

## Minute of the Planning Committee 27th March 2024

**Item:** 1

**Application Number:** DM/1052/23/FUL

**Application Type:** Full Application

**Application Site:** Agricultural Land South View Humberston North East  
Lincolnshire

**Proposal:** Erect 10 detached dwelling houses with their associated garages, driveways and access (amended layout and house designs)

<b>Applicant's Name and Address:</b> Dave Hughes WHT Partnership Ltd 35 Louth Road Grimsby DN33 2HP	<b>Agent's Name and Address:</b> Simon Coyne CDC Architecture Limited 35 Louth Road Scarho Grimsby DN33 2HP
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**Deposited:** 26th October 2023

**Accepted:** 9th November 2023

**Expiry Date:** 8th February 2024

**Agreed Extension of Time Date:** 26th April 2024

**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  
Prior to the construction of the houses above damp course level (DPC), details of the materials for the exterior walls and roofs shall be submitted to and approved in writing by the Local Planning Authority. The development shall proceed 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).

- 3 Condition  
Development, other than site stripping and securing, shall not begin until the following details have been submitted to and approved in writing by the Local Planning Authority:-

- (i) Detailed plans to a scale of at least 1/100 showing:-
  - (a) the proposed layout of the carriageways and footways on the development;
  - (b) the wearing course materials proposed for the carriageways and footways;
  - (c) cross sections;
  - (d) the highway drainage system;
  - (e) the proposed locations of street lighting columns, all services and ducts for services, within the carriageways and footway (including light coverage and spill surveys, and any mitigation required);
  - (f) details of the junction with South View (including, footpath detail, sight lines, geometry, cross sections, materials, lighting and drainage);
  - (g) details of gated access, including materials, appearance, height and position;
  - (h) a scheme of management and maintenance on the private road;
  - (i) details of the bin day pick up area.

The development shall proceed in strict accordance with the approved details and shall be completed before the not more than 6 houses have been occupied.

Reason

To ensure provision of a safe satisfactory access, drainage, vehicle parking arrangements for the development and in accordance with policies: 5 and 36 of the North East Lincolnshire Local Plan 2013 - 2032 (adopted 2018).

- 4 Condition  
No development shall take place until a Construction Environmental Management Plan (CEMP) has been submitted to and approved in writing by the local planning authority. The CEMP shall set out the details of the works and methodology for site stripping and construction to limit the impact on existing

ecological features of the site. The plan shall include:

- a) details of the works proposed,
- b) details of areas of the site to be stripped,
- c) areas of land and features to be retained and protected (including details of mitigation and protection measures required including, but not limited to trees, hedges, ditch and retained grassland),
- d) methodology for protecting wildlife and birds during site stripping and construction,
- e) timescales for implementation and retention of the CEMP works, and
- f) management responsibilities for the scheme and works.
- g) No works to any tree on site nor the hedge to the northern boundary shall occur during site stripping.

The development shall thereafter proceed in accordance with the approved details and CEMP unless otherwise agreed in writing with the Local Planning Authority.

#### Reason

To maintain biodiversity, ecology and landscaping in accordance with policies: 5, 22 and 41 of the North East Lincolnshire Local Plan 2013 - 2032 (adopted 2018).

#### 5 Condition

No development shall commence, other than site stripping and site securing, until details of:

- (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/ hedgerows to be retained (this must include the northern hedgerow and tree to South View and 3 South View), and any to be felled or removed;
- (c) a scheme of any tree works and/or hedgerow enhancement (the resulting hedge to South View and 3 South View shall be maintained at a height of no less than 3m from ground level unless otherwise agreed in writing with the Local Planning Authority).
- (d) a Biodiversity Enhancement & Management Scheme setting out, but not exclusively:
  - detailed measures for habitat creation and management (including enhancement of retained areas/ features);
  - a detailed scheme for the management of all trees to be retained on site. In particular, a scheme for the retention, management of the semi-mature ash tree located within the northern boundary hedgerow as identified in the PEA 2020 shall be included. If works are proposed to this tree, or its felling, a report outlining the results of a single evening emergence/dawn re-entry survey undertaken between May-August is required and should include mitigation proposals if required;
  - a detailed dark corridor lighting strategy to site boundaries (in accordance with the Institute of Lighting Guidance Note 8 Bats and Artificial Lighting);
  - a detailed scheme of bird and bat roost box provision;
  - hedgehog movement measures (hedgehog holes must be created in all

partition fences to allow free movement between gardens, and perimeter boundary fencing will have a hedgehog hole every 20m); and

- a statement setting outlining the timescales for implementation of the approved measures, management responsibilities and on-going maintenance schedules for all features created or retained;

has been submitted to and approved in writing by the Local Planning Authority.

The development shall be undertaken and completed in strict accordance with the approved Landscaping scheme and the Biodiversity Enhancement and Management Plan and be retained as such thereafter.

#### Reason

To maintain biodiversity, ecology and to ensure a satisfactory appearance and setting for the development and protection of existing features in the interests of local amenity and in accordance with policies: 5, 22 and 41 of the North East Lincolnshire Local Plan 2013 -2032 (adopted 2018).

#### 6 Condition

No development, other than site stripping and securing of the site, shall take place until a scheme for the provision of surface water drainage, based on the approved Flood Risk Assessment and Outline Sustainable Drainage Strategy Ref. RLC/1312/FRA+OSDS01 and sustainable drainage principles has been approved in writing by the local planning authority. The scheme shall include details of any ground level raising and a strategy for the on-going maintenance/management of the surface water drainage scheme (including the ditch to South View and orifice plate to outfall). The development shall thereafter be carried out in accordance with the approved details and be completed and ready for operation prior to the first dwelling being occupied. The approved scheme shall be maintained as such thereafter.

#### Reason

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

#### 7 Condition

Prior to the construction of any house above damp course level (DPC), a scheme of screen walls and fences shall be submitted to and approved in writing by the Local Planning Authority. Any scheme shall take account of the hedgehog measures agreed under condition 5.

The approved scheme for each plot shall be completed in strict accordance with the approved details before the dwelling to which it serves is first occupied and shall thereafter be so retained.

#### Reason

To ensure a satisfactory appearance for the development and to safeguard

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

8 Condition

The windows shown obscured glazed on the approved plans shall be glazed in obscure glass (equivalent to Pilkington Glass level 3 or above) before the development is occupied and shall be so retained 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).

9 Condition

Prior to the construction of the houses above damp course level (DPC), details of the obscure glazed balcony screens (materials, appearance, colour and level of obscurity) shall be submitted to and approved in writing by the Local Planning Authority. The approved screens shall thereafter be installed before the dwellings are first occupied and shall be retained as such thereafter.

Reason

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

10 Condition

Prior to any development commencing, a Construction Management Plan (CMP) shall be submitted to and approved in writing by the Local Planning Authority. It shall include:

- Details of a temporary construction access road into the site;
- Details of temporary construction security fencing and gates;
- Contact details of the person with responsibility for the implementation of the CMP;
- The expected number, types and size of vehicles during the entire construction period;
- Routing of construction vehicles;
- Working and delivery days and hours, including their management;
- On site visitor, construction and contractor parking areas;
- Temporary lighting proposals;
- Materials storage area;
- Wheel cleaning facilities, including their location;
- Noise (suitable to meet BS5228 standards), vibration and dust mitigation measures;
- Confirmation of no burning on site.

Once approved, the Plan shall be implemented before any work commences and adhered to at times during construction.

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 2012 - 2032 (adopted 2018).

11 Condition

If, during development, contamination not previously considered is identified, the Local Planning Authority shall be notified immediately and no further work 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.

Reason

To ensure all contamination within the site is dealt with and in accordance with policy 5 of the North East Lincolnshire Local Plan 2013 -2032 (adopted 2018).

12 Condition

The development shall not be carried out except in complete accordance with the approved plans and specifications. Approved plans include the following drawings/ documents:

23-516 -100 Site Location Plan  
23-516 -101 rev F Proposed Site Plan  
23-516 -201 rev A Plot 1 Layout and Plans  
23-516 -202 rev B Plot 2 Layout and Plans  
23-516 -203 rev D Plot 3 Layout and Plans  
23-516 -204 rev A Plot 4 Layout and Plans  
23-516 -205 Plot 5 Layout and Plans  
23-516 -206 rev C Plot 6 Layout and Plans  
23-516 -207 rev B Plot 7 Layout and Plans  
23-516 -208 rev A Plot 8 Layout and Plans  
23-516 -209 rev B Plot 9 Layout and Plans  
23-516 -210 rev B Plot 10 Layout and Plans

4265/10/001 A 1 of 2 Topographical Survey Clugston

4265/10/001 A 2 of 2 Topographical Survey Clugston

LTP/5289/P1/01.01 1 of 1 South View Visibility Splay

LTP/5289/T1/01.01 1 of 1 South View Refusal Swept Path Analysis

LTP/5289/T1/01.02 2 of 2 South View Refusal Swept Path Analysis

23-516.DAS rev A Design and Access Statement

RLC-1312-OSDS-01-1 Outline Sustainable Drainage Strategy

Humberside Materials Laboratory Ltd Phase 1 Desktop Report - 002/4331/P

Wold Ecology Ltd Preliminary Ecology Appraisal July 2023 Issue 3

## Reason

To ensure the development is in accordance with the approved details and results in a satisfactory form of development.

## 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, highway safety and capacity 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, 13, 22, 33, 36, 38 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 and agreeing conditions.

### 3 Informative

Condition 4 requires a Construction Environment Management Plan to be submitted and approved in writing. It should be noted within that report that any trees, shrubs, scrub and tall vegetation to be removed should be cleared outside of the active bird season. Clearance should therefore be undertaken in mid-September to mid-March inclusive. If this is unavoidable, a suitably qualified ecologist must carry out bird activity surveys prior to any removal. If nesting birds are found, works must stop until the young have fledged.

Conditions 5 requires a Biodiversity Enhancement and Management Scheme to be submitted to and approved in writing. This included the creation and maintenance of dark corridors to the site boundaries. It is recommended that any scheme submitted as part of this condition accords with advice within Institute of Lighting Guidance Note 8 Bats and Artificial Lighting Guidance Note 8 Bats and Artificial Lighting | Institution of Lighting Professionals ([theilp.org.uk](http://theilp.org.uk)).

### 4 Informative

### Access for Fire Service

It is a requirement of Approved Document B5, Section 15 Commercial Properties or B5, Section 13 for Domestic Premises that adequate access for fire fighting is provided to all buildings or extensions to buildings.

Where it is a requirement to provide access for high reach appliances, the route and hard standing should be constructed to provide a minimum carrying capacity of 24 tonnes.

### Water Supplies for Fire Fighting

Adequate provision of water supplies for fire fighting appropriate to the proposed risk should be considered. If the public supplies are inadequate it may be necessary to augment them by the provision of on-site facilities. Under normal circumstances hydrants for industrial unit and high risk areas should be located at 90m intervals. Where a building, which has a compartment of 280m<sup>2</sup> or more in the area is being erected more than 100m from an existing fire hydrant, hydrants should be provided within 90m of an entry point to the building and not more than 90m apart. Hydrants for low risk and residential areas should be located at intervals of 240m.

If further information is required it is recommended that the developer contact Humberside Fire and Rescue for advice.

## 5 Informative

### A) Notification of intention to connect to the public sewer

Notification of intention to connect to the public sewer under S106 of the Water Industry Act Approval and consent will be required by Anglian Water, under the Water Industry Act 1991. Contact Development Services Team 0345 606 6087.

### B) Protection of existing assets

A public sewer is shown on record plans within the land identified for the proposed development. It appears that development proposals will affect existing public sewers. It is recommended that the applicant contacts Anglian Water Development Services Team for further advice on this matter. Building over existing public sewers will not be permitted (without agreement) from Anglian Water.

### C) Building near to a public sewer

No building will be permitted within the statutory easement width of 3 metres from the pipeline without agreement from Anglian Water. Please contact Development Services Team on 0345 606 6087.

### D) Sewer adoption

The developer should note that the site drainage details submitted have not been approved for the purposes of adoption. If the developer wishes to have the sewers included in a sewer adoption agreement with Anglian Water (under Sections 104 of the Water Industry Act 1991), they should contact our Development Services Team on 0345 606 6087 at the earliest opportunity. Sewers intended for adoption should be designed and constructed in accordance

with Sewers for Adoption guide for developers, as supplemented by Anglian Water's requirements.

6 Informative

As works are required within the existing highway, in accordance with Section 278, Highways Act 1980, in order to enable the development to take place, please contact the Highway Management Team at least 6 months in advance of the commencement of works (Tel: 01472 324505)

## Minute of the Planning Committee 27th March 2024

**Item:** 2

**Application Number:** DM/0250/22/FUL

**Application Type:** Full Application

**Application Site:** Land At Station Road Stallingborough North East  
Lincolnshire

**Proposal:** Erect 20 dwellings with access road and associated works  
(Amended layout, house types and drainage)

<b>Applicant's Name and Address:</b> Station Road Stallingborough Ltd Land East Of Station Road Stallingborough Grimsby	<b>Agent's Name and Address:</b> Mr Matthew Riley Studio Six Architecture Ltd 31-38 C4Di At The Dock Queen Street Kingston Upon Hull HU1 1UU
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**Deposited:** 21st March 2022

**Accepted:** 28th March 2022

**Expiry Date:** 27th June 2022

**Agreed Extension of Time Date:**

**Case Officer:** Jonathan Cadd

**Decision:** Approved Conditions and signing of S106

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

Reason

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

2 Condition

No development shall commence on site until confirmation from NELC that repairs to surface water sewers to has been completed is confirmed and prior to any work commencing on site a sustainable surface water drainage scheme shall be submitted to and approved in writing by the Local Planning Authority. This scheme shall be based on the draft surface water drainage scheme shown on drawing nos. STALL101/103-1 rev i & STALL101/103-2 rev i and Drainage Impact Assessment DIA-STALL101 rev 07, in particular surface water flows from the development into the Station Road shall not exceed 2 litres/ second. No dwelling hereby approved shall be first occupied until the approved drainage system has been completed and is available for use and a scheme of maintenance for the private elements of the surface water drainage scheme have been submitted to and approved in writing by the Local Planning Authority.

Reason

To prevent an increased risk of flooding, secure sustainable drainage and the safety of the railway line 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).

3 Condition

Development shall not begin until details of the geometry, drainage, construction, cross sections, services and lighting of the proposed access road, including the connection/ junction with Station Road have been approved by the Local Planning Authority. No dwelling shall be occupied until the access road has been constructed to at least base course level and adequately lit from the connection with Station Road up to the access to the dwelling. Prior to any construction of plots 18 - 20 the highway, private access and all parking and manoeuvring areas hereby approved have been completed (including drainage and lighting) in accordance with the approved plans and made available for use unless otherwise agreed in writing by the Local Planning Authority.

Reason

To ensure the that roads and access ways are made up as soon as possible and in the interests of public safety, rail safety and amenity and in accordance with policies: 5, 22 and 36 of the North East Lincolnshire Local Plan 2013 - 2032 (adopted 2018).

4 Condition

Unless otherwise agreed by the Local Planning Authority, development other than that required to be carried out as part of an approved scheme of remediation must not commence until conditions 5 to 7 have been complied with. If unexpected contamination is found after development has begun, development must be halted on that part of the site affected by the unexpected contamination to the extent specified by the Local Planning Authority in writing until condition 8 has been complied with in relation to that contamination.

#### Reason

To ensure contamination is dealt with in an acceptable manner to maintain the safety of future workers and occupiers and to enhance the quality and standard of environment and ecology in accordance with policy 5 of the North East Lincolnshire Local Plan 2013 -2032 (adopted 2018).

#### 5 Condition

An investigation and risk assessment, in addition to any assessment provided with the planning application, must be completed in accordance with a scheme to assess the nature and extent of any contamination on the site, whether or not it originates on the site. The contents of the scheme are subject to the approval in writing of the Local Planning Authority. The investigation and risk assessment must be undertaken by competent persons and a written report of the findings must be produced. The written report is subject to the approval in writing of the Local Planning Authority. The report of the findings must include:

- (i) a survey of the extent, scale and nature of contamination;
- (ii) an assessment of the potential risks to:
  - human health,
  - property (existing or proposed) including buildings, crops, livestock, pets, woodland and service lines and pipes,
  - adjoining land,
  - groundwaters and surface waters,
  - ecological systems,
  - archaeological sites and ancient monuments;
- (iii) an appraisal of remedial options, and proposal of the preferred option(s).

This must be conducted in accordance with DEFRA and the Environment Agency's Model Procedures for the Management of Land Contamination, CLR 11.

#### Reason

To ensure contamination is dealt with in an acceptable manner to maintain the safety of future workers and occupiers and to enhance the quality and standard of environment and ecology in accordance with policy 5 of the North East Lincolnshire Local Plan 2013 -2032 (adopted 2018).

#### 6 Condition

A detailed remediation scheme to bring the site to a condition suitable for the intended use by removing unacceptable risks to human health, buildings and other property and the natural and historical environment must be prepared and is subject to the approval in writing of the Local Planning Authority. The scheme must include all works to be undertaken, proposed remediation objectives and remediation criteria, timetable of works and site management procedures. The scheme must ensure that the site will not qualify as contaminated land under Part 2A of the Environmental Protection Act 1990 in relation to the intended use of the land after remediation.

Reason

To ensure contamination is dealt with in an acceptable manner to maintain the safety of future workers and occupiers and to enhance the quality and standard of environment and ecology in accordance with policy 5 of the North East Lincolnshire Local Plan 2013 -2032 (adopted 2018).

7 Condition

The approved remediation scheme must be carried out in accordance with its terms prior to the commencement of development 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, and prior to the first occupation of any dwelling, 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 contamination is dealt with in an acceptable manner to maintain the safety of future workers and occupiers and to enhance the quality and standard of environment and ecology in accordance with policy 5 of the North East Lincolnshire Local Plan 2013 -2032 (adopted 2018).

8 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 in accordance with the requirements of condition 5, and where remediation is necessary a remediation scheme must be prepared in accordance with the requirements of condition 6, 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 in accordance with condition 7.

Reason

To ensure contamination is dealt with in an acceptable manner to maintain the safety of future workers and occupiers and to enhance the quality and standard of environment and ecology in accordance with policy 5 of the North East Lincolnshire Local Plan 2013 -2032 (adopted 2018).

9 Condition

Prior to the construction of the development above damp course level a noise/vibration mitigation scheme from the adjacent railway, based on the documents hereby approved but specific to the development being constructed shall be submitted to and approved in writing by the Local Planning Authority. The development shall thereafter be constructed in accordance with the approved scheme and maintained as such thereafter.

Reason

To protect the amenities of future occupiers from rail noise and in accordance with polices 5 and 22 of the North East Lincolnshire Local Plan 2013 -2032 (adopted 2018).

10 Condition

Prior to any development commencing on the site details of all finished floor levels and finished levels within the gardens of each plot shall be submitted to and approved in writing by the Local Planning Authority. The development shall then be built out in accordance with the approved details.

Reason

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

11 Condition

Notwithstanding the plans approved under this permission, no development above damp course level of any dwelling hereby approved shall commence until details of site boundary fencing/ walls to Station Road and Ascough Avenue properties shall be submitted to and agreed in writing by the Local Planning Authority and shall be installed as agreed prior to the occupation of each dwelling it relates to, adjoins or is opposite to.

Reason

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

12 Condition

Prior to the development commencing, a Construction Management Plan (CMP) shall be submitted to and approved in writing by the Local Planning Authority. It shall include:

- Contact details of the person with responsibility for the implementation of the CMP;
- The expected number, types and size of vehicles during the entire construction period;
- Routing of construction vehicles;
- Working and delivery hours, including their management;
- Visitor, construction and contractor parking areas;
- Temporary lighting proposals
- Materials storage area;
- Wheel cleaning facilities, including their location;
- Noise (suitable to meet BS5228 standards), vibration and dust mitigation measures;
- A timetable for implementation of measures;
- Confirmation of no burning on site.

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

Reason

In the interests of highway and rail safety and to protect the residential amenities of the neighbouring properties in accordance with Policy 2 of the Submitted North East Lincolnshire Local Plan 2016.

13 Condition

Development shall not commence until a construction methodology has been submitted to and approved in writing by the Local Planning Authority. The construction methodology shall demonstrate consultation with the Asset Protection Project Manager at Network Rail. As a minimum the construction methodology should consider the following:

- Construction methodology;
- Earthworks and excavations;
- Use of cranes, plant and machinery;
- Drainage works;
- Boundary treatment (including measures to prevent vehicle incursion).

The development shall thereafter be constructed in accordance with the approved construction methodology unless otherwise agreed in writing by the Local Planning Authority.

Reason

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

14 Condition

Prior to development of any dwelling exceeding damp course level, details and designs of measures to prevent permanent vehicle incursion onto the railway line shall be submitted to and approved in writing by the Local Planning Authority. The approved measures shall be erected and completed before any of the dwellings hereby approved is first occupied and shall be retained as such thereafter unless otherwise approved in writing by the Local Planning Authority.

Reason

To maintain the safety and integrity of the railway line and in accordance with policy 5 of the North East Lincolnshire Local Plan 2013 -2032 (adopted 2018).

15 Condition

Prior to development commencing details of all external lighting proposed (including demonstration of consultation with Network Rail over the design) shall be submitted to and approved in writing by the Local Planning Authority. The development shall thereafter proceed in strict accordance with the approved details.

Reason

To maintain the safety and integrity of the railway line and in accordance with policy 5 of the North East Lincolnshire Local Plan 2013 -2032 (adopted 2018).

16 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 construction work (including an arboricultural survey of retained trees and hedges, timetable for implementation and retention of protection measures in accordance with British Standard 5837);
  - (d) a schedule of trees works within adjoining properties (in accordance with British Standard 5837) and evidence of agreement to such works;
  - (e) evidence of consultation with Network Rail over the choice and location of species to be planted and retained;
- have been submitted to and approved in writing by the Local Planning Authority.

The scheme of landscaping and tree planting approved under the first section of this condition 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.

All trees/hedge protection measures shall be implemented in strict accordance with the timetable approved unless otherwise approved in writing by the Local Planning Authority.

#### Reason

To ensure a satisfactory appearance and setting for the development, protection of existing features in the interests of local amenity and to maintain rail safety and operational integrity and in accordance with policies: 5, 22, and 41 of the North East Lincolnshire Local Plan 2013 - 2032 (adopted 2018).

17 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.

No occupation of any of the dwellings shall 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

To understand, record and protect the significance of heritage assets potentially on site and in accordance with policies: 5 and 39 of the North East Lincolnshire Local Plan 2013 - 2032 (adopted 2018).

18 Condition

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

Reason

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

19 Condition

External materials to be used in construction of the development shall be as specified on the approved plans, with the exception of the brick type shown for external walls which requires to be agreed in writing by the Local Planning Authority. The approved brick choice shall thereafter be used for the construction of the brick walls where shown on approved plans.

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).

20 Condition

The first floor windows to the side elevation of plot 1 and 7 shall be glazed in obscure glass (Pilkington Glass Level 3 or above or equivalent) before the respective dwelling is occupied and 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).

21 Condition

The development shall not be carried out except in complete accordance with the approved plans and specifications, unless otherwise required by other planning conditions of this permission. The approved plans and documents have drawing numbers and titles:

118 10 - Site Location Plan

118 200 rev F - Proposed Site Layout/ Block Plan and Boundary Details

118 201 rev A - House Type A - Ground Floor Plan

118 202 rev A - House Type A - First Floor Plan

118 203 rev A - House Type B - Ground Floor Plan

118 204 rev A - House Type B - First Floor Plan

118 205 rev A - House Type C - Ground Floor Plan

118 206 rev A - House Type C - First Floor Plan

118 207 rev C - House Type D - Ground Floor Plan

118 208 rev C - House Type D - First Floor Plan

118 400 rev A - House Type A - Elevations

118 401 rev A - House Type B - Elevations

118 402 rev A - House Type C - Elevations

118 403 rev C - House Type D - Elevations

SX1000-001 - Topographical Survey

SX1000-002 - Topographical Survey

Documents

DIA-STALL101 (Issue 7) Drainage Impact Assessment - ACRA Consulting (March 2024)

Flood Risk Assessment - Weetwood (Oct 2014)

Transport Statement - LTP (September 2021)

Phase 1 Geo Environmental Desk Study - Earth Environmental & Geo Technical (Feb 2022)

Environmental Noise and Vibration Assessment - West Register Realisations Ltd (Oct 2014)

Reason

To ensure the development is in accordance with the approved details and results in a satisfactory form of development.

**Informatives**

1 Reason for Approval

The Local Planning Authority has had regard to development plan policies and especially those in the North East Lincolnshire Local Plan. The proposal would not harm the area character, heritage or residential amenity and is acceptable under all other planning considerations. This proposal is approved in accordance with the North East Lincolnshire Local Plan 2013-2032 (adopted 2018), in particular policies: 5, 22, 33, and 39.

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

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](mailto: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  
Access for Fire Service  
It is a requirement of Approved Document B5, Section 15 Commercial Properties or B5, Section 13 for Domestic Premises that adequate access for firefighting is provided to all buildings or extensions to buildings. Where it is a requirement to provide access for high reach appliances, the route and hard standing should be constructed to provide a minimum carrying capacity of 24 tonnes.

#### Water Supplies for Fire Fighting

Adequate provision of water supplies for firefighting appropriate to the proposed risk should be considered. If the public supplies are inadequate, it may be necessary to augment them by the provision of on-site facilities. Under normal circumstances hydrants for industrial unit and high-risk areas should be located at 90m intervals. Where a building, which has a compartment of 280m<sup>2</sup> or more in the area is being erected more than 100m from an existing fire hydrant, hydrants should be provided within 90m of an entry point to the building and not more than 90m apart. Hydrants for low risk and residential areas should be located at intervals of 240m

6 Informative  
Useful Network Rail contacts;  
Asset Protection Eastern  
For enquiries, advice and agreements relating to construction methodology, works in proximity to the railway boundary, drainage works, or schemes in proximity to railway tunnels (including tunnel shafts) please email: [assetprotectioneastern@networkrail.co.uk](mailto:assetprotectioneastern@networkrail.co.uk).

#### Land Information

For enquiries relating to land ownership enquiries, please email: [landinformation@networkrail.co.uk](mailto:landinformation@networkrail.co.uk).

#### Property Services

For enquiries relating to agreements to use, purchase or rent Network Rail land, please email: [propertyserviceslneem@networkrail.co.uk](mailto:propertyserviceslneem@networkrail.co.uk).

Please note that the measures to prevent vehicle incursion onto the railway is likely to include the need for armco barriers or the like along the railway boundary.

**Minute of the Planning Committee  
27th March 2024**

**Item:** 3

**Application Number:** DM/0099/24/CND

**Application Type:** Discharge Condition

**Application Site:** Ash Holt Waithe Lane Brigsley North East Lincolnshire

**Proposal:** Details in discharge of condition 6 (Construction Traffic Management Plan) pursuant to DM/0447/23/FUL

<b>Applicant's Name and Address:</b> Mrs Lara Edwards C/O Agent KWA Architects Chalk Farm Cambridge CB22 3AG	<b>Agent's Name and Address:</b> Mrs Meghan Bonner KWA Architects (Cambridge) Ltd Chalk Farm High Street Babraham Cambridge CB22 3AG
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**Deposited:** 25th January 2024

**Accepted:** 25th January 2024

**Expiry Date:** 21st March 2024

**Agreed Extension of Time Date:** 28th March 2024

**Case Officer:** Bethany Loring

**Decision:** Deferred for Negotiations

**Minute of the Planning Committee  
27th March 2024**

**Item:** 4

**Application Number:** DM/0117/24/FULA

**Application Type:** Accredited Agent - Homeholder application

**Application Site:** 7 Pamela Road Immingham North East Lincolnshire DN40 1EG

**Proposal:** Retrospective application for the erection of 1.8m high fence

<b>Applicant's Name and Address:</b> Mr Terry Carter 7 Pamela Road Immingham North East Lincolnshire DN40 1EG	<b>Agent's Name and Address:</b> Mr Daniel Kelly Hyde Architecture 1 Westbrook Cottages Station Road North Thoresby DN36 5QS
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**Deposited:** 1st February 2024

**Accepted:** 5th February 2024

**Expiry Date:** 1st April 2024

**Agreed Extension of Time Date:**

**Case Officer:** Becca Soulsby

**Decision:** Approved with Conditions

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

PJ263-001 - Site Location Plan  
PJ263-002 - Block Plan and Fence Elevation

Reason

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

## **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 does 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 and 22.
  
- 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.