

Planning Committee Dated: 10th August 2022

Summary List of Detailed Plans and Applications

Recommendation: Approved with Conditions	
Item:	1
Application No:	DM/0484/22/FUL
Application Type:	Full Application
Application Site:	13 Cheesemans Lane Waltham North East Lincolnshire DN37 0EP
Proposal:	Erect two storey side extension to include the installation of roof lights and associated internal and external alterations (Amended Description and Amended Plans to remove the juliet balcony, install first floor window to rear, alterations to garage door and drainage details)
Applicant:	Mr Neil Newby
Case Officer:	Bethany Loring
Recommendation: Approved with Conditions	
Item:	2
Application No:	DM/1169/21/FUL
Application Type:	Full Application
Application Site:	1 Main Road Barnoldby Le Beck North East Lincolnshire DN37 0AU
Proposal:	Erect detached dwelling with associated works to include access (Amended Plans to reduce footprint and height of dwelling and reposition within the plot)
Applicant:	Miss Samantha Blackmore
Case Officer:	Bethany Loring

Recommendation: Approved with Conditions	
Item:	3
Application No:	DM/0403/22/FUL
Application Type:	Full Application
Application Site:	41 Humberston Avenue Humberston North East Lincolnshire DN36 4SW
Proposal:	Variation of Condition 2 (Approved Plans) following DM/0887/19/FUL to amend design of dwelling
Applicant:	Mr Mark Walker
Case Officer:	Richard Limmer

Recommendation: Approved with Conditions	
Item:	4
Application No:	DM/0553/22/FUL
Application Type:	Full Application
Application Site:	Land To The Rear Of 309 Louth Road Grimsby North East Lincolnshire
Proposal:	Demolish garage at 309 Louth Road, erect 2 detached bungalows with garages, erect detached garage for 309 Louth Road, erect fencing and various associated works
Applicant:	Mr John Collis
Case Officer:	Richard Limmer

PLANNING COMMITTEE - 10th August 2022

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

APPLICATION No: DM/0484/22/FUL

APPLICATION TYPE: Full Application

APPLICATION SITE: 13 Cheesemans Lane, Waltham, North East Lincolnshire, DN37 0EP

PROPOSAL: Erect two storey side extension to include the installation of roof lights and associated internal and external alterations (Amended Description and Amended Plans to remove the juliet balcony, install first floor window to rear, alterations to garage door and drainage details)

APPLICANT:

Mr Neil Newby
13 Cheesemans Lane
Waltham
North East Lincolnshire
DN37 0EP

AGENT:

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

DEPOSITED: 1st June 2022

ACCEPTED: 7th June 2022

TARGET DATE: 2nd August 2022

PUBLICITY EXPIRY: 4th August 2022

AGREED EXTENSION OF TIME DATE:

CONSULTATION EXPIRY: 1st July 2022

CASE OFFICER: Bethany Loring

PROPOSAL

The application seeks to erect a two-storey side extension to include the installation of roof lights and associated internal and external alterations at an existing semi-detached dwelling.

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

SITE

The property is a semi-detached, two-storey dwelling located on the east side of Cheesemans Lane in Waltham. The area is primarily residential; Cheesemans Lane itself is made up of various dwelling designs mostly including modest two-storey dwellings. The host dwelling sits centrally along the private driveway which fronts the property. The driveway is made up of gravel with a landscaped area to the front and side. The boundaries are established by hedging to the east and west and it is open to the frontage.

RELEVANT PLANNING HISTORY

DM/1020/16/FUL - Demolish existing rear extension and erect single storey extension to rear to include the installation of rooflights - Approved with Conditions.

RELEVANT PLANNING POLICIES AND BACKGROUND PAPERS

National Planning Policy Framework (2021)

NPPF12 - Achieving well designed places

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

PO5 - Development boundaries

PO22 - Good design in new developments

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

REPRESENTATIONS RECEIVED

Drainage Team - Sustainable drainage condition.

Highways Team - Approval no conditions.

Heritage Officer - No heritage input required.

Waltham Parish Council - Supports approval of application.

Neighbour Representations

15 Cheesemans Lane - Objects based on concerns relating to loss of light, hours of construction, noise and inconvenience, impacts to driveway and traffic.

28 Skinners Lane - Objects based on concerns relating to loss of privacy and overlooking.

30 Skinners Lane - Objects based on concerns relating to overbearing nature, loss of privacy and overlooking.

32 Skinners Lane - Objects based on concerns relating to overbearing nature, loss privacy and overlooking.

34 Skinners Lane - Objects based on concerns relating to loss of privacy and overlooking.

Consultations on the amended plans for a reduced scheme expire 1/08 - any subsequent comments will be forwarded to members in advance of the committee meeting.

APPRAISAL

Material Considerations

Principle of Development

The application site is within the development area of Waltham (Policy 5) and relates to the erection of a two-storey extension to the side of an existing semi-detached dwelling. The principle of development is therefore acceptable provided that the proposal does not give rise to significant issues in terms of residential amenity and that the design is in accordance with policy 5 and 22 of the North East Lincolnshire Local Plan 2013-2032 (adopted 2018) and section 12 of the NPPF.

Design

The two-storey extension would project from the sidewall of the property by 6.3 metres covering a length of 5.8 metres at both floors. A hipped roof would be incorporated into the design with an eaves height of 4.9 metres and a maximum height of 7.5 metres. The ridge would sit lower than that of the existing, stepped back from the frontage. This addition would provide a hallway, storage area and garage at ground floor and an additional bedroom with en-suite and dressing area at first floor. To the front, there would be an entrance door and garage opening with two windows above, to the rear there would be double doors with two windows above with rooflights to the side and rear.

The extension would be constructed of brickwork and concrete roof tiles, which would be similar in appearance to the existing dwelling. Furthermore, it is proposed to utilise white uPVC for the new window and door openings. The garage and rear doors, at ground floor, would adopt a vertical timber effect.

The works would be positioned to the side of the host dwelling creating an additional profile to the principle elevation. The extension would be of two-storey nature resulting in this being clearly visible within the street scene and would alter the overall appearance of the host dwelling. That being said, two storey extensions are not uncommon in residential developments and the extension would be set back from the front and lower in height in order to appear secondary in appearance to the existing dwelling. Therefore, it is not considered that the works would be unduly harmful due to the residential layout of the site, design and the size of the garden area available.

It is therefore considered to be in accordance with policy 5 and 22 of the North East Lincolnshire Local Plan 2013-2032 (adopted 2018) and section 12 of the NPPF.

Impact on Neighbouring Properties

The main impact of this development would be to 15 Cheesemans Lane, Waltham.

The two-storey extension would sit 1.9 metres from the boundary with this neighbour and over 5 metres away from the property itself, at the closest points. The extension includes no new openings which would directly face the affected neighbour. There is a single rooflight in the roof slope. The boundary is established by hedging, which would provide a degree of screening to the proposal even though it is accepted some of the extension would sit above this. The area of works is adjacent to the side elevation of the neighbour where openings are present.

This neighbour has objected to the scheme in relation to the extension's proximity and height and the impacts to light to the kitchen window. The host property is positioned further back than that of the neighbour with the extension stepped back also. It is noted that the extension would be of two-storey nature however the inclusion of a hipped roof combined with the separation between the properties would ensure an acceptable arrangement in this regard. Therefore, due to the layout of the properties and lack of any direct overlooking, it is not considered to present any negative issues in terms of residential amenity.

A number of objections have been received from the bordering properties to the rear, located along Skinners Lane, relating to impacts of overlooking and loss of privacy. The original scheme included a Juliet balcony, to which the majority of these objections refer, which has since been removed. The balcony has been replaced with a window and some neighbours have further commented to state the original objections still remain. The properties to the rear are sufficiently separated, by over 29 metres, which is considered to be acceptable in order to prevent issues in terms of overlooking. Such arrangements are not uncommon in residential areas and indeed, the concept of upper floor openings already exists.

Therefore, in relation to other neighbours, the works are considered to be well-separated from these. This would therefore not cause any adverse overlooking issues or have an

adverse effect in terms of privacy or massing.

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

CONCLUSION

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

It is therefore in accordance with policy 5 and 22 of the North East Lincolnshire Local Plan 2013-2032 (adopted 2018) and section 12 of the NPPF.

RECOMMENDATION

Approved with Conditions

(1) Condition

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

Reason

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

(2) Condition

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

Site Location Plan, Block Plan, Existing and Proposed Floor Plans and Elevations - F3070-A1-01D

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).

(3) Condition

The proposal shall be constructed using materials specified within the application form received on the 1st June 2022 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 and 22 of the North East Lincolnshire Local Plan 2013-2032 (adopted 2018).

(4) Condition

No development shall commence until a final scheme for the sustainable provision of surface water drainage has been submitted to and approved in writing by the Local Planning Authority. The development shall then be built out in accordance with the approved details before the extension is occupied and shall be retained thereafter.

Reason

To prevent an increased risk of flooding by ensuring the provision of a satisfactory means of surface water disposal in accordance with policies 5, 33 and 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), in particular policies 5 and 22.

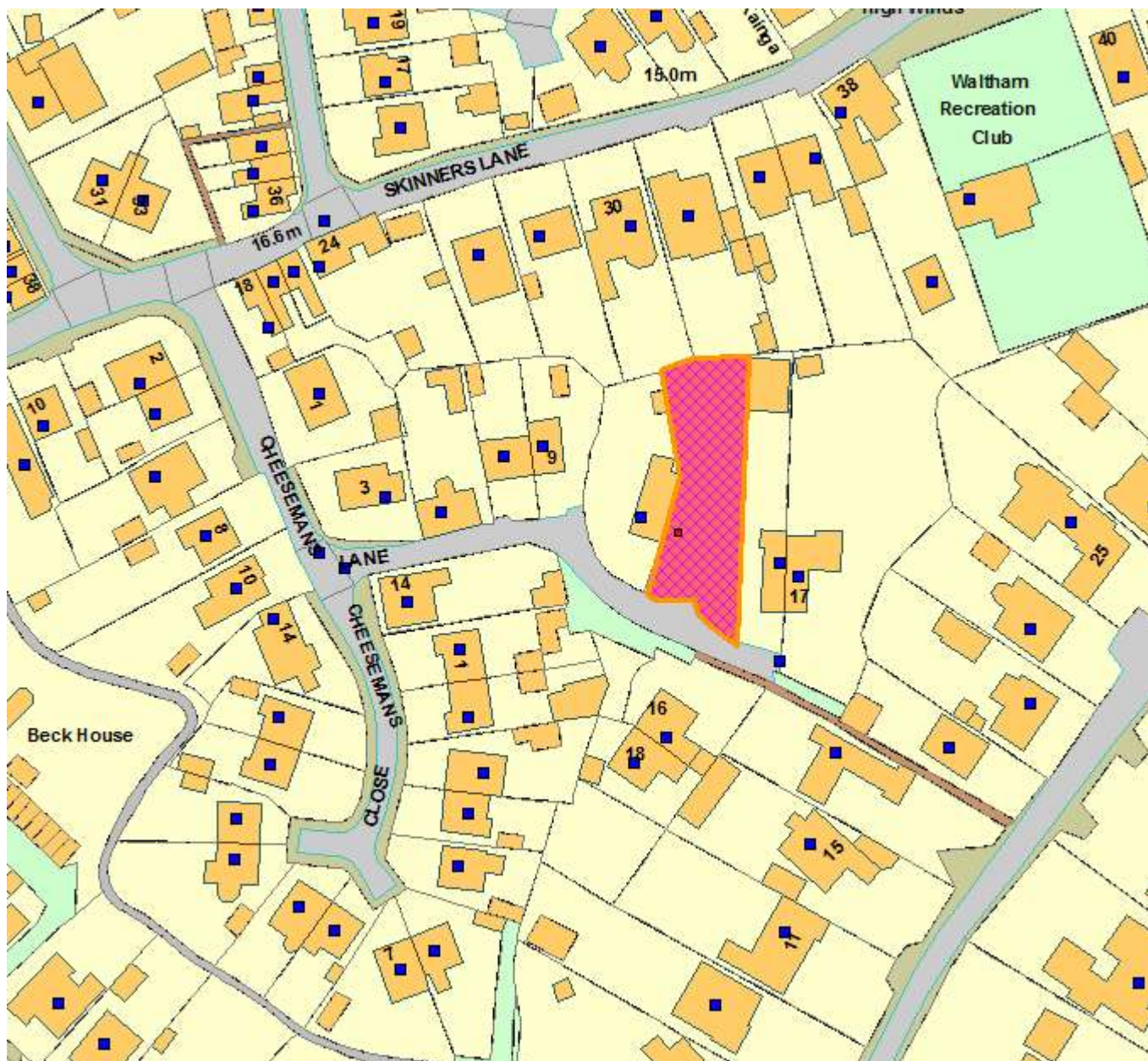
2 Informative

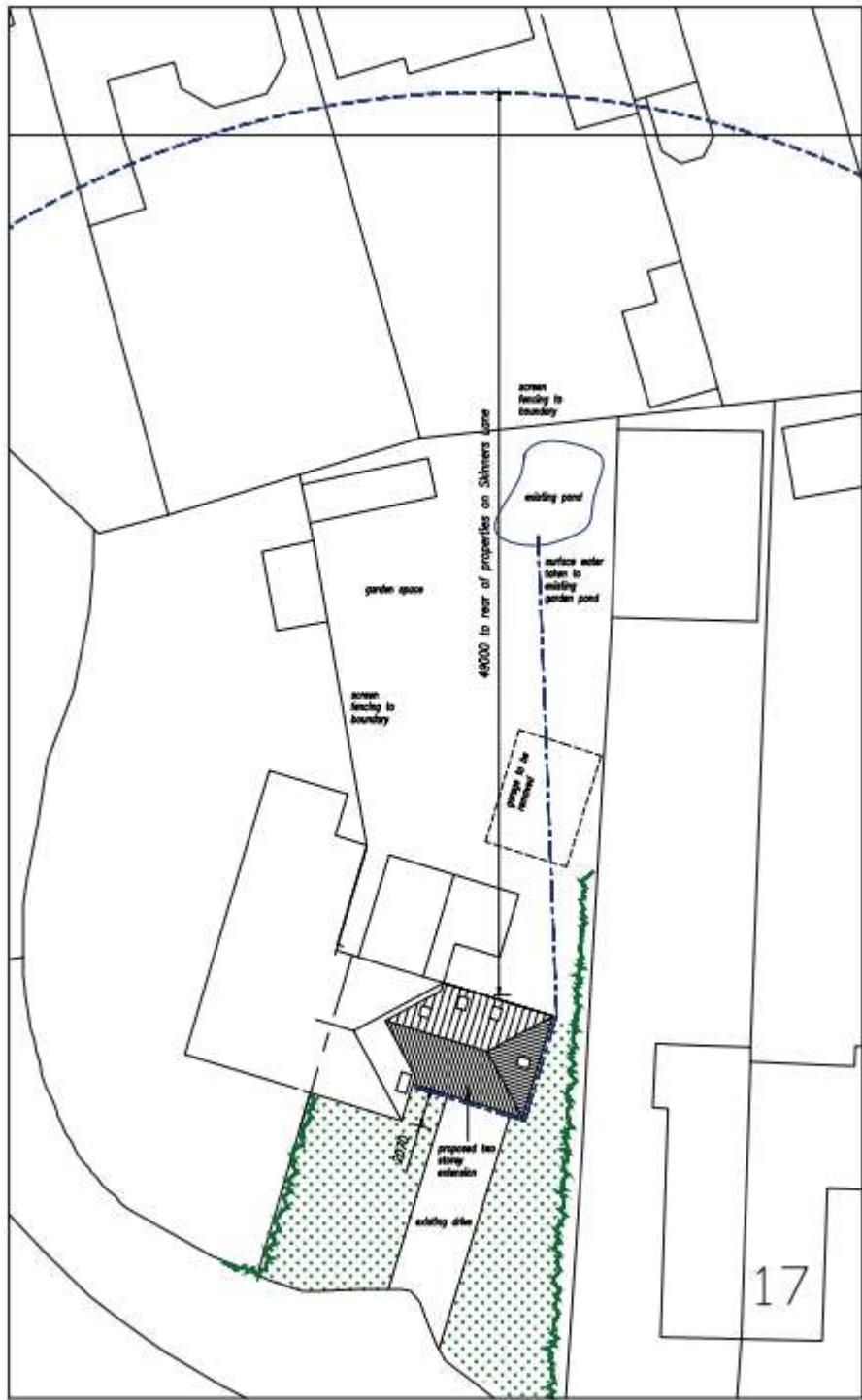
Article 31(1)(cc) Statement - Positive and Proactive Approach

In accordance with paragraph 187 of the National Planning Policy Framework, the Local Authority has worked in a positive and proactive manner by securing amendments to the plans in the interests of residential amenity.

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).





PLANNING COMMITTEE - 10th August 2022

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

APPLICATION No: DM/1169/21/FUL

APPLICATION TYPE: Full Application

APPLICATION SITE: 1 Main Road, Barnoldby Le Beck, North East Lincolnshire, DN37 0AU

PROPOSAL: Erect detached dwelling with associated works to include access (Amended Plans to reduce footprint and height of dwelling and reposition within the plot)

APPLICANT:

Miss Samantha Blackmore
Loico Properties Ltd
21 Pendeen Close
New Waltham
Grimsby
DN36 4GQ

AGENT:

DEPOSITED: 24th November 2021

ACCEPTED: 2nd February 2022

TARGET DATE: 30th March 2022

PUBLICITY EXPIRY: 7th July 2022

AGREED EXTENSION OF TIME DATE: 15th July 2022

CONSULTATION EXPIRY: 26th February 2022

CASE OFFICER: Bethany Loring

PROPOSAL

The application seeks to erect one dwelling with associated works to include a new access.

The application is brought to Planning Committee following an objection from Barnoldby Le Beck Parish Council.

SITE

The site is a vacant piece of land adjacent to 1 Main Road in Barnoldby Le Beck. The existing dwelling is of a modest size and scale. The dwelling is situated on the southwest

side of Main Road which hosts mainly two-storey, detached dwellings. The proposed property is positioned to be fronting the host street and has a driveway and garden to the front.

RELEVANT PLANNING HISTORY

No relevant planning history.

RELEVANT PLANNING POLICIES AND BACKGROUND PAPERS

National Planning Policy Framework (2021)

NPPF15 - Conserv. & enhance the natural environ.

NPPF5 - Delivering a sufficient supply of homes

NPPF12 - Achieving well designed places

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

NPPF14 - Climate, flooding & coastal change

PO5 - Development boundaries

PO22 - Good design in new developments

PO33 - Flood risk

PO34 - Water management

PO42 - Landscape

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

REPRESENTATIONS RECEIVED

Barnoldby Le Beck Parish Council - Objects based on concerns relating to design being not in-keeping, visibility, issues with previous application and environmental issues.

Highways Team - No objections, conditions recommended.

Environment Team - Hours of construction/demolition condition.

Drainage Team - Sustainable drainage condition and no raising of ground levels.

Heritage Officer - No input required.

Trees & Woodlands - Landscaping could be improved but acceptable in this area.

Neighbour Representations

The following neighbour objections have been received broadly on the grounds of;

- Contamination
- Positioning
- Not in keeping
- Loss of privacy
- Highways safety and visibility
- Flooding and drainage
- Working hours
- Burning and flood lights
- Parking issues

1 Farm Cottage, Main Road

2 Farm Cottage, Main Road

Southwood, Main Road

APPRAISAL

Material Considerations

Principle of Development

The application site is located within the development area of Barnoldby Le Beck, and as such policy 5 of the North East Lincolnshire Local Plan 2013-2032 (adopted 2018) applies.

According to this policy, the proposal would be permitted on the condition that the development would not unduly affect the neighbours, adversely affect the general character and appearance of the neighbourhood, drainage and flood risk or highways safety and amenity.

The principle of the development is acceptable in policy terms subject to an assessment of the site-specific impacts discussed below.

Impact on the Visual Character of the Area and Layout

Policy 5 of the North East Lincolnshire Local Plan requires an assessment on the impact to the character of the area and visual amenity with Policy 22 setting out the requirements for 'good design'. The National Planning Policy Framework (NPPF) states that a high standard of design should always be secured with a good level of amenity for existing and future occupiers of land and buildings.

The proposal is for one detached dwelling located along Main Road in Barnoldby Le Beck and essentially is an infill development. In view of the predominant character, the proposal would represent a similar density to other plots in the locality. The principle of one detached dwelling on this plot would not be seen as out of character in this context as Main Road is considered to have a varied character.

The dwelling would be two storeys in height, adopting a squared shaped footprint, to include a protruding wing to the front. The dwelling would provide a living room, kitchen/dining area, utility and store at ground floor and three bedrooms, a bathroom, en-suite and store at first floor. There would be openings installed to the front, side and rear elevations which would face onto the host property, street and side and rear boundaries. The dwelling would sit at around 9.5 metres in height and would adopt a hipped roof design. The dwelling would be constructed of red brickwork and interlocking black slate roof tiles. Furthermore, the window and door openings would utilise aluminium/composite in a grey finish.

The scheme does include sufficient outside amenity space, as part of their domestic curtilage, mostly to the rear with some to the front. There is an existing boundary fence to the western boundary which would be retained. New close boarded fencing would be installed to the side and rear boundary, at around 1.9 metres in height, with a cherry laurel hedge to the front. The driveway and access point would be open.

Whilst the layout highlights that the dwelling would be close to the site boundary with 1 Main Road, it is important to note that this space is considered to be sufficient for the occupiers and allows sufficient amenity space for no. 1 following the works.

Negotiations have taken place in regards to the position and overall design of the dwelling. The scheme as now presented is considered to be more suited to its location and of a scale and design that would not appear out of keeping in this context. Moreover, it follows a similar building line and the materials would be similar to those used elsewhere in the village.

It is therefore considered to be in accordance with policies 5 and 22 of the North East Lincolnshire Local Plan 2013-2032 (adopted 2018).

Highways and Access

Access to the site would be taken from Main Road. The plans indicate that a driveway would be included to allow for off-street parking.

The Highways Team have reviewed the details and had requested further information to demonstrate the achievable visibility splays given the position of the driveway in relation to the existing street. The agent has provided the measurements that demonstrate the visibility.

The Highways Team raise no objections on the grounds of safety but recommend conditions.

It is therefore considered that the proposal will not lead to severe/significant impacts on the wider highway network or cause a detrimental impact to highways safety.

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

Drainage and Flood Risk

Policies 33 and 34 of the North East Lincolnshire Local Plan relate to flood risk and water management within a site. The proposal includes an increase to the built form on the site. As such, the Council's Drainage Officer has requested details of surface water drainage methods.

The agent has confirmed that they would like to accept a condition in this instance and a condition to this effect has been included to secure the details prior to works commencing on site.

It is confirmed that the site is also within flood zone 1, an area at lowest risk of flooding and is therefore sequentially preferable for development.

Therefore, it is considered that the proposal is in accordance with policies 33 and 34 of the North East Lincolnshire Local Plan 2013-2032 (adopted 2018) and the guidance in section 14 of the NPPF 2021.

Trees and Landscaping

The site is not covered by tree preservation orders. A new hedge is proposed to the front. The proposal also includes the installation of grass to the new rear garden.

The Trees and Woodlands Officer has reviewed the application and commented to state that the landscaping could be improved however is accepted in this instance given the nature of the existing landscaping features in this area.

The application does not indicate any alterations to existing landscaping features or include any new planting other than the cherry laurel hedge to the frontage. The existing boundary treatments would remain in situ.

Therefore, it is considered that the proposal is in accordance with policy 42 of the North East Lincolnshire Local Plan 2013-2032 (adopted 2018) and the guidance in section 15 of the NPPF 2021.

Impact on Neighbouring Properties

Policy 5 of the North East Lincolnshire Local Plan 2013-2032 requires an assessment on the impact on neighbouring land, properties and users.

There have been some objections received from neighbours and also from the Parish Council, raising a number of issues. Some have been dealt with in the earlier sections of this report.

It is reiterated in response to concerns raised on design that the design has been altered to reduce the footprint and height of the property whilst also altering the amount of glazing to the elevations. This is considered to address the points raised by neighbours and secure a more appropriate design, fitting to its location.

Some neighbours have raised concerns relating to the siting of the dwelling being forward of the adjacent property. It is important to note the repositioning through the amended details which now bring this in line with the host property. It is considered that the proposed dwelling is positioned sufficiently within the plot, set back from the roadside, and reflective of the positioning and layouts of this part of street.

The design includes openings to the front, side and rear at both floors, which would be adjacent to the host property site, street and rear boundary. It is considered that the impact of these openings would not negatively affect the privacy of neighbours or present an unacceptable arrangement in relation to overlooking given the separation and arrangements of the layouts of the properties. This is also the case for light and massing which would not be unacceptable.

Given that the area is host to a number of residential properties, the Environment Team has suggested a condition relating to hours of construction which has been included.

Having regard to the above it is considered that the proposal would accord with policy 5 of the North East Lincolnshire Local Plan 2013-2032 (adopted 2018).

CONCLUSION

In conclusion it is considered that the proposed development would not have an unduly detrimental impact on the neighbouring properties residential amenities, the character and appearance of the area, highway safety and amenity and drainage and flood risk. The proposal therefore accords with Policies 5, 22, 33, 34 and 42. The application is therefore recommended for approval.

RECOMMENDATION

Approved with Conditions

(1) Condition

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

Reason

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

(2) Condition

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

Site Location Plan - received 1st December 2021

Proposed Site Plan - LCP-BARNLB-20220612-001 REV 2.2

Proposed Ground Levels Plan - LCP-BARNLB-20211130-004 REV 1.1

Proposed Floor Plans - LCP-BARNLB-20220613-001 REV 2.2

Proposed Elevations, Visuals and Roof Plan - LCP-BARNLB-20220612-003 REV 2.2

Proposed Street Scene Elevation - LCP-BARNLB-20220612-002 REV 2.2

Proposed Landscaping and Boundary Treatments - LCP-BARNLB-20211130-004 REV 1.1

Proposed Turning Area and Swept Path - received 15th July 2022

Proposed Visibility Splay - LCP-BARNLB-20211130-004 REV 2.2

Reason

For the avoidance of doubt in the interests of proper planning and in accordance with policies 5, 22, 33, 34 and 42 of the North East Lincolnshire Local Plan 2013-2032 (adopted 2018).

(3) Condition

The proposed development shall be constructed using materials as specified within the application form and Materials Schedule received 24th November 2021 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 and 22 of the North East Lincolnshire Local Plan 2013-2032 (adopted 2018).

(4) Condition

No 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

No development shall commence until a final scheme for the sustainable provision of surface water drainage has been submitted to and approved in writing by the Local Planning Authority. The development shall then be built out in accordance with the approved details and the drainage implemented prior to occupation.

Reason

To prevent an increased risk of flooding by ensuring the provision of a satisfactory means of surface water disposal in accordance with policies 5, 33 and 34 of the North East Lincolnshire Local Plan 2013-2032 (adopted 2018).

(6) 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).

(7) Condition

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

1. Contact details of the person with responsibility for the implementation of the CTMP;
2. The expected number, types and size of vehicles during the entire construction period;
3. The proposed daily hours of operation during the construction period;
4. Details of on-site parking provision for construction 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 the public highway (i.e. call ahead or pre-booking scheduling system), if required.

Once approved, the CTMP shall be adhered to at all times during construction.

Reason

To ensure adequate access facilities are provided during construction, and for highway safety reasons in accordance with Policy 5 of the North East Lincolnshire Local Plan

2013-2032 (adopted 2018).

(8) Condition

The access shall not be brought into use until the visibility splays indicated on drawing Proposed Visibility Splay - LCP-BARNLB-20211130-004 REV 2.2 have been implemented in full. Visibility shall remain at all times in accordance with the approved plans.

Reason

To ensure adequate access and for highway safety reasons in accordance with policy 5 of the North East Lincolnshire Local Plan 2013-2032 (adopted 2018).

(9) Condition

In the event that contamination is found at any time when carrying out the approved development it must be reported in writing immediately to the Local Planning Authority. An investigation and risk assessment must be undertaken and where remediation is necessary a remediation scheme must be prepared, submitted to and approved in writing by the Local Planning Authority. Once approved, remediation shall be carried out as approved.

Reason

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

(10) Condition

The scheme of landscaping shown on the approved plans 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).

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, 34 and 42.

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 and securing amended plans to respond to concerns over design and layout.

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.

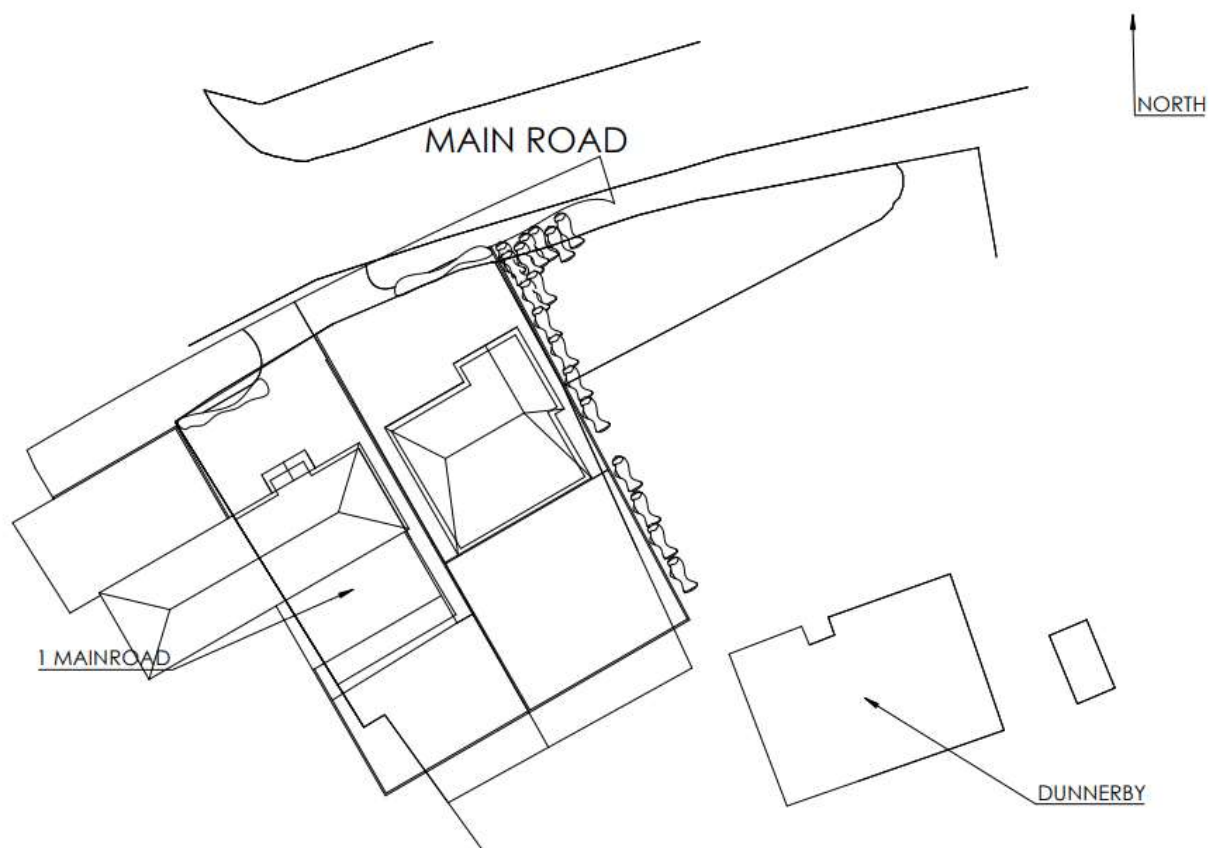
5 Informative

This application will require the creation of new postal addresses. You are advised to contact the Street Naming & Numbering Team on 01472 323579 or via email at snn@nelincs.gov.uk to discuss the creation of new addresses.

6 Informative

Existing ground levels should not be increased otherwise surface water drainage problems may result.





PLANNING COMMITTEE - 10th August 2022

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

APPLICATION No: DM/0403/22/FUL

APPLICATION TYPE: Full Application

**APPLICATION SITE: 41 Humberston Avenue, Humberston, North East
Lincolnshire, DN36 4SW**

**PROPOSAL: Variation of Condition 2 (Approved Plans) following DM/0887/19/FUL
to amend design of dwelling**

APPLICANT:

Mr Mark Walker
MK Motor Sport
Unit 2
Jackson Place Wilton Road
Grimsby
DN36 4AS

AGENT:

Mr Matt Deakins
Ross Davy Associates
Pelham House
1 Grosvenor Street
Grimsby
DN32 0QH

DEPOSITED: 9th May 2022

ACCEPTED: 9th May 2022

TARGET DATE: 4th July 2022

PUBLICITY EXPIRY: 12th June 2022

AGREED EXTENSION OF TIME DATE:

CONSULTATION EXPIRY: 3rd June 2022

CASE OFFICER: Richard Limmer

PROPOSAL

The proposal is to amend the design of the dwelling approved under DM/0887/19/FUL in the rear garden space of no.41 Humberston Avenue. The proposal seeks to reduce the overall scale of the proposed dwelling. The living space footprint is increased but the attached double garage reduced to a single garage. The dormer windows to the front and rear are removed and replaced with roof lights. The approved scheme had 4 bedrooms in the roof space whereas the proposed scheme only has a single en-suite bedroom at first floor.

This application has been brought to Planning Committee for consideration due to an objection from Humberston Village Council.

SITE

The site is located in the rear garden of no.41 Humberston Avenue. The wider site has had previous backland development in that no.41A Humberston Avenue is located further to the north of the site. The main application site measures 25m wide by 22.7m deep. The boundaries of the main part of the site are a mixture of hedging and fencing. The host property retains a good sized garden. The site is relatively flat with no significant change in levels. The existing access from Humberston Avenue currently only serves no.41A but the approved scheme under DM/0851/19/FUL sees the access combined with the host property to offer general improvement. The access track down to no.41A is currently relatively narrow with a pinch point along the side elevation with the host property down to approximately 2.5m.

RELEVANT PLANNING HISTORY

DM/0887/19/FUL - erect a dwelling - approved.

DM/0851/19/FUL - erect extensions, detached garage and alterations to the access - approved.

DC/758/98/HUM - erect detached dwelling in the rear garden of no.41 - refused and dismissed at appeal on highway safety grounds.

RELEVANT PLANNING POLICIES AND BACKGROUND PAPERS

National Planning Policy Framework (2021)

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

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

PO5 - Development boundaries
PO22 - Good design in new developments
PO33 - Flood risk
PO42 - Landscape

Section 38(6) of the Planning and Compulsory Purchase Act 2004 states "if regard is to be had to the development plan for the purpose of any determination to be made under the planning Acts the determination must be made in accordance with the plan unless material considerations indicate otherwise". This is recognised in paragraph 11 of the NPPF, with paragraph 12 stating that the framework does not change the statutory status

of the development plan as the starting point for decision making. The development plan for the area is comprised of the North East Lincolnshire Local Plan 2013-2032 (Adopted 2018).

REPRESENTATIONS RECEIVED

Drainage - no objections, conditions for final drainage details.

Environmental Health - no objections, conditions as per the original permission.

Heritage - no comments.

Anglian Water - no objections.

Highways - no objections, conditions as per the original permission.

Trees - no objections.

Fire Brigade - no objections, condition required for fire suppression.

Humberston Village Council - maintain their objection from the previous planning permission due to impact on the character of the area and provision of access.

Neighbours

No neighbours responded to consultation.

APPRAISAL

Material Considerations

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

1. Principle of Development

The principle of a dwelling on this site has been established by the original planning permission under DM/0887/19/FUL. This permission is still extant. The Policy position has not changed from when the previous planning application was considered and as such the proposed dwelling remains in accordance with the NELLP.

2. Impact on Neighbours

Policy 5 of the NELLP requires consideration to be given to the impact of the proposed development on the neighbouring land uses. In this instance the neighbouring land uses are neighbouring residential properties. To the north is no.41A Humberston Avenue, to the east is no.43 Humberston Avenue, to the south is the host property no.41 Humberston Avenue and then immediately to the west is the access drive to no.39A and then no.39 Humberston Avenue.

The proposed dwelling is of a lesser mass and scale to the approved and the dormer windows have been removed. The overall number of openings at first floor has also been reduced to 3 rear roof lights and 1 front roof light. As such the impact on the neighbours has been reduced. The proposal therefore remains in accordance with Policy 5 of the NELLP.

3. Impact on the Character of the Area

Policies 5 and 22 of the NELLP require consideration to be given to the impact of development on the character and appearance of the area both in terms of the principle of development and the design. It is noted that the Village Council have maintained their objection to the proposed development due to the impact on the character and appearance of the area.

The approved dwelling is 7.3m to the ridge whereas the proposed is 6.6m to the ridge. The design of the proposed dwelling is also of a more traditional design utilising red brick and a slate tile.

Given that the proposed dwelling is of a lesser scale and still of good design, it is considered that it would not harm the character and amenity of the area in accordance with Policies 5 and 22 of the NELLP.

4. Drainage

Policies 5 and 33 of the NELLP detail that consideration should be given to the potential for development to increase the risk of flooding either on or off of the site.

It is considered that a condition for the final drainage details be imposed to ensure that the scheme is acceptable. With the inclusion of this condition it is considered that the proposed development would accord with Policies 5 and 33 of the NELLP.

5. Highway Safety and Amenity

Policy 5 of the NELLP require consideration to be given to development proposals and how it would affect highway safety and amenity.

The Highways Team have assessed the proposed development in light of the planning

history and consider that the proposed development would not present an undue risk to highway safety. The access arrangements for this proposed dwelling does not change from the approved scheme.

In terms of highway and general amenity the proposed access track would be widened and improved as part of the development but there is an existing pinch point along side of the host property, for approximately 8m where the access currently narrows to 2.5m. The proposed development would see this stretch widened but to only 2.9m. The access onto Humberston Avenue would be 6.7m wide and rest of the access would be 4.2m wide thus providing space for vehicles to pass each other safely. It is the pinch point that poses the issue on amenities for the potential future occupiers of the proposed dwelling. However, it must be noted that the access in its current form is used by no.41A. The fire brigade have not raised an objection to the proposed development but it is considered that a fire suppression system to British Standards must be installed within the property to ensure that it is safe in the event of a fire. A condition can be imposed to require the full details of a compliant fire suppression system to be submitted to and approved in writing by the Council prior to the development starting and subsequently it to be fully installed prior to the dwelling being occupied.

With the inclusion of the aforementioned condition it is considered that the proposed development would not present an undue impact on highway safety or amenity in accordance with Policy 5 of the NELLP.

CONCLUSION

In conclusion, it is considered that the proposed development would not offer any undue harm to the neighbouring properties residential amenities, drainage and flood risk and highway safety or amenity. This is subject to a number of safeguarding conditions. It is therefore considered to accord with Policies 5, 22 and 33 of the NELLP and is recommended for approval.

RECOMMENDATION

Approved with Conditions

(1) Condition

The development hereby permitted shall begin by 25th October 2024.

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:

RD5176-01D Proposed Plans and Elevations
19/176/0011 Site Location Plan
RD5176-03 Existing Site Plan
RD5176-04H Proposed Block Plan
19-176-0015 Rev A - Site Entrance Plan

Reason

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

(3) Condition

The development shall be built out with the materials detailed on the approved plans and application forms unless otherwise approved in writing by the Local Planning Authority.

Reason

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

(4) Condition

No development shall commence until a scheme for the sustainable provision of surface water drainage has been submitted to and approved in writing by the Local Planning Authority. The approved scheme shall then be fully installed and made operational prior to the dwelling being first occupied and thereafter maintained.

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, 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 (both during demolition and construction);
- 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

A fire suppression sprinkler system, of current relevant British Standard, must be installed and approved by Building Regulations prior to occupation of the dwelling and retained as such thereafter.

Reason

In the interests of amenity and safety 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;

have been submitted to and approved in writing by the Local Planning Authority. The approved measures under section (c) above shall be fully installed prior to works commencing on the development and thereafter retained until the development is complete.

Reason

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

(8) Condition

The scheme of landscaping and tree planting required through condition 7 of this planning permission 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 Policies 5 and 42 of the North East Lincolnshire Local Plan 2013-2032 (adopted

2018).

(9) Condition

Prior to the development commencing full details of the driveway construction, installation of services and service runs (services shall utilise the existing drainage run along the driveway), with particular regard to trees, shall be submitted to and approved in writing by the Local Planning Authority. The development shall then proceed in strict accordance with the approved details only unless otherwise firstly approved in writing by the Local Planning Authority.

Reason

To protect the adjacent trees in accordance with Policies 5 and 42 of the North East Lincolnshire Local Plan 2013-2032 (adopted 2018).

(10) Condition

The access and driveway works shall be in accordance with plan 19-176-0014 REV A (as approved under DM/0887/19/FUL) and development shall not begin until details showing the location, layout, design and method of construction of the new altered vehicular access have been submitted to and approved in writing by the Local Planning Authority. The access shall be constructed in accordance with the details approved and the access and drive widths and in plot parking and turning areas shall be provided prior to the occupation of the dwelling and shall thereafter be so retained as shown on plan 19-176-0014 REV A.

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).

(11) 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 of the dwelling.

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

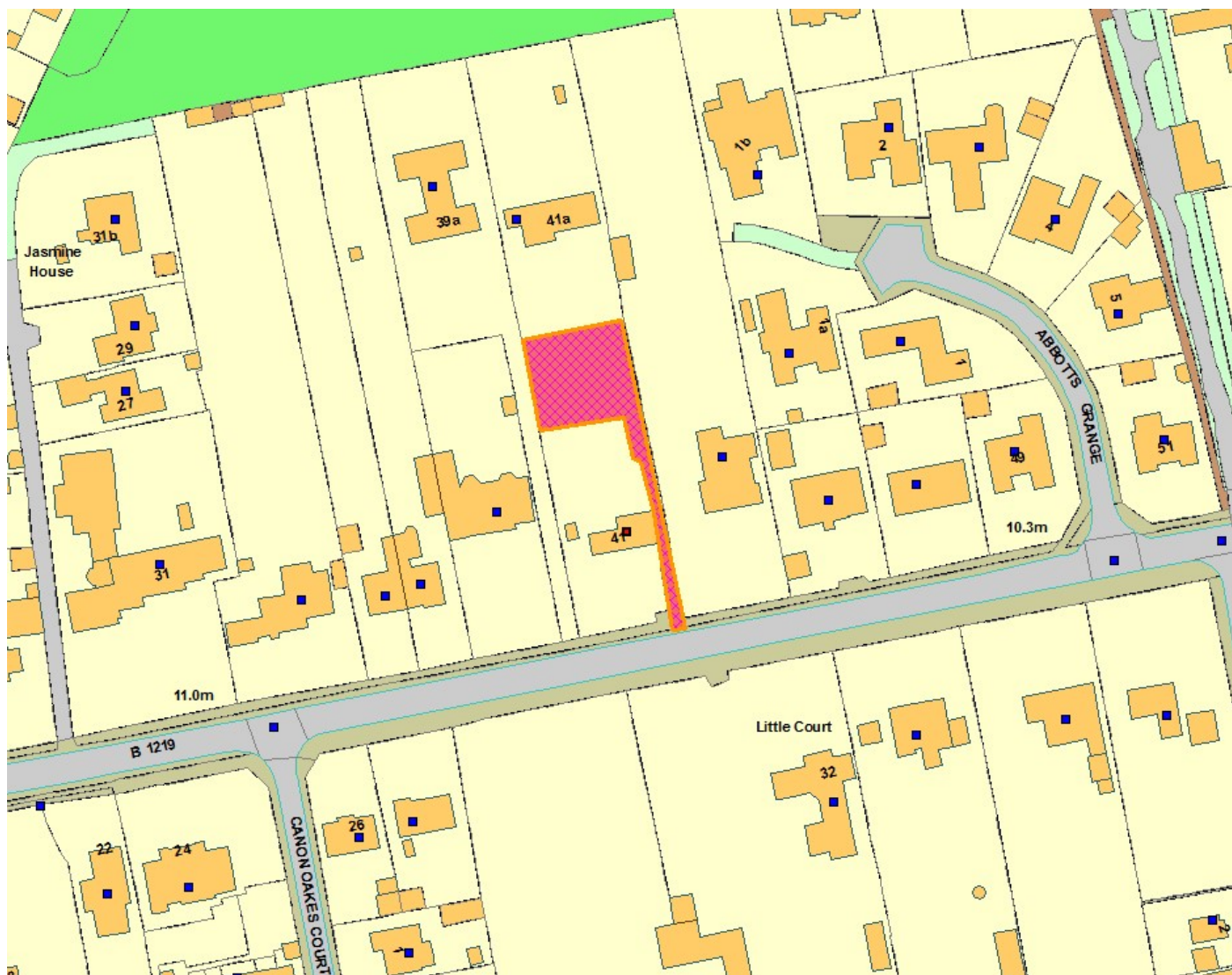
In accordance with paragraph 187 of the National Planning Policy Framework, the Local Authority has worked in a positive and proactive manner with the applicant to seek solutions to problems arising, by seeking solutions to issues raised through the application process.

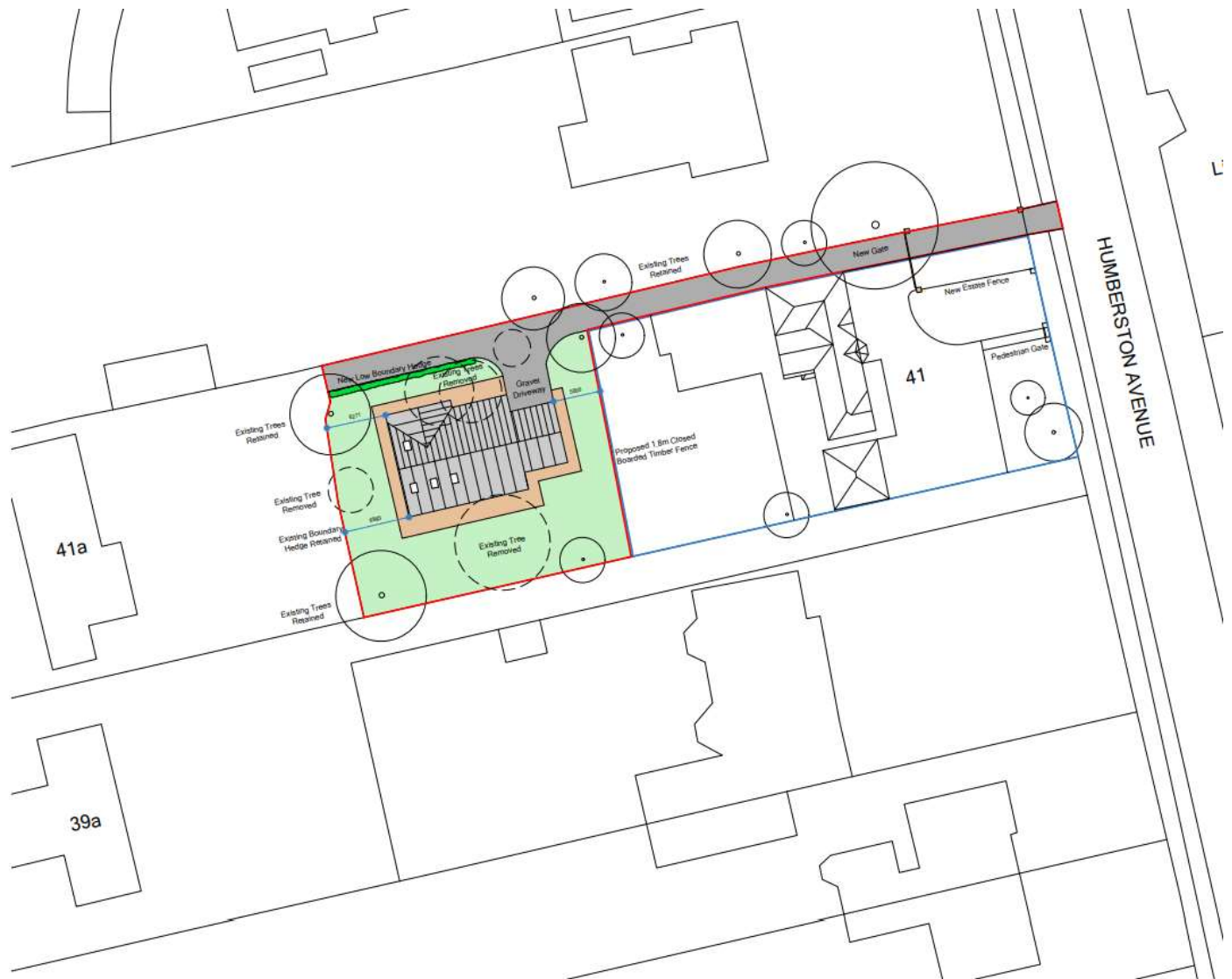
3 Informative

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 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).





PLANNING COMMITTEE - 10th August 2022

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

APPLICATION No: DM/0553/22/FUL

APPLICATION TYPE: Full Application

APPLICATION SITE: Land To The Rear Of , 309 Louth Road, Grimsby, North East Lincolnshire, DN33 2LA

PROPOSAL: Demolish garage at 309 Louth Road, erect 2 detached bungalows with garages, erect detached garage for 309 Louth Road, erect fencing and various associated works

APPLICANT:

Mr John Collis
John Collis Builders
Unit 42
Cleethorpes Business Centre
Humberston
Grimsby
DN36 4AS

DEPOSITED: 17th June 2022

AGENT:

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

ACCEPTED: 22nd June 2022

TARGET DATE: 17th August 2022

PUBLICITY EXPIRY: 11th August 2022

AGREED EXTENSION OF TIME DATE:

CONSULTATION EXPIRY: 16th July 2022

CASE OFFICER: Richard Limmer

PROPOSAL

The proposal is to erect two detached bungalows in the garden space of 309 Louth Road in Scartho with detached garages and a new detached garage for the host property. Access to the proposed dwellings would be from Louth Road utilising the existing access for the host property.

The application has been brought to Planning Committee as it represents a departure from the NELLP.

SITE

The host dwelling is a large detached dormer bungalow with extensive grounds to the front and rear. The proposed development is to the rear to the main dwelling. The site has a 1.2m high fence along the northern boundary and a mixed high hedge to the east and south. The site itself is relatively level with little change across it. The closest residential neighbour, 307 Louth Road, is located to the north west of the site, to the north of the host property itself. The main part of the site is located in the Parish of New Waltham.

RELEVANT PLANNING HISTORY

DC/540/97/HUM - erect detached dwelling - refused 1997.

RELEVANT PLANNING POLICIES AND BACKGROUND PAPERS

National Planning Policy Framework (2021)

NPPF5 - Delivering a sufficient supply of homes

NPPF12 - Achieving well designed places

NPPF14 - Climate, flooding & coastal change

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

PO34 - Water management

PO42 - Landscape

PO5 - Development boundaries

PO22 - Good design in new developments

PO33 - Flood risk

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

REPRESENTATIONS RECEIVED

Police - no objections, comments on secure by design.

Trees - no objections, comments on landscaping details.

Drainage - no objections, comments on design of the proposed soakaway.

Environmental Health - no objections, request conditions.

Heritage - no comments.

Highways - no objections, conditions for access details.

New Waltham Parish Council - no response.

Cadent Gas - no objections, informative advice.

HSE - not within consultation distances for comment.

Neighbours

No neighbours responded to consultation.

APPRAISAL

Material Considerations

1. The Principle of Development
2. Impact on Neighbours
3. Impact on the Character of the Area
4. Drainage
5. Highways

1. The Principle of Development

The site is located outside of the defined Development Boundary for Grimsby on the NELLP Inset Maps, this means that the site is considered to be in the open countryside and the proposed development represents a departure from the Plan. Whilst Policy 5 does not readily allow for new residential development in the open countryside consideration must be given to the Councils 5 year housing supply figure which is currently at 4.2 years.

As the Council is unable to demonstrate a 5-year supply of deliverable housing land, the tilted balance flowing from paragraph 11d)ii of the NPPF is engaged in the assessment of the scheme. Whilst the most important policies for determining the application would be deemed out of date in this context, it does not mean the policies carry no weight, and the NELLP would remain the starting point in the decision making process. With the tilted balance engaged, the NPPF indicates that planning permission should be granted unless any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies of the NPPF taken as a whole.

In regard to sustainability the site is located on the very edge of Grimsby (Scartho) and

has good access to shops, services and schools in Scartho village centre and New Waltham. Louth Road is served by the no.8 and no.50 bus routes providing access to Grimsby Town Centre and Cleethorpes. The site is therefore considered to be in a sustainable location.

The site is in flood zone 1, an area at lowest risk of flooding, such sites are sequentially preferable for development.

It is therefore considered, in principle, that the development boundaries set out in the Inset Maps of the NELLP cannot be strictly enforced and the proposed development is acceptable subject to the site specific considerations of Policy 5 and the other main Policies of the NELLP as a whole as discussed in the report below.

2. Impact on Neighbours

The site is located in the rear garden of no.309 Louth Road. There are only limited residential neighbours to the site including nos. 305 and 307 Louth Road and nos.2 and 4 Side Lane. The position of the proposed bungalows is a substantial distance from all of these neighbours and whilst there may be some limited views from the neighbours these would not be significant. The host property retains a good amount of garden space and would not be overlooked by the proposed dwellings. As the proposed dwellings are single storey they would not have a detrimental impact on the residential amenities of the neighbouring properties. No objections have been received and the proposal is in accordance with Policy 5 of the NELLP.

3. Impact on the Character of the Area

The site is located to the rear of 309 Louth Road, this presents an odd arrangement in the street scene and 309 is set well back from Louth Road and the site extends beyond the rear boundaries of the neighbours on Louth Road and Side Lane. The proposal would therefore create an unusual step out from the rear building line of Louth Road. However, there is a strong boundary to the south in the form of a high hedge which will screen the main bulk of the proposed dwellings, which as bungalows are naturally of a low scale. It is therefore considered that the proposed development may offer some limited views to Louth Road but this would not create a significantly detrimental impact on the visual character and appearance of the area in accordance with Policies 5 and 22 of the NELLP.

4. Drainage

The site is currently the garden space of the host property no.309 Louth Road and is grassed, in drainage terms this is a greenfield site. The proposal details that soakaways would be used for the surface water drainage. The principle of which the Drainage Engineer is happy with but the size of the soakaway needs to accord with the relevant British Standard (BS). A condition can be used to secure this final detail.

The proposal details that the foul water drainage for each property would be to a package treatment plant. The final details of which can be secured by a condition. It is therefore considered that the proposed development would not create an increased risk of flooding to the neighbouring properties in accordance with Policies 5 and 33 of the NELLP.

5. Highways

The proposal seeks to utilise the existing access to no.309 Louth Road as the shared access for the proposed development. The access would be improved to have space for cars to pass at the junction with Louth Road and then 2 further passing places along it. This ensures that there would not be any detrimental impact on highway safety or amenity as a result of the development, subject to conditions to secure the implementation of the passing places. Highway Officers raise no objections. The proposal therefore accords with Policy 5 of the NELLP.

CONCLUSION

In conclusion, as the Council cannot demonstrate a 5 year supply of housing and in accordance with the NPPF the tilted balance falls in favour of sustainable development. The proposed development is located in a sustainable location and would not unduly harm neighbouring properties residential amenity, the visual character of the area, drainage and flood risk and highway safety. The proposal therefore accords with the core principles of the NPPF and Policies 5, 22 and 33 of the NELLP. It is therefore recommended for approval.

RECOMMENDATION

Approved with Conditions

(1) Condition

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

Reason

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

(2) Condition

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

RD5084-01 Site location plan

RD5084-02 Existing site plan

RD5084-03B Proposed block plan

RD5084-04 Plans and elevations
RD5084-05 Plans and elevations
RD5084-06 Garage plans and elevations

Reason

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

(3) Condition

The hereby approved development shall be built out in accordance with the materials specified on the application forms, unless otherwise agreed in writing with the Local Planning Authority.

Reason

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

(5) 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

have been submitted to and approved in writing by the Local Planning Authority. All tree protection shall be installed as approved before works on site commence. It shall be retained on site for the duration of construction works.

Reason

To ensure a satisfactory appearance and setting for the development and protection of existing features in the interests of local amenity in accordance with Policy 42 of the North East Lincolnshire Local Plan 2013-2032 (adopted 2018).

(6) Condition

The scheme of landscaping and tree planting required through condition 5 of this permission 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).

(7) Condition

Prior to development commencing final details of foul and surface water drainage, following infiltration tests, shall be submitted to and approved in writing by the Local Planning Authority. Once approved, all drainage shall be installed as approved prior to occupation of any dwelling. It shall be retained thereafter.

Reason

In the interests of flood risk and drainage and to accord with in accordance with Policies 5, 33 and 34 of the North East Lincolnshire Local Plan 2013-2032 (adopted 2018).

(8) Condition

All construction works shall proceed in strict accordance with the Construction Management Plan RD5084.

Reason

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

(9) Condition

The modifications to the access including the passing places shall be installed in accordance with plan RD5084-03-REV B before any of the dwellings hereby approved are occupied. Once installed, the details shall be retained as approved.

Reason

In the interests of highway and road safety and to accord with Policy 5 of the North East Lincolnshire Local Plan 2013-2032 (adopted 2018).

Informatives

1 Informative

This application will require the creation of new postal addresses. You are advised to contact the Street Naming & Numbering Team on 01472 323579 or via email at snn@nelincs.gov.uk to discuss the creation of new addresses.

2 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).

3 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).

4 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 as they arose through the planning process.

5 Informative

Cadent Gas Ltd own and operate the gas infrastructure within the area of your development. There may be a legal interest (easements and other rights) in the land that restrict activity in proximity to Cadent assets in private land. The applicant must ensure that the proposed works do not infringe on legal rights of access and or restrictive covenants that exist.

If buildings or structures are proposed directly above the apparatus the development may only take place following diversion of the apparatus. The applicant should apply online to have apparatus diverted in advance of any works, by visiting cadentgas.com/diversions

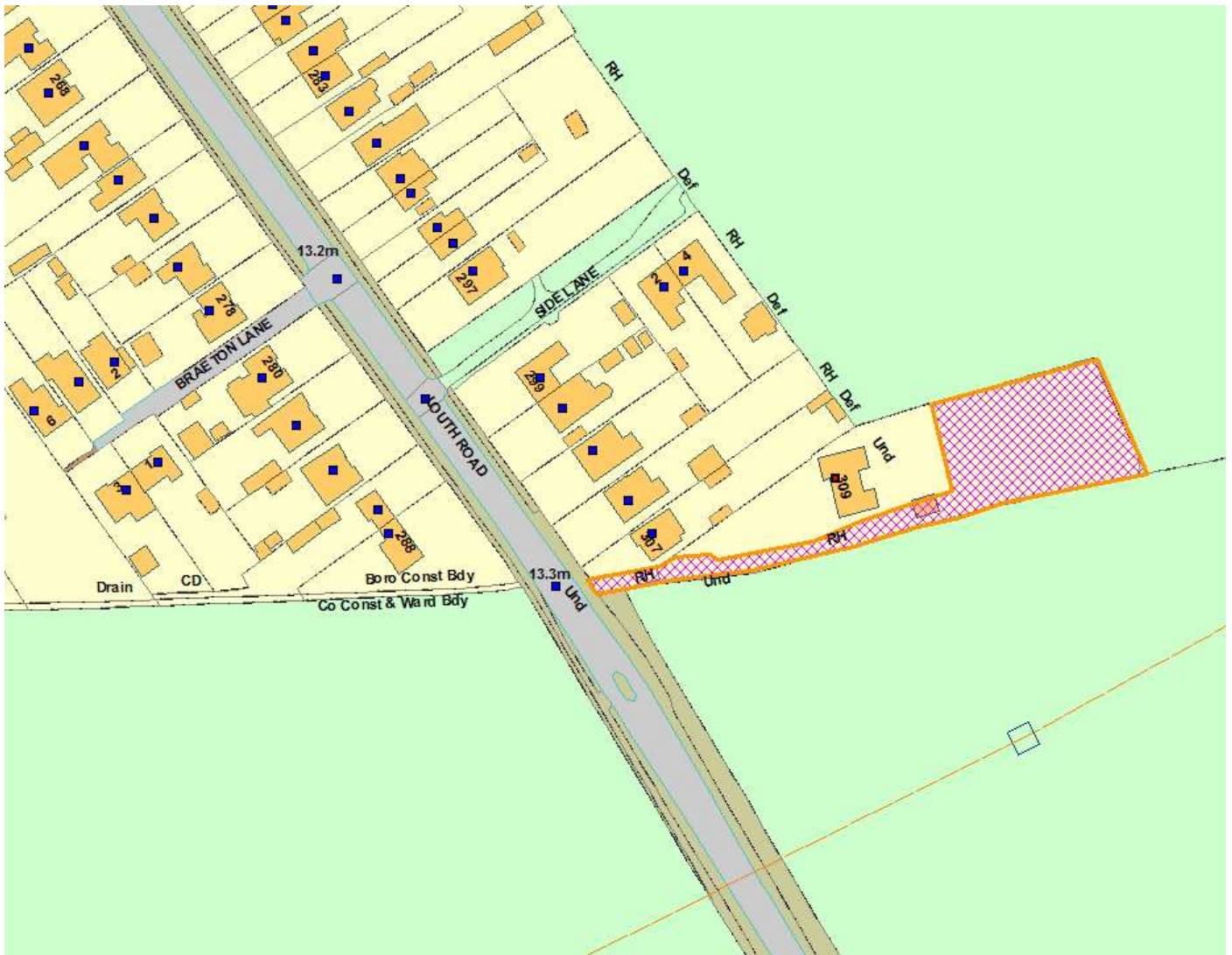
Prior to carrying out works, including the construction of access points, please register on www.linesearchbeforeudig.co.uk to submit details of the planned works for review, ensuring requirements are adhered to.

6 Informative

Please note that at least six months in advance of work commencing on site you are required to contact the Highway Management Team with respect to the alteration of a vehicular access within the existing highway. This will enable a S184 licence to be granted within appropriate timescales. No works should commence within the highway boundary until such licence is obtained. (Tel: 01472 325734).

7 Informative

Please note the comments from the Crime Reduction Officer in regards to secured by design.



DM/0553/22/FUL – LAND TO REAR OF 309 LOUTH ROAD, GRIMSBY



Ross Davy Associ

rb

Pathway House, 1 Grosvenor Street
Grimsby, N.E. Lincolnshire, DN22
Tel: 01472 341000
Email: info@rossdavy.co.uk
Web: www.rossdavy.co.uk

Project

Proposed development
at 309 Louth Road
Grimsby
for James Francis Richardson