

**Minute of the Planning Committee  
30th November 2022**

**Item:** 1

**Application Number:** 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)

<b>Applicant's Name and Address:</b> CK Hutchison Networks (UK) Ltd Great Brighams Mead Vastern Road Reading RG1 8DJ	<b>Agent's Name and Address:</b> Ryan Marshall WHP Telecoms Limited 1A Station Court Station Road Guiseley Leeds LS20 8EY
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**Deposited:** 23rd September 2022

**Accepted:** 26th September 2022

**Expiry Date:** 21st November 2022

**Agreed Extension of Time Date:** 2nd December 2022

**Case Officer:** Bethany Loring

**Decision:** Prior Approval Granted

<p style="text-align: center;"><b>Minute of the Planning Committee 30th November 2022</b></p>
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**Item:** 2

**Application Number:** 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).

<p><b>Applicant's Name and Address:</b> Mr Hassan Ahmed 731 Stockport Road Manchester M19 3AR</p>	<p><b>Agent's Name and Address:</b> Mr Talat Zeria HSH Engineering Design Service 428 Cheetham Hill Road Cheetham Manchester M8 9LE</p>
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**Deposited:** 15th November 2021

**Accepted:** 23rd May 2022

**Expiry Date:** 18th July 2022

**Agreed Extension of Time Date:** 5th December 2022

**Case Officer:** Jonathan Cadd

**Decision:** Approved with Conditions

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

Reason

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

2 Condition

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 rear windows shown in blue as fire escape windows and the flat's bathroom window shown on approved plans: 03 rev J and 06 rev B shall be glazed in obscure glass (of Pilkington Glass Obscurity level 3 or above, or equivalent) 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 B - 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 do after a flood, visit <https://www.gov.uk/after-flood>.