

## Minute of the Planning Committee 8th September 2021

**Item:** 1

**Application Number:** DM/0650/21/FUL

**Application Type:** Full Application

**Application Site:** 184 Waltham Road Grimsby North East Lincolnshire DN33 2PZ

**Proposal:** Change of use of dwelling to a residential care home for up to 5 young people

<b>Applicant's Name and Address:</b> Keys Group Limited C/O Agent - Emery Planning Unit 2-4 South Park Court Hobson Street Macclesfield SK11 8BS	<b>Agent's Name and Address:</b> Ms Sarah Sands Emery Planning Units 2 - 4 South Park Court Hobson Street Macclesfield SK11 8BS
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**Deposited:** 28th June 2021

**Accepted:** 28th June 2021

**Expiry Date:** 23rd August 2021

**Agreed Extension of Time Date:**

**Case Officer:** Owen Toop

**Decision:** Refused

- 1 The development would constitute an unacceptable use of the site due to a detrimental impact on the amenity of neighbouring residents by reason of the potential for noise, disturbance and anti-social behaviour and due to highway safety concerns as a result of an increase in use of the accesses on a main and busy road. The development is contrary to Policy 5 of the North East Lincolnshire Local Plan 2013-2032 (adopted 2018).

## Minute of the Planning Committee 8th September 2021

**Item:** 2

**Application Number:** DM/0433/21/FUL

**Application Type:** Full Application

**Application Site:** Land Off Blackthorne Avenue Humberston North East  
Lincolnshire

**Proposal:** Erection of a residential care home for the elderly and  
associated external works

<b>Applicant's Name and Address:</b> Tanglewood Care Services Ltd C/o Agent P And DG Lake View Drive Sherwood Business Park Nottingham NG15 0DT	<b>Agent's Name and Address:</b> Jessica Hird - Planning And Design Group (UK) Ltd Pure Offices Lake View Drive Sherwood Park Nottingham NG15 0DT
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**Deposited:** 26th April 2021

**Accepted:** 11th May 2021

**Expiry Date:** 10th August 2021

**Agreed Extension of Time Date:**

**Case Officer:** Emily Davidson

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

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

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

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

Site Location Plan -  
Block Plan - T0403-102 Rev B  
Block Plan - T0403-103 Rev B  
Proposed Site Plan - T0403-102 Rev A  
Proposed Boundary Treatment Plan - T0403-103 Rev A  
Proposed Ground Floor Plans - T0403-110 Rev A  
Proposed First Floor Plans - T0403-111 Rev A  
Proposed North Elevations - T0403-120 Rev A  
Proposed East Elevations - T0403-121 Rev A  
Proposed North and South Elevations - T0403-122 Rev A  
Proposed C-South and D-North Elevations - T0403-123 Rev A  
Proposed E-South and F-North Elevations - T0403-124 Rev A  
Typical Tree Details - 397-UW-P-00  
Landscape Strategy - 397-S-002 Rev A

Reason

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

- 3 Condition  
The proposal shall be constructed using materials specified within the Design and Access Statement received 11/05/2021 and Landscaping Plans 397-UW-P003 A, 397-UW-P004 A, 397-UW-P005 A unless otherwise first approved in writing by the Local Planning Authority.

Reason

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

- 4 Condition  
No demolition or construction work shall be carried out on or before 08:00 or after 18:00 Mondays to Fridays inclusive, before 08:00 or after 13:00 on Saturdays and at any time on Sundays or Bank Holidays.

Reason

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

- 5 Condition  
Development shall not begin until details showing the location, layout, design and method of construction of any new or altered vehicular access, parking and

manoeuvring space, including any necessary piping or culverting of any ditch or watercourse, have been submitted to and approved in writing by the Local Planning Authority, and before the development hereby permitted is brought into use the vehicular access, parking and manoeuvring space shall be constructed in accordance with those approved details and shall thereafter be so retained.

Reason

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

6 Condition

All construction works must be carried out in accordance with the Construction Management Plan received 01/07/2021.

Reason

In the interests of highway safety and to protect local amenity in accordance with Policy 5 of the North East Lincolnshire Local Plan 2013-2032 (adopted 2018).

7 Condition

No development shall commence until a sustainable scheme for the provision of surface water drainage has been submitted to and approved in writing by the Local Planning Authority. The approved surface water drainage scheme shall be implemented before the development is first brought into use.

Reason

To prevent an increased risk of flooding by ensuring the provision of a satisfactory means of surface water disposal in accordance with Policy 34 of the North East Lincolnshire Local Plan 2013-2032 (adopted 2018).

8 Condition

Prior to development commencing above foundation level of the residential care home the final species to be planted in the landscaping scheme shall be submitted to and approved in writing by the Local Planning Authority. The then approved final scheme of landscaping and tree planting as shown in plans 397-UW-P003 A, 397-UW-P-004 B and 397-UW-P-005 B 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. The recommendations set out in the Preliminary Ecology Appraisal received 26/04/2021 to be taken into consideration when producing final details.

Reason

To ensure a satisfactory appearance and setting for the development and continued maintenance of the approved landscaping in the interests of local amenity to accord to policy 5, 22 and 41 of the North East Lincolnshire Local

Plan 2013-2032 (adopted 2018).

9 Condition

Prior to occupation of the residential care home and prior to the installation of any boundary treatments, final details shall be submitted and agreed in writing by the Local Planning Authority and such boundary treatments shall be installed and retained as agreed unless otherwise first approved in writing by the Local Planning Authority.

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).

10 Condition

The residential care home shall be used in accordance with the details supplied in the Planning Statement received 26/04/2021 and shall be occupied only by persons of 60 years of age or over unless otherwise agreed in writing by the local planning authority.

Reason

To define the permission as a nursing home for the elderly in the interests of achieving a sustainable residential community to accord to Policy 5 and 15 of the North East Lincolnshire Local Plan 2013-2032 (adopted 2018).

11 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 agreed.

Reason

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

12 Condition

Before the occupation of the residential care home, management and maintenance arrangements for all landscaped areas not to be adopted by the Local Authority shall be submitted to and approved in writing by the Local Planning Authority. The approved management and maintenance arrangements shall be adhered to at all times during the lifetime of the development.

Reason

In the interests of protecting visual amenity in accordance with Policy 5, 22 and 42 of North East Lincolnshire Local Plan, 2013-2032.

13 Condition

Prior to the commencement of the construction of the building, details of the foundations shall be submitted to and agreed in writing with the Local Planning Authority. Foundations shall be constructed in accordance with the details agreed.

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).

14 Condition

Prior to the commencement of the construction of the building, details of the foundations shall be submitted to and approved in writing with the Local Planning Authority. All foundations shall be in accordance with the details approved.

Reason

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

**Informatives:-**

1 Reason for Approval

The Local Planning Authority has had regard to development plan policies and especially those in the North East Lincolnshire Local Plan. The proposal would not harm the area character or residential amenity and is acceptable under all other planning considerations. This proposal is approved in accordance with the North East Lincolnshire Local Plan 2013-2032 (adopted 2018), in particular policies 5, 16, 22, 36, 38, 41 and 42.

2 Added Value Statement

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

In accordance with paragraph 187 of the National Planning Policy Framework, the Local Authority has worked in a positive and proactive manner with the applicant to seek solutions to problems arising, by securing additional information to satisfy the need for a condition.

3 Building Control

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.

5 Informative

As works are required within the existing Highway, you are required to contact the Highways Management Team at least six months in advance of the commencement of works (Tel: 01472 324431).

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**Item:** 3

**Application Number:** DM/0554/21/FUL

**Application Type:** Full Application

**Application Site:** Kingsway Club 3 Kingsway Cleethorpes North East  
Lincolnshire

**Proposal:** Partial change of use at ground floor from office to bar,  
alterations to doors and windows and creation of outdoor  
seating area to front with associated works

<b>Applicant's Name and Address:</b> The Kingsway Club Ltd C/o ID Architecture 2 Alexandra Road Grimsby DN31 1RW	<b>Agent's Name and Address:</b> Mr Nathan Stocks ID Architecture 2 Alexandra Road Grimsby DN31 1RW
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**Deposited:** 27th May 2021

**Accepted:** 1st June 2021

**Expiry Date:** 27th July 2021

**Agreed Extension of Time Date:** 10th September 2021

**Case Officer:** Lauren Birkwood

**Decision:** Approved with Conditions

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



- 2      Condition  
The use of the land as an outside seating area or drinking area shall cease within 12 months of commencement (with the date of commencement confirmed to the Local Planning Authority in writing when it occurs) and no seats, tables or screens shall be in position at any time after this date unless a further planning application has been submitted to the Local Planning Authority to extend the use for a further period.

Reason

To enable the local planning authority to continue to monitor the use in the interests of the amenity of the area and local businesses to accord to policy 5 of the North East Lincolnshire Local Plan 2013-2032 (Adopted 2018).

- 3      Condition  
The development shall be carried out in accordance with the following plan:

Site Location Plan, Block Plan, Proposed Floor Plans and Elevations - 21022.010 REV B

Reason

For the avoidance of doubt in the interests of proper planning and in accordance with policies 5, 22 and 39 of the North East Lincolnshire Local Plan 2013-2032 (Adopted 2018).

- 4      Condition  
The proposed development shall be constructed using the materials and external furniture specified on drawing 21022.010 REV B (Proposed Floor Plans and Elevations) unless otherwise first approved in writing by the Local Planning Authority.

Reason

This condition is imposed in the interests of design considerations in the context of the existing buildings in order to comply with policies 5, 22 and 39 of the North East Lincolnshire Local Plan 2013-2032 (Adopted 2018).

- 5      Condition  
There shall be no loudspeakers or amplified entertainment used at anytime in any external location.

Reason

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

- 6 Condition  
The premises shall not be open for trading outside the hours of 9am and 11pm on any day and outside of these hours all external chairs, seats and screens shall be removed and stored inside the premises.

Reason

Using the premises outside these hours would be detrimental to residential amenity by virtue of noise and disturbance and in the interests of character in accordance with policy 5, 22 and 39 of the North East Lincolnshire Local Plan 2013-2032 (Adopted 2018).

**Informatives:-**

- 1 Reason for Approval  
The Local Planning Authority has had regard to development plan policies and especially those in the North East Lincolnshire Local Plan. The proposal would not harm the area character or residential amenity and is acceptable under all other planning considerations. This proposal is approved in accordance with the North East Lincolnshire Local Plan 2013-2032 (adopted 2018), in particular policies 5, 22 and 39.
- 2 Added Value Statement  
Article 31(1)(cc) Statement - Positive and Proactive Approach  
In accordance with paragraph 187 of the National Planning Policy Framework, the Local Authority has worked in a positive and proactive manner with the applicant to seek solutions to problems arising, by requesting additional information to overcome concerns.
- 3 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.
- 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 comments received from the Environment Agency. Please go to <https://www.nelincs.gov.uk/planning-and-building-control/> to view the comment.
- 6 Informative  
The outdoor seating area must not drain onto the adopted highway.

## Minute of the Planning Committee 8th September 2021

**Item:** 4

**Application Number:** DM/0578/21/FUL

**Application Type:** Full Application

**Application Site:** 279 Willingham Street Grimsby North East Lincolnshire  
DN32 9QD

**Proposal:** Erect garage block with apartments above

<b>Applicant's Name and Address:</b> Luke Shelbourn Shelbourn Properties Ltd Viners Cottage Ings Lane Horncastle LN9 6LP	<b>Agent's Name and Address:</b> Simon Coyne CDC Architecture Limited 35 Louth Road Scartho Grimsby DN33 2HP
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**Deposited:** 5th June 2021

**Accepted:** 7th June 2021

**Expiry Date:** 2nd August 2021

**Agreed Extension of Time Date:** 10th September 2021

**Case Officer:** Lauren Birkwood

**Decision:** Refused

- 1 The proposal would result in inappropriate and unjustified development within an area at risk of flooding and would fail the sequential test which requires development to be located in areas at the lowest risk of flooding. As such, it is contrary to policies 5 and 33 of the North East Lincolnshire Local Plan 2013-2032 (Adopted 2018).
- 2 The proposal does not constitute good design by virtue of its layout, poorly designed roof and its elevations. This combined with its overall mass and proximity to neighbours would be detrimental to the character of the area and

detrimental to amenities of existing and future residents contrary to policies 5 and 22 of the North East Lincolnshire Local Plan 2013-2032 (Adopted 2018).

**Informative:-**

1 Informative

This decision relates to the following plan:

Site Location Plan, Block Plan, Proposed Plans and Elevations - 16-549-400 REV A

## Minute of the Planning Committee 8th September 2021

**Item:** 5

**Application Number:** DM/0529/21/FUL

**Application Type:** Full Application

**Application Site:** 3 Blyth Way Laceby North East Lincolnshire DN37 7FD

**Proposal:** Retrospective application for the erection of a summerhouse and decking

<b>Applicant's Name and Address:</b> Mrs Gillian Nicholls 3 Blyth Way Laceby North East Lincolnshire DN37 7FD	<b>Agent's Name and Address:</b> Hyde Architecture - Mr D Hyde 5B Albert Road Cleethorpes North East Lincolnshire DN35 8LX
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**Deposited:** 21st May 2021

**Accepted:** 20th July 2021

**Expiry Date:** 14th September 2021

**Agreed Extension of Time Date:**

**Case Officer:** Bethany Loring

**Decision:** Approved with Conditions

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

Site Location Plan - 1345/0001

Block Plan, Proposed Floor Plan and Elevations - 1345/0002

Reason

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

- 2      Condition  
The water butt shown on plan 1345/0002 shall be installed and connected to the summerhouse within three months from the date of this decision and shall be retained thereafter. 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 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 does 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.