

Minute of the Planning Committee 1st March 2023

Item: 1

Application Number: DM/0527/22/FUL

Application Type: Full Application

Application Site: Thorpe Park Holiday Camp Anthonys Bank Road
Humberston North East Lincolnshire

Proposal: Retrospective redevelopment of an outdoor activities area with associated landscaping, drainage and underground infrastructure (addition of updated noise report)

Applicant's Name and Address: Mr Gary Hosie Haven Leisure Ltd 1 Park Lane Hemel Hempstead LS1 2JG	Agent's Name and Address: Mr James Cox Lichfields Russell House 15 St Paul's Street Leeds LS1 2JG
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Deposited: 10th June 2022

Accepted: 10th June 2022

Expiry Date: 5th August 2022

Agreed Extension of Time Date: 6th March 2023

Case Officer: Emily Davidson

Decision: Refused

- 1 The development by reason of noise and disturbance is detrimental to local amenity and in particular to users of the Humberston Fitties site. This resultant noise and disturbance is also detrimental to the Humberston Fitties Conservation Area. The development is therefore contrary to Policy 5 and 39 of the North East Lincolnshire Local Plan 2103-2032 (Adopted 2018) and the core principles of the National Planning Policy Framework.

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Item: 2

Application Number: DM/0778/22/FUL

Application Type: Full Application

Application Site: Plot 80 Humberston Fitties Humberston North East
Lincolnshire

Proposal: Erect chalet with associated boundary treatments, hard landscaping and associated works (amended FRA and plans)

Applicant's Name and Address: Mr Gary Croft C/O Ross Davy Associates 1 Grosvenor Street Grimsby North East Lincolnshire DN32 0QH	Agent's Name and Address: Mr Matt Deakins Ross Davy Associates Pelham House 1 Grosvenor Street Grimsby North East Lincolnshire DN32 0QH
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Deposited: 26th August 2022

Accepted: 5th September 2022

Expiry Date: 31st October 2022

Agreed Extension of Time Date:

Case Officer: Emily Davidson

Decision: It was resolved that this application be deferred for further consideration.

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Item: 3

Application Number: DM/1036/22/FULA

Application Type: Accredited Agent - Homeholder application

Application Site: 143 Mill Road Cleethorpes North East Lincolnshire DN35 8JB

Proposal: Erect a new timber fence (2.2m high) and demolition of a small section of dwarf wall (Amended Plans and Description to remove anti-climb spikes)

Applicant's Name and Address: Mr Ben Robinson 143 Mill Road Cleethorpes North East Lincolnshire DN35 8JB	Agent's Name and Address: Mr Matt Deakins Ross Davy Associates Pelham House 1 Grosvenor Street Grimsby North East Lincolnshire DN32 0QH
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Deposited: 24th November 2022

Accepted: 25th November 2022

Expiry Date: 20th January 2023

Agreed Extension of Time Date: 6th March 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 shall be carried out in accordance with the following plans:

Site Location Plan, Existing and Proposed Site Plans and Sections - RD5064-06E

Existing and Proposed Elevations - RD5064-05E

Reason

For the avoidance of doubt in the interests of proper planning and in accordance with policies 5, 22 and 39 of the North East Lincolnshire Local Plan 2013-2032 (adopted 2018).

- 3 Condition
The proposed development shall be constructed using materials as stated on drawing no. RD5064-05E unless otherwise first approved in writing by the Local Planning Authority.

Reason

This condition is imposed in the interests of design considerations in order to comply with policies 5, 22 and 39 of the North East Lincolnshire Local Plan 2013-2032 (adopted 2018).

- 4 Condition
The existing ground levels, as shown on plan RD5064-06E, shall not be raised and the fencing shall be erected from these ground levels only.

Reason

This condition is imposed in the interests of protecting neighbours in order to comply with policy 5 of the North East Lincolnshire Local Plan 2013-2032 (adopted 2018).

- 5 Condition
The removal of the dwarf wall shall be in strict accordance with the Demolition Method Statement, ref: RD5064-07, unless otherwise approved by the Local Planning Authority.

Reason

To ensure structural integrity of the existing wall in order to comply with policy 5 of the North East Lincolnshire Local Plan 2013-2032 (adopted 2018)

- 6 Condition
Prior to installation of the fence, details on the provision of hedgehog holes to line up with the existing boundary wall shall be submitted and approved by the Local Planning Authority. The holes shall then be provided in accordance with the details approved and shall then be so retained.

Reason

In the interests of ecology and wildlife in accordance with Policy 41 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 and 39.

- 2 Informative
Article 31(1)(cc) Statement - Positive and Proactive Approach
In accordance with paragraph 187 of the National Planning Policy Framework, the Local Authority has worked in a positive and proactive manner by securing improvements to the height and design of the fence.

- 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 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.

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Item: 4

Application Number: DM/0682/22/FUL

Application Type: Full Application

Application Site: 1B Weelsby Road Grimsby North East Lincolnshire DN32 0PW

Proposal: Retrospective change of use of orangery to childminding business

Applicant's Name and Address: Mrs Emma Flores 1B Weelsby Road Grimsby North East Lincolnshire DN32 0PW	Agent's Name and Address:
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Deposited: 1st August 2022

Accepted: 14th October 2022

Expiry Date: 9th December 2022

Agreed Extension of Time Date: 7th March 2023

Case Officer: Owen Toop

Decision: Approved

- 1 Condition
The development is approved in accordance with the approved site location plan, proposed site plan, and proposed elevation plans.

Reason

To define the planning permission in accordance with Policy 5 of the North East Lincolnshire Local Plan 2013-2032 (adopted 2018).

Informatives

- 1 Informative
This decision relates to the plans and documents submitted with the application.

- 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.

- 3 Informative
Please note that you may also require Building Regulations. You are advised to contact them on 01472 326289 - Option 2.

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Item: 5

Application Number: DM/0034/22/OUT

Application Type: Outline Application

Application Site: Land Rear Of 30 Humberston Avenue Humberston North East Lincolnshire

Proposal: Outline erection of 5 detached dwellings with means of access to be considered

Applicant's Name and Address: Mr Paul Chester RPM Industrial Services Ltd 30 Humberston Avenue Humberston DN36 4SP	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: 13th January 2022

Accepted: 20th January 2022

Expiry Date: 17th March 2022

Agreed Extension of Time Date: 3rd March 2023

Case Officer: Owen Toop

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 (including bin storage areas), scale and appearance of the development
- (b) a landscaping scheme for the site including details of existing trees, hedges and planting to be retained and any to be removed as well as an up-to-date arboricultural method statement inclusive of a tree protection and management plan

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

Proposed Block Plan - 04 A

Proposed Site Plan - 03 A

Site Location Plan - 01

Reason

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

4 Condition

Prior to construction on site commencing a construction management plan shall be submitted to and approved in writing by the Local Planning Authority. The construction management plan shall include:

- Dust mitigation measures;

- Noise mitigation measures;
- Wheel cleaning facilities;
- Construction traffic routing details;
- Storage of materials;
- Contractors and visitors parking areas;
- Working hours;

Once approved, the management plan shall be adhered to at all times during the construction phase.

Reason

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

5 Condition

Construction shall not commence until details showing the location, layout, design and method of construction of any new or altered vehicular access, parking and manoeuvring space, including any necessary piping or culverting of any ditch or watercourse, have been submitted to and approved in writing by the Local Planning Authority, and before any dwelling hereby permitted is occupied the vehicular access, parking and manoeuvring space shall be constructed in accordance with those approved details 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).

6 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 implemented and adhered to at all times following first occupation.

Reason

To ensure the efficient use of water and to accord with Policy 34 of the North East Lincolnshire Local Plan 2013-2032 (adopted 2018).

7 Condition

The development shall be carried out in accordance with the working practises, ecological enhancement and mitigation recommendations within the submitted Ecological Appraisal by Rod Strawson. The measures shall be implemented prior to the occupation of any of the dwellings and retained throughout the lifetime of the development.

Reason

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

- 8 Condition
Prior to construction works on site commencing, final details of the surface and foul water drainage scheme, following infiltration tests, shall be submitted to and approved in writing by the Local Planning Authority. This shall be inclusive of a management plan. Once approved, the scheme shall be installed in accordance with the details approved prior to any dwelling being occupied and managed thereafter in strict accordance with the management plan.

Reason

To ensure the satisfactory disposal of drainage and to accord with Policy 34 of the North East Lincolnshire Local Plan 2013-2032 (adopted 2018).

- 9 Condition
Before any development is commenced, management and maintenance arrangements for all carriageways, footways and landscaped areas not to be adopted by the Local authority shall be submitted to and approved in writing by the Local Planning authority. The approved management and maintenance arrangements shall be adhered to at all times during the lifetime of the development.

Reason

To ensure management arrangements are in places for areas that are not to be adopted 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, 3, 4, 5, 15, 17, 22, 33, 34, 40, 41 and 42.
- 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 receiving additional information.

- 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
Existing ground levels should not be raised or surface water drainage problems may result.
- 5 Informative
This application will require the creation of new postal addresses. You are advised to contact the Street Naming & Numbering Team on 01472 323579 or via email at snn@nelincs.gov.uk to discuss the creation of new addresses.
- 6 Informative
The development may wish to consider electric vehicle charging infrastructure in the design of the new development. All new developments which include parking facilities are encouraged to: be designed to provide opportunities for charging electric and plug-in hybrid vehicles by including cabling to provide charging infrastructure

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Item: 6

Application Number: DM/0591/22/FUL

Application Type: Full Application

Application Site: 124 Humberston Avenue Humberston North East
Lincolnshire DN36 4SU

Proposal: Demolition of existing bungalow, detached garage and outbuilding. Erection of a new detached house, detached garage and detached garage/office/garden store

Applicant's Name and Address: Mr John Williams 124 Humberston Avenue Humberston North East Lincolnshire DN36 4SU	Agent's Name and Address: Mr Alan Scoffin Ross Davy Associates Pelham House 1 Grosvenor Street Grimsby North East Lincolnshire DN32 0QH
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Deposited: 30th June 2022

Accepted: 19th July 2022

Expiry Date: 13th September 2022

Agreed Extension of Time Date:

Case Officer: Richard Limmer

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:

RD5015-01A Existing site plan
RD5015-02N Proposed site plan
RD5015-03K Proposed house plans
RD5015-04F Proposed store building
RD5015-05 Site location plan
RD5015-06 Existing plans and elevations
RD5015-07G Proposed garage

Reason

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

3 Condition

The development shall be carried out in accordance with the external materials detailed on the approved plans and planning application form unless otherwise 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 in accordance with Policies 5 and 22 of the North East Lincolnshire Local Plan 2013-2032 (adopted 2018).

4 Condition

Prior to development commencing a Construction and Demolition Management Plan shall be submitted to and approved in writing by the Local Planning Authority. The development shall thereafter be undertaken in accordance with the approved details. The Plan shall include:

- Dust mitigation measures;
- Noise mitigation measures;
- Wheel cleaning facilities for demolition/construction traffic;
- Demolition and construction traffic routing details;
- Details of the location for the storage of materials;
- Details of contractors compound and parking areas; and
- Details of demolition and construction working hours.

Reason

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

5 Condition

Prior to occupation of the dwelling, final details of how water will be reused and recycled on site shall be submitted to and agreed in writing by the Local Planning Authority. Once approved, the details shall be adhered to at all times following

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).

6 Condition

No construction works shall commence until final details for the provision of surface water drainage 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 with all drainage installed prior to occupation.

Reason

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

7 Condition

The hereby approved garage and store buildings shall be used only as ancillary buildings to the main dwelling and for no other purpose.

Reason

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

8 Condition

Before any development begins, a detailed scheme for the protection of trees/hedges to be retained as part of the landscape scheme shall be submitted to and approved in writing by the Local Planning Authority. The approved scheme shall be implemented in full before development begins and shall be retained during all demolition and construction works.

Reason

To prevent damage to trees/hedges during works in accordance with Policy 42 of the North East Lincolnshire Local Plan 2013-2032 (adopted 2018).

9 Condition

Before construction works commence, a final landscaping scheme for the site shall be submitted to and approved in writing by the Local Planning Authority. The approved landscaping scheme 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

In the interests of landscaping and character and to accord with Policy 42 of the North East Lincolnshire Local Plan 2013-2032 (adopted 2018).

10 Condition

The balcony on the main dwelling and the first floor staircase to serve the outbuilding shall not be brought into use until the privacy screens are installed in accordance with the approved details. They shall be retained to the same specification throughout the lifetime of the development.

Reason

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

11 Condition

The hedge along the eastern boundary of the site shall be retained and maintained at a minimum height of 2m and 0.5m width. Should any part of the hedge die or be damaged then it shall be replaced in accordance with a planting scheme first agreed in writing with the Local Planning Authority.

Reason

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

Informatives

1 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).

2 Reason for Approval

The Local Planning Authority has had regard to development plan policies and especially those in the North East Lincolnshire Local Plan. The proposal would not harm the area character or residential amenity and is acceptable under all other planning considerations. This proposal is approved in accordance with the North East Lincolnshire Local Plan 2013-2032 (adopted 2018), in particular policies 5, 22, 33, 34 and 42.

3 Added Value Statement

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

In accordance with paragraph 187 of the National Planning Policy Framework, the Local Authority has worked in a positive and proactive manner with the applicant to seek solutions to problems arising, by seeking amendments to the scheme to address concerns.

4 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.

5 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.

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Item: 7

Application Number: DM/1032/22/FUL

Application Type: Full Application

Application Site: 3 The Laurels Church Lane Humberston North East Lincolnshire

Proposal: Erect single storey side extension with roof lights and associated internal and external alterations

Applicant's Name and Address: Tom Dame 3 The Laurels Church Lane Humberston North East Lincolnshire DN36 4RL	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: 23rd November 2022

Accepted: 12th January 2023

Expiry Date: 9th March 2023

Agreed Extension of Time Date:

Case Officer: Becca Soulsby

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:

22-541-100 REV C - Site Location Plan, Block Plan, Proposed Plans and Elevations

Reason
For the avoidance of doubt in the interests of proper planning and in accordance with Policies 5, 22 and 34 of the North East Lincolnshire Local Plan 2013-2032 (adopted 2018).
- 3 Condition
The proposed development shall be constructed in accordance with the materials specified in the application form and on the approved plans unless otherwise agreed in writing by the Local Planning Authority.

Reason
In the interest of good design and in accordance with Policies 5 and 22 of the North East Lincolnshire Local Plan 2018-2032 (adopted 2018).
- 4 Condition
Surface water drainage shall be via the water butt shown on plan 22-541-100 REV C which shall be installed before the extension is brought into use and shall thereafter be so retained unless an alternative is submitted to and approved in writing by the Local Planning Authority.

Reason
In the interests of flood risk and drainage and to accord with Policy 34 of the North East Lincolnshire Local Plan 2013-2032 (adopted 2018).

Informatives

- 1 Reason for Approval
The Local Planning Authority has had regard to development plan policies and especially those in the North East Lincolnshire Local Plan. The proposal would not harm the area character or neighbouring 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 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 securing additional details to alleviate the need for a pre-commencement condition.

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 March 2023

Item: 8

Application Number: DM/1037/22/FUL

Application Type: Full Application

Application Site: Land Off South Sea Lane Humberston North East
Lincolnshire

Proposal: Erect detached chalet dormer bungalow with car port, to include landscaping, parking and associated works

Applicant's Name and Address: Mr Steve Dixon Traditional Joiners Unit 12 Poplar Road Business Centre Cleethorpes Grimsby North East Lincolnshire DN35 8BL	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: 24th November 2022

Accepted: 28th November 2022

Expiry Date: 23rd January 2023

Agreed Extension of Time Date: 3rd March 2023

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:
RD-5273-01 - Site Location Plan
RD-5273-02-B Proposed Floor Plans and Elevations
RD-5273-03-D - Block Plan

Reason

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

- 3 Condition
Prior to the development commencing full details of the external construction materials shall be 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 construction works shall commence until final details for the provision of surface and foul water drainage 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 with all drainage installed prior to occupation.

Reason

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

- 5 Condition
Before construction works commence, a final landscaping scheme for the site shall be submitted to and approved in writing by the Local Planning Authority. The approved landscaping scheme 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

In the interests of landscaping and character and to accord with Policy 42 of the North East Lincolnshire Local Plan 2013-2032 (adopted 2018).

6 Condition
Prior to development commencing a Construction Management Plan shall be submitted to and approved in writing by the Local Planning Authority. The development shall thereafter be undertaken in accordance with the approved details. The Plan shall include:

- Dust mitigation measures;
- Noise mitigation measures;
- Wheel cleaning facilities for demolition/construction traffic;
- Demolition and construction traffic routing details;
- Details of the location for the storage of materials;
- Details of contractors compound and parking areas; and
- Details of demolition and construction working hours.

Reason

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

7 Condition
Prior to development commencing a detailed Biodiversity Improvement and Management Plan shall be submitted to and approved in writing by the Local Planning Authority. It shall then be implemented in accordance with the approved details.

Reason

In the interests of biodiversity improvement and in accordance with Policy 42 of the North East Lincolnshire Local Plan 2013-2032 (adopted 2018).

8 Condition
Prior to occupation of the dwelling, details of how water will be reused and recycled on site shall be submitted to and agreed in writing by the Local Planning Authority. Once approved, the details shall be adhered to at all times following first occupation.

Reason

To ensure the efficient use of water and to accord with Policy 34 of the North East Lincolnshire Local Plan 2013-2032 (Adopted 2018) (NELLP).

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, heritage 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 39.

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 the access situation.

3 Cadent Gas

Cadent Gas Ltd own and operate the gas infrastructure within the area of your development. Prior to carrying out works, please register on www.linesearchbeforeudig.co.uk to submit details of the planned works for review, ensuring requirements are adhered to.

4 Naming and numbering 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 326289 - Option 2).

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Item: 9

Application Number: DM/0010/23/FUL

Application Type: Full Application

Application Site: Land At Forest Way Humberston North East Lincolnshire
DN36 4HQ

Proposal: Variation of Condition 1 (Approved Plans) following
DM/0159/22/FUL to amend house types for plots 3, 4, 6 and
7

Applicant's Name and Address: Mr Craig Davidson Adda Design & Build 120 Chichester Road Cleethorpes North East Lincolnshire DN35 0JJ	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: 5th January 2023

Accepted: 11th January 2023

Expiry Date: 8th March 2023

Agreed Extension of Time Date:

Case Officer: Bethany Loring

Decision: Approved with Conditions

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

Proposed Site Plan - RD4165-13 Rev E
Proposed Plans and Elevations for House Type F Handed (Plots 4 & 7) -
RD4165-15A

Proposed Plans and Elevations for House Type G (Plots 3 & 6) - RD4165-33

As approved under DM/0159/22/FUL;

Proposed Plans and Elevation for House Type B (Plots 8 & 9) - RD4165-05 Rev A

Proposed Plans and Elevations for House Type C (Plot 1) - RD4165-06 Rev A

Proposed Plans and Elevations for House Type B Handed (Plot 2) - RD4165-10 Rev A

Proposed Plans and Elevations for Garages - RD4165-11 Rev C

Proposed Plans and Elevations for House Type F (Plot 5) - RD4165-14

Proposed External Works Plan - RD4165-19 Rev B

As approved under DM/0305/20/FUL;

Site Location Plan - RD4165-01 Rev A

Landscape Plan - LS -02-12-07-20 Rev 2

Proposed Plans and Elevations Type A - RD4165-04

Reason

For the avoidance of doubt in the interests of proper planning and in accordance with policy 5 of the North East Lincolnshire Local Plan 2013-2032 (adopted 2018).

2 Condition

The scheme of landscaping and tree planting shown on drawing LS -02-12-07-20 Rev 02 (approved under DM/0305/20/FUL) shall be completed within a period of 12 months, beginning with the date on which the development is first brought into use. All planting shall be adequately maintained for 5 years, beginning with the date of completion of the scheme and during that period all losses shall be replaced during the next planting season.

Reason

To ensure a satisfactory appearance and setting for the development and continued maintenance of the approved landscaping in the interests of local amenity in accordance with policies 5, 22 and 42 of the North East Lincolnshire Local Plan 2013 - 2032 (Adopted 2018).

3 Condition

The development shall be completed in accordance with the details provided within the Construction Method Statement referenced RD4165 prepared by Ross Davy Associates (as approved under DM/0305/20/FUL).

Reason

In the interests of local amenity to accord with policy 5 of the North East Lincolnshire Local Plan 2013-2032 (Adopted 2018).

- 4 Condition
The application site shall be managed in perpetuity in accordance with the Management Scheme referenced RD4165 prepared by Ross Davy Associates (as approved under DM/0305/20/FUL).

Reason

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

- 5 Condition
The development shall be completed in strict accordance with the details provided within the Ecology Method Statement prepared by CGC Ecology Dated March 2020 (as approved under DM/0305/20/FUL).

Reason

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

- 6 Condition
The materials of the development shall be carried out in strict accordance with the email received from Daniel Snowden from Ross Davy Associates on the 13th July 2020 (as approved under DM/0305/20/FUL).

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 policy 5 and 22 of the North East Lincolnshire Local Plan 2013 - 2032 (Adopted 2018).

- 7 Condition
The development shall be completed in strict accordance with the following highways details (as approved under DM/0305/20/FUL):

- External Works Construction Details - 1115-1155-CIV-31 P1
- Section 278 Layouts - 1115-1155-CIV-11 P2
- Long Sections and Setting Out info - 1115-1155-CIV-20 P1
- Adoptable Highway Construction Details - 1115-1155-CIV-30 P2

and shall thereafter be retained unless otherwise agreed in writing by the Local Planning Authority.

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).

- 8 Condition
Surface water drainage shall be in accordance with drawing 1115-1155-CIV-10-P4 (Drainage Strategy) (as approved under DM/0305/20/FUL) and shall thereafter be retained at such unless otherwise agreed in writing by the Local Planning Authority.

Before the extensions hereby approved under this application are constructed, details of their surface water disposal shall be submitted to and approved in writing by the Local Planning Authority. Once approved, the extensions shall not be brought into use until the drainage serving them is connected as approved and available for use.

Reason

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

- 9 Condition
The development shall be completed in accordance with the details provided within the Construction Method Statement referenced RD4165 prepared by Ross Davy Associates including water reuse and efficiency to meet a water efficiency standard of 110 litres per person per day. Water reuse and efficiency shall thereafter be retained (as approved under DM/0305/20/FUL).

Reason

To ensure the efficient use of water and to accord with policies 5 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 as amended would not harm the area character or residential amenity and is acceptable under all other planning considerations including ecological considerations. This proposal is approved in accordance with the North East Lincolnshire Local Plan 2013-2032 (adopted 2018), in particular policies 5, 6, 13, 15, 17, 18, 22, 33, 34, 41, and 42.
- 2 Informative
Article 31(1)(cc) Statement - Positive and Proactive Approach
In accordance with paragraph 187 of the National Planning Policy Framework, the Local Authority has worked in a positive and proactive manner by determining the application in a timely manner.

- 3 Informative
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).
- 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 326289 - Option 2).
- 6 Informative
The applicant is reminded of the need to comply with the recommendations and best working practices laid out by Natural England with regards to ecology, as stated under reference DM/0305/20/FUL.

Minute of the Planning Committee 1st March 2023

Item: 10

Application Number: DM/1113/22/OUT

Application Type: Outline Application

Application Site: Pine Lodge Waltham House Farm Louth Road Waltham
North East Lincolnshire

Proposal: Outline application with all matters reserved to erect dwelling with associated access

Applicant's Name and Address: Mr & Mrs Coulbeck Pine Lodge Louth Road Waltham North East Lincolnshire DN36 4RX	Agent's Name and Address: Mr Matt Deakins Ross Davy Associates Pelham House 1 Grosvenor Street Grimsby North East Lincolnshire DN32 0QH
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Deposited: 23rd December 2022

Accepted: 5th January 2023

Expiry Date: 2nd March 2023

Agreed Extension of Time Date:

Case Officer: Emily Davidson

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 and it also represents an unsustainable form of development due to this open countryside location. The proposal is therefore 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.

Minute of the Planning Committee 1st March 2023

Item: 11

Application Number: DM/1066/22/FUL

Application Type: Full Application

Application Site: Land Adj Field Gates Post Office Lane Ashby Cum Fenby
North East Lincolnshire

Proposal: Variation of condition 1 (Temporary permission) attached to DM/0513/21/FUL to continue to site caravan for a further 18 months

Applicant's Name and Address: Mr And Mrs Hawkins C/O Agent Unit 2 Cleethorpes Business Centre 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: 6th December 2022

Accepted: 6th December 2022

Expiry Date: 31st January 2023

Agreed Extension of Time Date: 6th March 2023

Case Officer: Emily Davidson

Decision: Approved Limited Period

- 1 Condition
The caravan and associated storage containers shall be removed on or before 18 months after the decision date or prior to the occupation of the associated dwelling whichever is the sooner unless, before that date, an extension of the period has been granted on a further application by the Local Planning Authority.

Reason

In the interests of local amenity to accord to Policy 5 and 22 of the North East Lincolnshire Local Plan 2013-2032 (adopted 2018).

2 Condition

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

Site Location Plan - 1283/2001

Block Plan - 1283-2002

Images of Caravan - Received 20/05/2021

Reason

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

3 Condition

The use of the site for the siting of the caravan and associated storage containers shall be in accordance with the Planning Statement from Dieter Nelson dated May 2021.

Reason

In the interests of ecology to accord with Policy 41 of the North East Lincolnshire Local Plan 2013-2032 (adopted 2018).

4 Condition

Foul water must be discharged into the main sewer system.

Reason

To ensure the satisfactory disposal of foul water to accord to Policy 34 of the North East Lincolnshire Local Plan 2013-2032 (adopted 2018).

5 Condition

Only one caravan must be present on the site at any one time.

Reason

For the interests of design considerations of the wider character of the area in order to comply with Policy 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 not harm the area character or residential amenity and is acceptable under all other planning considerations. Measures would be taken to protect the habitat of the greater crested newts. This proposal is approved in accordance with the North East Lincolnshire Local Plan 2013-2032 (adopted 2018), in particular policies 5 and 22.

- 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 in relation to ecology concerns.

- 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 March 2023

Item: 12

Application Number: DM/0840/22/OUT

Application Type: Outline Application

Application Site: Field House Waltham Road Brigsley North East Lincolnshire

Proposal: Outline application for erection of one dwelling and provision of new access with all matters reserved (Amended Description for clarity purposes highlighting access, layout, scale and landscaping for indicative details only)

Applicant's Name and Address: Mr And Mrs Barker C/O Agent Unit 2 Cleethorpes Business Centre Jackson Place 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: 14th September 2022

Accepted: 21st September 2022

Expiry Date: 16th November 2022

Agreed Extension of Time Date: 3rd March 2023

Case Officer: Bethany Loring

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 to include details of passing places and bin storage; and
- (c) a landscaping scheme for the site including details of existing trees, hedges and planting to be retained and any to be removed as well as an up-to-date tree protection plan.

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 development is approved in accordance with the following plans:

Site Location Plan - 1423/001
Existing and Proposed Block Plans - 1423/002
Proposed Site Plan - 1423/003

Reason

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

4 Condition

The soakaway shown on plan 1423-003, designed to the BRE365 standard, shall be installed and be fully connected before the dwelling is occupied. It shall be retained thereafter unless an alternative is submitted to and approved in writing by the Local Planning Authority. There shall be no raising of ground levels or surface water run off from the site or access onto the highway.

Reason

In the interests of flood risk and drainage in order to comply with policies 5 and 34 of the North East Lincolnshire Local Plan 2013-2032 (adopted 2018).

5 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).

6 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).

7 Condition

Prior to occupation of the dwelling, final details of how water will be reused and recycled on site shall be submitted to and agreed in writing by the Local Planning Authority. Once approved, the details shall be adhered to at all times following occupation.

Reason

To ensure the efficient use of water and to accord with policy 34 of the North East Lincolnshire Local Plan 2013-2032 (adopted 2018).

- 8 Condition
The dwelling hereby approved shall be of bungalow construction only with no rooms in the roof space.

Reason

In the interests of residential amenity 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, 33, 34 and 42.
- 2 Informative
Article 31(1)(cc) Statement - Positive and Proactive Approach
In accordance with paragraph 187 of the National Planning Policy Framework, the Local Authority has worked in a positive and proactive manner by determining the application in a timely manner.
- 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
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 the informative advice from Cadent Gas, Orsted and the Safer Communities Officer.

Minute of the Planning Committee 1st March 2023

Item: 13

Application Number: DM/0571/22/FUL

Application Type: Full Application

Application Site: 117 Fairway Waltham North East Lincolnshire DN37 0NB

Proposal: Remove existing decking to rear, alterations and erect rear two storey extension (Amended Plan received 16th December 2022 to reduce projection of first floor element)

Applicant's Name and Address: Richard Roe 117 Fairway Waltham North East Lincolnshire DN37 0NB	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: 23rd June 2022

Accepted: 30th June 2022

Expiry Date: 25th August 2022

Agreed Extension of Time Date:

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 shall be carried out in accordance with the following plan:

Site Location Plan, Block Plan, Existing and Proposed Floor Plans and Elevations - 22-524 100 Rev D

Reason

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

- 3 Condition
The proposal shall be constructed using materials specified within the application form received on the 30th June 2022 unless otherwise first approved in writing by the Local Planning Authority.

Reason

This condition is imposed in the interests of design considerations in the context of the existing buildings in order to comply with policies 5 and 22 of the North East Lincolnshire Local Plan 2013-2032 (adopted 2018).

Informatives

- 1 Reason for Approval
The Local Planning Authority has had regard to development plan policies and especially those in the North East Lincolnshire Local Plan. The proposal would not harm the area character or residential amenity and is acceptable under all other planning considerations. This proposal is approved in accordance with the North East Lincolnshire Local Plan 2013-2032 (adopted 2018), in particular policies 5 and 22.
- 2 Informative
Article 31(1)(cc) Statement - Positive and Proactive Approach
In accordance with paragraph 187 of the National Planning Policy Framework, the Local Authority has worked in a positive and proactive manner by determining the application in a timely manner.
- 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's attention is drawn to the fact that the requirements of the Party Wall Act may apply and you should seek advice from your agent or suitably qualified person.

- 5 Informative
The use of water butts or similar sustainable surface water drainage arrangements such as a soakaway are encouraged on a proposal of this nature. The applicant's attention is drawn to the comments made by the Drainage Officer which can be found at <http://planninganddevelopment.nelincs.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=RDXD4YLJFU000> for guidance.

- 6 Informative
The public right of way, known as Footpath 70, shall not be obstructed at any time during construction.

Minute of the Planning Committee 1st March 2023

Item: 14

Application Number: DM/0610/22/OUT

Application Type: Outline Application

Application Site: Sunnyview Carr Lane Healing North East Lincolnshire

Proposal: Outline application to erect 5 dwellings with all matters reserved - amended plans and description October 2022

Applicant's Name and Address: Mr John Phillips Lakeside Lodge Healing North East Lincolnshire DN41 7QR	Agent's Name and Address: Mr Matt Deakins Ross Davy Associates Pelham House 1 Grosvenor Street Grimsby DN32 0QH
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Deposited: 5th July 2022

Accepted: 10th August 2022

Expiry Date: 5th October 2022

Agreed Extension of Time Date: 6th March 2023

Case Officer: Richard Limmer

Decision: Refuse

- 1 The site sits outside of the development boundary as defined in the North East Lincolnshire Local Plan 2013-2032 (Adopted 2018) and the proposal would extend into the open countryside and intrude into the strategic green infrastructure corridor resulting in a detrimental impact on the visual character and appearance of the area. The adverse impacts are not justified by the shortfall in the supply of deliverable housing. The proposed development therefore represents an unsustainable form of development in the countryside contrary to the requirements of policies 5, 22, 40 and 42 of North East Lincolnshire Local Plan 2013-2032 (Adopted 2018) and the core principles as set out in the National Planning Policy Framework.

- 2 Carr Lane is not made up to a sufficient standard to provide a reasonable level of amenity for the proposed development. Furthermore, its length and width is such that the additional traffic generated by the development would cause significant harm to highway safety and amenity. The development is therefore in direct conflict with Policy 5 of the North East Lincolnshire Local Plan 2013-2032 (Adopted 2018) and the core principles as set out in the National Planning Policy Framework.

Informatives

- 1 Informative
This application has been considered using the plans ref: RD5174-04A and RD5174-06.
- 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. However, there are fundamental issues that cannot be overcome.

Minute of the Planning Committee 1st March 2023

Item: 15

Application Number: DM/0679/22/FUL

Application Type: Full Application

Application Site: Whitsend Farm Thoroughfare Ashby Cum Fenby North East Lincolnshire

Proposal: Erect detached dwelling with garages and associated works
- business plan included December 2022

Applicant's Name and Address: Mr Phil Wilson Whitsend Farm Thoroughfare Ashby Cum Fenby North East Lincolnshire DN37 0QX	Agent's Name and Address: Mr Daniel Hyde Hyde Architecture Ltd 1 Westbrook Cottages Station Road North Thoresby DN36 5QS
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Deposited: 31st July 2022

Accepted: 21st September 2022

Expiry Date: 16th November 2022

Agreed Extension of Time Date: 6th March 2023

Case Officer: Richard Limmer

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:

1282-0002

1282-0004

Reason

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

- 3 Condition
The occupation of the dwelling shall be limited to a person solely or mainly working, or last working, in the locality in agriculture, or a widow or widower or such a person and to any resident dependants.

Reason

The Development would be unacceptable in this open countryside location unless justified by the needs of agricultural to accord with Policy 5 of the North East Lincolnshire Local Plan 2013-2032 and the National Planning Policy Framework.

- 4 Condition
Prior to the development commencing full details of the external construction materials shall be 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).

- 5 Condition
No construction works shall commence until final details for the provision of surface and foul water drainage 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 with all drainage installed prior to occupation.

Reason

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

- 6 Condition
Before construction works commence, a final landscaping scheme for the site shall be submitted to and approved in writing by the Local Planning Authority. The approved landscaping scheme 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

In the interests of landscaping and character and to accord with Policy 42 of the North East Lincolnshire Local Plan 2013-2032 (adopted 2018).

7 Condition

Prior to development commencing a Construction Management Plan shall be submitted to and approved in writing by the Local Planning Authority. The development shall thereafter be undertaken in accordance with the approved details. The Plan shall include:

- Dust mitigation measures;
- Noise mitigation measures;
- Wheel cleaning facilities for demolition/construction traffic;
- Demolition and construction traffic routing details;
- Details of the location for the storage of materials;
- Details of contractors compound and parking areas; and
- Details of demolition and construction working hours.

Reason

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

8 Condition

Prior to development commencing a detailed Biodiversity Improvement and Management Plan shall be submitted to and approved in writing by the Local Planning Authority. It shall then be implemented in accordance with the approved details.

Reason

In the interests of biodiversity improvement and in accordance with Policy 42 of the North East Lincolnshire Local Plan 2013-2032 (adopted 2018).

9 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 undertaken in accordance with the details approved.

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.

- 10 Condition
No development shall take place 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.
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

In the interest of heritage preservation in accordance with Policy 39 of the North East Lincolnshire Local Plan 2013-2032 (adopted 2018).

- 11 Condition
Prior to occupation of the dwelling, final details of how water will be reused and recycled on site shall be submitted to and agreed in writing by the Local Planning Authority. Once approved, the details shall be adhered to at all times following occupation of the dwelling.

Reason

To ensure the efficient use of water and to accord with Policy 34 of the North East Lincolnshire Local Plan 2013-2032 (adopted 2018).

Informatives

- 1 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, heritage 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 39.
- 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 the access situation.

- 3 Naming and numbering 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).
- 5 The applicants attention is drawn to the comments of Northern Power and the need to ensure safe working in relation to the overhead lines in the vicinity of the site.

Minute of the Planning Committee 1st March 2023

Item: 16

Application Number: DM/0662/22/FUL

Application Type: Full Application

Application Site: 1B Humberston Avenue Humberston North East Lincolnshire
DN36 4SL

Proposal: Convert existing garage to store, erect single storey garden room at rear of garden to include gym room, hot tub room and store, erect detached four car garage to front, erect perimeter boundary wall, alterations to existing access with double gate and various associated external alterations

Applicant's Name and Address: Mr Kenny Gilmore 1B Humberston Avenue Humberston North East Lincolnshire DN36 4SL	Agent's Name and Address: Mr Martyn Shepherd 16 Connaught Avenue Grimsby DN32 0BS
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Deposited: 22nd July 2022

Accepted: 8th August 2022

Expiry Date: 3rd October 2022

Agreed Extension of Time Date: 3rd March 2023

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 not be carried out except in complete accordance with the approved plans and specifications. The approved plans have titles: Proposed Garage (Plan 1 of 5), Proposed Garden Road (Plan 2 of 5) Rev C, Existing Garage and Site Plan (Plan 3 of 5) and Proposed Site Plan (Plan 4 of 5) Rev B.

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 and 33 of the North East Lincolnshire Local Plan 2013 - 2032 (adopted 2018).

3 Condition

No building hereby approved shall not be occupied until the approved surface water drainage scheme serving it and shown on drawings titled: Proposed Garage (Plan 1 of 5), Proposed Garden Road (Plan 2 of 5) Rev C, Existing Garage and Site Plan (Plan 3 of 5) and Proposed Site Plan (Plan 4 of 5) Rev B and email from M Shepherd dated 08/03/2023 has been implemented in full and shall be retained as such thereafter.

Reason

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

4 Condition

Development shall not begin until details of the materials for the exterior walls and roof have been submitted to and approved in writing by the Local Planning Authority. the development shall thereafter be completed in accordance with these details.

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 - 2032 (adopted 2018).

5 Condition

No construction works or demolition 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 working hours of operation during the construction period;
4. Details of on-site parking provision for construction related vehicles (including contractor Parking and visitors);
5. Details of on-site storage areas for materials;
6. Noise, vibration and dust mitigation measures;

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

Reason

To protect residential amenity and ensure adequate access facilities are provided during construction, and for highway safety and in accordance with policies 5 and 36 of the North East Lincolnshire Local Plan 2013 - 2032 (adopted 2018).

6 Condition

The scheme of landscaping and tree planting shown on the plan titled: Proposed Site Plan (plan 4 of 5) rev B approved by the Local Planning Authority shall be completed prior to the approved garage being first brought into use. 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 character of the area 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 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 38.

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 including reduction in height of garden building and the proposed landscaping to the front of the garage.

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 March 2023

Item: 17

Application Number: DM/0745/21/FUL

Application Type: Full Application

Application Site: Cartergate Car Park Chantry Lane Grimsby North East
Lincolnshire

Proposal: Removal of Condition 1 (Temporary Consent) pursuant to DM/0168/20/FUL to retain car park with proposed new attendants hut and associated works - amended plans January 2023

Applicant's Name and Address: Pelham Developments (Grimsby) Ltd C/O Addison Planning Floor 3 Calls Landing 36-38 The Calls Leeds LS2 7EW	Agent's Name and Address: Mr Jay Everett Addison Planning Consultants Ltd Floor 3 Calls Landing 36-38 The Calls Leeds LS2 7EW
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Deposited: 21st July 2021

Accepted: 21st July 2021

Expiry Date: 15th September 2021

Agreed Extension of Time Date: 3rd March 2023

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:

- 1982.102 - P01 Proposed Floor Plans
- 1982.103 - P01 Proposed Elevations
- Landscape Plan - 1982.103 Rev P02

Approved under DM/0168/20/FUL:

- Site Location Plan, Block Plan and Site Plans - 1982.P201

Reason

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

3 Condition

Drainage shall be installed as shown on Drg DR-C-0100 rev P1. All drainage shall be installed and be fully connected before the car park is brought back into use. Following installation, the drainage system shall be managed and maintained in accordance with the Surface Water Drainage Maintenance and Management Schedule - 22758 in perpetuity unless otherwise submitted to and approved in writing by the Local Planning Authority.

Reason

To ensure adequate surface water drainage measures are in place and to accord with Policies 5, 33 and 34 of the North East Lincolnshire Local Plan 2013-2032 (Adopted 2018).

4 Condition

Before any works to the car park are commenced the following shall be submitted to and approved in writing by the Local Planning Authority:

- Tree constraints plan;
- Tree protection plan;
- Arboricultural method statement, which accounts for any changes in ground level;
- landscape management plan; and
- Final landscaping plan.

All tree protection shall be installed as agreed before works on site commence. The scheme of landscaping as approved 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. The landscaping shall be managed as approved thereafter.

Reason

In the interests of landscaping and character and to accord with Policy 42 of the North East Lincolnshire Local Plan 2013-2032 (Adopted 2018).

Informatives

- 1 Reason for Approval
The Local Planning Authority has had regard to development plan policies and especially those in the North East Lincolnshire Local Plan. The proposal would not harm the area character or local amenity and is acceptable under all other planning considerations. This proposal is approved in accordance with the North East Lincolnshire Local Plan 2013-2032 (adopted 2018), in particular policies 5, 22, 33, 34, 38, 39 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 seeking additional and amended information to overcome concern.

- 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).