

Minute of the Planning Committee 14th June 2023

Item: 1

Application Number: DM/0369/23/FUL

Application Type: Full Application

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

Proposal: Variation of Condition 2 (Approved plans) pursuant to DM/1038/21/FUL for revision to allow for alterations to footprint, external terraces and service yard, removal and relocation of roof lights, alterations to openings on south and west elevations, amendments to escape staircase to include replacement with escape ramp.

Applicant's Name and Address: Mr Gary Hosie Bourne Leisure Group Ltd 1 Park Lane Hemel Hempstead HP2 4YL	Agent's Name and Address: Mr Ryan Barrett Lichfields 3rd Floor 15 St Paul's Street Leeds LS1 2JG
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Deposited: 19th April 2023

Accepted: 19th April 2023

Expiry Date: 14th June 2023

Agreed Extension of Time Date:

Case Officer: Emily Davidson

Decision: Approved with Conditions

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

Site Location Plan - 3132.5.10
Existing Block Plan - 3132.5.02
Proposed Block Plan - 3131.5.10
Existing Floor Plans - 3132.5.03
Existing Rood Plan - 3132.5.04
Existing Elevations - 3132.5.05 A
Existing Site Sections - 3132.5.06
Proposed Floor Plans - 2124-TP-010
Proposed Roof Plan - 2124-TP-011
Proposed Elevations - 2124-TP-015
Proposed Elevations - 2124-TP-016
Proposed Section - 2124-TP-100

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
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 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 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, 12, 22, 39 and 41.
- 2 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.

- 3 Informative
The use of sustainable surface water drainage arrangements such as a soakaway are encouraged on a proposal of this nature.

Please refer to the drainage officers comments.
- 4 Informative
Please note that you may also require Building Regulations. You are advised to contact them in advance of work on site commencing (Tel: 01472 325959)
- 5 Informative
Adequate provision of access for fire services and water supplies for fire fighting should be provided.

Please see the Humberside Fire and Rescue Officers comments for more details.
- 6 Informative
The use of flood resistance and resilience measures should be used on the site.

Please see the Environment Agencies comments for further detail.
- 7 Informative
The survey of the structure/building for bat roosts must only be carried out by persons licensed to do so under the provisions of the Wildlife and Countryside Act 1981. You are advised to contact the Council Ecology Officer for further advice on this matter if required.

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14th June 2023**

Item: 2

Application Number: DM/0355/23/FUL

Application Type: Full Application

Application Site: Kingsway Club 3 Kingsway Cleethorpes North East
Lincolnshire

Proposal: Variation of Condition 2 (Limited Period) and 6 (Hours of Operation) pursuant to DM/0554/21/FUL to extend limited period and increase hours of operation up to 12 am

Applicant's Name and Address: Mr David Oglesby The Kingsway Club Ltd Kingsway Club 3 Kingsway Cleethorpes North East Lincolnshire DN35 8QU	Agent's Name and Address:
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Deposited: 17th April 2023

Accepted: 3rd May 2023

Expiry Date: 28th June 2023

Agreed Extension of Time Date:

Case Officer: Bethany Loring

Decision: Deferred for Negotiations

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Item: 3

Application Number: DM/1098/22/OUT

Application Type: Outline Application

Application Site: Land South Of Millennium Park Humberston Avenue
Humberston North East Lincolnshire

Proposal: Outline application to erect upto 80 dwellings to include public open space with green infrastructure and SUD's features, local area for play, landscaping and biodiversity enhancements with means of access to be considered

Applicant's Name and Address: S And M Hewson C/O Agent Floor 3 Calls Landing 36-38 The Calls 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: 19th December 2022

Accepted: 6th January 2023

Expiry Date: 7th April 2023

Agreed Extension of Time Date:

Case Officer: Jonathan Cadd

Decision: Refused

established through the North East Lincolnshire Local Plan 2013 -2032 (adopted 2018) and shown upon the proposals map and within open countryside. The development is not supported by exceptional reasons to allow the development within the open countryside. North East Lincolnshire has more than a 5 year supply of housing land. As such the proposal is not required to meet housing need and its location extending into the open countryside causing visual harm and resulting in an unsustainable residential environment would be contrary to policies 3 and 5 of the North East Lincolnshire Local Plan 2013 -2032 (adopted 2018) and advice in the National Planning Policy Framework.

- 2 The proposed development would extend out into the open countryside and detract from the rural character of the area enjoyed by amenity users of the formal and informal designated footpath network, Eco Centre and amenity areas by urbanising and enclosing such areas. In addition views from within the existing development area, amenity open space wedge, footpaths and existing dwellings would be substantially eroded and enclosed by development representing an over development and in areas a poor design which would detract from the visual character of the area and residential amenity contrary to policies: 5, 22 and 42 of the North East Lincolnshire Local Plan 2013 - 2032 (adopted 2018) and advice in the National Planning Policy Framework.
- 3 Sufficient detail has not been provided to demonstrate that the surface water drainage scheme would not led to surface water drainage issues within the wider area. Nor does the development demonstrate an acceptable form of sustainable urban drainage. This is contrary to policies 5 and 33 of the North East Lincolnshire Local Plan 2013 -2032 (adopted 2018) and advice in the National Planning Policy Framework.
- 4 Sufficient information has not been provided to determine that the proposed development would not have a detrimental impact on the protected Humber Estuary SSSI, RAMSAR/SPA site by reason of additional activity and pressure from visitors numbers within areas of Cleethorpes and Humberston contrary to policies 5 and 41 of the North East Lincolnshire Local Plan 2013 -2032 (adopted 2018) and advice in the National Planning Policy Framework.

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Item: 4

Application Number: DM/0879/22/FUL

Application Type: Full Application

Application Site: Land Off Lambert Road And Ainslie Street Grimsby North East Lincolnshire

Proposal: Erect six apartments, two dwellings with associated boundary treatments and parking areas, with associated works

Applicant's Name and Address: Mr Vikash Jayaswal Galaxy Makeovers Ltd 28 Tesla Court Innovation Way Peterborough PE2 6FL	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: 27th September 2022
2022

Accepted: 30th September

Expiry Date: 25th November 2022

Agreed Extension of Time Date: 19th June 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 and documents have drawing nos.

RD:4756-01A Site Location Plan
RD:4756-03 D Proposed Floor Plans
RD:4756-04 D Proposed Elevations
RD:4756-05 D Proposed site plan

1115-2214-CIV-10-P2 Drainage Layout
1115-2214-CIV-30-P1 External Works Construction Details
1115-2214-CIV-50-P1 Drainage Construction Details 1
1115-2214-CIV-51-P1 Drainage Construction Details 2

Arboricultural Report - QU-820-22-EQUANS
Arboricultural Impact Assessment - QU-820-22-EQUANS
Arboricultural Method Statement and Protection Plan - QU-820-22-EQUANS

Reason

To ensure the development is in accordance with the approved details and results in a satisfactory form of development and in accordance with policies: 5, 22, 33, 34, 38, 41 and 42 of the North East Lincolnshire Local Plan 2013 -2032 (adopted 2018).

3 Condition

The development shall be carried out in accordance with the submitted flood risk assessment (Ross Davy Associates, RD4756) and the following mitigation measures it details:

- finished floor levels to be set no lower than 1.0 metre above existing ground levels
- flood resistance measures to be included as described

In addition, flood resilient construction shall be incorporated to a height of at least 300mm above ground finished floor levels.

These mitigation measures shall be fully implemented prior to occupation of each unit of accommodation. The measures detailed above shall be retained and maintained thereafter throughout the lifetime of the development.

Reason

To reduce the risk of flooding to the proposed development and future occupants, in accordance with policy 33 of the North East Lincolnshire Local Plan 2013 -2032 (adopted 2018).

- 4 Condition
Prior to the commencement of construction works on site detailed specifications of the type of piling/ground improvement/foundations to be used to support the buildings/structures shall be submitted to the Local Planning Authority for approval. Included shall be a method statement, a scheme to mitigate the effects of the design with particular regard to noise and vibration to the surrounding premises, pollution to the underlying chalk aquifer (including depths of piling), impact on trees and duration of works. The foundations shall be carried out/constructed in accordance with the approved details unless variations are approved in writing by the Local Planning Authority.

No such piling shall take place at weekends nor between the hours of 17:30 hours and 09:00 hours the following day except by prior written agreement with the Local Planning Authority.

Reason

To protect the amenities of nearby residents, the health of trees and stability of adjoining properties and to ensure the integrity of the underlying aquifer is not compromised in accordance with policies: 5, 41 and 42 of the North East Lincolnshire Local Plan 2013 - 2032 (adopted 2018).

- 5 Condition
A method statement including details of noise and dust reduction measures to be employed during the course of construction are to be submitted and agreed with the Local Planning Authority prior to commencement of development. No burning of construction waste material shall take place on site. The techniques shall be applied as agreed.

Reason

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

- 6 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/ Public Holidays.

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).

- 7 Condition
No unit of accommodation shall be occupied until the approved drainage scheme shown on drawing no. 1115-2214-CIV-10-P2 has been implemented in full unless otherwise approved in writing by the Local Planning Authority. The scheme shall

thereafter be maintained as such unless otherwise approved in writing by the Local Planning Authority.

Reason

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

8 Condition

No unit of accommodation shall be occupied until the vehicular access to it and the vehicle parking space serving it have been constructed in accordance with the approved details. That vehicle parking area shall thereafter be so retained.

Reason

To ensure the existing highway is maintained in a safe manner in the interests of highway amenity and residential amenity and in accordance with policies: 5, 36 and 38 of the North East Lincolnshire Local Plan 2013 -2032 (adopted 2018).

9 Condition

Before development commences, a scheme of secure cycle parking facilities and bin storage facilities shall be submitted to the Local Planning Authority for approval in writing. Such approved scheme shall be completed prior to occupation of any of the units of accommodation on site and thereafter be so retained.

Reason

To ensure appropriate facilities are provided for cyclists as part of the development and adequate and accessible bin storage facilities to maintain amenity are included and in accordance with policies: 5 and 36 of the North East Lincolnshire Local Plan 2013 -2032 (adopted 2018).

10 Condition

In addition to details already provided, prior to any construction, a tree construction method statement shall be submitted to the Local Planning Authority for written approval. The statement shall provide, in detail, the specific methodology for the creation of the access, no dig surfacing, boundary walls and foul and surface water drainage systems within the Root Protection Areas of the two TPO trees. The method statement should specifically reference phasing of works, methods of construction to avoid damage/loss of/to roots whether by severance, damage or compaction (e.g. use moles) and a named person formally responsible for implementing the approved method statement. The approved scheme shall thereafter be adhered to unless otherwise agreed in writing with the Local Planning Authority.

Reason

To maintain the health and longevity of two high quality protected trees and in accordance with policies: 5, 22 and 42 of the North East Lincolnshire Local Plan 2013 - 2032 (adopted 2018).

- 11 Condition
Prior to development above damp course level occurring a scheme of screening walls and fences shall be submitted to and agreed in writing (including to the existing alley to the west of the site). Prior to any accommodation being occupied the approved screen/ boundary walls and those shown on drawing nos. RD: 4756-03D and RD: 4756-04D shall be installed and thereafter retained.

Reason

To maintain security and residential amenity and in accordance with policies: 5 and 22 of the North East Lincolnshire Local Plan 2013 - 2032 (adopted 2018).

- 12 Condition
Development shall not begin until details of all external materials to be used in construction of the buildings have been submitted to and approved in writing by the Local Planning Authority. The development shall then be constructed 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 and in accordance with policies: 5 and 22 of the North East Lincolnshire Local Plan 2013 -2032 (adopted 2018).

- 13 Condition
The kitchen windows to ground floor and bathroom rooflight windows to first floor to units 4, 5 and 6 and the first floor bathroom windows to houses 1 and 2 all as identified on the approved plans shall be glazed in obscure glass only (to a minimum of Pilkington Glass Level 3 or equivalent) before the respective residential unit is first occupied and the glazing shall be so retained at the same level of obscurity thereafter.

Reason

To protect the residential amenity of surrounding residents and in accordance with policy 5 of the North East Lincolnshire Local Plan 2013 -2032 (adopted 2018).

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

Reason

To protect residential amenity, flood risk and the visual character of the area and in accordance with policies: 5, 22, and 33 of the North East Lincolnshire Local Plan 2013 -2032 (adopted 2018).

15 Condition

Prior to any unit of accommodation being occupied a flood warning and evacuation plan shall be submitted to and agreed in writing by the Local Planning Authority. The approved document shall thereafter be implemented and maintained for the lifetime of the development unless otherwise agreed in writing with the Local Planning Authority.

Reason

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

16 Condition

No unit of accommodation 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, all accommodation 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).

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, subject to conditions enhance the area character, provide sustainable homes without impact on flood risk, drainage and highway safety. There would not be unreasonable impact on residential amenity nor car parking capacity in the area and is acceptable under all other planning considerations. This proposal is approved in accordance with the North East Lincolnshire Local Plan 2013-2032 (adopted 2018), in particular policies: 3, 4, 5, 22, 33, 34, 36, 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 reducing the scale and impact of the development on residential amenity, tree health, drainage and by addressing flood risk concerns.

3 Informative

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

4 Informative

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.

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

It is advised that the Environment Agency (EA) guidance on flood resistance and resilience is considered and utilised. The full details and web links are shown on the EA consultation response (06 March 2023) found on the planning application file on the North East Lincolnshire Council Planning website.

7 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.

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Item: 5

Application Number: DM/0060/23/FUL

Application Type: Full Application

Application Site: Valley Cottage Hatcliffe Road West Ravendale North East Lincolnshire

Proposal: Demolish existing bungalow, erect two storey dwelling with double garage, roof lights and associated works (amended plans April 2023)

Applicant's Name and Address: Mr Aidan Jones c/o Lincs Design Consultancy Ltd 12 Vickers Lane Louth Lincolnshire LN11 9PJ	Agent's Name and Address: Miss Erica Whatrup Lincs Design Consultancy Ltd 12 Vickers Lane Louth Lincolnshire LN11 9PJ
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Deposited: 30th January 2023

Accepted: 1st February 2023

Expiry Date: 29th March 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:

LDC4031-PL-01A site location plan
LDC4031-PL-02C proposed floor plans
LDC4031-PL-03E proposed elevations
LDC4031-PL-04C proposed block plan

Reason

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

- 3 Condition
Development shall not begin until details of all external materials to be used in construction of the buildings and hard surfaces have been submitted to and approved in writing by the Local Planning Authority. The material pallet shall include natural clay pantiles for the roof covering, timber windows and details of the brick tumbling. 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 22 of the North East Lincolnshire Local Plan 2013-2032 (adopted 2018).

- 4 Condition
No development shall commence until a scheme for the sustainable provision of surface water and foul water drainage has been submitted to and approved in writing by the Local Planning Authority. The development shall then be carried out and only occupied in accordance with the approved details.

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 33 and 34 of the North East Lincolnshire Local Plan 2013-2032 (adopted 2018).

- 5 Condition
Prior to the development commencing, a Construction Management Plan shall be submitted to and approved in writing by the Local Planning Authority. The development shall then proceed in accordance with the approved details. The plan shall contain:

- Demolition method statement;
- Working hours;
- Visitor and contractor parking areas;
- Materials storage area;
- Wheel cleaning facilities;

- Noise, vibration and dust mitigation measures (both during demolition and construction);
- Construction traffic management plan.

Reason

In the interests of highway safety and to protect the residential amenities of the neighbouring properties in accordance with Policy 5 of the North East Lincolnshire Local Plan 2013-2032 (adopted 2018).

6 Condition

No development shall commence until:

- (a) A scheme of landscaping showing the details of the number, species, sizes and planting positions of all trees and shrubs to be planted;
- (b) A plan including details of all trees to be retained, any to be felled, hedgerows to be retained, any sections of hedgerow or trees to be removed;
- (c) Measures for the protection of trees and hedges during demolition and construction work;
- (d) A maintenance and management plan for the landscaping scheme to cover at least 5 years.

have been submitted to and approved in writing by the Local Planning Authority. The approved landscaping scheme shall then be fully planted out within 12 months of the dwelling being first occupied and thereafter maintained in accordance with the Maintenance and Management Plan. The approved Tree Protection Measures shall be fully installed prior to any demolition or construction commencing and thereafter maintained and retained in situ throughout the demolition and construction of the dwelling.

Reason

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

7 Condition

Development shall not begin 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 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

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

- 8 Condition
The dwelling shall not 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 dwelling 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).

- 9 Condition
Notwithstanding the Town and Country Planning (General Permitted Development) Order 1995 (or any statutory amendment thereto), no development under Schedule 2 Part 1, Class A, B, C, D, E, F, G and H shall be permitted within the curtilage of the dwelling.

Reason

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

- 10 Condition
Prior to the hereby approved dwelling being first occupied the existing dwelling shall be fully removed from the site and the land reinstated in accordance with plan ref: LDC4031-PL-04C (proposed block plan).

Reason

To ensure a sustainable form of development in accordance with Policy 5 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 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 discussing areas of concern and seeking amendments.

- 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, 42.

- 5 Informative
Please note that at least six months in advance of work commencing on site you are required to contact the Highway Management Team with respect to the formation of a vehicular access within the existing highway. This will enable a S184 licence to be granted within appropriate timescales. No works should commence within the highway boundary until such licence is obtained. (Tel: 01472 325734).

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Item: 6

Application Number: DM/0180/23/REM

Application Type: Reserved Matters

Application Site: Land North Of Main Road (Plot 5 Kings Chase) Barnoldby Le Beck

Proposal: Variation of Condition 1 (Approved Plans) following DM/0843/22/REM to amend layout, position and design of dwelling and garage

Applicant's Name and Address: Mr D Smith 45 Wisteria Drive Healing Grimsby DN41 7JS	Agent's Name and Address: Mr Daniel Snowden Ross Davy Associates Pelham House 1 Grosvenor Street Grimsby DN32 0QH
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Deposited: 1st March 2023

Accepted: 1st March 2023

Expiry Date: 26th April 2023

Agreed Extension of Time Date:

Case Officer: Richard Limmer

Decision: Approved with Conditions

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

Site Location Plan - RD4052-01

Proposed Block Plan - RD5232-01 Rev C

Proposed Plans and Elevations (Plot 5) - RD5232-02 Rev C

As approved under DM/1103/17/REM:

Proposed Plans and Elevations (Plot 4) - RD4052-04
Proposed Plans and Elevations (Plot 6) - RD4052-06A
Proposed Management Plan - RD4052-07
Proposed Landscaping Plan - RD4052-08A
Drainage Layout - 1115-1107-CIV-10C
Drainage Layout - 1115-1107-CIV-11A
External Works - Construction Details - 1115-1107-CIV-30A
1115-1107-10YR Soakaway
1115-1107-100YR Soakaway

Reason

For the avoidance of doubt and 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 development shall be built out in accordance with the Construction Management Statement ref:RD4052 and plan referenced RD4502-07 (approved under DM/1103/17/REM) unless otherwise approved in writing by the Local Planning Authority.

Reason

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

3 Condition

The development shall be built out in accordance with the materials as detailed on plan ref: RD5232-02 Rev C unless otherwise approved in writing by the Local Planning Authority.

Reason

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

4 Condition

The scheme of landscaping and tree planting shown on drawing no. RD4052-08A (approved under DM/1103/17/REM) shall be completed within a period of 12 months, beginning with the date on which development began or within such longer period as may be first agreed in writing by the Local Planning Authority. All planting shall be adequately maintained for 5 years, beginning with the date of completion of the scheme and during that period all losses shall be replaced during the next planting season.

Reason

To ensure a satisfactory appearance and setting for the development and continued maintenance of the approved landscaping in the interests of local amenity in accordance with Policy 5 and 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 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).
- 2 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.
- 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
With regard to Japanese Knotweed the applicant is reminded of the need to accord with the requirements of Schedule 9 of the Wildlife and Countryside Act 1981.

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Item: 7

Application Number: DM/0800/22/FUL

Application Type: Full Application

Application Site: The Grange Aylesby Road Great Coates North East
Lincolnshire

Proposal: Erect seven dwellings with associated access, parking,
landscaping and boundary treatments (amended plans and
updated ecology information March 2023)

Applicant's Name and Address: Mr And Mrs G Cooper The Grange Aylesby Road Great Coates North East Lincolnshire DN37 9NT	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 September 2022
2022

Accepted: 13th September

Expiry Date: 8th November 2022

Agreed Extension of Time Date:

Case Officer: Richard Limmer

Decision: Refused

- 1 The proposed development would result in the unjustified loss of designated Green Space to the detriment of biodiversity, health and well being contrary to Policies 5 and 43 of the North East Lincolnshire Local Plan 2013-2032 (adopted 2018) and the National Planning Policy Framework 2021.
- 2 The proposed development, by means of its location, size, scale, mass, design

and layout, would cause significant harm to the character and setting of The Grange (Grade 2 listed), St Nicholas Church (Grade 1 listed) and the character of the Great Coates Conservation Area this is in direct conflict with Policies 5 and 39 of the North East Lincolnshire Local Plan 2013-2032 (adopted 2018) and the National Planning Policy Framework 2021.

Informatives

1 Informative

This decision relates to the following plans:

RD4521 - 03-REV-B
RD4521 - 04-REV-B
RD4521 - 05 REV P
RD4521 - 06-REV-C
RD4521 - 07-REV-A
RD4521 - 08-REV-C
RD4521 - 09 REV-G
RD4521 - 10 REV-E
RD4521 - 12 REV-H
RD4521 - 14 REV-C
RD4521 - 15 REV-B
RD4521 - 16 REV-A
RD4521 - 17 -REV-A
RD4521 - 18 REV-A
RD4521 - 19 REV-A

Minute of the Planning Committee 14th June 2023

Item: 8

Application Number: DM/0987/22/FUL

Application Type: Full Application

Application Site: Land At Hall Farm Restaurant Ashby Lane Ashby Cum Fenby North East Lincolnshire

Proposal: Erect 6 holiday huts to include landscaping and new access (amended layout March 2023)

Applicant's Name and Address: Mr & Mrs M Durrant Hall Farm Hotel and Restaurant Ashby Lane Ashby Cum Fenby North East Lincolnshire DN37 0RT	Agent's Name and Address: Mr A Allison Ryland Design Services Ltd Hamilton Place 20 King Street Market Rasen LN8 3BB
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Deposited: 2nd November 2022

Accepted: 15th November 2022

Expiry Date: 10th January 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:

RDS11626-02 Existing Site Plan
RDS11626-03 Rev C Site Location Plan
RDS11626-04 Rev H Proposed Layout Plan
RDS11626-08 Proposed Hut Plans and Elevations

Reason

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

- 3 Condition
The hereby approved holiday huts shall be occupied for holiday purposes only and shall not be occupied as a person's sole or main place of residence.

Reason

The holiday huts are in a location where the Local Planning Authority would not wish to encourage permanent residential occupation and in order to comply with Policy 5 of the North East Lincolnshire Local Plan 2013-2032 (adopted 2018).

- 4 Condition
The owners/occupiers of the site shall maintain a central up to date register of the names of all occupiers of the hereby approved holiday huts and of their main home address and shall make this information available on request of the Local Planning Authority.

Reason

The holiday huts are in a location where the Local Planning Authority would not wish to encourage permanent residential occupation and in order to comply with Policy 5 of the North East Lincolnshire Local Plan 2013-2032 (adopted 2018).

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

Reason

To ensure the development has an acceptable external appearance and is in keeping with the visual amenity and character of the area in accordance with Policies 5, 22 and 39 of the North East Lincolnshire Local Plan 2013-2032 (adopted 2018).

- 6 Condition
No development shall commence until a scheme for the provision of surface and foul water drainage has been submitted to and approved in writing by the Local Planning Authority. The development shall then be built out in accordance with

the approved details with all drainage installed as approved before the huts are brought into use.

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 development shall commence until:

- (a) A scheme of landscaping showing the details of the number, species, sizes and planting positions of all trees and shrubs to be planted;
- (b) A plan including details of all trees to be retained, any to be felled, hedgerows to be retained, any sections of hedgerow or trees to be removed;
- (c) A detailed landscape management plan.

have been submitted to and approved in writing by the Local Planning Authority. The approved landscaping scheme shall then be fully planted out within 12 months of the first hut being brought into use and thereafter maintained in accordance with the approved Landscape Management Plan.

Reason

To ensure a satisfactory appearance and setting for the development in the interests of local amenity in accordance with Policies 5, 41 and 42 of the North East Lincolnshire Local Plan 2013-2032 (adopted 2018).

8 Condition

The development shall not be brought into use until a detailed Site Management Plan has been submitted to and approved in writing by the Local Planning Authority. The Management Plan shall contain the following matters:

- Noise controls;
- Light controls;
- Site rules for occupiers;
- Contact details for the person responsible for managing the site;

The development shall then operate in perpetuity in accordance with the approved Management Plan.

Reason

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

9 Condition

The development shall not commence until a detailed scheme of all external lighting on the site 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 no further external lighting shall be installed on the site without being first agreed in writing with the Local Planning Authority.

Reason

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

10 Condition

The development shall be carried out in strict accordance with the recommendations, method statement and working practices set out in the Preliminary Ecology Appraisal dated February 2023. Before development commences, an ecological enhancement plan shall be submitted to and approved in writing by the Local Planning Authority, it shall include timescales for implementation. Once approved, the plan shall be implemented as agreed and in line with the approved timescales.

Reason

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

11 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 interests of heritage protection and understanding in accordance with Policy 39 of the North East Lincolnshire Local Plan 2013-2032 (adopted 2018).

12 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

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

Informatives

1 Reason for Approval

The Local Planning Authority has had regard to development plan policies and especially those in the North East Lincolnshire Local Plan. The proposal would not harm the area character or residential amenity and 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, 12, 22, 33, 34, 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 negotiating with the applicant through the planning process.

**Minute of the Planning Committee
14th June 2023**

Item: 9

Application Number: DM/0320/23/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

Applicant's Name and Address: Mr And Mrs Barker C/0 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: 6th April 2023

Accepted: 6th April 2023

Expiry Date: 1st June 2023

Agreed Extension of Time Date: 13th June 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 - 1423/001A
Existing and Proposed Block Plans - 1423/002A
Proposed Site Plan - 1423/003C

Reason

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

4 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).

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).

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

Development shall not begin until details showing the location, layout, design and method of construction of the new vehicular access, parking and manoeuvring space, turning and access/egress in a forward facing gear, 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 access, 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

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).

9 Condition

Prior to the commencement of the development final details of the soakaway drainage shown on plan 1423-003C, designed to the BRE365 standard, shall be submitted to and approved in writing by the Local Planning Authority. The drainage shall be installed and be fully connected before the dwelling is occupied. It shall be retained thereafter.

Reason

In the interests of flood risk and drainage in order to comply with policy 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 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.

Minute of the Planning Committee 14th June 2023

Item: 10

Application Number: DM/0384/23/FUL

Application Type: Full Application

Application Site: Land Adjacent To The Coop Station Road New Waltham

Proposal: Erect detached unit for use as cafe and hair and beauty salon at ground floor and residential flat at first floor with associated works (Amended Site Address for clarity as Harvest Moon replaced by Co-Op store)

Applicant's Name and Address: Mr Meenaghan 7532 Trading C/o AGS Accountants Laceyby Business Park Laceyby North East Lincolnshire DN37 7DP	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: 24th April 2023

Accepted: 26th April 2023

Expiry Date: 21st June 2023

Agreed Extension of Time Date:

Case Officer: Bethany Loring

Decision: Refused

- 1 The development by reason of its size and scale would have an adverse massing and dominance impact on neighbouring property to the detriment of the residential amenity that occupiers should reasonably be expected to enjoy contrary to Policy 5 of the North East Lincolnshire Local Plan 2013-2032.

Minute of the Planning Committee 14th June 2023

Item: 11

Application Number: DM/0824/22/FUL

Application Type: Full Application

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

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

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

Accepted: 1st November 2022

Expiry Date: 27th December 2022

Agreed Extension of Time Date: 19th June 2023

Case Officer: Emily Davidson

Decision: Approved with Conditions

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

Reason

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

2 Condition

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

Site Location Plan - 1432-001

Block Plan - 1432-002

Existing Plans and Elevations - 1432-003

Proposed Plans and Elevations - 1432-004 Received 16/11/2022

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).

3 Condition

No conversion or alteration 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 and in accordance with policy 5 of the North East Lincolnshire Local Plan 2013-2032 (adopted 2018).

4 Condition

No business activities must take place at the premises outside of the hours specified below:

Monday - Sunday (including bank holidays) - 08:00 - 23:00

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).

5 Condition

The odour control, extraction and ventilation of the restaurant shall be carried out in accordance with the details provided on the following documents:

- Specification and EMAQ Report (received 09/09/2022)
- Odour Control Advice (received 09/09/2022)
- V4.1 Floor Plan (received 09/09/2022)
- Tech Motor Data Sheet (received 16/11/2022)
- Blauberg SD Silencer (received 16/11/2022)
- Extraction Systems Specifications (received 16/11/2022)
- HNU Cowl Data Sheet (received 16/11/2022)
- Spiral Duct Data Sheet (received 16/11/2022)

All extraction and ventilation shall be installed in accordance with these approved details prior to the use commencing and they shall be retained as such unless otherwise approved in writing by the Local Planning Authority.

Reason

To ensure satisfactory ventilation/extraction systems are provided to protect surrounding residents from the adverse effects from cooking smells, noise and vibration in accordance with policy 5 and 22 of the North East Lincolnshire Local Plan 2013-2032 (adopted 2018).

6 Condition

Prior to the commencement of the use, a waste management plan detailing frequency of collections, hours of operation and storage shall be submitted to and agreed in writing by the Local Planning Authority and shall thereafter be adhered to unless otherwise approved in writing by the Local Planning Authority.

Reason

To ensure the amenity of neighbouring properties and resort character and to accord with Policy 5 of the North East Lincolnshire Local Plan 2013-2032 (adopted 2018).

7 Condition

Prior to the commencement of the use, one of the two sound proofing options detailed in the sound proofing document received 21/04/2023 shall be implemented to the specifications provided and to all walls and ceilings within the property relating to the approved use and the soundproofing shall thereafter be retained unless otherwise agreed in writing by the Local Planning Authority.

Reason

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

Informatives

1 Reason for Approval

The Local Planning Authority has had regard to development plan policies and especially those in the North East Lincolnshire Local Plan. The proposal would not harm the area character or 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, 23 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 securing additional information to satisfy concerns 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 325959).

Minute of the Planning Committee 14th June 2023

Item: 12

Application Number: DM/0309/23/FUL

Application Type: Full Application

Application Site: Manor House Tetney Road Humberston North East
Lincolnshire

Proposal: Variation of Condition 15 (Approved Plans) as granted on DM/1105/22/FUL for revision to install solar panels to rear roof slope and relocate flue (amended plans May 2023 to change roof material back to pantile)

Applicant's Name and Address: Mr Dave Hart 36 St Andrews Drive Grimsby DN32 8PS	Agent's Name and Address: Mr Daniel Snowden Ross Davy Associates Pelham House 1 Grosvenor Street Grimsby DN32 0QH
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Deposited: 4th April 2023

Accepted: 4th April 2023

Expiry Date: 30th May 2023

Agreed Extension of Time Date:

Case Officer: Cheryl Jarvis

Decision: Approved with Conditions

- 1 Condition
The foul and surface water drainage shall be discharged of as submitted and approved under DM/0765/20/CND and be implemented before any dwelling hereby approved is occupied. Unless otherwise submitted and agreed in writing by the Local Planning Authority.

Reason

To prevent the increased risk of flooding by ensuring the provision of a satisfactory means of surface and foul water disposal and to accord with Policies 5 and 34 of the North East Lincolnshire Local Plan 2013-2032 (Adopted 2018).

2 Condition

The access, parking and manoeuvring spaces shall be laid out and completed as submitted and approved under DM/0765/20/CND. Unless otherwise submitted and 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 and to accord with Policies 5 and 38 of the North East Lincolnshire Local Plan 2013-2032 (Adopted 2018).

3 Condition

The Construction Management Plan (CMP) approved under DM/0765/20/CND shall be implemented at all times throughout construction works.

Reason

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

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

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

Reason

The site contains, or may contain, a Historic Environment Asset which requires recording prior to alteration or destruction according to the policies set out in the NPPF (National Planning Policy Framework) and Policies 5 and 39 of the North East Lincolnshire Local Plan 2013-2032 (Adopted 2018).

5 Condition

Notwithstanding the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any statutory amendment thereto), no development under Schedule 2 Part 1, Class A, B, C, D, E, F shall be permitted within the curtilage of any dwelling.

Reason

To protect residential amenity and the visual character of the area to accord with Policies 5, 22 and 39 of the North East Lincolnshire Local Plan 2013-2032 (Adopted 2018).

6 Condition

The scheme of landscaping and tree planting approved under DM/0765/20/CND 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.

No trees/hedges on the site shall be wilfully damaged, cut-down, up-rooted, pruned felled or destroyed without the prior written consent of the Local Planning Authority and any trees/hedges on the site at the date of application (and which are shown for retention as part of any scheme approved in writing by the Local Planning Authority) shall, if they are removed or die, be replaced within 12 months by the planting of more live specimens in such numbers as may be approved in writing by the Local Planning Authority.

The tree protection approved under DM/0765/20/CND shall remain on site as approved throughout all construction works.

Unless otherwise submitted and agreed in writing by the Local Planning Authority.

Reason

To ensure a satisfactory appearance and setting for the development and protection of existing features in the interests of local amenity and to accord with Policies 5, 22 and 42 of the North East Lincolnshire Local Plan 2013-2032 (Adopted 2018).

7 Condition

The development other than for plot 5 shall be carried out in accordance with the external materials approved under DM/0765/20/CND, this also includes all rainwater goods, soil and vent pipes and external ventilation. Unless otherwise agreed in writing by the Local Planning Authority.

Plot 5 shall be carried out in accordance with the details shown on the submitted plans with the external flue to be finished in black before it is installed. The bricks shall be retro cottage or heritage blend as per the samples provided with a standard mortar used in line with the manufacturer's recommendations or those bricks and mortar approved under DM/0765/20/CND.

Where the pantile is listed as being Lincoln Clay interlocking Pantiles in Natural red or weathered Rustic red for a particular dwelling then Santoft New County interlocking pantile can be used as a substitute if required.

Reason

To ensure the development has an acceptable external appearance and is in keeping with the visual amenity and character of the area and to accord with Policies 5, 22 and 39 of the North East Lincolnshire Local Plan 2013-2032 (Adopted 2018).

- 8 Condition
The remediation scheme approved under DM/0765/20/CND must be carried out in accordance with its terms prior to the commencement of any foundations or new build works whatsoever, other than that required to carry out remediation, unless otherwise agreed in writing by the Local Planning Authority. The Local Planning Authority must be given two weeks written notification of commencement of the remediation scheme works. Following completion of measures identified in the approved remediation scheme, a verification report that demonstrates the effectiveness of the remediation carried out must be produced, and is subject to the approval in writing of the Local Planning Authority.

Reason

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

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

Reason

To ensure an unsuspect contamination is dealt with appropriately and to accord with Policy 5 of the North East Lincolnshire Local Plan 2013-2032 (Adopted 2018).

- 10 Condition
All carriageways, footways and landscaped areas shall be managed as approved under DM/0765/20/CND. Unless otherwise submitted and agreed in writing by the Local Planning Authority.

Reason

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

- 11 Condition
The windows and doors for plots 1, 2, 3, 4, 7, 8 and 9 shall only be installed as submitted and approved under DM/0765/20/CND and shall be so retained. The specification for the windows, shutters and doors for plot 5 shall be submitted to and approved in writing by the Local Planning Authority before they are installed. Once approved, they shall be installed as agreed and retained thereafter. Unless

otherwise submitted and agreed in writing by the Local Planning Authority.

Reason

In the interests of the architectural and visual integrity of the overall development and the character and visual amenity of this part of the Conservation Area in which it is set and to accord with Policies 5, 22 and 39 of the North East Lincolnshire Local Plan 2013-2032 (Adopted 2018).

12 Condition

All Ecology mitigation and enhancement shall be carried out in strict accordance with the details submitted and approved under DM/0765/20/CND. Unless otherwise submitted and agreed in writing by the Local Planning Authority.

Reason

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

13 Condition

The side window proposed to Unit 9 shall be glazed in obscure glass (to a minimum of Level 5 on the Pilkington scale), prior to the dwelling being occupied. It shall be retained as such thereafter.

Reason

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

14 Condition

All repair works shall be undertaken in strict accordance with the details approved under DM/0765/20/CND unless otherwise agreed in writing by the Local Planning Authority. Windows shall be retained, as approved, thereafter.

Reason

To protect the character and integrity of existing building and in the interests of visual amenity to accord with Policies 5, 22 and 39 of the North East Lincolnshire Local Plan 2013-2032 (Adopted 2018).

15 Condition

Before the solar panels subject to this approval are installed, their exact specification and finish shall be submitted to and approved in writing by the Local Planning Authority. Once approved, development shall proceed in strict accordance with the agreed details.

Reason

In the interests of character and visual amenity to accord with Policies 5, 22 and

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

16 Condition

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

Approved under DM/0199/16/FUL:

RD3409-101
RD3409-102
RD3409-01
RD3409-02
RD3409-04
RD3409-05B
RD3409-06
RD3409-07C
RD:3409-09E
RD:3409-10F
RD3409-11A
RD3409-13B
RD3409-14C
RD3409-15
RD:3409-16B
RD:3409-17A
RD:3409-19
NW90796 - 002

Approved under DM/1105/22/FUL:

RD:4992-10 REV D

Approved under this application:

RD4992-01 REV I
RD4992-02 REV B

Reason

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

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 historic 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, 19, 22, 33, 34, 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 amended plans and reverting the roof back from slate to pantile.

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

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

- 5 Informative
As advised under DM/1105/22/FUL, ironmongery is recommended for the new timber doors to the garage.

Minute of the Planning Committee 14th June 2023

Item: 13

Application Number: DM/0301/23/FUL

Application Type: Full Application

Application Site: 7 Great Coates Road Grimsby North East Lincolnshire DN34 4NA

Proposal: Partial change of use to mixed use from residential land to include commercial motorcycle garage with erection of detached coach house, drive with parking area and associated works

Applicant's Name and Address: Mr Chris Gunster 7 Great Coates Road Grimsby North East Lincolnshire DN34 4NA	Agent's Name and Address: Mr George French Building Planning Services Limited Tanglin Town Road Tetney Grimsby DN36 5JE
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Deposited: 3rd April 2023

Accepted: 4th April 2023

Expiry Date: 30th May 2023

Agreed Extension of Time Date: 30th June 2023

Case Officer: Owen Toop

Decision: Refused

- 1 The proposal would constitute a general industry use within a residential garden which is considered to be out of keeping and detrimental to the character of the area, contrary to Policy 5 of the North East Lincolnshire Local Plan 2013-2032 (adopted 2018).

- 2 There is insufficient information on the operation and nature of the proposal which means that the suitability of the access cannot be determined and severe highway safety and amenity impacts cannot be ruled out. Thus the proposal would be contrary to Policy 5 of the North East Lincolnshire Local Plan 2013-2032 (adopted 2018).

Informatives

- 1 Informative
This decision relates to the following plans:

Site Location and Block Plan - COU-22-007-01-A
Proposed Floor Plans - COU-22-007-02-A
Proposed Elevations - COU-22-007-03-A
Proposed Street Scene Elevation - COU-22-007-04-A
Proposed Drainage Details - COU-22-007-05-A