

Minute of the Planning Committee 12th July 2023

Item: 1

Application Number: DM/0104/23/FUL

Application Type: Full Application

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

Proposal: Retrospective installation of 2 no. air handling units to the exterior of the Marina Show Bar, external ducting to roof, creation of a service yard, alterations to the existing cellar access and associated works to include amended plan showing 2.5m high fence and site reconfiguration

Applicant's Name and Address: Mr Gary Hosie Haven Leisure Limited Thorpe Park Holiday Camp Anthony's Bank Road Humberston North East Lincolnshire DN36 4GG	Agent's Name and Address: Mr Ryan Barrett Lichfields 3rd Floor 15 St Paul's Street Leeds LS1 2JG
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Deposited: 10th February 2023

Accepted: 28th March 2023

Expiry Date: 23rd May 2023

Agreed Extension of Time Date: 17th July 2023

Case Officer: Emily Davidson

Decision: Approved with Conditions

- 1 Condition
The development is approved in accordance with the following plans:

Site Location Plan - 2124-TP-1000 C
Block Plan - 2124-TP-002 D
Block Plan - 2124-TP-1001 D
Existing Elevations A and B - 2124-TP-013 D
Existing Elevations C and D - 2124-TP-014 D
Existing Floor Plan - 2124-TP-001 C
Existing Roof Plan - 2124-TP-003 C
Proposed Elevations - 2124-TP-015 E
Proposed Elevations - 2124-TP-016 E
Proposed Floor Plan - 2124-TP-010 D
Proposed Roof Plan - 2124-TP-011 D

Reason

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

2 Condition

The air handling units shall be as specified in the Rooftop Unit Package received 26/05/2023 and BAR AHU Acoustic Data, Chiller Noise Data, Stage AHU Acoustic Data received 23/05/2023 and shall thereafter be retained as such unless otherwise agreed in writing by the Local Planning Authority.

Reason

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

3 Condition

The proposal shall remain in accordance with the noise report received 28/04/2023 unless otherwise agreed in writing by the Local Planning Authority.

Reason

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

4 Condition

The 2.5m high fence around the service area as detailed on plan 2124-TP-002-Rev D and as recommended in the noise report received 28/04/2023 shall be retained at all times.

Reason

In the interests of local 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, conservation area 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, 39 and 41.

- 2 Added Value Statement
Article 31(1)(cc) Statement - Positive and Proactive Approach
In accordance with paragraph 187 of the National Planning Policy Framework, the Local Authority has worked in a positive and proactive manner with the applicant to seek solutions to problems arising, by ensuring proper assessment of the noise implications of the proposal.

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

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Item: 2

Application Number: DM/0274/23/FUL

Application Type: Full Application

Application Site: 124 Humberston Fitties Humberston North East Lincolnshire
DN36 4EZ

Proposal: Retrospective application for the demolition of existing chalet, erection of new detached single-storey chalet, erection of outbuilding and associated works (Amended Description and Additional Plans received 24th May 2023 to include details of outbuilding)

Applicant's Name and Address: Mr Ray Crome 124 Humberston Fitties Humberston North East Lincolnshire DN36 4EZ	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: 27th March 2023

Accepted: 28th March 2023

Expiry Date: 23rd May 2023

Agreed Extension of Time Date: 14th July 2023

Case Officer: Bethany Loring

Decision: Approved Limited Period

- 1 Condition
The chalet shall be removed in its entirety and the land reinstated as a cleared site, on or before the 14th July 2023.

Reason

To enable the local planning authority to monitor the risk to human life and property from flooding and in accordance with Policies 5 and 33 of the North East Lincolnshire Local Plan 2013-2032 (Adopted 2018) and advice in the National Planning Policy Framework.

2 Condition

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

Site Location Plan - RD5389-03

Proposed Block Plan, Site Plan, Floor Plan and Elevations - RD5389-02A

Proposed Site Plan, Existing and Proposed Street Scene Elevations, Outbuilding Floor Plans and Elevations - RD5389-04D

Proposed Foundation Details and Elevations - RD5389-05

Reason

For the avoidance of doubt in the interests of proper planning and in accordance with Policies 5, 22, 33 and 39 of the North East Lincolnshire Local Plan 2013-2032 (Adopted 2018).

3 Condition

The chalet hereby permitted shall not be occupied between the 1st November in any year and the 14th March in the following year.

Reason

To ensure the holiday use of the chalet and that the property is not occupied at a time when flood risk from the sea is at its highest so as to reduce the risk to life during a flood event to accord to Policy 33 of the North East Lincolnshire Local Plan 2013-2032 (Adopted 2018) and advice in the National Planning Policy Framework.

4 Condition

The proposed development shall be constructed using materials specified within the application form received on the 27th March 2023 and as stated on drawing nos. RD5389-02A and RD5389-04D unless otherwise first approved in writing by the Local Planning Authority.

Reason

This condition is imposed in the interests of design considerations in the context of the existing buildings in order to comply with Policies 5 and 39 of the North East Lincolnshire Local Plan.

5 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 properties and in accordance with policy 5 of the North East Lincolnshire Local Plan 2013-2032 (adopted 2018).

6 Condition

The development permitted by this planning permission shall be carried out in accordance with the approved Flood Risk Assessment (FRA) undertaken by undertaken by Ross Davy Associates (ref: RD5389) and the following mitigation measures detailed within the FRA:

- Finished floor levels to be set no lower than 500mm above the existing ground level
- Flood resilience and resistance measures to be incorporated into the proposed development

The mitigation measures shall be fully implemented prior to occupation and subsequently remain in place.

Reason

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

7 Condition

Prior to occupation of the chalet hereby approved, a final flood warning and evacuation plan shall be submitted to and approved in writing by the Local Planning Authority. Once approved, the flood warning and evacuation plan shall be adhered to at all times following first occupation.

Reason

In the interests of flood risk and safety and to accord with policy 33 of the North East Lincolnshire Local Plan 2013-2032 (Adopted 2018).

8 Condition

The development shall then be built out in accordance with the details provided on drawing no. RD5389-02A, specifically relating to water butts, at a capacity of 210 litres, with overflow details. The drainage methods shall be implemented prior to occupation and thereafter retained. There shall be no raising of the existing ground levels.

Reason

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

Informatives

- 1 Reason for Approval
The Local Planning Authority has had regard to development plan policies and especially those in the North East Lincolnshire Local Plan. The proposal would not harm the character of the conservation area or local amenity and is acceptable under all other planning considerations including flood risk. 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 and 39.

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

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

- 4 Informative
The applicant's attention is drawn to the comments made by the Environment Agency received on 18th April 2023.

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Item: 3

Application Number: DM/0303/23/FUL

Application Type: Full Application

Application Site: The Hope Centre Hope Street Grimsby North East
Lincolnshire

Proposal: Erect single storey independent living facility

Applicant's Name and Address: Mr Andrew Brown Harbour Place Grimsby The Hope Centre Hope Street Grimsby North East Lincolnshire DN32 7QL	Agent's Name and Address: Mrs Jo Hodson Mother Architects 20 The Marketplace Caistor Market Rasen LN7 6TU
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Deposited: 3rd April 2023

Accepted: 3rd April 2023

Expiry Date: 29th May 2023

Agreed Extension of Time Date:

Case Officer: Jonathan Cadd

Decision: Deferred for Negotiations

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

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Item: 4

Application Number: DM/1022/22/FUL

Application Type: Full Application

Application Site: Anne Askew House South Marsh Road Stallingborough
North East Lincolnshire

Proposal: Variation of Condition 2 (Approved plans) pursuant to DM/0745/19/FUL - Variation of plans to include retaining wall to plot 1 and raise ground levels within the plot. (amended plans with additional 1.6m high boundary fence to the side of plot 1)

Applicant's Name and Address: Mr Paul Silvester Foresight (North East Lincolnshire) 60 Newmarket Street Grimsby North East Lincolnshire DN32 7SF	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: 18th November 2022

Accepted: 9th December 2022

Expiry Date: 3rd February 2023

Agreed Extension of Time Date:

Case Officer: Richard Limmer

Decision: Deferred

- 1 It was resolved that consideration of this application be deferred for clarification on the fence height and for reconsultation to take place.

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Item: 5

Application Number: DM/0146/23/FUL

Application Type: Full Application

Application Site: 12 Edge Avenue Grimsby North East Lincolnshire DN33 2DB

Proposal: Retrospective application to retain tree house in garden and boundary fence with associated works (amended description)

Applicant's Name and Address: Mr Damien George 12 Edge Avenue Grimsby North East Lincolnshire DN33 2DB	Agent's Name and Address:
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Deposited: 23rd February 2023

Accepted: 27th April 2023

Expiry Date: 22nd June 2023

Agreed Extension of Time Date: 17th July 2023

Case Officer: Emily Davidson

Decision: Approved Limited Period

- 1 Condition
The tree house and boundary fence shall be removed on or before the 12th July 2032.

Reason

In the interests of visual amenity having regard to the nature of the construction to accord with Policies 5 and 22 of the North East Lincolnshire Local Plan 2018.

- 2 Condition
The development is approved in accordance with plan 23-518-100 - Site Location Plan, Block Plan and Plans and Elevations

Reason

To define the permission to accord with Policies 5 and 22 of the North East Lincolnshire Local Plan 2018.

- 3 Condition
Within three months of the date of permission details on the lowering of the fence to ensure adequate visibility from the site access shall be submitted to and agreed in writing with the Local Planning Authority and such scheme as agreed shall be implemented within three months of the date of permission or such longer time as agreed in writing by the Local Planning Authority.

Reason

In the interests of highway safety to accord to Policy 5 of the North East Lincolnshire Local Plan 2018.

Informatives

- 1 Reason for Approval
The Local Planning Authority has had regard to development plan policies and especially those in the North East Lincolnshire Local Plan. The proposal would not harm the area character or residential amenity and is acceptable under all other planning considerations. This proposal is approved in accordance with the North East Lincolnshire Local Plan 2013-2032 (adopted 2018), in particular policies 5 and 22.
- 2 Added Value
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 seeking to resolve issues with the application.
- 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: 6

Application Number: DM/0326/22/FUL

Application Type: Full Application

Application Site: 299 Louth Road Grimsby North East Lincolnshire DN33 2LA

Proposal: Change of use of residential outbuilding to beauty salon with amended access details (no plan changes, updated description to better reflect proposal)

Applicant's Name and Address: Olivia Dobbs 299 Louth Road Grimsby North East Lincolnshire DN33 2LA	Agent's Name and Address: Mr Carl Forman For-Ward Planning Consultancy Ltd 45 Newbridge Hill Louth LN11 0NQ
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Deposited: 13th April 2022

Accepted: 13th May 2022

Expiry Date: 8th July 2022

Agreed Extension of Time Date: 17th July 2023

Case Officer: Emily Davidson

Decision: Deferred

- 1 It was resolved that consideration of this application be deferred in order for further details to be submitted.

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Item: 7

Application Number: DM/1070/22/OUT

Application Type: Outline Application

Application Site: 3 Kingsfield Farm Main Road Barnoldby Le Beck North East Lincolnshire

Proposal: Outline application for the erection of 2 dwellings and associated works with all matters reserved (Amended Description and Plans received 22nd May 2023 to reduce dwellings to 2 and include pedestrian refuge points for the public right of way)

Applicant's Name and Address: Mr & Mrs A West 3 Kingsfield Farm Main Road Barnoldby Le Beck North East Lincolnshire DN37 0SB	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: 7th December 2022

Accepted: 22nd February 2023

Expiry Date: 19th April 2023

Agreed Extension of Time Date: 14th July 2023

Case Officer: Bethany Loring

Decision: Refused

- 1 The proposed development is located outside of the development boundary as shown upon the proposals maps in the North East Lincolnshire Local Plan 2013 - 2032 (Adopted 2018) and is within open countryside. The development is not supported by exceptional reasons to justify 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 the intrusion into the open countryside causing visual harm as viewed from the surroundings and the existing rights of way and the resulting 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 2021.

- 2 The proposal would intrude into the open character of this sensitive landscaped location. The adverse impact on protected trees as a result of the potential future pressure placed on them by the sites residential development is not justified. The proposal is therefore considered to be contrary to the requirements of Policies 5, 22 and 43 of North East Lincolnshire Local Plan 2013-2032 (Adopted 2018) and the core principles as set out in the National Planning Policy Framework 2021.

Informatives

- 1 This application has been considered using the plans referenced F3067-01D and F3067-02A.

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Item: 8

Application Number: DM/0086/23/FUL

Application Type: Full Application

Application Site: The Limes Grimsby Road Laceby North East Lincolnshire

Proposal: Retrospective erection of outbuilding for the use of commercial, chocolate making/ selling chocolates and deliver in-house educational and public chocolate workshops.

Applicant's Name and Address: Mrs Tracy Clay The Chocolat Story The Limes Grimsby Road Laceby North East Lincolnshire DN37 7EE	Agent's Name and Address:
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Deposited: 7th February 2023

Accepted: 24th February 2023

Expiry Date: 21st April 2023

Agreed Extension of Time Date: 17th July 2023

Case Officer: Jonathan Cadd

Decision: Refused

area of open countryside. It's position to the south of the A46 dual carriageway would also limit safe sustainable traffic options and would lead to the use of motor vehicles for most movements. There are no material planning reasons to justify the siting of this commercial use in an open countryside location. The proposal is therefore considered to be contrary to the requirements of policy 5 and 36 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 proposal would increase and change the use of the existing access point leading to an increase in slower moving vehicles entering and leaving a high speed dual carriageway and also potentially turning within it conflicting with passing traffic. In addition the limited dedicated car parking area could lead to conflict with users of the access lane and bridleway. This would represent a significant highway danger contrary to policy 5 of the North East Lincolnshire Local Plan 2013 - 2032 (adopted 2018) and advice in the National Planning Policy Framework 2021.

Informatives

- 1 **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, but was ultimately unable to overcome the issues raised.

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Item: 9

Application Number: DM/0117/23/REM

Application Type: Reserved Matters

Application Site: Land North Of Main Road Barnoldby Le Beck North East
Lincolnshire

Proposal: Variation of Condition 1 (Approved Plans) following
DM/1103/17/REM to revise layout and dwelling design to
Plot 6

Applicant's Name and Address: Mr Ashley Barnett C/o Lincs Design Consultancy Ltd 12 Vickers Lane Louth Lincolnshire LN11 9PJ	Agent's Name and Address: Miss Erica Whatrup C/o Lincs Design Consultancy Ltd 12 Vickers Lane Louth Lincolnshire LN11 9PJ
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Deposited: 14th February 2023

Accepted: 21st March 2023

Expiry Date: 16th May 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:

LDC3992-PL-01 - site location plan

LDC3992-PL-02D - plans and elevations
LDC3992-PL-03D - plans and elevations

As approved under DM/0180/23/REM

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 Management Plan - RD4052-07
Proposed Landscaping Plan - RD4052-08A

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 RD4052-07 (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

Development shall not begin on plot 6 until details of all external materials to be used in construction of plot 6 have been submitted to and approved in writing by the Local Planning Authority. The development shall be built out in accordance with the details approved.

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).

5 Condition

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

Reason

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

6 Condition

No development shall commence on plot 6 until the foundation details 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

In the interest of tree protection in accordance with Policy 5 and 42 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 Reason for Approval

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

4 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.

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Item: 10

Application Number: DM/1222/21/FUL

Application Type: Full Application

Application Site: Land At Brigsley Road Waltham North East Lincolnshire

Proposal: Variation of Condition 5 (Approved Plans), Condition 9 (Footpath 72 Surfacing Works) and Condition 11 (site levels) pursuant to DM/1167/16/FUL (appeal reference APP/B2002/W/18/3212774) to revise landscaping, amended layout to relocate footpath 72, various changes to dwelling designs across the site (see planning changes document dated 06.01.2022), (amended description and information dated May 2023)

Applicant's Name and Address: Mr Steven Ibbotson Cyden Homes Ltd 1 Laceby Business Park Grimsby Road Laceby DN37 7DP	Agent's Name and Address:
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Deposited: 14th December 2021

Accepted: 6th January 2022

Expiry Date: 7th April 2022

Agreed Extension of Time Date: 1st August 2023

Case Officer: Richard Limmer

Decision: Approved with Conditions

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

155 A0 002F Proposed Site Layout; 155 A0 004C Proposed Landscaped Layout; 155 A0 011A Massing and Separation distances plan; 155 A1 030C Entrance Road; 155 A1 031B Road Details; 155 A1 101 Plots 1, 11; 155 A1 102A Plot 7; 155 A1 103 Plots 10, 134; 155 A1 104A Plots 123, 124, 125, 126; 155 A1 105 Plots 5, 14; 155 A1 106A Plots 9, 133, 155, 157; 155 A1 107A Plots 6, 8, 186; 55 A1 108A Plots 27, 131, 135; 155 A1 109 Plots 4, 19, 33, 152, 156, 164, 179, 189; 155 A1 110A Plots 12, 25, 87, 116, 132, 150, 163; 155 A1 111 Plots 3, 24, 100, 153, 154; 155 A1 112 Plots 2, 13, 23, 26, 32, 99, 101, 151, 158, 159, 180, 188, 190; 155 A1 113 Plots 20, 149, 187; 155 A1 114 Plots 21, 88; 155 A1 115A Plots 181, 182; 155 A1 116 Plots 17, 18, 28, 162; 155 A1 117 Plots 30, 147, 160, 29; 155 A1 118A Plots 15, 16, 22, 31, 145, 146, 148, 161; 155 A1 119A Plots 183, 184, 185; 155 A1 120 Plots 54-55, 89-90, 97-98, 102-103, 191-192, 193-194; 155 A1 121 Plots 119-122, 127-130; 155 A1 122A Plots 52-53, 56-57, 169-170, 85-86, 136-137; 155 A1 123A Plots 117-118, 143-144, 165-166, 67-168; 155 A1 124 Plots 71-76, 104-109; 155 A1 125 Plots 77-80, 81-84, 91-92; 155 A1 126 Plots 93-94, 95-96; 155 A1 127 Plots 112-115, 138-142; 155 A1 128 Plots 39-42, 48-51, 58-61, 62-65; 155 A1 129 Plots 34-38; 155 A1 130 Plots 43-47; 155 A1 131 Plots 66-70; 155 A1 132 Plots 171-174, 175-178; 155 A1 150A Garages sheet 1; 155 A1 151A Garages sheet 2; 155 A1 152A Garages sheet 3 Pump station; 155 A3 28A Location Plan.

Reason

In the interests of proper planning.

2 Condition

The development shall be built out in accordance with the surface and foul water drainage plans approved under DM/0231/21/CND unless otherwise agreed in writing by the Local Planning Authority.

Reason

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

3 Condition

The development shall be carried out in accordance with the landscaping details, management and timings approved under DM/0231/21/CND and plan ref: 155-A0-004 Rev G unless otherwise agreed in writing by the Local Planning Authority.

Reason

To maintain and enhance the visual appearance of the area in accordance with Policies 5 and 41 of the North East Lincolnshire Local Plan 2013-2032 (adopted 2018).

- 4 Condition
Footpath 72 shall be surfaced in accordance with the details on plan ref: 155-002- Rev M and the works complete prior to the occupation of the 10th dwelling on the site, unless otherwise agreed in writing by the Local Planning Authority.

Reason

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

- 5 Condition
The development shall be built out in accordance with the Ecological Enhancement Plans, implementation details and management approved under DM/0231/21/CND unless otherwise agreed in writing by the Local Planning Authority.

Reason

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

- 6 Condition
The development shall be carried out in accordance with the site levels agreed on application ref: DM/0231/21/CND and those detailed on the following plans:

190801 Rev D
190802 Rev D
190803 Rev C
190803 Rev D

Unless otherwise agreed in writing by the Local Planning Authority. And prior to the commencement of the construction of plots 66 to 76 final details of the finish of garden levels to the respective dwellings and neighbouring land shall be submitted to and approved in writing by the Local Planning Authority. Levels shall be completed in accordance with the agreed details prior to the occupation the respective dwellings.

Reason

In the interest of managing flood risk and general amenity in accordance with Policies 5 and 33 of the North East Lincolnshire Local Plan 2013-2032 (adopted 2018).

- 7 Condition
The development shall be built out in accordance with the Construction Management Plan approved under DM/0231/21/CND unless otherwise agreed in writing by the Local Planning Authority.

Reason

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

8 Condition

The development shall be built out in accordance with the external materials schedule detailed on plan ref: 155-A0-005-REV C unless otherwise agreed in writing by the Local Planning Authority.

Reason

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

9 Condition

Within three months of the date of permission a final scheme to allow for the future inclusion of individual electric car charging points for each property following the details discharged under application DM/0231/21/CND shall be submitted to and approved in writing by the local planning authority. The scheme shall be implemented in accordance with the details approved prior to the occupation of the dwelling hereby permitted to which it relates and shall be so retained thereafter.

Reason

In the interest of air quality to accord to Policy 2 of the North East Lincolnshire Local Plan 2013-2032 (adopted 2018).

10 Contamination

The approved remediation scheme under DM/0231/21/CND must be carried out in accordance with its terms unless otherwise agreed in writing by the Local Planning Authority. The Local Planning Authority shall 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 prior to the occupation of any dwelling or in accordance with a phasing so agreed in writing with the Local Planning Authority.

Reason

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

11 Condition

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

the Local Planning Authority. All remediation shall be carried out in accordance with the details approved.

Reason

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

12 Condition

The development shall be built out in accordance with the Highway Construction Details approved under DM/0231/21/CND unless otherwise agreed in writing by the Local Planning Authority.

Reason

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

13 Condition

The Travel Plan approved under DM/0231/21/CND shall be fully implemented in accordance with the terms set out within it unless otherwise agreed in writing by the Local Planning Authority.

Reason

In the interest of amenity 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 negotiating with the applicant.

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, 41 and 42.

5 Informative

The applicant should be aware that the outline permission element of DM/1167/16/FUL has now expired and cannot be implemented.