

<p style="text-align: center;">Minute of the Planning Committee 7th September 2022</p>
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Item: 1

Application Number: DM/0872/20/FUL

Application Type: Full Application

Application Site: Cloverdale Residential Home Butt Lane Laceby Grimsby

Proposal: Erection of 1 detached and 6 semi detached dwellings with garages, new access and landscaping - additional land contamination information

Applicant's Name and Address: Mrs A Khurana Dryband One Ltd Cedars Aylesby Laceby North East Lincolnshire DN37 7AW	Agent's Name and Address: Mr Daniel Snowden Ross Davy Associates Pelham House 1 Grosvenor Street Grimsby North East Lincolnshire DN32 0QH
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Deposited: 13th October 2020

Accepted: 13th October 2020

Expiry Date: 8th December 2020

Agreed Extension of Time Date:

Case Officer: Richard Limmer

Decision: Approved with Conditions

- 1 Condition
The development hereby permitted shall begin within 18 months 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:

RD4526-01A site location plan

RD4526-02 existing site plan

RD4526-05A proposed block plan

RD4526-10A garages

RD4526-11 proposed plans and elevations plot 1

RD4526-12A proposed plans and elevations plots 2-7

Reason

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

3 Condition

Development shall not begin until details of all external materials to be used in construction of the buildings have been submitted to and approved in writing by the Local Planning Authority. The development shall then be built out in accordance with the approved details.

Reason

To ensure the development has an acceptable external appearance and is in keeping with the visual amenity and character of the area in accordance with Policies 5 and 22 of the North East Lincolnshire Local Plan 2013-2032 (adopted 2018).

4 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.

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

5 Condition

The scheme of landscaping and tree planting required through condition 4 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 Policy 43 of the North East Lincolnshire Local Plan 2013-2032 (adopted 2018).

6 Condition

No development shall commence until a scheme for the 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.

Reason

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

7 Condition

The development shall be built out in accordance with the recommendations within the Ecology report by CGC Ecology dated September 2020 and the recommendations fully implemented within 12 months of the first occupation of the site.

Reason

In the interests of ecology and bio-diversity in accordance with Policy 41 of the North East Lincolnshire Local Plan 2013-2032 (adopted 2018).

8 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 2013-2018 (adopted 2018).

9 Condition

Prior to occupation of any 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).

10 Condition

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.

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 the commencement of construction works on site detailed specifications of the type of piling/ground improvement/foundations to be used to support the buildings/structures shall be submitted to the LPA for approval. Included shall be a scheme to mitigate the effects of the design with particular regard to noise and vibration to the surrounding premises and pollution to the underlying chalk aquifer. The foundations shall be carried out/constructed in accordance with the approved details unless variations are approved in writing by the LPA.

Reason: To protect the amenities of nearby residents and to ensure the integrity of the underlying aquifer is not compromised.

Reason

To protect the amenities of nearby residents, human health, buildings, adjoining property, ecology and to ensure the integrity of the underlying aquifer is not compromised in accordance with Policy 5 of the North East Lincolnshire Local Plan 2013-2032 (adopted 2018).

- 12 Condition
Unless otherwise agreed by the Local Planning Authority, development other than that required to be carried out as part of an approved scheme of remediation must not commence until conditions 13 to 16 have been complied with. If unexpected contamination is found after development has begun, development must be halted on that part of the site affected by the unexpected contamination to the extent specified by the Local Planning Authority in writing until condition 16 has been complied with in relation to that contamination.
- Reason
To ensure that the site is suitably remediated in accordance with Policy 5 of the North East Lincolnshire Local Plan 2013-2032.
- 13 Condition
An investigation and risk assessment, in addition to the assessment and findings of the Phase 2 (ground investigation) report reference 0168/5235/P/P2 in relation to further ground gas monitoring and any required further boreholes, must be completed in accordance with a scheme to finalise the assessment of the nature and extent of contamination on the site, whether or not it originates on the site. The contents of the scheme are subject to the approval in writing of the Local Planning Authority. The investigation and risk assessment must be undertaken by competent persons and a written report of the findings must be produced. The written report is subject to the approval in writing of the Local Planning Authority.
- Reason
To ensure that the site is suitably remediated in accordance with Policy 5 of the North East Lincolnshire Local Plan 2013-2032.
- 14 Condition
A detailed remediation scheme based upon the findings of the Phase 2 (ground investigation) report reference 0168/5235/P/P2 and supplementary investigatory works required by condition LC22, must be prepared, and is subject to the approval in writing of the Local Planning Authority. The scheme must include all works to be undertaken, proposed remediation objectives and remediation criteria, timetable of works and site management procedures. The scheme must ensure that the site will not qualify as contaminated land under Part 2A of the Environmental Protection Act 1990 in relation to the intended use of the land after remediation.
- Reason
To ensure that any previously unconsidered contamination is dealt with appropriately and to accord with policy 5 of the North East Lincolnshire Local Plan 2013-2032 (Adopted 2018).
- 15 Condition
The approved remediation scheme must be carried out in accordance with its terms prior to the commencement of development other than that required to carry out remediation, unless otherwise agreed in writing by the Local Planning

Authority. The Local Planning Authority must be given two weeks written notification of commencement of the remediation scheme works. Following completion of measures identified in the approved remediation scheme, a verification report that demonstrates the effectiveness of the remediation carried out must be produced, and is subject to the approval in writing of the Local Planning Authority.

16 Condition

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

Reason

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

17 Condition

Notwithstanding the Town and Country Planning (General Permitted Development) Order 1995 (or any statutory amendment thereto), no development under Schedule 2 Part 1, Class A, B, & E, shall be permitted within the curtilage of the dwellings.

Reason

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

18 Condition

Prior to the commencement of development full details of all boundary treatments on the site shall be submitted to and approved in writing by the Local Planning Authority. The boundary treatments shall then be installed in accordance with the approved details prior to the occupation of any dwelling on the site or such phasing as agreed in writing with the Local Planning Authority.

Reason

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

Informatives

- 1 Reason for Approval
The Local Planning Authority has had regard to development plan policies and especially those in the North East Lincolnshire Local Plan. The proposal would not harm the area character or residential amenity and the risks caused by the contamination of the site fully considered. The development would also assist in the delivery of housing in a sustainable location in accordance with the National Planning Policy Framework 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 3, 5, 22, 33, 34 and 41.
- 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 resolving issues as they arose through the planning process in relation to layout and design and contamination.
- 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).
- 5 Informative
In relation to contamination the developer is reminded that there is a responsibility for safe development and secure occupancy of the site.

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Item: 2

Application Number: DM/0367/22/FUL

Application Type: Full Application

Application Site: Rear Of 132 Campden Crescent Cleethorpes North East
Lincolnshire

Proposal: Erect two dwellings with associated works

Applicant's Name and Address: Mr K Fuller Foresight C/O Agent Unit 2 Cleethorpes Business Centre Wilton Road Industrial Estate Grimsby DN36 4AS	Agent's Name and Address: Mr Dieter Nelson Dieter Nelson Planning Consultancy Unit 2 Cleethorpes Business Centre Jackson Place Wilton Road Humberston Grimsby DN36 4AS
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Deposited: 26th April 2022

Accepted: 4th May 2022

Expiry Date: 29th June 2022

Agreed Extension of Time Date:

Case Officer: Owen Toop

Decision: Refused

- 1 The proposal would result in an inappropriate and unjustified development within an area at risk of flooding and would fail the sequential test which requires development to be located in areas at the lowest risk of flooding. As such, it is contrary to Policies 5 and 33 of the North East Lincolnshire Local Plan, 2013-2032 and advice in the National Planning Policy Framework.
- 2 The proposed development would result in an over intensification of the site that

would be detrimental to the residential amenity of neighbouring dwellings at Campden Crescent, by reason of massing and dominance to rear gardens and private amenity areas and potential noise and disturbance. Adverse massing and amenity impacts are compounded by the need to raise ground and floor levels the impact of which has not been satisfactorily addressed. Moreover, it would result in an unacceptable amenity for occupiers of the proposed development. As such, it is contrary to Policies 5 and 33 of the North East Lincolnshire Local Plan, 2013-2032 and advice in the National Planning Policy Framework.

- 3 The proposal by reason of its over intensive nature and its poor layout would have an adverse impact on the character and appearance of the area contrary to Policy 5 and 22 of the North East Lincolnshire Local Plan, 2013-2032 and advice in the National Planning Policy Framework.
- 4 The proposed development would result in an adverse impact on highway safety, both road and pedestrian safety, by reason of an unsuitable access by nature of its narrow width and poor arrangement. Moreover, the proposal fails to demonstrate an acceptable construction access. As a result, the proposal is contrary to Policy 5 of the North East Lincolnshire Local Plan, 2013-2032 and the provisions of the National Planning Policy Framework.

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Item: 3

Application Number: DM/0202/22/FUL

Application Type: Full Application

Application Site: Poplar Road Business Units Cleethorpes North East
Lincolnshire

Proposal: Demolish existing stores, erect 16 mixed use (B2 / B8 / E(g)) industrial units, alterations to existing office block, install 38 storage containers, alterations to road layout with new access and various associated works - amended access design and heights of building units to St Heliers Road

Applicant's Name and Address: North East Lincolnshire Council Municipal Offices Town Hall Square Grimsby DN31 1HU	Agent's Name and Address: Jack Davey Equans - Technical Design Team New Oxford House George Street Grimsby North East Lincs DN31 1HB
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Deposited: 8th March 2022

Accepted: 9th March 2022

Expiry Date: 8th June 2022

Agreed Extension of Time Date:

Case Officer: Jonathan Cadd

Decision: Approved with Conditions

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

Reason

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

2 Condition

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

A001: Site Location Plan and Block Plan
A003: Existing Layout Showing Demolition
A020 rev P2: Proposed Site Layout Plan
A021: Proposed Drainage Strategy
A022 rev A: Proposed Fences and Gates
A025 rev A: Proposed Plan and Elevations Units 23 - 31
A026 rev A: Proposed Plan and Elevations Units 32 - 38
A027 rev B: Proposed Plan and Elevations Units 39
A029 Proposed Container Plan and Elevations
A030: Existing and Proposed Site Section
A050: Proposed Ground Levels Area 1
A051: Proposed Ground Levels Area 2
A055: Proposed Landscaping
A057: Proposed Fire Hydrant Locations
A060 rev A: Proposed Cross Section Units 23 - 32 & St Helier's Road Properties
0359/10/001: Topographical & Utilities Survey (Sheets 1 of 2 and 2 of 2)
(Existing)

Reason

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

3 Condition

All demolition and construction works shall be carried out in accordance with the ecological recommendations set out in the Preliminary Ecological Appraisal (March 2021) and the CGC Ecology Bat Emergence Survey of Building B and D Poplar Road, Business Park (10th June 2022).

Reason

In the interests of ecology and to accord with policies 5 and 41 of the North East Lincolnshire Local Plan 2013 -2032 (Adopted 2018).

4 Condition

Prior to demolition/ construction commencing, construction details of an enhanced pavement and lighting scheme from the site to fully connect the northern pavement to the side of Conyard Road shall be submitted to and approved in writing by the Local Planning Authority. Construction of the approved pavement shall be completed before any unit is first occupied. In addition to this, before any unit is first occupied details of covered cycle parking shall be submitted to and approved in writing by the Local Planning Authority. These

facilities shall be completed before any unit is first occupied or within another specified time scale agreed in writing with the Local Planning Authority. The Travel Plan (January 2022) and its requirements shall be implemented in full prior to the first occupation of any unit and shall be adhered to at all times thereafter.

Reason

In the interests of sustainable travel, safety of pedestrians and to accord with policies 5 and 36 of the North East Lincolnshire Local Plan 2013 -2032 (Adopted 2018).

5 Condition

The development shall only operate in strict accordance with the Noise Management Plan (TD052-20). The containers hereby approved shall not be used outside the hours of 08:00am to 20:00pm Mondays to Sundays.

Reason

In the interests of noise reduction and residential amenity in accordance with policy 5 of the North East Lincolnshire Local Plan 2013 -2032 (Adopted 2018).

6 Condition

Prior to demolition of any building a Demolition and Construction Management Plan shall be submitted to and approved in writing by the Local Planning Authority, it shall include (but not exclusively):

- working hours,
- noise, vibration and dust reduction measures (to a recognised standard (both during demolition and construction)),
- a scheme of temporary site security fencing (to be installed prior to demolition and retained for the duration of works),
- location of temporary compound for material storage,
- wheel wash facilities and locations,
- visitor and contractor car parking,
- route for safe pedestrian access from Conyard Road to the Clee Dance Academy,
- delivery hours,
- drop off zone for materials,
- Construction traffic management plans to include a restriction on right turns from Conyard Road.
- and a timetable for implementation and retention of measures.

All demolition and construction shall thereafter accord with the approved Construction and Demolition Management Plan unless otherwise agreed with the Local Planning Authority.

Reason

In the interests of amenity, security and safety in accordance with policy 5 of the North East Lincolnshire Local Plan 2013 -2032 (Adopted 2018).

- 7 Condition
No construction works shall commence until a final drainage scheme, following consultation with Anglian Water, has been submitted to and approved in writing by the Local Planning Authority. Once approved, the drainage shall be fully connected and be available for use before any unit is first occupied.

Reason

In the interests of drainage and in accordance with policies 5, 33 and 34 of the North East Lincolnshire Local Plan 2013 -2032 (Adopted 2018).

- 8 Condition
A landscaping scheme, based on preliminary landscape drawing: A055, but including details of the size, species and position or density of all trees, hedges and plants to be planted, shall be submitted to and approved in writing by the Local Planning Authority. Included within the scheme shall be details of a planting and bat box scheme to meet the recommendations of the Bat emergence survey of Buildings B & D, carried out 8th June 2022. Within the submission shall be a management plan for the long term maintenance for all the landscaping. All landscaping and associated features 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 and ecology in accordance with policies 5, 41 and 42 of the North East Lincolnshire Local Plan 2013-2032 (Adopted 2018).

- 9 Condition
The precautionary measures outlined in the Phase 2 Intrusive Ground Investigation Report shall be adhered to throughout all demolition and construction works.

Reason

In the interests of human health and in accordance with policy 5 of the North East Lincolnshire Local Plan 2013-2032 (Adopted 2018).

- 10 Condition
The development shall be carried out in accordance with the submitted flood risk assessment (March 2021/ Project No. 20-1957.02/ Delta-Simons) and the following mitigation measures it details, in sections 4 and 7:
- An area of safe refuge to be provided in each unit
 - A Flood Warning and Evacuation Plan

- 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 shall be retained and maintained thereafter throughout the lifetime 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).

11 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 policy 5 of the North East Lincolnshire Local Plan 2013-2032 (Adopted 2018).

12 Condition

The containers hereby approved shall be used for storage only, and for no other use including within Class B8. All materials shall only be stored within the containers themselves and not outside or on top of any container at any time.

Reason

In the interests of residential amenity and in accordance with policy 5 of the North East Lincolnshire Local Plan 2013-2032 (Adopted 2018).

13 Condition

Prior to the commencement of construction works on site detailed specifications of the type of piling/ground improvement/foundations to be used to support the buildings/structures shall be submitted to the Local Planning Authority for approval. Included shall be a scheme to mitigate the effects of the design with particular regard to noise and vibration to the surrounding premises and pollution to the underlying chalk aquifer. The foundations shall be carried out/constructed in accordance with the approved details unless variations are approved in writing by the Local Planning Authority. The details shall accord with the recommendations set out in the submitted Ground Investigation Reports.

Reason

To protect the amenities of nearby residents and to ensure the integrity of the underlying aquifer is not compromised and in accordance with policy 5 of the North East Lincolnshire Local Plan 2013-2032 (Adopted 2018).

14 Condition

Unless otherwise agreed by the Local Planning Authority, development other than that required to be carried out as part of an approved scheme of remediation must not commence until conditions 15 to 17 have been complied with. If unexpected contamination is found after development has begun, development must be halted on that part of the site affected by the unexpected contamination to the extent specified by the Local Planning Authority in writing until condition 18 has been complied with in relation to that contamination.

Reason

To ensure contamination is dealt with appropriately and in accordance with policy 5 of the North East Lincolnshire Local Plan 2013-2032 (Adopted 2018).

15 Condition

An investigation and risk assessment, in addition to any assessment provided with the planning application, must be completed in accordance with a scheme to assess the nature and extent of any contamination on the site, whether or not it originates on the site. The contents of the scheme are subject to the approval in writing of the Local Planning Authority. The investigation and risk assessment must be undertaken by competent persons and a written report of the findings must be produced. The written report is subject to the approval in writing of the Local Planning Authority. The report of the findings must include:

- (i) a survey of the extent, scale and nature of contamination;
- (ii) an assessment of the potential risks to:
human health,
property (existing or proposed) including buildings, crops, livestock, pets,
woodland and service
lines and pipes,
adjoining land,
groundwaters and surface waters,
ecological systems,
archaeological sites and ancient monuments;
- (iii) an appraisal of remedial options, and proposal of the preferred option(s).

This must be conducted in accordance with DEFRA and the Environment Agency's Model Procedures for the Management of Land Contamination, CLR 11.

Reason

To ensure contamination is dealt with appropriately and in accordance with policy 5 of the North East Lincolnshire Local Plan 2013-2032 (Adopted 2018).

16 Condition

A detailed remediation scheme to bring the site to a condition suitable for the intended use by removing unacceptable risks to human health, buildings and other property and the natural and historical environment must be prepared, and is subject to the approval in writing of the Local Planning Authority. The scheme must include all works to be undertaken, proposed remediation objectives and

remediation criteria, timetable of works and site management procedures. The scheme must ensure that the site will not qualify as contaminated land under Part 2A of the Environmental Protection Act 1990 in relation to the intended use of the land after remediation.

Reason

To ensure contamination is dealt with appropriately and in accordance with policy 5 of the North East Lincolnshire Local Plan 2013-2032 (Adopted 2018).

17 Condition

The approved remediation scheme must be carried out in accordance with its terms prior to the commencement of development other than that required to carry out remediation, unless otherwise agreed in writing by the Local Planning Authority. The Local Planning Authority must be given two weeks written notification of commencement of the remediation scheme works. Following completion of measures identified in the approved remediation scheme, a verification report that demonstrates the effectiveness of the remediation carried out must be produced, and is subject to the approval in writing of the Local Planning Authority.

Reason

To ensure contamination is dealt with appropriately and in accordance with policy 5 of the North East Lincolnshire Local Plan 2013-2032 (Adopted 2018).

18 Condition

In the event that contamination is found at any time when carrying out the approved development that was not previously identified it must be reported in writing immediately to the Local Planning Authority. An investigation and risk assessment must be undertaken in accordance with the requirements of condition 15, and where remediation is necessary a remediation scheme must be prepared in accordance with the requirements of condition 16, which is subject to the approval in writing of the Local Planning Authority. Following completion of measures identified in the approved remediation scheme a verification report must be prepared, which is subject to the approval in writing of the Local Planning Authority in accordance with condition 17.

Reason

To ensure any unconsidered contamination is dealt with appropriately and in accordance with policy 5 of the North East Lincolnshire Local Plan 2013-2032 (Adopted 2018).

19 Condition

Notwithstanding the information provided, final details of all external materials to be used in the construction of the development shall be submitted to and approved in writing by the Local Planning Authority. Once approved, development shall proceed in strict accordance with the approved details.

Reason

In the interests of character and good design and in accordance with policies 5 and 22 of the North East Lincolnshire Local Plan 2013-2032 (Adopted 2018).

20 Condition

In respect to Unexploded Ordnance, the recommendations set out in the Design and Access Statement Section 11 shall be adhered to during all ground investigation and ground works as stated.

Reason

In the interests of safety and in accordance with policy 5 of the North East Lincolnshire Local Plan 2013-2032 (Adopted 2018).

21 Condition

Before any unit is occupied, or storage container provided (whichever is soonest) details of all means of enclosure and security measures to be erected or installed including (but not exclusively) location, type, materials and boundary treatments shall be submitted to and approved in writing by the Local Planning Authority. The scheme approved shall be installed before any unit is occupied, or container brought into use or, within an alternative timescale as to be agreed in writing with the Local Planning Authority and shall be retained as such thereafter.

On completion of the internal loop road connecting the original Poplar Road Business Centre to the Conyard Road entrance the gating of the Poplar Road entrance shall be completed in accordance with the approved details and retained thereafter.

Reason

In the interests of safety, amenity and designing out crime and in accordance with policies 5 and 22 of the North East Lincolnshire Local Plan 2013-2032 (Adopted 2018).

22 Condition

None of the units within a particular phase (shown on drawing no. A007) shall be brought into use until the access, parking and turning areas serving that phase has been complete and is available for use. Once installed they shall be retained as such thereafter.

Reason

To ensure safe access and in the interests of highway safety and amenity and in accordance with policy 5 of the North East Lincolnshire Local Plan 2013-2032 (Adopted 2018).

- 23 Condition
The Industrial units shall be used for Use Classes B2, B8 and E(g) of the Town and Country Planning Use Classes Order (As Amended) only and for no other uses, including (for the purposes of Class E) any other within the same use class.
- Reason
To clarify the use and in the interests of flood risk and amenity and in accordance with policies 5, 7, 8 and 33 of the North East Lincolnshire Local Plan 2013-2032 (Adopted 2018).
- 24 Condition
The Industrial units shall be used for Use Classes B2, B8 and E(g) of the Town and Country Planning Use Classes Order (As Amended) only and for no other uses, including (for the purposes of Class E) any other within the same use class.
- Reason
To clarify the use and in the interests of flood risk and amenity and in accordance with policies 5, 7, 8 and 33 of the North East Lincolnshire Local Plan 2013-2032 (Adopted 2018).
- 25 Condition
Before development commences, a scheme of soundproofing shall be submitted to and approved in writing by the Local Planning Authority. Such scheme shall be completed prior to any unit being first occupied and shall thereafter be so retained.
- Reason
To provide acceptable noise attenuation measures to protect residential amenity and in accordance with policy 5 of the North East Lincolnshire Local Plan 2013 - 2032 (Adopted 2018).
- 26 Condition
Prior to the occupation of any industrial unit or use of a storage container details on the installation of a no right turn sign on Conyard Road shall be submitted to and approved in writing by the Local Planning Authority. The sign shall be installed in accordance with the details approved prior to the occupation of any industrial unit or use of a storage container and shall thereafter be so retained.
- Reason
In the interests of highway amenity to accord with Policy 5 of the North East Lincolnshire Local Plan 2013-2032 (Adopted 2018)

Informatives

- 1 Informative
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, local amenity, highway safety or ecology and is acceptable under all other planning considerations including flood risk. This proposal is approved in accordance with the North East Lincolnshire Local Plan 2013-2032 (adopted 2018).

- 2 Informative
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.

- 3 Informative
The applicants attention is drawn to the fact that the requirements of the Party Wall Act may apply and you should seek advice from your agent or suitably qualified person.

- 4 Informative
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.

- 5 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).

- 6 Informative
Notification of intention to connect to the public sewer under S106 of the Water Industry Act Approval and consent will be required by Anglian Water, under the Water Industry Act 1991. Contact Development Services Team 0345 606 6087.

A public sewer is shown on record plans within the land identified for the proposed development. It appears that development proposals will affect existing public sewers. It is recommended that the applicant contacts Anglian Water Development Services Team for further advice on this matter. Building over existing public sewers will not be permitted (without agreement) from Anglian Water.

No building will be permitted within the statutory easement width of 3 metres from

the pipeline without agreement from Anglian Water. Please contact Development Services Team on 0345 606 6087.

The developer should note that the site drainage details submitted have not been approved for the purposes of adoption. If the developer wishes to have the sewers included in a sewer adoption agreement with Anglian Water (under Sections 104 of the Water Industry Act 1991), they should contact the Development Services Team on 0345 606 6087 at the earliest opportunity. Sewers intended for adoption should be designed and constructed in accordance with Sewers for Adoption guide for developers, as supplemented by Anglian Water's requirements.

7 Informative

Please note the detailed advice from the Environment Agency with respect to waste and contamination on the Planning Homepage for this application.

8 Informative

Please note the comments from Humberside Fire and Rescue with regards to water supplies and access for fire fighting.

9 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.

10 Informative

Consideration should be given to the installation of electric vehicle charging points within the main car park as shown on approved plans.

11 Informative

The applicant's attention is drawn to the condition requiring a no right turn sign on Conyard Road. This will require a Traffic Regulation Order and you are advised to discuss this with Highways in advance of commencement development.

Minute of the Planning Committee 7th September 2022

Item: 4

Application Number: DM/0700/21/FUL

Application Type: Full Application

Application Site: 31 Gibraltar Lane Laceby North East Lincolnshire DN37 7AU

Proposal: Change of use from garage to childrens nursery with associated works (Amended plans and information dated 4.07.2022 detailing proposed management arrangements)

Applicant's Name and Address: Mrs Karen Hudson 31 Gibraltar Lane Laceby North East Lincolnshire DN37 7AU	Agent's Name and Address: Mr Dieter Nelson Dieter Nelson Planning Consultancy Unit 2 Cleethorpes Business Centre Jackson Place Wilton Road Humberston Grimsby DN36 4AS
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Deposited: 9th July 2021

Accepted: 14th July 2021

Expiry Date: 8th September 2021

Agreed Extension of Time Date:

Case Officer: Owen Toop

Decision: Approved with Conditions, with the issue of the decision delegated to the Assistant Director of Housing, Highways, Transportation and Planning on the expiration of a period of notification ending 20th September 2022 subject to no new significant planning issues being raised.

- 1 Condition
The development hereby 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 Plans - 757-1

Proposed Floor Plans - 793-2A

Proposed Elevations Only - 793-1

Reason

For the avoidance of doubt and in the interests of proper planning in accordance with policies 5, 6 and 22 of the North East Lincolnshire Local Plan 2013-2032.

3 Condition

The proposed development shall be constructed using materials, as detailed on the approved plans and as described in the application form, or to match the existing garage and house in appearance.

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.

4 Condition

Prior to the use of the approved development occurring, the existing former stables building used for the children's nursery shall cease operation and shall only be used in conjunction with and ancillary to the residential house, 31 Gibraltar Lane. The former stables building shall not be used at any time as part of the children's nursery or as a childminders whatsoever.

Reason

In the interest of protecting neighbouring residential amenity and managing highway safety as to accord with policy 5 of the North East Lincolnshire Local Plan 2013-2032.

5 Condition

Notwithstanding The Town and Country Planning (Use Classes) (Amendment) (England) Regulations 2020 the use hereby permitted shall be as a children's nursery only, and for no other purpose within Schedule 2, Part A, Class E.

Reason

To retain control over the future use and in the interest of residential and highway amenity to accord with policy 5 of the North East Lincolnshire Local Plan 2013-2032.

6 Condition

The development shall be carried out in strict accordance with the management plan, including:

- The area marked as the homeowners private garden within the plan and within the site plan 757-1 shall not be used in conjunction with the children's nursery whatsoever.
- The use of the existing play area shall only be accessed through the existing site, as demonstrated within the plan 757- 1.
- The area of use of the children's nursery shall only include the approved garage building, the parking and turning area, the pathway to the play area and the play area itself.
- The number of children within the above defined area of use shall not exceed a maximum of 18 children per day.
- The development shall be not used on bank holidays or weekends, and on weekdays shall be not used outside the hours of 7am to 6pm.
- Staffing levels of the development shall not increase beyond that of the existing use.

Reason

In the interest of protecting residential amenity and managing highway safety as to accord with policy 5 of the North East Lincolnshire Local Plan 2013-2032.

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, 6 and 22.

2 Added Value Statement

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

In accordance with 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 protect residential amenity and manage highway safety.

3 Informative

Please note that you may also require Building Regulations. You are advised to

contact them in advance of work on site commencing (Tel: 01472 325959).

Minute of the Planning Committee 7th September 2022

Item: 5

Application Number: DM/0393/22/OUT

Application Type: Outline Application

Application Site: Land Adj Old Nursery Cheapside Waltham North East
Lincolnshire

Proposal: Outline application to erect 9 dwellings with access to be
considered (Amended access details and additional
illustrative plans received 7th July 2022)

Applicant's Name and Address: Mrs Hannah Haigh Grainsby Farms Ltd The Estate Office Grainsby Grimsby DN36 5PU	Agent's Name and Address: Ms Caroline Chave Chave Planning Enterprise Centre Bridge Street Derby DE1 3LD
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Deposited: 3rd May 2022

Accepted: 3rd May 2022

Expiry Date: 28th June 2022

Agreed Extension of Time Date: 9th September 2022

Case Officer: Bethany Loring

Decision: Refused

- 1 The residential development would intrude into the open countryside having a detrimental impact on the visual character and appearance of the area. The proposal is therefore considered to be contrary to the requirements of Policies 5 and 22 of North East Lincolnshire Local Plan 2013-2032 (Adopted 2018) and the core principles as set out in the National Planning Policy Framework 2021.

<p style="text-align: center;">Minute of the Planning Committee 7th September 2022</p>
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Item: 6

Application Number: DM/0549/22/PNCOM

Application Type: Prior approval-Com,business to dwelling

Application Site: 40 St Peters Avenue Cleethorpes North East Lincolnshire
DN35 8HL

Proposal: Prior approval for the partial change of use of ground floor, first floor and roof space of building (Use Class E) to provide 5 self contained flats (Use Class C3) (Amended Description) in accordance with applicants agent email dated 24th August 2022 omitting the top flat (flat 6).

Applicant's Name and Address: Mr Daniel George StPeterSave Ltd 506A London Road Westcliff On Sea SS0 9LD	Agent's Name and Address: Mr Jonathon Benson Benson Planning Studio C4DI @ TheDock 31-38 Queen Street Hull HU1 1UU
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Deposited: 14th June 2022

Accepted: 17th June 2022

Expiry Date: 12th August 2022

Agreed Extension of Time Date: 9th September 2022

Case Officer: Bethany Loring

Decision: Prior Approval Granted

Minute of the Planning Committee 7th September 2022

Item: 7

Application Number: DM/0305/22/FUL

Application Type: Full Application

Application Site: Morrisons Hilmore Road Laceby North East Lincolnshire

Proposal: Erection of coffee shop with drive-thru facility (amended plans and documents dated 27.07.2022 detailing internal highways re-configuration)

Applicant's Name and Address: Trilogy Leamington Spa Ltd Hilmore House Gain Lane Bradford BD3 7DL	Agent's Name and Address: Mr Thomas Yule Peacock and Smith Central House 47 St Paul's Street Leeds LS1 2TE
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Deposited: 5th April 2022

Accepted: 12th April 2022

Expiry Date: 7th June 2022

Agreed Extension of Time Date: 9th September 2022

Case Officer: Owen Toop

Decision: Approved with Conditions

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

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

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

Site Location Plan - 075_PL_01 Rev B
Proposed Site Plan - 075_PL_01 Rev D
Proposed Site Plan Incorporating Highway Works - 075_PL_05
Proposed Plans and Elevations - 075_PL_04 Rev A
External Lighting Layout - EJ1574-ESD-XX-00-DR-X-E-6902

Reason

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

- 3 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 in accordance with policy 5 of the North East Lincolnshire Local Plan 2013-2032 (Adopted 2018).

- 4 Condition
Prior to the commencement of the development, a detailed construction method statement shall be submitted to and agreed in writing by the Local Planning Authority including details of noise and dust reduction measures to be employed during the course of construction. The methods shall be applied as agreed thereafter.

Reason

To ensure that noise levels and dust emissions arising from the development are within acceptable levels, and in the interests of amenity in accordance with policy 5 of the North East Lincolnshire Local Plan 2013-2032 (Adopted 2018).

- 5 Condition
Prior to the use hereby permitted commencing, details and specifications shall be submitted to and approved in writing by the Local Planning Authority of any air conditioning units including their acoustic performance. Such a scheme as approved shall be implemented in its entirety prior to the use commencing and shall thereafter be so retained.

Reason

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

- 6 Condition
The hours of deliveries for the premises shall not be outside the hours of 7am to 7pm Monday to Friday, and 8am to 1pm on Saturdays. There shall be no deliveries on Sundays and Bank Holidays.

Reason

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

- 7 Condition
The premises shall not be open for business or trade outside the hours of 6:30am to 11pm on any day.

Reason

To provide an acceptable timeframe allowing the business to trade and to protect the amenities of neighbouring residents in accordance with policy 5 of the North East Lincolnshire Local Plan 2013-2032 (Adopted 2018).

- 8 Condition
Prior to the proposal being brought into use, a litter management strategy shall be submitted to and approved in writing by the Local Planning Authority. Once approved, the strategy shall be implemented and be adhered to at all times following occupation.

Reason

In the interests of litter management in accordance with policy 5 of the North East Lincolnshire Local Plan 2013-2032 (Adopted 2018).

- 9 Condition
The development shall be carried out in accordance with the details within the following surface water drainage strategy:

Detailed Drainage General Arrangement - 215-36-501

Beam Consulting Statement and Calculations - 215 - 36 CAL001

The strategy shall be implemented prior to the occupation of the development and retained throughout the lifetime of the development.

Reason

In the interest of managing surface water in a sustainable manner and to accord with policies 5 and 34 of the North East Lincolnshire Local Plan 2013-2032 (Adopted 2018).

- 10 Condition
Prior to the use of the development commencing, the highway improvement works within the site plan: 075_PL_05 shall be implemented. Once implemented the layout shall remain in place for the lifetime of the development.

Reason

In the interest of managing the wider highway network including Grimsby Road as to mitigate congestion from the site and to accord with policy 5 of the North East Lincolnshire Local Plan 2013-2032 (Adopted 2018).

11 Condition

No works related to the development hereby approved shall begin until a 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; and
7. Details of wheel washing facilities (locations, types etc.).

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

Informatives

1 Reason for Approval

The Local Planning Authority has had regard to development plan policies and especially those in the North East Lincolnshire Local Plan. The proposal would not harm the area character or residential amenity and is acceptable under all other planning considerations. This proposal is approved in accordance with the North East Lincolnshire Local Plan 2013-2032 (adopted 2018), in particular policies 5, 22, 28 and 34.

2 Added Value Statement

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

In with 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 agreeing drainage details and a internal highways 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).