

Minute of the Planning Committee 26th April 2023

Item: 1

Application Number: DM/0188/23/PNSOL

Application Type: Prior Approval-Solar Photovoltaics

Application Site: Thorpe Park Holiday Camp Anthony's Bank Road
Humberston North East Lincolnshire

Proposal: Prior notification for the installation of solar photovoltaic (PV) panels

Applicant's Name and Address: Mr Jonathan Waldie Bourne Leisure Limited 1 Park Lane Hemel Hempstead HP2 4YL	Agent's Name and Address: Miss Ellie Lockhart Syzygy Consulting 4-8 Whites Grounds London SE1 3LA
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Deposited: 3rd March 2023

Accepted: 3rd March 2023

Expiry Date: 28th April 2023

Agreed Extension of Time Date:

Case Officer: Emily Davidson

Decision: Grant Prior Notification

- 1 Condition
The installation of the solar panels shall not take place before 08:00 or after 18:00 Monday to Fridays inclusive, before 08:00 or after 13:00 on Saturday or anytime on Sundays and Bank Holidays.

Reason

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

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Item: 2

Application Number: DM/0493/22/OUT

Application Type: Outline Application

Application Site: Land Off Fieldhouse Road Humberston North East
Lincolnshire

Proposal: Outline application with access to be considered to erect 5 detached dwelling houses with associated works (amended block plan and design and access statement)

Applicant's Name and Address: Mrs Donna White 35 Louth Road Grimsby North East Lincolnshire DN33 2HP	Agent's Name and Address: Simon Coyne CDC Architecture Limited 35 Louth Road Scarcho Grimsby North East Lincolnshire DN33 2HP
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Deposited: 6th June 2022

Accepted: 21st September 2022

Expiry Date: 16th November 2022

Agreed Extension of Time Date: 6th March 2023

Case Officer: Emily Davidson

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, including the Public Right of Ways and their upgrade, boundary treatments and all security measures; and
- (b) a proposed landscaping scheme for the site including details of existing trees, hedges and planting to be retained (in accordance with the Arboricultural Report) and details of tree protection.

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:

Site Location Plan - 22-508 100 B
Existing and Proposed Site Plans - 22-508-101 REV F
Swept Path Analysis - 2826-001

Reason

For the avoidance of doubt in the interests of proper planning and in accordance with Policies 5, 6, 13, 22, 33, 34, 36, 38, 39, 41 and 42 of the North East Lincolnshire Local Plan 2013-2032 (adopted 2018).

4 Condition

Prior to the commencement of development, details of the improvements to be made to the first 8m of the access road and a scheme to implement the recommendations set out in the Road Safety Audit received 18/11/2022 shall be submitted to and agreed in writing by the Local Planning Authority. Once approved, these works shall be carried out prior to the occupation of any of the proposed dwellings or within an alternative timescale to be submitted to and agreed in writing by the Local Planning Authority.

Reason

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

5 Condition

No construction work shall commence until:

- An Ecological Construction Method Statement and;
- An Ecological Enhancement and Mitigation Plan

based on the recommendations of the Ecological Report received 21/07/2022, have been submitted to and approved in writing by the Local Planning Authority. This shall include timings of works and implementation. If development has not commenced by the end of December 2023, then this shall also include an updated Ecological Survey. The development shall be carried out and completed thereafter in strict accordance with the details approved and in accordance with the Ecological Report (s).

Reason

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

6 Condition

No development shall commence until a final scheme for the sustainable provision of surface water drainage and a scheme for foul 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 any occupation.

Reason

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

7 Condition

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

Reason

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

8 Condition

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

- Details of the control measures that will be employed to control the impact of noise, vibration and dust during the construction phase. The noise assessment must comply with the requirements of British Standard 5228.
- Contact details of the person with responsibility for the implementation of the Plan;
- The expected number, types and size of vehicles during the entire construction period;
- Details of on-site parking provision for construction related vehicles;
- Details of on-site storage areas for materials and temporary fencing to the site;
- 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), and
- Details of wheel washing facilities (locations, types etc.).
- A full noise action plan taking into consideration all points raised in section 12.1.1 and 12.1.2 of the acoustic report received 27/07/2022.

The approved Plan and control measures it contains shall be implemented throughout the construction phase. There shall be no burning of construction waste material on site.

Reason

In the interests of public health, to protect the amenities of nearby residents, to ensure adequate access facilities are provided during construction and for highway safety reasons 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 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, 6, 13, 22, 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 and amended details in response to matters raised.

- 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
In line with comments received by the Council's Environmental Protection Officer, details of electric vehicle parking infrastructure should be included at reserved matters stage.

- 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
Adequate provision of water and access in terms of fire safety should be considered as set out in the Humberside Fire Officer's comments.

- 7 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.

8 Informative

Please note the requirements outside of the planning process with respect to diversion of public footpaths. You are required to liaise with the Public Rights of Way Officer in respect of this matter.

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Item: 3

Application Number: DM/0618/22/FUL

Application Type: Full Application

Application Site: 4 Beck Farm Mews Barnoldby Le Beck North East
Lincolnshire DN37 0BH

Proposal: Erect 2 dwellings with garages and various associated works (Addition of Construction Management Plan)

Applicant's Name and Address: Miss Kate Bradshaw 4 Beck Farm Mews Barnoldby Le Beck North East Lincolnshire DN37 0BH	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: 8th July 2022

Accepted: 7th December 2022

Expiry Date: 1st February 2023

Agreed Extension of Time Date: 1st May 2023

Case Officer: Emily Davidson

Decision: Refused

- 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 having a detrimental impact on the visual character and appearance of the area. 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.

- 2 The private access road proposed to serve the dwellings is inadequate as a result of its narrow width, form and shape and the resultant conflict between users of the road would be detrimental to highway safety. Moreover, the lack of width and its shape 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) and the core principles as set out in the National Planning Policy Framework 2021.

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Item: 4

Application Number: DM/0838/21/FUL

Application Type: Full Application

Application Site: Land Adjacent To St Lawrences Church, Church Cottage,
Church Lane, Greenacre And Field Church Lane Aylesby
North East Lincolnshire

Proposal: Change of use of land from agriculture to learning, growing
and sensory garden area

Applicant's Name and Address: Ms Dawn Best Best Futures School The Stables Manor Farm Aylesby DN37 7AW	Agent's Name and Address: Frances Keenan Carter Jonas 2 Snowhill Birmingham B4 6GA
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Deposited: 15th August 2021

Accepted: 8th March 2023

Expiry Date: 3rd May 2023

Agreed Extension of Time Date: 28th April 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
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 implementation 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 or through the discharge of condition 6.

Reason

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

- 3 Condition
This permission is granted for the use by the Best Futures School, Aylesby for their pupils (and supporters) as a learning, growing and sensory garden area only. It shall not be used outside of the stated school hours (09:00 - 15:00) Monday to Friday and no more than 12, supervised, children shall be on site at any one time. When no longer used and required, it shall revert to open countryside and agricultural land within 6 months of the use ceasing.

Reason

To protect the amenities and security of neighbours and in accordance with policies: 5 and 6 of the North East Lincolnshire Local Plan 2013 - 2032 (adopted 2018).

- 4 Condition
Prior to the installation of any fixed/permanent structures (including raised planters, materials and picket fence) the siting, design, scale and extent shall be submitted to and approved by the Local Planning Authority. The development shall be implemented in accordance with the approved details and shall thereafter be maintained as such unless otherwise agreed in writing with the Local Planning Authority.

Reason

To maintain the character of the edge of village area, residential amenity and the historical significance of the grade 1 listed Church of St Lawrence and in accordance with policies 5, 22 and 39 of the North East Lincolnshire Local Plan 2013 - 2032 (adopted 2018).

- 5 Condition
Notwithstanding the Town and Country Planning (General Permitted Development) Order 1995 (or any statutory amendment thereto), no development under Schedule 2, Part 2, Classes A (Gates, Fences and Walls) and Schedule 2 Part 3 Classes M and N (Extensions etc for Schools, Colleges, Universities, Prisons and Hospitals) and (Hard Surfaces for Schools, Colleges, Universities and Hospitals) shall be permitted within the application site.

Reason

To protect residential amenity and the visual character of the area, historic significance (including archaeology) and the ability to return the site to agriculture if required and in accordance with policies 5, 22 and 39 of the North East Lincolnshire Local Plan 2013 - 2032 (adopted 2018).

6 Condition

Prior to the use of the site commencing, a detailed management plan for the maintenance of the site and features, including activities undertaken, responsibilities to undertake such works, machinery used, contact details of responsible person and, notwithstanding condition 2, hours and days of maintenance activity, shall be submitted to and agreed in writing with the Local Planning Authority. The development shall thereafter be maintained as such unless otherwise agreed in writing with the Local Planning Authority.

Reason

To maintain residential amenity, the character of the area and ecology interest and in accordance with policies 5, 22 and 41 of the North East Lincolnshire Local Plan 2013 - 2032 (adopted 2018).

7 Condition

The development shall not be carried out except in complete accordance with the approved plans and specifications. Approved plans have drawing nos./ titles:
1:1250 Site Location Plan (drawing no. J0047190-23-01)
1:500 Proposed Site Plan (drawing no, 21-01 (23rd Aug 2021)
1:500 Proposed Allotment/ Sensory Garden (drawing no. J0047190-23-02a)
Email from Carter Jonas Limited dated 13/04/2023 - confirming distances of pathway from northern boundary.

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, 6, 22 and 39 of the North East Lincolnshire Local Plan 2013 - 2032 (adopted 2018).

8 Condition

No implementation works 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, unless otherwise 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).

9 Condition

There shall be no loudspeakers or amplified entertainment in the external area.

A noise management plan shall be submitted to the Local Planning Authority for approval prior to use. The noise management plan will provide details of supervision of students, any restricted activities such as ball games and procedure for dealing with potential events of outbreak noise. The approved management plan shall be adhered to thereafter.

Reason:

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

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 an additional learning and resources area for pupils of the local school but would not harm the area character, heritage significance nor residential amenity and is acceptable under all other planning considerations. This proposal is approved in accordance with the North East Lincolnshire Local Plan 2013-2032 (adopted 2018), in particular policies: 5, 6, 22 and 39 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 working to clarify the use of the site and the relocation of the access path.

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).

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Item: 5

Application Number: DM/0245/22/FUL

Application Type: Full Application

Application Site: Land South Of Diana Princess Of Wales Hospital Scartho Road Grimsby North East Lincolnshire

Proposal: Erect 29 dwellings with associated highways and landscape works

Applicant's Name and Address: Stevens E5 Living Grimsby The Coach House Oldberrow Manor Warwickshire B95 5PF	Agent's Name and Address: Adam Fulton Hodson Architects The Old Post Office Cleethorpes DN35 8LS
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Deposited: 21st March 2022

Accepted: 7th November 2022

Expiry Date: 6th February 2023

Agreed Extension of Time Date: 28th April 2023

Case Officer: Cheryl Jarvis

Decision: Approved Conditions and resolution with Sport England, and following the signing of S106 agreement with the issue of the decision notice delegated to the Assistant Director for Housing and Infrastructure.

- 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 - E3-001 REV A
Proposed Block Plan - 2427.P3-002 Rev D
Proposed Block Plan - Swift Boxes - 2427.T004 Rev A
Proposed Block Plan - Boundary Treatments - 2427.T005 Rev A
Proposed Block Plan - Materials - 2427.T006 Rev A
House Type 4 - 2427-HA-A8-ZZ-DR-A-T4100 Rev P01
House Type 4 (H) - E5-HA-A04-ZZ-DR-A-4100 Rev P01
House Type 6 - E5-HA-A1-ZZ-DR-A-6100 Rev P01
House Type 6 (H) - E5-HA-A1-ZZ-DR-A-6100 Rev P01
House Type 6C - E5-HA-A1-ZZ-DR-A-6100 Rev P01
House Type 6C (H) - E5-HA-A1-ZZ-DR-A-6100 Rev P01
House Type 07A - E5-HA-A1-ZZ-DR-A-7A100 Rev P01
House Type 07A (H) - E5-HA-A1-ZZ-DR-A-7A100 Rev P01
House Type 07A.2 - E5-HA-A1-ZZ-DR-A-7A200 Rev P01
House Type 7C.2 - E5-HA-A7C-ZZ-DR-A-7C200 Rev P01

Reason

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

3 Condition

The external materials to be used in the construction of the dwellings shall be as specified on drawing 2427.T006 Rev A. Final materials for all other materials to be used in the construction of the development shall be submitted to and approved in writing by the Local Planning Authority before they are utilised. Once approved, development shall proceed in accordance with the approved details unless otherwise submitted to and agreed in writing by the Local Planning Authority.

Reason

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

4 Condition

No development above base course level shall commence until a final scheme for the provision of surface water drainage including a management and maintenance plan have been submitted to and approved in writing by the Local Planning Authority. All drainage shall be installed before the first house is occupied in accordance with the approved details unless, an alternative scheme or timeframe is subsequently submitted to and approved in writing by the Local Planning Authority. Management and maintenance following installation shall be in strict accordance with the approved details.

Reason

In the interests of ensuring a satisfactory means of surface water disposal and in the interests of flood risk in accordance with Policies 5, 33 and 34 of the North East Lincolnshire Local Plan 2013-2032 (Adopted 2018).

5 Condition

No development above base course level shall commence until:

- (a) A final scheme of landscaping showing the details of the number, species, sizes and planting positions of all trees and shrubs to be planted;
- (b) A plan including details of all trees to be retained, any to be felled, hedgerows to be retained, any sections of hedgerow or trees to be removed;
- (c) Measures for the protection of trees and hedges during construction work;
- (d) An Arboricultural Implications Assessment (AIA) and Arboricultural Method Statement (AMS)

have been submitted to and approved in writing by the Local Planning Authority. All tree protection shall be installed as approved before works on site commence. It shall be retained on site for the duration of construction works.

The scheme of landscaping approved through a) and b) 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. Development shall accord with the approved specifications.

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 and 42 of the North East Lincolnshire Local Plan 2013-2032 (Adopted 2018).

6 Condition

No dwelling shall be occupied until a scheme for water re-use to achieve an efficiency standard of 110 litres per person per day has been submitted to and approved in writing by the Local Planning Authority. Once approved, the dwellings shall be occupied in strict accordance with the agreed details.

Reason

In the interests of efficient water management and to accord with Policies 5 and 34 of the North East Lincolnshire Local Plan 2013-2032 (Adopted 2018).

7 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 demolition and 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.

Reason

To protect the amenities of nearby residents and to accord with Policy 5 of the North East Lincolnshire Local Plan 2013-2032 (Adopted 2018).

8 Condition

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

- details of the control measures that will be employed to control the impact of noise, vibration and dust during the construction phase. The noise assessment must comply with the requirements of British Standard 5228.
- Contact details of the person with responsibility for the implementation of the Plan;
- The expected number, types and size of vehicles during the entire construction period;
- Details of on-site parking provision for construction related vehicles;
- Details of on-site storage areas for materials and temporary fencing to the site;
- 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), and
- Details of wheel washing facilities (locations, types etc.).

The approved Plan and control measures it contains shall be implemented throughout the construction phase. There shall be no burning of construction waste material on site.

Reason

In the interests of public health, to protect the amenities of nearby residents, to ensure adequate access facilities are provided during construction and for highway safety reasons to accord with Policy 5 of the North East Lincolnshire Local Plan 2013-2032 (Adopted 2018).

9 Condition

The development shall be constructed in accordance with the working practises outlined in the Ecological Appraisal and its subsequent appendices.

The scheme of Ecological enhancement stated in the Ecological Appraisal and as shown on drawing 2427.T004 Rev A shall be implemented for each dwelling it relates before that individual dwelling is occupied. The measures shall be retained thereafter.

Reason

In the interests of ecological preservation, mitigation and enhancement and to accord with Policies 5 and 41 of the North East Lincolnshire Local Plan 2013-2032 (Adopted 2018).

- 10 Condition
Before any dwelling is occupied, final details of the design, specification and layout of the ball strike mitigation based on the revised ball strike risk assessment shall be submitted to and approved in writing by the Local Planning Authority. This shall also include an implementation plan and a scheme of management and maintenance. Once approved, the mitigation shall be installed in accordance with the implementation plan and shall be managed and maintained in accordance with the approved details thereafter.

Reason

In the interests of providing satisfactory mitigation for the proposed dwellings against ball strikes and in accordance with Policy 43 of the North East Lincolnshire Local Plan 2023-2032 (Adopted 2018).

- 11 Condition
No highway or access works shall commence 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) 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 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;

Once approved, development shall proceed 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 Policies 5 and 38 of the North East Lincolnshire Local Plan 2013-2032 (Adopted 2018).

Informatives

- 1 Reason for Approval
The Local Planning Authority has had regard to development plan policies and especially those in the North East Lincolnshire Local Plan. This residential

development represents a good form of development that would not harm the area character or residential amenity and is acceptable under all other planning considerations. This proposal is approved in accordance with the North East Lincolnshire Local Plan 2013-2032 (adopted 2018), in particular policies 5, 6, 13, 15, 17, 18, 22, 33, 34, 36, 38, 39, 41, 42 and 43.

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 amended plans and information to respond to consultee comments.

3 Informative

Please note the informative advice provided by:

Humberside Fire and Rescue (22nd November 2022)

Northern Powergrid (16th November 2022)

Public Rights of Way Officer (16th November 2022)

Anglian Water (25th July 2022)

Crime Reduction Officer (20th January 2023)

which can be viewed on the council's website.

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

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.

7 Informative

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).

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).

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).

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Item: 6

Application Number: DM/0123/23/FUL

Application Type: Full Application

Application Site: 3 Beckhythe Close Grimsby North East Lincolnshire DN33 2ES

Proposal: Retrospective application to erect greenhouse to front

Applicant's Name and Address: Mr Peter Boulby 3 Beckhythe Close Grimsby North East Lincolnshire DN33 2ES	Agent's Name and Address:
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Deposited: 16th February 2023

Accepted: 20th March 2023

Expiry Date: 15th May 2023

Agreed Extension of Time Date:

Case Officer: Becca Soulsby

Decision: Refused

- 1 The development by reason of its appearance, form and location is detrimental to the visual character and amenity of the street scene contrary to Policies 5 and 22 of the North East Lincolnshire Local Plan 2103-2032 (adopted 2018).

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Item: 7

Application Number: DM/0303/22/FUL

Application Type: Full Application

Application Site: Beaconthorpe Methodist Church Grimsby Road Cleethorpes
North East Lincolnshire

Proposal: Convert existing church into 6 apartments (including mezzanine accommodation at first and second floor) with various internal and external alterations

Applicant's Name and Address: Mr David Beard 1 Tennyson Road Cleethorpes North East Lincolnshire DN35 7LE	Agent's Name and Address: Mr David Ettridge Ettridge Architecture 52-54 Prestongate Hessle HU13 0RE
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Deposited: 5th April 2022

Accepted: 29th April 2022

Expiry Date: 24th June 2022

Agreed Extension of Time Date:

Case Officer: Jonathan Cadd

Decision: To grant permission but subject to delegation back to the Assistant Director of Housing and Infrastructure to agreeing conditions and to check on whether referral to the Secretary of State is required.

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Item: 8

Application Number: DM/0304/22/LBC

Application Type: Listed Building Consent

Application Site: Beaconthorpe Methodist Church Grimsby Road Cleethorpes
North East Lincolnshire

Proposal: Listed Building Consent to convert existing church into 6
apartments (including mezzanine accommodation at first and
second floor) with various internal and external alterations
(amended plans)

Applicant's Name and Address: Mr David Beard 1 Tennyson Road Cleethorpes North East Lincolnshire DN35 7LE	Agent's Name and Address: Mr David Ettridge Ettridge Architecture 52-54 Prestongate Hessle HU13 0RE
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Deposited: 5th April 2022

Accepted: 29th April 2022

Expiry Date: 24th June 2022

Agreed Extension of Time Date:

Case Officer: Jonathan Cadd

Decision: To grant permission but subject to delegation back to the Assistant Director of Housing and Infrastructure to agreeing conditions and to check on whether referral to the Secretary of State is required.

Minute of the Planning Committee 26th April 2023

Item: 9

Application Number: DM/1090/22/FUL

Application Type: Full Application

Application Site: 36 Humberston Avenue Humberston North East Lincolnshire
DN36 4SP

Proposal: Erect 8 detached dwellings with garages and private road to include widening existing access with associated works

Applicant's Name and Address: Mr John Collis Culzean House 1A Jonathans Garth Tetney Grimsby North East Lincolnshire DN36 5GA	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: 16th December 2022
2022

Accepted: 22nd December

Expiry Date: 16th February 2023

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:

RD5247-01 Site location plan
RD5247-02 Existing block plan
RD5247-04C Proposed block plan
RD5247-05A Plot 1 plans
RD5247-06B Plot 2 plans
RD5247-07A Plot 3 plans
RD5247-08A Plot 4 plans
RD5247-09A Plot 5 plans
RD5247-10A Plot 6 plans
RD5247-11A Plot 7 plans
RD5247-12A Plot 8 plans
RD5247-13 Garage plans

Reason

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

- 3 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 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 Policy 5 of the North East Lincolnshire Local Plan 2013-2032 (adopted 2018).

- 4 Condition
The development shall be built out in accordance with the Construction Management Plan submitted on 23rd January 2023 unless otherwise agreed in writing by the Local Planning Authority.

Reason

To protect the amenities of the neighbouring properties in accordance with Policy 5 of the North East Lincolnshire Local Plan 2013-2032 (adopted 2018).

- 5 Condition
Development shall not begin until management arrangements for any carriageways, footways or landscaped areas not to be adopted by the Local Authority have been submitted to and approved in writing by the Local Planning Authority. The carriageways, footways and landscaping areas shall be managed in accordance with the approved details thereafter.

Reason

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

6 Condition

Development shall not begin until details showing the location, layout, design and method of construction of the vehicular access, parking, manoeuvring space and bin collection point, 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 the development hereby permitted is brought into use 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).

7 Condition

Unless otherwise approved in writing, the development shall be built out in accordance with the surface water drainage scheme detailed on plans ref:

1115-2305 Drainage Calculations

1115-2305-CIV-01-P1 Proposed levels

1115-2305-CIV-10-P1 Drainage layout

1115-2305-CIV-30-P1 Construction work details

1115-2305-CIV-50-P1 Drainage construction details

1115-2305-CIV-51-P1 Drainage construction details

Reason

To reduce the risk of flooding in accordance with Policy 33 of the North East Lincolnshire Local Plan 2013-2032 (adopted 2018).

8 Condition

The development shall be built out in accordance with the Arboricultural Method Statement submitted 9th February 2023. The Tree Protection measures detailed within the Arboricultural Method Statement shall be fully installed prior to development commencing and remain in place until the development is complete.

Reason

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

9 Condition

The scheme of landscaping and tree planting shown on plan ref: TP_R1_260123 Rev 1 shall be completed within a period of 12 months, beginning with the date

on which development began or within such longer period as may be first agreed in writing by the Local Planning Authority. All planting shall be adequately maintained for 5 years, beginning with the date of completion of the scheme and during that period all losses shall be replaced during the next planting season.

Reason

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

10 Condition

Prior to development commencing a Bat Survey and Biodiversity Improvement and Management Plan shall be submitted to and approved in writing by the Local Planning Authority. The approved Biodiversity Improvement and Management Plan shall then be fully implemented within 12 months of the first dwelling being occupied and thereafter managed in accordance with the approved plan.

Reason

To improve the biodiversity value of the site in accordance with Policy 41 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 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.

2 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).

- 3 **Informatives:**
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).

- 4 **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, 41 and 42.

- 5 **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.

Minute of the Planning Committee 26th April 2023

Item: 10

Application Number: DM/0236/23/FUL

Application Type: Full Application

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

Proposal: Variation of Condition 2 (Approved Plans) pursuant to
DM/0591/22/FUL (Alterations to floor plans and elevations
on the dwelling)

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: 13th March 2023

Accepted: 14th March 2023

Expiry Date: 9th May 2023

Agreed Extension of Time Date:

Case Officer: Richard Limmer

Decision: Approved with Conditions

- 1 Condition
The development hereby permitted shall begin by the 3rd March 2026.

Reason

To comply with S.91 of the Town and Country Planning Act 1990 and to accord with planning permission DM/0591/22/FUL.

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
RD5015-04E 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 41.

3 Added Value Statement

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

No problems have arisen during consideration of this application that have required working directly with the applicant to seek solutions.

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.