

Planning Committee Dated: 30th November 2022

Summary List of Detailed Plans and Applications

Recommendation: Prior Approval Granted	
Item:	1
Application No:	DM/0869/22/PAT
Application Type:	Prior Approval - Telecom
Application Site:	Land East Of Grimsby Road Waltham North East Lincolnshire
Proposal:	Proposed telecommunications installation: Proposed 18.0m Phase 8 Monopole C/W wrapround Cabinet at base and associated ancillary works (Amended Site Address)
Applicant:	CK Hutchison Networks (UK) Ltd
Case Officer:	Bethany Loring
Recommendation: Approved with Conditions	
Item:	2
Application No:	DM/1147/21/FUL
Application Type:	Full Application
Application Site:	Former Haiths Bird Seed 65 - 69 Park Street Cleethorpes North East Lincolnshire
Proposal:	Change of use to garage/vehicle maintenance unit, MOT station, storage units (Use Class E(g), B2 and B8) and 1 self contained residential apartment, including alterations, installation of shutters, car parking and loading areas, bin store and associated works (Amended plans - modified elevations (including cladding), floor plans, details of insulation, Flood Risk Assessment and Management Details of use).
Applicant:	Mr Hassan Ahmed
Case Officer:	Jonathan Cadd

PLANNING COMMITTEE - 30th November 2022

ITEM: 1 **RECOMMENDATION: Prior Approval Granted**

APPLICATION No: DM/0869/22/PAT

APPLICATION TYPE: Prior Approval - Telecom

**APPLICATION SITE: Land East Of, Grimsby Road, Waltham, North East
Lincolnshire,**

**PROPOSAL: Proposed telecommunications installation: Proposed 18.0m Phase 8
Monopole C/W wrapround Cabinet at base and associated ancillary works
(Amended Site Address)**

APPLICANT:

CK Hutchison Networks (UK) Ltd
Great Brighams Mead
Vastern Road
Reading
RG1 8DJ

AGENT:

Ryan Marshall
WHP Telecoms Limited
1A Station Court
Station Road
Guiselley
Leeds
LS20 8EY

DEPOSITED: 23rd September 2022

ACCEPTED: 26th September 2022

TARGET DATE: 21st November 2022

PUBLICITY EXPIRY: 30th October 2022

AGREED EXTENSION OF TIME DATE:

CONSULTATION EXPIRY: 22nd October 2022 **CASE OFFICER: Bethany Loring**

PROPOSAL

This prior approval application seeks consent for a monopole mast (with wrap around cabinet) and associated works some 18m in height with three associated cabinets. The mast would be galvanised and all cabinets will be painted green.

Prior approval applications under Part 16 of the Town & Country Planning (General Permitted Development) (England) Order 2015 (as amended) are required to be determined within 56 days of submission otherwise they received automatic deemed consent unless an extension of time is agreed. An extension of time on this application

has been agreed until 2nd December 2022. On 1st November 2022, it was confirmed by the Council that Prior Approval is required for the works because of siting and appearance considerations of those works.

The application is presented to Planning Committee due to the objections received.

SITE

The application site is located at the back edge of the road located at the east side of Grimsby Road in Waltham. The site is close to an existing street light, around 3.5 metres to the north with an existing village sign positioned further north. In addition, directly to the rear, is an open field with significant landscaping including trees.

The road is a busy one which connects Grimsby to Waltham with residential properties to the northwest and southwest. There are no residential properties to the east.

RELEVANT PLANNING HISTORY

DM/0546/21/PAT -Install 18.0m phase 8 monopole with cabinets and associated ancillary works - Refused. However this was at an alternative site in Waltham on High Street.

RELEVANT PLANNING POLICIES AND BACKGROUND PAPERS

National Planning Policy Framework (2021)

NPPF10 - Supporting high quality communications

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

PO35 - Telecommunications

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

Heritage Officer - No input required.

Highways Officer - Approval no conditions.

Waltham Parish Council - Supports approval.

Drainage Officer - No comments.

Neighbour Representations

1 Woodland Way - Objects due to proximity to pipeline and drainage easement which have not been addressed.

2 Woodland Way - Objects due to inappropriate place which could affect existing and proposed residential properties, potential health issues/impacts and eyesore in the landscape.

87 Grimsby Road - Objects due to location and impacts to green belt.

Idyllic Estates - Comment relating to future development and location of mast.

APPRAISAL

Appraisal

The material planning considerations are

- 1) Location of the works
- 2) Impacts on character and residential amenities
- 3) Emissions

1) Location of Works

Policy 35 of the NELLP indicates that proposals for telecommunications development, including consideration of appropriate prior approval applications will be permitted, or determined, provided that:

B. applicants demonstrate a sequential approach to show that development cannot be accommodated with less visual intrusion; i. on an existing building, mast or other structure; or, ii. on a site that already contains telecommunications equipment; before new sites can be considered;

In this instance, the applicant notes that the nature of the 5G network is such that signal coverage is significantly less than previous generations of mobile network and as a result a greater number of new masts will be needed. The case for the new mast put forward is that it is the most appropriate place because of the character of the specific area. It is important to note that this location has been chosen following a previous refusal, under

DM/0546/21/PAT, which was considered a sensitive location and subsequently refused on this basis. Other locations have been presented by the applicant as not being feasible.

2) Impacts on character and residential amenities

Further details of the design were requested and provided and confirmation that Prior Approval is required was given on 1st November 2022. Policy 35 of the NELLP indicates telecommunications development will be permitted where the development is appropriate in terms of siting and appearance, having regard to technical and operational constraints, and does not intrude into or detract from the landscape or urban character of the area. This area of Grimsby Road is typical of a main road in the Borough which links in this case Waltham to Grimsby. As a result there is the associated street furniture including street lighting and signage. The mast which are now a common feature in such locations would be viewed in this context. Whilst high at 18 metres it will read as a road side infrastructure structure of a simple monopole design. It is recommended, however, that the mast be painted. The impact of the cabinets would be minimal due to their position and subject to being painted to match the proposed mast are acceptable.

In terms of residential amenity the concerns raised in representations made are acknowledged but the site is well separated from existing and future development. The closest neighbours on Grimsby Road are opposite and to the south and those in newer properties on Woodland Way are well separated to the south. It is not considered that there would be any adverse massing or dominance from the structure. Concerns in relation to emissions are addressed below. One comment relates to the possibility of future development on their land but that would not be grounds to object.

3) Emissions in accordance with ICNIRP

Paragraph 116 of the NPPF indicates that local planning authorities must determine applications (including prior approvals) on planning grounds only. They should not seek to question the need for an electronic communications system, or set health safeguards different from the International Commission guidelines for public exposure. The applicant has provided an ICNIRP statement indicating the antenna system would individually and cumulatively accord with the international emissions limits in accordance with para 115 of the NPPF.

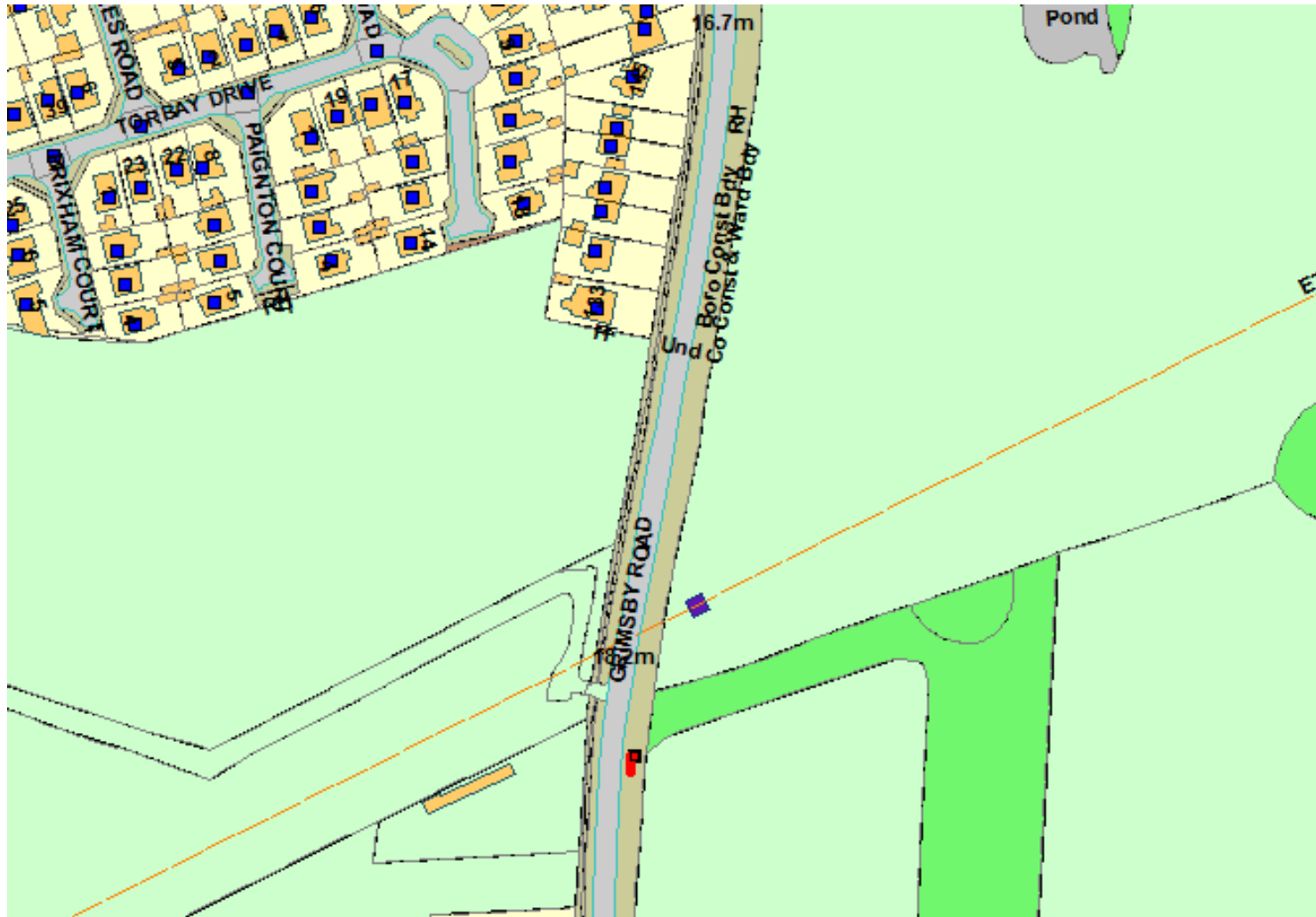
CONCLUSION

It is considered that the proposal is acceptable under Policy 35 of the North East Lincolnshire Local Plan and prior approval under Part 16, Schedule 2 of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) is recommended to be granted for the mast and associated equipment.

RECOMMENDATION

Prior Approval Granted

DM/0869/22/PAT – LAND EAST OF GRIMSBY ROAD, WALTHAM



DM/0869/22/PAT – LAND EAST OF GRIMSBY ROAD, WALTHAM



PLANNING COMMITTEE - 30th November 2022

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

APPLICATION No: DM/1147/21/FUL

APPLICATION TYPE: Full Application

APPLICATION SITE: Former Haiths Bird Seed, 65 - 69 Park Street, Cleethorpes, North East Lincolnshire,

PROPOSAL: Change of use to garage/vehicle maintenance unit, MOT station, storage units (Use Class E(g), B2 and B8) and 1 self contained residential apartment, including alterations, installation of shutters, car parking and loading areas, bin store and associated works (Amended plans - modified elevations (including cladding), floor plans, details of insulation, Flood Risk Assessment and Management Details of use).

APPLICANT:

Mr Hassan Ahmed
731 Stockport Road
Manchester
M19 3AR

AGENT:

Mr Talat Zeria
HSH Engineering Design Service
428 Cheetham Hill Road
Cheetham
Manchester
M8 9LE

DEPOSITED: 15th November 2021

ACCEPTED: 23rd May 2022

TARGET DATE: 18th July 2022

PUBLICITY EXPIRY: 17th November 2022

AGREED EXTENSION OF TIME DATE:

CONSULTATION EXPIRY: 18th June 2022

CASE OFFICER: Jonathan Cadd

PROPOSAL

This application seeks permission to split the former Haiths bird seed factory building into 6 separate units for class B2, B8 and class E(g) uses along with a residential flat/office at first floor to the Brereton Avenue, Park Street junction for the applicant himself.

The proposal also includes alterations to the building including:

Park Street elevations - Part metal cladding to elevations, new pedestrian doors in place of existing roller shutter, one former chapel window raised, an additional new pedestrian door and 2 vehicle entry points with new roller shutter doors installed.

Brereton Avenue - One new roller shutter door for vehicles, four first and second floor escape windows to storage units, new residential windows and balcony and Juliet balcony. New cladding has also been installed to the Brereton Avenue elevation.

Rear - No change but blocking off of two rear facing doors onto flat roof. Rear to 71 - additional section of fire escape to second floor.

Access would be as is from Brereton Avenue and the current concrete apron at Park Street.

It is noted that part of this application is retrospective in nature as the works to unit 1 have been completed and a vehicle repair garage is operational at ground floor with a large roller shutter door installed and the building externally clad in black profiled sheeting.

The application is brought to the planning committee as it represents a departure from the Local Plan.

SITE

Existing vacant industrial building to the junction of Brereton Avenue and Park Street, known as Haiths Seeds. The two and three storey building is a jumble of building designs that have been added to and altered as the needs of the former use required. This includes the inclusion of a former chapel building to Park Street. The building is however, unified by the use of red brick and a large canopy which extends over the concrete service forecourt to Park Street. Access is from both Park Street and Brereton Avenue with a small parking area to Brereton Avenue.

To the rear the building abuts or is very close to residential dwellings which adjoin it to Brereton Avenue and Clerke Street. The building either directly abuts these residential properties or is divided from them by 2m high walls/ fences.

The site is allocated for housing within the North East Lincolnshire Local Plan, ref: HOU249A and is also located within Flood Zone 3.

RELEVANT PLANNING HISTORY

DC/729/12/SSU - Outline application to erect 14 dwellings including demolition with associated drainage earthworks and access. Refused but allowed at appeal 2013.

DC/945/07/SSU - Outline application for residential development of 7 town houses and 14 apartments. Refused 2019.

08/85/0160 - Erect new building to provide staff room and toilet facilities. Approved 1985.

RELEVANT PLANNING POLICIES AND BACKGROUND PAPERS

National Planning Policy Framework (2021)

NPPF5 - Delivering a sufficient supply of homes
NPPF6 - Building a strong, competitive economy
NPPF8 - Promoting healthy and safe communities
NPPF11 - Making effective use of land
NPPF14 - Climate, flooding & coastal change
NPPF15 - Conserv. & enhance the natural environ.
NPPF16 - Conserv. & enhance the historic environ.

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

PO2 - The housing requirement
PO3 - Settlement hierarchy
PO5 - Development boundaries
PO8 - Existing employment areas
PO13 - Housing allocations
PO22 - Good design in new developments
PO33 - Flood risk
PO34 - Water management
PO36 - Promoting sustainable transport
PO38 - Parking
PO39 - Conserve and enhance historic environ
PO41 - Biodiversity and Geodiversity

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

Heritage Officer: (in summary) Part of this building is a Methodist Chapel which was built in 1896 despite its conversion and integration into a factory it can still be read as a chapel due to the retention of the main windows at the site. Chapels across Lincolnshire are attractive and prominent features, particularly as the county was the birthplace of Methodism. These buildings are under particular decline with between 1/3 and 1/2 being estimated to have been lost in Lincolnshire, it is highly likely that a similar number have

been lost in NE Lincolnshire.

The current proposal would see two of the main windows of the chapel shortened to accommodate a roller shutter door and pedestrian access eroding the appearance and historic significance of the chapel. There have already been three roller shutters inserted in the former chapel and although it is always welcome to see disused buildings come back into use this should not be at the further cost of the historic fabric. Recommends that the applicant looks at alternative solutions for bringing this building back into use without further significant loss of the historic fabric. In this current form recommends that this application is refused.

Drainage: No comments.

Environment Agency: Does not object subject to condition being placed on the permission to ensure adherence to Flood Risk Assessment but notes the lack of a flood warning and evacuation plan.

Environmental Protection: Requests conditions - Hours of construction, demolition, construction management, soundproofing condition, external plant and compressor details (including acoustic performance), no external manufacturing and hours of operation.

Highways: No objections.

Site Notice/ Neighbours: 71 Park Street, 2 Brereton Avenue, 1 Clerke Street (x2)

Object -

- Work has already commenced.
- Noise and nuisance created during the period that the conversion works have been carried out (late hours). Fires lit to rear causing smoke.
- Proposed access steps to the upper storage uses overlook adjoining houses and will lead to serious deterioration in privacy including to rear gardens and bedrooms. This should be removed.
- Seek trading hours to be limited. Building better to be in use than left to deteriorate.
- Since unit 1 has been opened there have been cars parked on double yellow lines and antisocial activities.
- Further use of the garage and MOT centre will lead to further noise and nuisance from engines revving, compressors, brake testing, banging and grinders. Due to nature of buildings the noise will vibrate off walls making the situation worse.

- So close to private rear spaces of neighbouring residential properties - loss of amenity.
- Flat overlooks adjoining properties reducing privacy as does proposed external stair case that will be extended. All very close to adjoining dwellings.

APPRAISAL

Main Issues

1. Principle of use
2. Impact on neighbours
3. Impact on the street scene and character of the area
4. Highway safety and parking
5. Flood risk
6. Other

1. Principle of use

The site is a former factory manufacturing bird seed. It has been vacant since 2007 and despite being allocated in the NELLP 2018 for housing and gaining planning permission in 2013 for housing, it remains largely empty and unused. As noted above, since the applicant purchased the building, various works have commenced and unit 1 is now operational and has had external modifications undertaken. Nevertheless, the rest of the building remains largely vacant, albeit with some physical operations undertaken.

As a site allocated for housing, a mixed-use scheme for light and general industry, storage, and distribution and one residential flat it would appear to be largely contrary to policy 13 of the NELLP. In noting this, however, it must be accepted that the site has an existing use. A bird seed factory can be classified as a class E(g) use if it has no impacts on neighbours but otherwise should be considered as a class B2 general industrial site. Similarly, parts of the site, ancillary to the main factory were deemed to be used for ancillary storage. To assist considerations, when the Haith's seed business relocated to Europarc, to a purpose-built building, it was deemed to be a class B2 use. Previous advice given by the Council indicated that the site could be considered as a class B8 storage and distribution use. It is therefore acknowledged that whilst generally vacant the use of the site as an industrial use with elements of ancillary storage has been established over many years. This will have generated activity and nuisance which would have impacted on the wider area.

As such it would be possible to subdivide this building into smaller individual factory units without the need for planning permission, subject to any physical alterations requiring an application. The present proposal is, however, for a mixed use and requires planning permission. Whilst the proposal could therefore be resisted, not least as the site is allocated for housing, the existing use fall back position has to be given weight as the two car repair garages proposed would fall within class B2 and so would not require permission. Similarly, a car repair, sales and MOT centre has been approved at the

Haiths warehouse and store across Brereton Avenue and operated without harm for some time. In addition to this, the housing allowed on appeal at the application site in 2013 has never been implemented despite the housing boom of recent times. The present proposal therefore perhaps presents a realistic opportunity to bring the site back into economic use, would provide additional employment for some local people, in a highly sustainable area and proposes similar type uses and impacts for the area that has been previously experienced (albeit not for some time). Such a proposal, as a mixed use, would allow for some additional control to be exercised over the uses limiting impacts further. Subject to further detailed consideration below and despite being contrary to the Local Plan allocation for housing, the current proposal provides a realistic and sustainable use for this building supporting the local economy and employment.

2. Impact on neighbours

One of the main concerns over this development is the impact on neighbours in terms of activity, noise, emission and traffic, particularly as the site is surrounded by residential dwellings, in particular to the east and south to Brereton Avenue and Clerke Street.

Objections have been received in particular from properties to the rear of the site. Works have already commenced and created a number of issues for these occupiers in terms of noise and nuisance from building works, activities and conduct of the builders themselves, loss of privacy, working hours and projected forward concerns over future impacts from reactivation of commercial activity and the new rear access doors and staircase shown on plans leading to loss of privacy and noise to gardens and bedrooms.

The applicant has provided details of the uses and notes that the majority of the building will be let for storage. It is his experience of operating such premises in Manchester the size of the units is likely to be used by small businesses and movements would be quite limited maybe as few as several per week or at a maximum twice a day. The main access to the storage units would be from Park Street, a busy road during daylight hours which would mask much of the noise and nuisance of vehicles using this area. By the nature of storage units, activity within the building would be limited and unlikely to cause significant nuisance. It is noted that a number of fire escape windows are formed to the northern elevation of unit 3A but this can be conditioned to be obscure glazed and only used in emergency. Similarly, to the southern side of unit 3A an external fire escape is proposed. Again, this should be conditioned to be used only in an emergency with privacy screens installed before the upper floor uses commence. Similarly, the flat arrangement has been altered to remove facing windows with only a bathroom window now proposed. This can be obscure glazed.

The use of part of the building as garages/ MOT station could generate noise and nuisance. This is particularly the case to the east and south where the building adjoins 71 Park Street and is near 1 Clerke Street and 2 Brereton Avenue. The environmental protection team have not objected to the uses but do require that insulation measures to Building Regulations standards is required, that all manufacturing and repairs are undertaken indoors and the acoustic performance where necessary of any external plant

or compressor equipment is provided. Perhaps most important however, is the condition that the operation of the site is limited to 09:00 to 18:00 Monday to Friday, 09:00 to 14:00 on Saturdays and not at all on Sundays and Bank and public holidays. It is noted that the garage at unit 1 is already operational and has been for some time. Similarly, a vehicle repair garage, sales area and MOT station is already operational opposite (to the rear of Brereton Avenue) which is also in close proximity to residential properties and neither has received any significant complaint since becoming operational. Rear fire exit doors can be conditioned as such.

The creation of a flat at first floor above the garage at unit 1 is noted. The applicant has confirmed that this will be utilised by himself as a Grimsby office and flat where he can stay when working in the town, reducing travelling and allowing work and meetings to take place. Although not ideal, subject to insulation, hours of operation (unit 1 garage) and a specific personal occupancy condition for the flat/ office, it is considered that residential amenity would be sufficiently protected.

It is considered that this, together with the history of the site's use is sufficient to conclude that subject to conditions the proposal would not have an unreasonable impact on residential amenity.

3. Impact on the street scene and character of the area

The nature of the site and buildings are such that they are a mixture of styles and designs but with a unifying brick finish. The appearance though is industrial in character. The heritage officer's comments are noted, but although negotiations provided agreement to limit cladding over the former chapel and add a stone cill to the shortened chapel window unfortunately, the applicant would not agree to remove the roller shutter door (installed already) as this would preclude the realistic use of one of the units. As the structure is not listed or locally listed and is in poor condition the impacts on this non designated heritage asset have to be balanced with the public benefit of allowing the scheme to proceed, para 203 of the NPPF. In this instance, whilst the harm to the remaining features of the building are noted, the benefits of getting this building and its neighbours into active economic use with wide economic benefits to the area are deemed to outweigh the loss of significance.

In overall terms the changes to the building, including cladding of most of the building in profiled steel are not deemed to detract from the nature and character of the area and would assist to unify the appearance of the building.

4. Highway safety and parking

Both Park Street and Brereton Avenue are busy heavily parked roads, used to link major routes to residential areas. The majority of the building would be used for small storage and distribution units. These would be a mixture of road frontage and upper floor uses. Such uses are likely to be attractive to local businesses seeking additional storage space with only limited vehicle movements per day/ week and would be used as and when

rather than regular movements throughout the day. Such units are unlikely to have employees on site, rather they would be lock up type facilities. The site has a forecourt allowing vehicles to arrive and unload off the highway. Larger vehicles would need to be parked parallel to the building but others in a more traditional format.

The car repair garage and MOT stations would generate more traffic and movements. Unit 1 is operational and has 5 off street parking spaces available but on the twice that the case officer has visited only three cars were parking on the forecourt with most waiting attention or being worked upon within the building itself. Access to unit 1 is via an existing access to Brereton Avenue. The MOT Station is to the opposite side of the building to Park Street. The unit would have two car parking spaces to the forecourt and a further two within the building itself. Given the nature of an MOT station vehicles will enter be tested and then be collected. No repairs would be undertaken on site. As such the need for additional parking would be more limited.

The previous use generated activity and movements; indeed the factory's main storage facility was opposite across Brereton Avenue so that vehicle movements between the two were common. The proposed mixed use would not therefore be particularly more intense, albeit the site has been vacant for many years. It is noted, that the Highway Authority has not objected to the scheme.

5. Flood risk

Although the site is located within a high-risk flood zone, the nature of the uses is such that no objection by the Environment Agency is raised subject to the Flood Risk Assessment being adhered to and a Flood Warning and Evacuation Plan being submitted and agreed.

6. Other

It is noted that the development has commenced. Whilst not condoned, the planning system can deal with development retrospectively and this application seeks to rectify the situation.

Similarly, any poor conduct of builders whilst is again not condoned is not something that can be dealt with through the planning system, albeit, a construction management plan is conditioned that could deal with issues such as unsocial working hours, fires and amplified music.

CONCLUSION

The re use of the Haiths buildings for class B8 - storage units, class E (g) and class B2 - industrial uses represent a positive re use of a long term vacant building. Although allocated for housing, the existing industrial use of the former factory has not been lost and its subdivision would provide opportunities for new economic development and employment in the local area which is deemed a significant benefit to the local economy

of NE Lincolnshire. It would also provide some enhancement to the streetscene, due to its reuse halting the decline of the existing buildings. Although allocated for housing, and with historic permissions granted, these proposals have now lapsed for some time despite the long period of a buoyant housing market. As such the proposed uses are deemed to be an acceptable departure as the best opportunity for redevelopment/ reuse of the site in a positive manner.

It is accepted that the uses would generate noise and nuisance but the former factory use could be reactivated creating its own noise and nuisance. In addition the Environmental Protection Team, subject to conditions have not objected to the proposal and consider it can be controlled sufficiently to protect neighbours amenities. The development would also generate a first floor flat above the garage at unit 1 but it is noted that this would be for the applicant himself for use as an office/ flat as his NE Lincolnshire base. The applicant therefore would have some control over the noise /nuisance below as owner of the site. Subject to a condition that it is occupied as such the proposal is deemed acceptable. Neighbours privacy concerns can also be managed by conditions. The uses are such that the impact on highway safety and capacity would be acceptable. Finally, it is recommended that conditions are imposed to limited the uses and require the submission of a flood warning and evacuation plan.

Therefore it is considered that despite being a departure from the local plan, and the loss of some significance to the former chapel the proposal would represent a betterment for the area and would accord with policies: 5, 22, 33, 36 and 38 of the NELLP.

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

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 development hereby approved outside the hours of 8.00 am to 6.00 pm Monday to Friday, 8.00 am to 1pm Saturday and not on Sundays or Bank Holidays or any other time unless agreed in writing with the Local Planning Authority.

Reason

To protect the amenities of nearby residents and in accordance with 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 submitted flood risk assessment (ref [20.01.2022/ 75973R1/ GeoSmart Information]) and the following mitigation measures it details:

- A Flood Warning and Evacuation Plan to be in place prior to occupation. This must be submitted to and be approved in writing by the Local Planning Authority prior to occupation and be implemented upon occupation.
- Flood resilience and resistance measures to be incorporated into the proposed development as stated.

These mitigation measures shall be fully implemented prior to occupation and subsequently in accordance with the scheme's timing/ phasing arrangements. The measures detailed above shall be retained and maintained thereafter throughout the life time of the development.

Reason

To reduce the risk of flooding to the proposed development and future occupants and in accordance with policies: 5 and 33 of the North East Lincolnshire Local Plan 2013 - 2032 (adopted 2018).

(4) Condition

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

1. Contact details of the person with responsibility for the implementation of the CMP;
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 noise and dust reduction measures to be employed during the course of construction;
7. Details of wheel washing facilities (locations, types etc.)

The development shall thereafter proceed in strict accordance with the approved details at all times unless otherwise agreed in writing by the Local Planning Authority.

In addition, no burning of demolition/construction waste material shall take place on site.

Reason

To ensure adequate access facilities are provided during construction, for highway safety reasons and to ensure that noise levels and dust emissions arising from the development are within acceptable levels in the interests of amenity and in accordance with policies: 5 and 38 of the North East Lincolnshire Local Plan 2013 - 2032 (adopted 2018).

(5) Condition

Prior to the use of units 2, 3 and 4 details shall be submitted to and approved in writing by the Local Planning Authority of any external plant / compressor equipment including their acoustic performance and, where applicable, the details of sound reduction provided by mitigation measures to be installed. Such a scheme shall be implemented in its entirety and in accordance with the approved plans/ details prior to the use commencing and shall thereafter be so retained.

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).

(6) Condition

No industrial activities or storage shall take place other than within the buildings hereby approved.

Reason

In the interests of residential amenity and in accordance with policies: 5 and 22 of the North East Lincolnshire Local Plan 2013 - 2032 (adopted 2018).

(7) Condition

No activities shall take place at the premises outside of the hours specified below:-

Monday to Friday 09:00hrs to 18:00hrs

Saturdays 09:00hrs to 14:00hrs

Or at any time on Sundays, Public and Bank Holidays

Reason

The use of the premises outside of these hours would be detrimental to the residential amenity of the area by virtue of noise and disturbance and in accordance with policies: 5 and 22 of the North East Lincolnshire Local Plan 2013 - 2032 (adopted 2018).

(8) Condition

Prior to occupation of the flat hereby approved, details of soundproofing for units 1, 2, 2A shall be submitted to and approved in writing by the Local Planning Authority and once approved the scheme shall be implemented prior to occupation and shall be retained as

such thereafter.

Reason

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

(9) Condition

Prior to use of unit 4 details of soundproofing for it shall be submitted to and approved in writing by the Local Planning Authority and once approved the scheme shall be implemented prior to occupation and shall be retained as such thereafter.

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 flat shown on the approved drawings shall only be occupied by the applicant and no other persons unless otherwise approved in writing by the Local Planning Authority.

Reason

Occupation by any other person would have no control over noise nuisance from the garage use below and in accordance with policy 5 of the North East Lincolnshire Local Plan 2013 - 2032 (adopted 2018).

(11) Condition

Prior to the occupation of units 2A and 3A, a scheme for privacy screening to the fire escape shown on the approved plans shall be submitted to and approved in writing by the Local Planning Authority. The approved scheme shall be installed before either of units 2A or 3A are first occupied and shall be retained as such thereafter.

The fire escapes/ fire doors shall be kept closed at all times and shall not be used except in an emergency.

Reason

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

(12) Condition

The change of uses shall be restricted to unit 1 and 2 - Vehicle repair garage/ MOT Stations (or Class E(g)), Units 2, 3, 2A and 3A - B8 Storage and Distribution and for no other purpose, including any other use falling within Classes: E, B2 and B8 of the Town

and Country Planning (Use Classes) Order 1987, (or any provision equivalent to that Class in any Statutory Instrument revoking or re-enacting that Order with or without modification), unless a further change of use is granted planning permission by the Local Planning Authority.

Reason

The Local Planning Authority wishes to retain control of future changes of use to protect the amenities of nearby residents and highway safety in accordance with policies: 5 and 38 of the North East Lincolnshire Local Plan 2013 - 2032 (adopted 2018).

(13) Condition

The windows shown cross-hatched on the approved plans: 03 rev J and 06 rev A shall be glazed in obscure glass before the flat and units 2A and 3A are occupied and shall be so retained thereafter.

Reason

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

(14) Condition

Prior to the occupation of units 2, 3, 2A, 3A and 4, bin storage facilities shall be provided to a design, siting and materials specification to be submitted to and approved in writing by the Local Planning Authority and shall thereafter be so retained.

Reason

To provide acceptable refuse facilities for occupants of the accommodation and to ensure a satisfactory appearance for the development and in accordance with policies: 5 and 22 of the North East Lincolnshire Local Plan 2013 - 2032 (adopted 2018).

(15) Condition

The colour and finish of the roller shutters to be installed shall be black powder coated either before installation or within three months from their installation. Within three months from the date of this decision, the roller shutters to unit 1 shall be power coated black. They shall be retained in the same colour/finish thereafter.

Reason

To ensure a satisfactory appearance for the development and in accordance with policies: 5 and 22 of the North East Lincolnshire Local Plan 2013 - 2032 (adopted 2018).

(16) Condition

The development shall not be carried out except in complete accordance with the approved plans and specifications. The approved drawings have nos:

03 rev J - Proposed Plans and Elevations
04 rev F - Car Parking Layout
05 - Site Location Plan
06 rev A - Rear Elevations and Elevation from 71

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 and 38 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 reuse a long standing vacant building enhancing the character of the area and the local economy and would not harm residential amenity, nor highway safety and capacity and is acceptable under all other planning considerations. This proposal is approved in accordance with the North East Lincolnshire Local Plan 2013-2032 (adopted 2018), in particular policies: 5, 22, 33, 36 and 38 and the provisions of the National Planning Policy Framework.

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 clarifying usage, amending layout and imposing condition to allow the scheme to proceed.

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 326289 - Option 2).

4 Informative

The applicant/occupants should phone Floodline on 0345 988 1188 to register for a flood warning, or visit <https://www.gov.uk/sign-up-for-flood-warnings>. It's a free service that provides warnings of flooding from rivers, the sea and groundwater, direct by telephone, email or text message. Anyone can sign up.

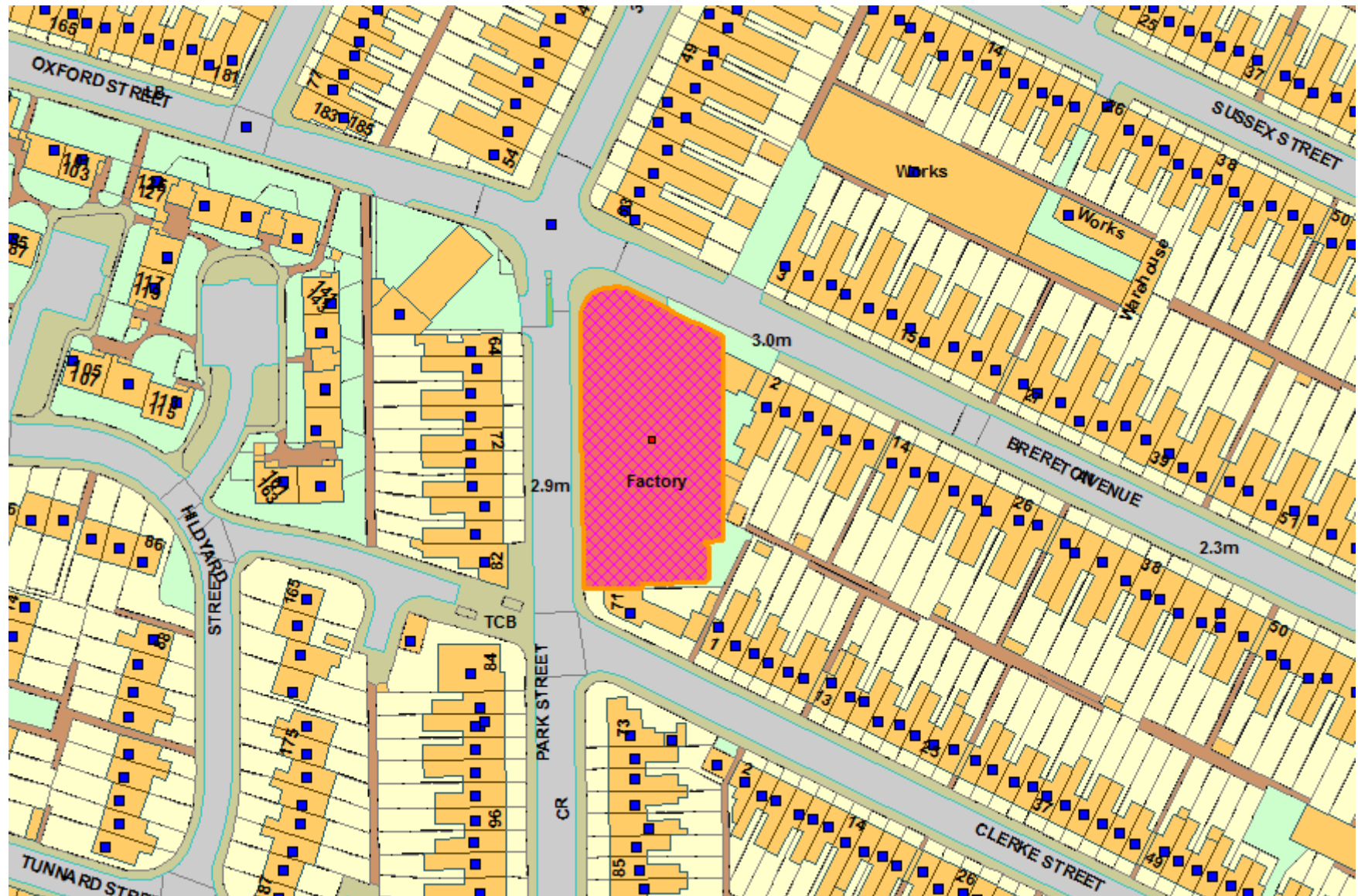
Flood warnings can give people valuable time to prepare for flooding - time that allows them to move themselves, their families and precious items to safety. Flood warnings can also save lives and enable the emergency services to prepare and help communities.

For practical advice on preparing for a flood, visit <https://www.gov.uk/prepare-forflooding>.

To get help during a flood, visit <https://www.gov.uk/help-during-flood>.

For advice on what to do after a flood, visit <https://www.gov.uk/after-flood>.

DM/1147/21/FUL – FORMER HAITHS BIRD SEED, 65-69 PARK STREET, CLEETHORPES



DM/1147/21/FUL – FORMER HAITHS BIRD SEED, 65-69 PARK STREET, CLEETHORPES



Date	Rev	Description
08.5.22	A	Planning
17.5.22	B	Planning
18.5.22	C	Planning
23.5.22	D	Planning
28.6.22	E	Planning
20.10.22	F	Planning

H S H

Engineering Design Services

425 Cheetham Hill Road Cheetham Manchester
M8 9LE, UK. 01617956395, 07940197 333

project title	Proposed change of use a subdivision, elevational alterations, including a self contained apartment on the 1st floor.		
client	Mr Hassan Ahmed		
drawn by	Car Parking Layout Plan		
drawn no.	sheet no.	scale	job no.
04F		1:500 @ A3	