

Application Type: Full Application

Application Site: Land Adjacent To 83 Brigsley Road Waltham Grimsby North East Lincolnshire

Proposal: Erect dwelling with integral garage and install vehicular access (Ecology Report - January 2022)

Applicant's Name and Address: Mr M Short 2 Cheltenham Way Cleethorpes DN35 0UG	Agent's Name and Address: Mr Daniel Snowden Ross Davy Associates Pelham House 1 Grosvenor Street Grimsby DN32 0QH
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Deposited: 8th July 2020

Accepted: 13th July 2020

Expiry Date: 7th September 2020

Agreed Extension of Time Date: 8th April 2022

Case Officer: Richard Limmer

Decision: Refused

- 1 The proposal by virtue of the limited size of the site and position of the dwelling would represent an over development which would be detrimental to the character of the area and to the residential amenities of both existing neighbours contrary to policies 5 and 22 of the North East Lincolnshire Local Plan 2013 - 2032 (adopted 2018).
- 2 Due to insufficient evidence to allow for a full consideration of the potential impacts on ecology, in relation to Great Crested Newts, the proposal is contrary to Policy 41 of the North East Lincolnshire Local Plan 2013-2032 (adopted 2018).

Minute of the Planning Committee

Item:

Application Number: DM/0090/22/FUL

Application Type: Full Application

Application Site: Anne Askew House South Marsh Road Stallingborough
North East Lincolnshire

Proposal: Erect one detached dwelling and garage with associated
boundary treatments and landscaping

Applicant's Name and Address: Mr Paul Silvester Foresight (North East Lincolnshire) 60 Newmarket Street Grimsby DN32 7SF	Agent's Name and Address: Mr Martyn Shepherd 16 Connaught Avenue Grimsby DN32 0BS
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Deposited: 4th February 2022

Accepted: 16th February 2022

Expiry Date: 13th April 2022

Agreed Extension of Time Date:

Case Officer: Bethany Loring

Decision: Withdrawn

Minute of the Planning Committee 6th April 2022

Item: 4

Application Number: DM/0028/22/FUL

Application Type: Full Application

Application Site: Land Adjacent To The Barns Walk Lane Irby Upon Humber
North East Lincolnshire

Proposal: Change of use and conversion of old apple and potato store to short term holiday let to include various internal and external alterations and installation of metal flue for wood burning stove

Applicant's Name and Address: Mr And Mrs C Webb The Barns Walk Lane Irby On Humber Grimsby North East Lincolnshire DN37 7LA	Agent's Name and Address: John Derbyshire Design Limited 6A St Mary's Lane Louth Lincolnshire LN11 0DT
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Deposited: 11th January 2022

Accepted: 20th January 2022

Expiry Date: 17th March 2022

Agreed Extension of Time Date: 8th April 2022

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
The accommodation hereby approved shall not be occupied until connection of foul drainage works to the existing package treatment plant has been completed and it is ready for use. This connection and facility shall thereafter be maintained.
- Reason
To prevent increased pollution of the water environment in accordance with policies: 5 and 33 of the North East Lincolnshire Local Plan 2013 - 2032 (adopted 2018).
- 3 Condition
Prior to the unit hereby approved being first brought into use the turning area for vehicles within the curtilage of the plot shall be completed in accordance with details shown on drawing no 4991-1 and be available for use. That provision shall be thereafter retained.
- Reason
In the interests of road safety and in accordance with policies 5, 36 and 38 of the North East Lincolnshire Local Plan 2013 - 2032 (adopted 2018).
- 4 Condition
The development shall be occupied for holiday purposes only and shall not be occupied as someone's sole or main place of residence and the owners/operators shall maintain an up-to-date register of the names of all occupiers of the holiday let (and of their main home addresses) and shall make this information promptly available at all reasonable times to the Local Planning Authority.
- Reason
To ensure the unit is only used for holiday purposes given the sites location in the open countryside and in accordance with Policy 5 of the North East Lincolnshire Local Plan 2013-2032 (adopted 2018).
- 5 Condition
No one shall occupy the accommodation unit for more than three calendar months in any year provided that and without prejudice to the foregoing, once the unit 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 the 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 occupied for holiday purposes given the sites location in the open countryside and in accordance with Policy 5 of the North East Lincolnshire Local Plan 2013-2032 (adopted 2018).

- 6 Condition
The development shall be used only for holiday accommodation, in conjunction with the adjoining property, known as 'The Barns', and shall not be subdivided from that dwelling.
- Reason
To ensure the use is suitable for and in character with the existing area and to maintain residential amenity in accordance with policy 5 of the North East Lincolnshire Local Plan 2013 - 2032 (adopted 2018).
- 7 Condition
The hedge to the full length of the boundary with Hilltop Farm shall be retained at a height of no less than 3m.
- In addition, prior to development commencing the tree protection fencing shown on approved plans shall be implemented in full and retained as such until the development has been completed.
- Reason
To protect the amenities of neighbouring properties and the health of the hedge for appearance, character and biodiversity reasons and in accordance with policies 5, 22, and 41 of the North East Lincolnshire Local Plan 2013 - 2032 (adopted 2018).
- 8 Condition
The development hereby approved shall only be a change of use and conversion of the existing building and does not permit its demolition and replacement/ rebuilding.
- Reason
The permission hereby approved is predicated by the conversion of the existing apple storage building rather than a new build in accordance with policies: 5, 22 and 39 of the North East Lincolnshire Local Plan 2013 - 2032 (adopted 2018).
- 9 Condition
No machinery shall be operated, no process shall be carried out and no deliveries to be taken in or dispatched from the site in connection with the conversion works 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/ Public Holidays or any other time unless agreed in writing with the Local Planning Authority.
- Reason
To protect the amenities of nearby residents and in accordance with policy: 5 of the North East Lincolnshire Local Plan 2013 - 2032 (adopted 2018).

- 10 Condition
The development shall not be carried out except in complete accordance with the approved plans and specifications. The approved plans have drawing nos.: 4996-1 and 4996-2.

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, 36, 38 and 42 of the North East Lincolnshire Local Plan 2013 - 2032 (adopted 2018).

- 11 Condition
No works related to the development hereby approved shall begin until a Conversion Management Plan (CMP) has been submitted to and approved in writing by the Local Planning Authority. The Plan should include, but not be limited to the following:

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

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

Reason

To ensure residential amenity is maintained and adequate access facilities are provided during conversion, and for highway safety reasons and in accordance with policies: 5 and 36 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 policy 5, 22 and 42.

2 Added Value Statement

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

In accordance with paragraph 187 of the National Planning Policy Framework, the Local Authority has worked in a positive and proactive manner with the applicant to seek solutions to problems arising, by negotiating on the details of the scheme and sorting conditions.

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).