

Minute of the Planning Committee 28th February 2024

Item: 1

Application Number: DM/1133/23/FUL

Application Type: Full Application

Application Site: Haven Cleethorpes Beach (Thorpe Park Holiday Camp)
Anthonys Bank Road Humberston North East Lincolnshire

Proposal: Retrospective redevelopment of outdoor activities area with associated landscaping, drainage and underground infrastructure

Applicant's Name and Address: Haven Leisure Ltd 1 Park Lane Hemel Hempstead HP2 4YL	Agent's Name and Address: Mr Casey Smith Lichfields 3rd Floor 15 St Paul's Street Leeds LS1 2JG
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Deposited: 21st November 2023

Accepted: 21st November 2023

Expiry Date: 16th January 2024

Agreed Extension of Time Date: 4th March 2024

Case Officer: Emily Davidson

Decision: Deferred

- 1 It was resolved that consideration of this application be deferred for further consideration of the proposed stage and for a committee site visit to take place.

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Item: 2

Application Number: DM/0942/23/FUL

Application Type: Full Application

Application Site: Scout Hut Waltham Road Grimsby North East Lincolnshire

Proposal: Hybrid application seeking Full Planning Permission for the demolition of the existing buildings and Outline Planning Permission for the erection of up to 4 dwellings with access to be considered.

Applicant's Name and Address: Brocklesby Estate Estate Office Brocklesby Park Grimsby DN41 8PN	Agent's Name and Address: Mr James Rigby Knights Olympic House 995 Doddington Road Lincoln LN6 3SE
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Deposited: 22nd September 2023
2023

Accepted: 22nd September

Expiry Date: 17th November 2023

Agreed Extension of Time Date:

Case Officer: Jonathan Cadd

Decision: Refused

- 1 The proposed development by reason of the location of the access in relation to the existing highway network would result in access and exit movements to and from the highway which would be detrimental to highway safety contrary to Policy 5 of the North East Lincolnshire Local Plan 2013-2032 (adopted 2018) and advice in the National Planning Policy Framework (2023).

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Item: 3

Application Number: DM/0997/23/FUL

Application Type: Full Application

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

Proposal: Erect four dwellings with associated access, parking,
landscaping and boundary treatments

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: 10th October 2023

Accepted: 10th October 2023

Expiry Date: 5th December 2023

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 2023.

- 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 contrary to Policies 5 and 39 of the North East Lincolnshire Local Plan 2013-2032 (adopted 2018) and the National Planning Policy Framework 2023.

Informatives

- 1 Informative
This application has been considered using the following plans:
RD5453-04C proposed site plan
RD5453-05 site location plan
RD5453-06A Plot 1 plans
RD5453-07A plot 2 plans
RD5453-08A plots 3 and 4 plans
RD5453-10 existing site plan
RD5453-11 boat house plans
RD5453-12A garden room plans
RD5453-13A site sections
RD5453-16 tree constraints plan
- 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, however, the issues on this application could not be overcome.

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Item: 4

Application Number: DM/0711/23/FUL

Application Type: Full Application

Application Site: 338 Wellington Street Grimsby North East Lincolnshire DN32 7JR

Proposal: Partial change of use from a single residential dwelling to a Chinese herbal clinic (Class E) at ground floor and residential accommodation to ground and first floors to include the erection of a 1.2 metre high wall with railings to the front and installation of a shopfront at ground floor (Amended Description and Amended Plan received 17th January 2024 to reduce height of wall to the frontage)

Applicant's Name and Address: Yumi Au Yang 338 Wellington Street Grimsby North East Lincolnshire DN32 7JR	Agent's Name and Address: Mr Gooding LDM Clarence Arcade Stamford Street Ashton-Under-Lyne QL6 7PT
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Deposited: 20th July 2023

Accepted: 11th December 2023

Expiry Date: 5th February 2024

Agreed Extension of Time Date: 1st March 2024

Case Officer: Bethany Loring

Decision: Approved with Conditions

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

Reason

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

2 Condition

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

Site Location Plan, Block Plan, Existing and Proposed Floor Plans and Elevations - A1002A Rev D

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).

3 Condition

No demolition or conversion 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

The ground floor commercial unit shall only operate and be open between the following hours;

09:00 hours to 19.00 hours on any day

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

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

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

- 4 Informative
The 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
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.

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Item: 5

Application Number: DM/0025/24/FUL

Application Type: Full Application

Application Site: 61 Glebe Road Humberston North East Lincolnshire DN36 4JP

Proposal: Alterations to create roof terrace above existing double garage and passage, to include metal railings and timber fence to surround with external metal staircase to rear

Applicant's Name and Address: Mr Haydon Dawkins 61 Glebe Road Humberston North East Lincolnshire DN36 4JP	Agent's Name and Address: Martyn Shepherd 16 Connaught Avenue Grimsby North East Lincolnshire DN32 0BS
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Deposited: 10th January 2024

Accepted: 19th January 2024

Expiry Date: 15th March 2024

Agreed Extension of Time Date:

Case Officer: Bethany Loring

Decision: Deferred for Negotiations

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

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Item: 6

Application Number: DM/1219/23/FUL

Application Type: Full Application

Application Site: 10, 12 And 16 Abbey Walk Grimsby North East Lincolnshire
DN31 1NB

Proposal: Replace existing first floor timber windows with uPVC windows and associated works

Applicant's Name and Address: Mr John Wilmot Walk Properties 66 Cheapside Waltham Grimsby DN37 0HW	Agent's Name and Address: Mr Byron Smith By Design 47 The Avenue Healing Grimsby N E Lincolnshire DN41 7NA
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Deposited: 13th December 2023

Accepted: 15th December 2023

Expiry Date: 9th February 2024

Agreed Extension of Time Date: 4th March 2024

Case Officer: Becca Soulsby

Decision: Approved with Conditions

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

Reason

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

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

Site Location and Block Plan 3738.01A
Proposed Plan and Elevation Plan 3738.03

Reason

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

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 conservation area character or local amenity and is acceptable under all other planning considerations. This proposal is approved in accordance with the North East Lincolnshire Local Plan 2013-2032 (adopted 2018), in particular policies 5, 22 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 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).