

Minute of the Planning Committee 1st February 2023

Item: 1

Application Number: DM/1002/22/FUL

Application Type: Full Application

Application Site: 1, 3, 4, 5, 6 And 7 Anita Grove (former Tynedale, Cheapside) Waltham North East Lincolnshire DN37 0BW

Proposal: Variation of Condition 1 (Approved Plans) as granted on DM/0857/21/FUL for revision to the approved boundary treatments to plots 1,3, 4, 5, 6 and 7 (Re-submission of DM/0208/22/FUL)

Applicant's Name and Address: Mr Paul Glover Tynedale Cheapside Waltham North East Lincolnshire DN37 0HU	Agent's Name and Address: Miss Zoe Coyne CDC Architecture Ltd 35 Louth Road Grimsby North East Lincolnshire DN33 2HP
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Deposited: 9th November 2022

Accepted: 10th November 2022

Expiry Date: 5th January 2023

Agreed Extension of Time Date: 3rd February 2023

Case Officer: Bethany Loring

Decision: Refused

- 1 The development by virtue of the omission of the proposed close boarded fence along the north west boundary with the open land beyond would be detrimental to the amenity and security of the adjacent land owner contrary to Policy 5 of the North East Lincolnshire Local Plan 2013-2032 (adopted 2018).

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Item: 2

Application Number: DM/0979/22/FUL

Application Type: Council Regulation 3

Application Site: Freshney Place Friargate Freshney Place Shopping Centre
Grimsby

Proposal: Regulation 3 application to partially demolish and redevelop western element of Freshney Place shopping centre to create new market and food hall, new commercial units, construction of cinema and a leisure use building, and improvements to the public realm space with associated highways and landscaping works

Applicant's Name and Address: North East Lincolnshire Council C/O Agent	Agent's Name and Address: Mr Jamie Wallace DLP Planning Ltd V1 Velocity 2 Tenter Street Sheffield S1 4BY
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Deposited: 31st October 2022

Accepted: 10th November 2022

Expiry Date: 9th February 2023

Agreed Extension of Time Date:

Case Officer: Cheryl Jarvis

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 - 3830-LJA-Z1-00-DR-A-00200 Rev P03
Proposed Block Plan - 3830-LJA-Z1-00-DR-A-00301 Rev P02
Demolition Plan Level 00 - 3830-LJA-Z1-00-DR-A-09300 Rev P06
Demolition Plan Level 01 - 3830-LJA-Z1-01-DR-A-09301 Rev P06
Demolition Plan Level 02 - 3830-LJA-Z1-02-DR-A-09302 Rev P06
Proposed Sections (Market) - 3830-LJA-Z1-XX-DR-A-00600 Rev P02
Proposed Sections (Leisure) - 3830-LJA-Z1-XX-DR-A-00601 Rev P02
Proposed Sections (Cinema) - 3830-LJA-Z1-XX-DR-A-00602 Rev P02
Proposed Elevations - 3830-LJA-Z1-XX-DR-A-00720 Rev P02
Proposed Elevations - 3830-LJA-Z1-XX-DR-A-00721 Rev P02
Proposed Elevations - 3830-LJA-Z1-XX-DR-A-00722 Rev P02
Proposed Elevations - 3830-LJA-Z1-XX-DR-A-00723 Rev P02
Proposed Elevations - 3830-LJA-Z1-XX-DR-A-00724 Rev P02
Proposed Floor Plans Level 00 - 3830-LJA-Z1-00-DR-A-00310 Rev P02
Proposed Floor Plans Level 01 - 3830-LJA-Z1-01-DR-A-00311 Rev P02
Proposed Floor Plans Level 02 - 3830-LJA-Z1-02-DR-A-00312 Rev P02
Proposed Roof Plan - 3830-LJA-Z1-R1-DR-A-00313 Rev P02
Sections - 2275-EXA-00-00-DR-L-00501
Sections - 2275-EXA-00-00-DR-L-00502
Stopping Up Plan - FP-ACM-C-XX-00-DR-C-002
Landscape General Arrangement Plan with Services - 2275-EXA-00-00-DR-L-00102 Rev P03
Landscape General Arrangement Plan - 2275-EXA-00-00-DR-L-00100 Rev P04

Reason

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

3 Condition

Before construction commences, final details of all external finishes, materials and windows and doors (including the type and specification of glazing to be used) shall be submitted to and approved in writing by the Local Planning Authority. This shall also include all solar PV. Once approved development shall proceed in strict accordance with the agreed details unless otherwise submitted to and agreed in writing by the Local Planning Authority.

Reason

In the interests of good design and visual amenity and in the interests of designing out crime in accordance with Policies 5, 22 and 39 of the North East Lincolnshire Local Plan 2013-2032 (adopted 2018).

- 4 Condition
Final details of the surface water drainage scheme including a schedule for implementation shall be submitted to and approved in writing by the Local Planning Authority before construction commences. Once approved, the development shall proceed in strict accordance with the agreed details with drainage thereafter retained as approved unless otherwise agreed in writing by the Local Planning Authority.

Reason

In the interests of ensuring a satisfactory drainage scheme and to reduce the risk of flooding in accordance with Policies 5, 33 and 34 of the North East Lincolnshire Local Plan 2013-2032 (adopted 2018).

- 5 Condition
No construction shall take place until a Construction Management and Construction Traffic Management Plan has been submitted to and approved in writing by the Local Planning Authority. The Plan shall include:

1. Contact details of the person with responsibility for the implementation of the Plan;
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.).
8. Details of the control measures that will be employed to control the impact of noise, vibration and dust during the construction phase (inclusive of operating hours).

The approved Plan and control measures it contains shall be implemented throughout the construction phase. The noise assessment must comply with the requirements of British Standard 5228 unless otherwise approved. No burning of demolition/construction waste material shall take place on site. The measures shall be applied as agreed and adhered to throughout the construction period.

Reason

To ensure adequate access facilities are provided during construction, for highway safety reasons, in the interests of public health and to protect the amenities of neighbours in accordance with Policy 5 of the North East Lincolnshire Local Plan 2013-2032 (adopted 2018).

- 6 Condition
A final hard and soft landscaping scheme (inclusive of green roof, street furniture and details of all external tables, chairs and barriers) and a schedule of maintenance and timings for implementation shall be submitted to and approved

in writing before construction works commence. Once approved, development shall proceed in strict accordance with the agreed timings and details.

Reason

In the interests of good urban design and an acceptable landscape scheme in accordance with Policies 5, 22, 39 and 42 of the North East Lincolnshire Local Plan 2013-2032 (adopted 2018).

7 Condition

Prior to the commencement of any demolition works a detailed method statement outlining the method of demolition and measures to prevent pollution to the environment and nuisance from noise and dust to neighbours shall be submitted to and approved in writing by the Local Planning Authority. Demolition shall only thereafter be undertaken in accordance with the approved method statement.

Reason

In the interests of public health and to protect the amenities of neighbours in accordance with Policy 5 of the North East Lincolnshire Local Plan 2013-2032 (adopted 2018).

8 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 9-11 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 12 has been complied with in relation to that contamination.

Reason

To deal with any contamination appropriately and in accordance with Policy 5 of the North East Lincolnshire Local Plan 2013-2032 (adopted 2018).

9 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 before construction commences. 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 deal with any contamination appropriately and in accordance with Policy 5 of the North East Lincolnshire Local Plan 2013-2032 (adopted 2018).

10 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 before construction commences. 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 deal with any contamination appropriately and in accordance with Policy 5 of the North East Lincolnshire Local Plan 2013-2032 (adopted 2018).

11 Condition

The approved remediation scheme must be carried out in accordance with its terms prior to construction commencing, 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 deal with any contamination appropriately and in accordance with Policy 5 of the North East Lincolnshire Local Plan 2013-2032 (adopted 2018).

12 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 9, and where remediation is necessary a remediation scheme must be prepared in accordance with the requirements of condition 10, 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 11. The development then shall progress as set out.

Reason

To deal with any unconsidered contamination appropriately and in accordance with Policy 5 of the North East Lincolnshire Local Plan 2013-2032 (adopted 2018).

13 Condition

All demolition and construction works shall accord with the recommendations set out in the Ecological Report (November 2022) by RammSanderson.

Reason

In the interests of ecology and in accordance with Policies 5 and 41 of the North East Lincolnshire Local Plan 2013-2032 (adopted 2018).

14 Condition

Within 6 months of the buildings being brought into use and occupied, a final Travel Plan which builds on the principles of the Framework Travel Plan by AECOM and includes details of the Travel Plan Coordinator shall be submitted to and approved in writing by the Local Planning Authority. Once approved, the development shall be occupied and managed in accordance with the details approved thereafter.

Reason

In the interests of sustainability and in accordance with Policies 5 and 36 of the North East Lincolnshire Local Plan 2013-2032 (adopted 2018).

15 Condition

The mitigation measures detailed within the Air Quality Assessment by Omnia shall be adhered to at all times throughout the demolition and construction phases.

Reason

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

16 Condition

All demolition and construction work shall adhere to the Unexploded Ordnance Risk measures outlined in the Geoenvironmental Desk Study by Aecom, including the RPS UXO Study within it.

Reason

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

17 Condition

No development shall commence until the applicant has:

- (i) Submitted a Written Scheme of Investigation or Specification for Works, for a programme of archaeological work, to the Local Planning Authority.
- (ii) Received written approval of the Written Scheme of Investigation for a programme of archaeological work from the Local Planning Authority.
- (iii) Implemented or secured implementation of the Written Scheme of Investigation for a programme of archaeological work.

Occupation or use of the development shall not take place until the applicant has:

- (iv) Published, or secured the publishing of the findings resulting from the programme of archaeological work within a suitable media.
- (v) Deposited, or secured the deposition of the resulting archive from the programme of archaeological work with an appropriate organisation.

Reason

The site contains a Historic Environment Asset which requires recording prior to alteration or destruction in accordance with Policy 39 of the North East Lincolnshire Local Plan 2013-2032 (adopted 2018).

18 Condition

Before any plant or extraction equipment is installed, final details of it and its acoustic performance to comply with the recommendations set out in the Noise Impact Assessment shall be submitted to and approved in writing by the Local Planning Authority. Once approved, the plant shall be installed as approved.

Reason

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

19 Condition

Before construction commences, final details of all security measures for the buildings (including external staircases), open space and site approaches (including Victoria Street adjacent to George Street, West St Marys Gate, East St Marys Gate, Bull Ring Lane and Old Market Place) shall be submitted to and approved in writing by the Local Planning Authority. This should follow the principles set out in the Design and Access Statement and the advice from the Secured By Design Officer. Included shall be a scheme for maintenance and

implementation. Once agreed, the proposal shall be implemented as approved prior to the occupation and use of any part of the development unless otherwise agreed in writing by the Local Planning Authority.

Reason

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

20 Condition

Full details of the specifications and positions of any lighting to be provided shall be submitted to and approved in writing by the Local Planning Authority before they are installed. Once approved, all lighting shall be installed as approved.

Reason

In the interests of good design, heritage, security and neighbours and in accordance with Policies 5, 22 and 39 of the North East Lincolnshire Local Plan 2013-2032 (adopted 2018).

21 Condition

The Flood Risk Management Measures identified in the Flood Risk Assessment at Section 7 shall be implemented before occupation or use of any building occurs. All measures shall be retained throughout the lifetime of the development.

Reason

In the interests of flood risk management and in accordance with Policy 33 of the North East Lincolnshire Local Plan 2013-2032 (adopted 2018).

22 Condition

Construction shall not begin until the following details have been submitted to and approved in writing by the Local Planning Authority.

(i) Detailed plans to a scale of at least 1/500 showing:-

(a) details of all materials proposed within the adopted highway;

(b) details of all areas of adopted highway to be stopped up;

(c) details of all landscaping within the adopted highway;

(d) the proposed locations of street lighting columns, all services and ducts for services, within the adopted highway;

(e) management arrangements for any carriageways, footways and/or landscaped areas not to be adopted by the local authority;

Once approved, development shall be undertaken and maintained in strict accordance with the approved details.

Reason

To ensure that the proposed access roads are made up as soon as possible and in the interests of public safety and in accordance with Policy 5 of the North East Lincolnshire Local Plan 2013-2032 (adopted 2018).

23 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.

Reason

To protect neighbours and the underlying aquifer and in accordance with Policy 5 of the North East Lincolnshire Local Plan 2013-2032 (adopted 2018).

24 Condition

Prior to its installation, final details of the public art sculpture including a schedule for maintenance and implementation shall be submitted to and approved in writing by the Local Planning Authority. Once approved, it shall be installed in accordance with the approved details and retained and maintained thereafter.

Reason

To secure details of public art and ensure good design in accordance with Policies 5, 22 and 39 of the North East Lincolnshire Local Plan 2013-2032 (adopted 2018).

Informatives

1 Reason for Approval

The Local Planning Authority has had regard to development plan policies and especially those in the North East Lincolnshire Local Plan. The proposal would support the town centre regeneration with high quality buildings and public realm without harm to the local area, neighbours or the environment. This proposal is approved in accordance with the North East Lincolnshire Local Plan 2013-2032 (adopted 2018), in particular policies 5, 6, 22, 23, 29, 33, 34, 36, 38, 39, 41 and 42.

2 Added Value Statement

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

In accordance with paragraph 187 of the National Planning Policy Framework, the Local Authority has worked in a positive and proactive manner with the applicant to seek solutions to problems arising, by securing additional information to address consultee comments and by imposing conditions in the interests of safety, the environment and neighbours.

3 Informative

Where there may be the possibility of asbestos in the buildings the applicant, developer, and future occupier are reminded of the duties under Control of Asbestos Regulations 2012, or the more general duties under the Health and Safety at Work Act 1974 in relation to any presence of asbestos in the building(s). The Health and Safety Executive can be contacted for further advice and a copy of the Approved Code of Practice is available from their website at <http://www.hse.gov.uk/pubns/books/l143.htm>.

4 Informative

Please note the informative advice from Anglian Water in regards to their assets, used water network and trade effluent which can be viewed on the Council website.

5 Informative

Please note the informative advice provided by Humberside Fire and Rescue with regards to access and provision of water supplies for firefighting which can be viewed on the Council's website.

6 Informative

Please note the advice from Environmental Health with regards to any outdoor events which fall outside the scope of this planning application.

7 Informative

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

8 Informative

Please note that you will also require Building Regulations. You are advised to contact them in advance of work on site commencing (Tel: 01472 326289 - Option 2).

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Item: 3

Application Number: DM/0824/22/FUL

Application Type: Full Application

Application Site: 40-42 High Street Cleethorpes North East Lincolnshire DN35 8JN

Proposal: Change of use of ground floor from bank to take-away and restaurant, installation of flues with associated internal alterations (Bin store details added to proposed plans)

Applicant's Name and Address: Mr Timothy Finbow C/O Agent Unit 2 Cleethorpes Business Centre Jackson Place Humberston Grimsby North East Lincolnshire 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 North East Lincolnshire DN36 4AS
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Deposited: 9th September 2022

Accepted: 1st November 2022

Expiry Date: 27th December 2022

Agreed Extension of Time Date:

Case Officer: Emily Davidson

Decision: Deferred

- 1 It was resolved that consideration of this application be deferred for further information.

Minute of the Planning Committee 1st February 2023

Item: 4

Application Number: DM/0950/22/FUL

Application Type: Full Application

Application Site: Unit B1 Goldbank Business Park Wilton Road Humberston

Proposal: Change of use from pet supplies warehouse to administrative offices to first floor and ground floor studio, stock room, click and collect counter for online business with ancillary facilities to include storage and distribution with various internal and external alterations

Applicant's Name and Address: Bruno Hickson Tillett Property Ltd Unit 4 Premier Business Park Wilton Road Humberston North East Lincolnshire DN36 4AW	Agent's Name and Address: Mr Bruno Hickson Hickson Project Management Ltd Walnut Cottage School Lane East Ravendale DN37 0RX
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Deposited: 24th October 2022

Accepted: 10th November 2022

Expiry Date: 5th January 2023

Agreed Extension of Time Date: 3rd February 2023

Case Officer: Bethany Loring

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 will be carried out in accordance with the following plans and documents:

Site Location Plan - received 15th November 2022

Block Plan - 12513-06 Rev A

Proposed Floor Plans - 12513-02 Rev C

Proposed Elevations - 12513-05 Rev A

Proposed Layout and Usage Plan - 1213-02 Rev F

Reason

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

3 Condition

The development hereby permitted shall be laid out and used in strict accordance with approved Proposed Layout and Usage Plan - 1213-02 Rev F.

Reason

To define the permission to ensure an acceptable business use for this employment site by not facilitating a retail use to accord to Policy 23 of the North East Lincolnshire Local Plan 2013-2032 (Adopted 2018).

4 Condition

The proposed development shall be constructed using materials as specified within the email received 11th January 2023 unless otherwise first approved in writing by the Local Planning Authority.

Reason

This condition is imposed in the interests of design considerations in the context of the existing buildings in order to comply with policy 5 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, 8, 22, 33, 34 and 38.

- 2 Informative
Article 31(1)(cc) Statement - Positive and Proactive Approach
In accordance with paragraph 187 of the National Planning Policy Framework, the Local Authority has worked in a positive and proactive manner by resolving policy issues with the proposal.

- 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).

Minute of the Planning Committee 1st February 2023

Item: 5

Application Number: DM/1005/22/FUL

Application Type: Full Application

Application Site: Land Off Habrough Road Immingham North East
Lincolnshire

Proposal: Erect 5 detached bungalows and 4 semi-detached dormer bungalows with garages to include access, landscaping and attenuation pond and various associated works

Applicant's Name and Address: Mr D Taff 31 Connaught Avenue Grimsby North East Lincolnshire DN32 0BS	Agent's Name and Address: Ross Davy Associates - Daniel Snowden Pelham House 1 Grosvenor Street Grimsby North East Lincolnshire DN32 0QH
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Deposited: 11th November 2022
2022

Accepted: 22nd November

Expiry Date: 17th January 2023

Agreed Extension of Time Date:

Case Officer: Jonathan Cadd

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 not be carried out except in complete accordance with the approved plans and specifications. Approved plans have drawing nos. and reports.

Site Location Plan: RD4639-01

Block and Layout plans: RD4639-02, RD4639-04 rev D, RD4639-12 rev B

Plans and Elevations: RD4639-05, RD4639-06 rev B, RD4639-07, RD4639-08, RD4639-09 rev A, RD4639-10 rev B, , RD4639-13, 11

Landscape, external works and drainage: 1115-2209-CIV-SP01-P1, 1115-2209-CIV-DS10-P1

Reports: Design and Access Statement, 1115-2209-A - Drainage Strategy, CGC Ecology Report

Reason

To ensure the development is in accordance with the approved details and results in a satisfactory form of development.

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.

Reason

To ensure the development has an acceptable external appearance and is in keeping with the visual amenity and character of the area and in accordance with policies: 5 and 22 of the North East Lincolnshire Local Plan 2013 - 2022 (adopted 2022).

4 Condition

Notwithstanding the details provided development shall not commence until a full scheme for the provision of detailed sustainable surface water drainage including proposals for the provision, implementation maintenance and future replacement have been submitted to and approved in writing by the Local Planning Authority. The approved scheme shall be implemented before the first residential unit is first occupied and shall be maintained as such thereafter.

Reason

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

- 5 Condition
Prior to the commencement of development, a site layout plan detailing the location of existing drainage assets, and any proposed asset diversion, should be submitted to and approved by the local planning authority, in consultation with Anglian Water. All existing drainage assets shall be located in areas of public open space and/or adoptable highways.

Reason

In order to ensure on-going maintenance of all existing drainage assets is possible, to maintain drainage capacity in the wider area and in accordance with policies 5 and 33 of the North East Lincolnshire Local Plan 2013 - 2032 (adopted 2018)

- 6 Condition
Development shall not begin until the following details have been submitted to and approved in writing by the Local Planning Authority.
Detailed plans to a scale of at least 1/500 showing:-

- (a) the proposed layout of the carriageways and footways on the development;
- (b) the wearing course materials proposed for the carriageways and footways;
- (c) cross sections;
- (d) the highway drainage system;
- (e) the proposed locations of street lighting columns, all services and ducts for services, within all the carriageways and footways;
- (f) the number, location and layout of the vehicle garaging and/or parking facilities within the site to serve the proposed development;
- (g) management arrangements for any carriageways, footways and/or landscaped areas not to be adopted by the local authority;
- (h) swept path analysis demonstrating turning manoeuvres for emergency vehicles on all carriageways (adopted and private), and refuse vehicles on all adopted carriageways;
- (i) the pedestrian drop kerbs to both sides of Habrough Road.

The development shall thereafter proceed in strict accordance with the approved plans and no dwelling shall be occupied before the approved highway works have been completed in full and are available for use.

Reason

To ensure that the proposed access roads are made up as soon as possible and in the interests of public safety and in accordance with policies 5 and 36 of the North East Lincolnshire Local Plan 2013 - 2032 (adopted 2018)

- 7 Condition
Notwithstanding the details submitted development shall not 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 (including details of gap planting to Habrough Road frontage following managed felling of

Ash trees - see (b) below);

(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; (including details of the managed felling of Ash within the Habrough Road frontage hedge and gap planting and on going management of hedge).

(c) measures for the protection of trees and hedges during construction work including timescales for implementation - and these measures shall thereafter be implemented in accordance with the agreed details.

(d) management plan for the long term maintenance of the hedge frontage to Habrough Road and to the western boundary of the site (including managed heights and widths of hedging).

(e) a scheme of ecological enhancement.

(f) timetable for the implementation of (a) - (e) above.

have been submitted to and approved in writing by the Local Planning Authority.

The scheme of landscaping and tree planting shown approved by the Local Planning Authority to be completed within the period agreed within (f) above or within another period as may be first agreed in writing by the Local Planning Authority. The Habrough Road frontage hedge and western boundary landscaping treatment as approved shall be retained for the life time of the development in accordance with the details approved. All other 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 protection of existing features in the interests of local amenity and in accordance with policies: 5, 22 and 41 of the North East Lincolnshire Local Plan 2013 - 2032 (adopted 2018).

8 Condition

No development shall take place until a Construction Management Plan (CMP) including Construction Traffic Management Plan (CTMP) has been submitted to and approved in writing by the Local Planning Authority. The CMP/CTMP shall include details of:

a) Control measures that will be employed to control the impact of noise, vibration and dust during the construction phase (inclusive of operating hours). The noise assessment must comply with the requirements of British Standard 5228 unless otherwise approved.

b) Confirmation that no burning of demolition/construction waste material shall take place on site.

c) Contact details of the person with responsibility for the implementation of the CMP/CTMP;

d) The expected number, types and size of vehicles during the entire construction period;

e) The proposed daily hours of operation during the construction period;

f) Details of on-site parking provision for construction related vehicles;

- g) Details of on-site storage areas for materials, if required;
- h) 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
- i) Details of wheel washing facilities (locations, types etc).

The approved CMP/CTMP and control measures it contains shall be implemented throughout the construction phase. No burning of demolition/construction waste material shall take place on site.

Reason

In the interests of public health and to protect the amenities of nearby residents, highway safety and in accordance with policies: 5, 22 and 41 of the North East Lincolnshire Local Plan 2013- 2032 (adopted 2018).

9 Condition

No dwelling shall be occupied until the driveway and vehicular access to it (and parking and garaging facilities serving it) have been completed in accordance with the approved plans.

Reason

To ensure adequate parking and turning facilities are provided within the site for highway safety reasons and in accordance with approved policies 5, 22 and 36 of the North East Lincolnshire Local Plan 2013 - 2032 (adopted 2018)

10 Condition

No works shall commence on site until the visibility splays have been achieved as shown on the approved plans. Authority. Once achieved, through the cutting back of the current hedge, nothing shall at any time be erected or allowed to grow over 1.05 metres in height above the carriageway level of the adjoining highway.

Reason

In the interests of road safety and in accordance with policies: 5 and 36 of the North East Lincolnshire Local Plan 2013 - 2032 (adopted 2018).

11 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 construction of 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)

- 12 Condition
No development, whether permitted by the Town and Country Planning (General Permitted Development) Order 2015 or not (other than Class 9 of the Order), shall take place within any service strip adjacent to any A4 Shared Accessway, and any planting or landscaping within this service strip shall be of species which shall be first agreed in writing with the Local Planning Authority.

Reason

In the interests of road safety and in accordance with policies 5 and 36 of the North East Lincolnshire Local Plan 2013 - 2032 (adopted 2018).

- 13 Condition
The scheme of screen walls and fences shown on approved drawing: RD:4639-12 rev B shall be completed at each dwelling to which it relates before it is first occupied and the scheme completed in full before any of the last three dwellings are first occupied and shall thereafter be so retained.

Reason

To ensure a satisfactory appearance for the development, ecology and to safeguard residential amenity and in accordance with policies 5, 22 and 41 of the North East Lincolnshire Local Plan 2013 - 2032.

- 14 Condition
Notwithstanding the Town and Country Planning (General Permitted Development) Order 2015 (or any statutory amendment thereto), no development under Schedule 2, Part 2, Class A shall be permitted within the front curtilage of the dwelling(s).

Reason

To preserve the open plan nature of the development and in accordance with policies 5 and 22 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 provide additional dwellings in a sustainable location assisting to meeting housing need. The not harm the area character, residential amenity and highway safety 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, 17, 22, 33, 36 and 41 of the North east Lincolnshire Local Plan 2013 - 2032 and the provisions of the National Planning Policy Framework (2021).

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 amending designs, housing sizes, drainage and highway details and landscaping matters.

3 Informative

Under the terms of the Land Drainage Act. 1991 the prior written consent of the Board is required for any proposed temporary or permanent works or structures within any watercourse including infilling or a diversion. Including the outfall from the site.

4 Informative

In accordance with Approved Document S of the Building Regulations you will be required to install electric vehicle charging points as part of the development.

5 Informatives

If the highways within the site are to be adopted by the Council, in accordance with Section 38 of the Highways Act 1980, please contact the Highway Management Team six months in advance of the commencement of works. (Tel: 01472 324505).

As works are required within the existing highway, in accordance with Section 278, Highways Act 1980, in order to enable the development to take place, please contact the Highway Management Team at least 6 months in advance of the commencement of works (Tel: 01472 324505).

If the footway or carriageway is damaged as a consequence of any excavation or any other operations relating to the development, the Highway Authority may make good the damage and recover expenses reasonably incurred. You are required to contact the Highway Management Team at least 4 weeks prior to commencement of works to arrange for a highway pre-condition inspection (Tel: 01472 324431).

<p style="text-align: center;">Minute of the Planning Committee 1st February 2023</p>
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Item: 6

Application Number: DM/1043/22/OUT

Application Type: Outline Application

Application Site: Yarborough Farm 16 Great Coates Road Healing North East Lincolnshire

Proposal: Outline application to erect detached dormer bungalow and associated works with all matters reserved

<p>Applicant's Name and Address: Mr Ross Jones Yarborough Farm 16 Great Coates Road Healing North East Lincolnshire DN41 7QS</p>	<p>Agent's Name and Address: Mr Matt Deakins Ross Davy Associates Pelham House 1 Grosvenor Street Grimsby North East Lincolnshire DN32 0QH</p>
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Deposited: 29th November 2022

Accepted: 30th November 2022

Expiry Date: 25th January 2023

Agreed Extension of Time Date:

Case Officer: Emily Davidson

Decision: Refused

- 1 The proposal would result in insufficient access to serve the proposed dwelling as a result of its narrow width along its entirety, particularly at the site entrance off Great Coates Road which would be to the detriment of highway safety. Moreover, the lack of width restricts the ability to access the site adequately and safely by emergency and service vehicles. The application is therefore contrary to Policy 5 of the North East Lincolnshire Local Plan 2013-2032 (adopted 2018).

Informatives

- 1 Informative
This decision relates to plan RD5330-02 Rev D.

Minute of the Planning Committee 1st February 2023

Item: 7

Application Number: DM/0365/22/OUT

Application Type: Outline Application

Application Site: Grove Farmhouse Station Road Waltham North East
Lincolnshire

Proposal: Outline application to erect 8 detached dwellings and associated garages with all matters reserved and demolition of existing garage - amended plans and archaeological information

Applicant's Name and Address: Mr And Mrs Bailey Grove Farmhouse Station Road Waltham North East Lincolnshire DN36 4RZ	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: 25th April 2022

Accepted: 25th April 2022

Expiry Date: 20th June 2022

Agreed Extension of Time Date:

Case Officer: Richard Limmer

Decision: Approved with Conditions

1 Condition
Applications for approval of the matters referred to in Condition 2 (known as reserved matters) shall be made within three years of the date of this permission and the development to which it relates shall begin no later than whichever is the later of the following dates:

- (a) three years from the date of the grant of outline planning permission
- (b) two years from the final approval of the reserved matters, or in the case of approval on different dates, final approval of the last such matter to be approved.

Reason

This permission is in outline only and the information is necessary for consideration of the detailed proposal as required by S.92 of the Town and Country Planning Act 1990.

2 Condition
This permission hereby granted is in outline form only and no development shall begin until full details of the following reserved matters have been submitted to and approved by the Local Planning Authority:

- (a) the layout, scale and appearance of the development;
- (b) means of access to the site;
- (c) a landscaping and biodiversity improvement scheme for the site including details of existing trees, hedges and planting to be retained;
- (d) a scheme for sustainable surface water drainage and for foul water drainage.

Reason

This permission is in outline only and the information is necessary for consideration of the detailed proposal as required by S.92 of the Town and Country Planning Act 1990.

3 Condition
The application for reserved matters shall be based on the site design concept detailed on plan ref: 1319-003 Rev A, as a farmstead complex only. The final design of the development shall be based on the Historic England Greater Lincolnshire Farmstead Assessment Framework (published 2015).

Reason

In the interest of good design and respecting the rural character of the area in accordance with Policies 5, 22, and 39 of the North East Lincolnshire Local Plan 2013-2032 (adopted 2018).

4 Condition
The development shall be carried out in accordance with the mitigation measures and recommendations set out in the Preliminary Ecological Appraisal (dated July 2022).

Reason

In the interest of biodiversity protection in accordance with Policy 41 of the North East Lincolnshire Local Plan 2013-2032 (adopted 2018).

5 Condition

Prior to development commencing an updated Ecology Survey shall be submitted to and approved in writing by the Local Planning Authority. The updated report shall follow the recommendations set out in the Preliminary Ecological Appraisal (dated July 2022) and provide any necessary mitigation measures. The development shall then proceed in accordance with the approved Ecology Report.

Reason

In the interests of ecological improvement and protection in accordance with Policy 41 of the North East Lincolnshire Local Plan 2013-2032 (adopted 2018).

6 Condition

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

Reason

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

7 Condition

No development shall commence until a Construction Method Statement has been submitted to and approved in writing by the local planning authority. The Construction Method Statement shall provide details for:-

- wheel washing facilities,
- means of suppressing dust and noise.
- location of site cabins, compound and storage of materials to include phasing of construction

The noise control measures must comply with the requirements of British Standard 5228 unless otherwise approved. No burning of demolition/construction waste material shall take place on site.

The development shall only thereafter be undertaken in accordance with the approved details.

Reason

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

8 Condition

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

Reason

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

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 2, 5, 22, 33, 39 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 negotiating on issues as they came up through the planning process.

3 Informative

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

4 Informative

Please note that you may also require Building Regulations. You are advised to contact them in advance of work on site commencing (Tel: 01472 326289 - Option 2).

Minute of the Planning Committee 1st February 2023

Item: 8

Application Number: DM/0897/22/FUL

Application Type: Full Application

Application Site: 23 Sterling Crescent Waltham North East Lincolnshire DN37 0DW

Proposal: Demolish existing conservatory and detached garage, erect single storey rear extension, raise roof height, erect two storey side extension to include garage at ground floor and front and rear dormers at first floor, install roof light, install Juliet balcony at first floor and various associated internal and external works

Applicant's Name and Address: Mr Gary Krebs 23 Sterling Crescent Waltham North East Lincolnshire DN37 0DW	Agent's Name and Address: Mr David Hickinson David Hickinson Architecture 20 Staniwells Drive Broughton Brigg DN20 0BD
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Deposited: 4th October 2022

Accepted: 8th November 2022

Expiry Date: 3rd January 2023

Agreed Extension of Time Date:

Case Officer: Emily Davidson

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, Existing and Proposed Block Plan - 715 22 02C

Existing and Proposed Floor Plans and Elevations - 715 22 01C

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

Before construction commences 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 be carried out in strict accordance with the agreed details unless otherwise first approved in writing by the Local Planning Authority.

Reason

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

4 Condition

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

Reason

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

Informatives

1 Reason for Approval

The Local Planning Authority has had regard to development plan policies and especially those in the North East Lincolnshire Local Plan. The proposal would not harm the area character or residential amenity and is acceptable under all

other planning considerations. This proposal is approved in accordance with the North East Lincolnshire Local Plan 2013-2032 (adopted 2018), in particular policies 5, 22, 33 and 34.

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 adding conditions.

3 Informative

Please note that you may also require Building Regulations. You are advised to contact them in advance of work on site commencing (Tel: 01472 325959).

4 Informative

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