

## Minute of the Planning Committee 29th November 2023

**Item:** 1

**Application Number:** DM/0539/23/FUL

**Application Type:** Full Application

**Application Site:** Land Off Salverson Road (New Clee Sidings) Cleethorpes

**Proposal:** Erection of an onshore aquaculture farm (Sui Generis) with associated water extraction and effluent discharge from and to Grimsby Docks, alongside ancillary processing, energy centre, access, car parking, servicing, external lighting and landscaping and associated infrastructure - updated information including; Habitat Regulations Assessment, Biosecurity, Ecological Impact Assessment and effluent discharge assessment

<b>Applicant's Name and Address:</b> ASL New Clee Ltd C/O Agent 70 St Mary Axe London EC3A 8BE	<b>Agent's Name and Address:</b> Miss Gabriella Bexson Montagu Evans 70 St Mary Axe London EC3A 8BE
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**Deposited:** 6th June 2023

**Accepted:** 20th June 2023

**Expiry Date:** 19th September 2023

**Agreed Extension of Time Date:** 1st December 2023

**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:

21193-UMC-0100-SI-DR-A-0002 Rev E (Proposed Site Plan)  
21193-UMC-0100-01-DR-A-0100 Rev F (Proposed Main Building Plan)  
21193-UMC-0100-01-DR-A-0103 Rev F (Proposed Main Building Elevations)  
21193-UMC-0100-01-DR-A-0104 Rev E (Proposed Main Building Section)  
21193-UMC-0100-R1-DR-A-0105 Rev E (Proposed Main Building Roof Plan)  
21193-UMC-0100-SI-DR-A-0009 Rev D (Street View Section)  
21193-UMC-0200-01-DR-A-0201 Rev E (Proposed Energy Centre Building Plan)  
21193-UMC-0200-01-DR-A-0302 Rev G (Proposed Energy Centre Elevations)  
21193-UMC-0200-01-DR-A-0204 Rev E (Proposed Energy Centre Section)  
21193-UMC-0200-R1-DR-A-0202 Rev E (Proposed Energy Centre Roof Plan)  
21193-UMC-0100-SI-DR-A-0005 Rev D (Proposed Cycle Shelter Details)  
21193-UMC-0100-SI-DR-A-0003 Rev D (Proposed External Surfacing Plan)  
21193-UMC-0100-SI-DR-A-0004 Rev D (Proposed Fencing Details)  
21193-UMC-0100-SI-DR-A-0007 Rev D (Proposed LOX Tank Enclosure Details)  
21193-UMC-0100-01-DR-A-0102 Rev C (Proposed Main Building Ancillary Office Plan)  
21193-UMC-0100-01-DR-A-0101 Rev D (Proposed Main Building Office Plan)  
21193-UMC-0100-SI-DR-A-0006 Rev D (Proposed Refuse Store Details)  
21193-UMC-0100-SI-DR-A-0008 Rev D (Proposed Vehicle Tracking)

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 have been submitted to and approved in writing by the Local Planning Authority. The development shall then be carried out in accordance with the approved details.

Reason

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

4 Condition

No development shall commence until a final detailed scheme for the sustainable provision of surface water drainage, with specific regard to flood risk, ground water pollution risks, ecological mitigation and railway infrastructure protection has been submitted to and approved in writing by the Local Planning Authority in consultation with the Environment Agency. The development shall then be built out in accordance with the approved details.

Reason

In the interests of sustainable drainage to reduce flood risk, mitigate the risks of contamination through water pollution caused by mobilised contaminants, ecological protection and infrastructure protection in accordance with Policies 5, 6, 33 and 41 of the North East Lincolnshire Local Plan 2013-2032 (adopted 2018).

5 Condition

Prior to the development first coming into use the Flood Warning and Evacuation Plan (by Alan Wood and Partners) Ref: JAG/AD/JR/47911-Ms006 Rev A shall be put in place in accordance with its terms and thereafter maintained in place.

Reason

In the interests of human safety and flood risk in accordance with Policies 5 and 33 of the North East Lincolnshire Local Plan 2013-2032 (adopted 2018).

6 Condition 1

The development shall be carried out in accordance with the submitted Flood Risk Assessment (September 2023 ref. JAG/AD/JR/47911-Rp001 Revision F, compiled by Alan Wood & Partners. In particular, finished floor levels shall be set no lower than 6.48 metres above Ordnance Datum (AOD).

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.

7 Condition

Prior to development commencing a final detailed Biodiversity, Ecological and Landscaping Improvement Plan, based on the submitted Outline Ecological Mitigation Strategy (by AECOM) ref: Outline Ecological Mitigation Strategy V4, shall be submitted to and approved in writing by the Local Planning Authority. It shall also include full details of implementation and maintenance of the Improvement Plan. The approved Biodiversity, Ecological and Landscaping Improvement Plan shall then be fully implemented in accordance with the approved details.

Reason

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

8 Condition

Prior to development commencing full details of all external lighting shall be submitted to and approved in writing by the Local Planning Authority. The development shall then proceed in strict accordance with the approved details and no further external lighting shall be installed without the prior written approval of the Local Planning Authority.

Reason

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

9 Condition

The development shall be carried out in strict accordance with the Habitat Regulations Assessment (ref: 60665991 V4, by AECOM) and the mitigation measures and recommendations set out within sections 6 and 7, unless otherwise approved in writing by the Local Planning Authority.

Reason

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

10 Condition

Prior to the development first coming into operation a final detailed Waste Management Plan shall be submitted to and approved in writing by the Local Planning Authority. The development shall then operate in accordance with the approved details.

Reason

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

11 Condition

No development shall commence until a Construction Environmental Management Plan, has been submitted to and approved in writing by the Local Planning Authority. The Construction Environmental Management Plan shall contain details on the following matters:

- Environmental protection plan in accordance with the Habitat Regulations Assessment (ref: 60665991 V4, by AECOM) including full details on the mitigation of highest sound levels at source through these being completed in the summer months (outside the wintering bird time window between September and April);
- Visitor and contractor parking areas;
- Materials management plan;
- Materials storage area;
- Wheel cleaning facilities;
- Noise, vibration and dust mitigation measures;
- Hours of construction;
- Lighting details;
- Construction traffic management plan;
- Construction worker travel plan;
- Waste management;
- Pollution control.

The development shall be constructed in full accordance with the approved plan.

Reason

In the interests of ecological protection, highway safety and to protect the amenities of neighbouring land users in accordance with Policy 5 and 41 of the North East Lincolnshire Local Plan 2013-2032 (adopted 2018).

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

Reason

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

13 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 scheme to mitigate the effects of the design with particular regard to noise and vibration to the surrounding premises and ecology and pollution to the underlying chalk aquifer. The foundations shall be carried out/constructed in accordance with the approved details unless variations are approved in writing by the Local Planning Authority.

Reason

In the interests of ecological protection and residential amenity and to ensure the integrity of the underlying aquifer is not compromised in accordance with Policy 5 and 41 of the North East Lincolnshire Local Plan 2013-2032 (adopted 2018).

14 Condition

Prior to development commencing a final Odour Management Plan shall be submitted to and agreed in writing by the Local Planning Authority. The Plan shall detail the full odour control measures (including carbon filter), the planned responses to any observed odour incidents and a regular odour monitoring plan for the site. The development shall then be operated in full 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 (adopted 2018).

- 15 Condition  
Within 6 months of the development first coming into use a BS4142 noise verification assessment to demonstrate the overall operational rating level does not exceed the background levels at the nearest sensitive receptors as indicated within the submitted noise report. It shall be submitted to and approved in writing by the Local Planning Authority. If the necessary noise levels cannot be met then a scheme of works to reduce the noise level from the development to the necessary level shall be submitted to and approved in writing by the Local Planning Authority and fully implemented within 6 months of the approval.

Reason

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

- 16 Condition  
Prior to commencement of development, based on the findings of the site ground investigation report prepared by E3P reference: 16-363-R2-2 submitted with the application, 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, consideration of unexpected contamination and actions to be taken, 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

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

- 17 Condition  
The approved remediation scheme under condition 16 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, 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

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

- 18 **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 in accordance with the requirements of condition 16, 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 17.
- Reason**  
In the interests of health and safety in accordance with Policy 5 of the North East Lincolnshire Local Plan 2013-2032 (adopted 2018).
- 19 **Condition**  
Prior to development commencing an up-to-date survey for the Wall Butterfly at the appropriate time of year for both larvae and adult life stages with a subsequent Habitat Improvement and Mitigation Strategy (including timings for works to be completed) shall be submitted to and approved in writing by the Local Planning Authority. The approved Habitat Improvement and Mitigation Strategy shall be implemented in full accordance with the approved details.
- Reason**  
In the interest of ecological protection in accordance with Policy 41 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 represents an economic investment would not harm the area character, ecology 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, 7, 22, 33, 39, 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.

- 3 Informative  
The applicant should be aware of the comments made by the Environment Agency on the 23rd October 2023 and the requirement for Permits for the proposed development.
  
- 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  
The applicant should be aware of the requirement for permits to construct and operate the proposed development from various regulatory bodies including the Environment Agency, Marine Management Organisation, Centre for Environment, Fisheries, and Aquaculture Science, Fish Health Organisation, Food Standards Agency, Port Health, British Veterinary Association and Best Aquaculture Practices.

## Minute of the Planning Committee 29th November 2023

**Item:** 2

**Application Number:** DM/0465/23/FUL

**Application Type:** Full Application

**Application Site:** Land Adj To Aldi Matthew Telford Park Grimsby North East Lincolnshire

**Proposal:** Erect new primary school, outdoor play facilities including football pitches, parking, vehicle and pedestrian accesses, landscaping, pick up/drop off point along Matthew Telford Way with associated works (Air Quality Assessment and Transport Assessment received 13th October 2023)

<b>Applicant's Name and Address:</b> Christine Scott North East Lincolnshire Council 1st Floor Civic Offices Knoll Street Cleethorpes North East Lincolnshire DN35 8LN	<b>Agent's Name and Address:</b> Jessica McCague Equans New Oxford House George Street Grimsby North East Lincolnshire DN31 1HB
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**Deposited:** 16th May 2023

**Accepted:** 30th May 2023

**Expiry Date:** 29th August 2023

**Agreed Extension of Time Date:** 1st December 2023

**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 - TD035-22-A001 Rev B

Proposed Site Plan and Boundary Treatments - TD035-22-A002 Rev K

Proposed Floor Plan and Roof Plan - TD035-22-A103 Rev B

Proposed Elevations and Visuals - TD035-22-A104 Rev C

Proposed Site Plan and Cycle Shelter Details - TD035-22-A011

Existing and Proposed Site Sections - TD035-22-A105

Proposed Boundary Treatments - TD03522-A012

Proposed Exterior Lighting Plan - ASD-DN-MR-0523-029 Rev R00

Proposed Road Markings Plan - TD035-22-A013 Rev A

Reason

This condition is imposed in the interests of design considerations in the context of the existing buildings in order to comply with policy 5 of the North East Lincolnshire Local Plan 2013-2032 (adopted 2018).

3 Condition

Prior to the commencement of the development details of all external materials to be used in construction of the buildings 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

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

4 Condition

Prior to installation, final details of the drainage design and drainage calculations shall be submitted and approved by the Local Planning Authority. The development shall then be built out in accordance with the approved details and the drainage implemented prior to occupation.

Reason

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

- 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 residents in accordance with policy 5 of the North East Lincolnshire Local Plan 2013-2032.

- 6 Condition  
No works related to the development hereby approved shall begin until a Construction Management Plan (CMP) has been submitted to and approved in writing by the Local Planning Authority. The CMP should include, but not be limited to the following:

1. Contact details of the person with responsibility for the implementation of the CMP;
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 and any construction compound;
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.).
8. Means of suppressing dust and noise.

Once approved, the CMP 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 in order to protect residential amenity 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 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

To ensure adequate parking and turning facilities are provided within the site for highway safety reasons and in accordance with Policy 5 of the North East Lincolnshire Local Plan 2013-2032 (adopted 2018).

- 8 Condition  
The landscaping shall be carried out in strict accordance with the details on plan no. LP01\_230623\_AH. All planting shall be carried out in accordance with the approved details within 12 months of the date of commencement of the development or within such longer time as agreed in writing with the Local Planning Authority and all planting shall thereafter be maintained for a period of 5 years with all losses in that period replaced with the same plant and standard.

Reason

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

- 9 Condition  
If during development 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. Remediation shall be undertaken in accordance with the details approved.

Reason

To ensure that any previously unconsidered contamination is dealt with appropriately and in accordance with Policy 5 of the North East Lincolnshire Local Plan 2013-2032 (adopted 2018).

- 10 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 scheme to mitigate the effects of the design with particular regard to noise and vibration to the surrounding premises and pollution to the underlying chalk aquifer. The foundations shall be carried out/constructed in accordance with the approved details unless variations are approved in writing by the Local Planning Authority.

Reason

To protect the amenities of neighbours and to ensure the integrity of the underlying aquifer is not compromised in accordance with Policy 5 of the North East Lincolnshire Local Plan 2013-2032 (Adopted 2018).

- 11 Condition  
The development shall proceed in strict accordance with the recommendations set out in the Preliminary Ecological Appraisal dated December 2022 and before the following are installed and prior to use of any part of the school commencing, final details and locations of these shall be submitted to and approved in writing

by the Local Planning Authority.

- Swift Boxes
- Bat Boxes
- Future Habitat Area

Once approved, the development shall proceed and be occupied in strict accordance with the agreed details.

Reason

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

12 Condition

The hours of operation of the outdoor sports pitches shall be restricted to:

08:00hrs to 16:30hrs - Monday to Friday  
10:00hrs to 16:00hrs - Saturday and Sunday

Unless otherwise agreed with the Local Planning Authority.

Reason

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

13 Condition

The development hereby permitted shall operate in accordance with the submitted Ball Strike Assessment dated 20/07/2023 unless otherwise agreed by the Local Planning Authority.

Reason

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

14 Condition

Prior to the occupation of school, final details and provisions of the sports field and community use agreement shall be agreed in writing with the Local Planning Authority. The Scheme shall include details of pricing policy, hours of use, access by non-school users/non-members, management responsibilities, timing for implementation and include a mechanism for review all of which shall follow the hazard controls stated within the submitted Ball Strike Risk Assessment. The approved Scheme shall be implemented in accordance with the details and timings approved.

Reason

To secure well managed safe community access to the sports facility, to ensure sufficient benefit to the development of sport and to accord with Policy 5 of the North East Lincolnshire Local Plan 2013-2032 (Adopted 2018).

15 Condition

No use of any part of the school hereby permitted shall take place until a Travel Plan has been submitted to and approved in writing by the Local Planning Authority. The school hereby permitted shall then be used in accordance with the measures approved.

Reason

In the interest of promoting sustainable transport in accordance with Policy 36 of the North East Lincolnshire Local Plan 2013-2032 (adopted 2018).

16 Condition

Prior to any use of the development commencing, a scheme for Closed-circuit television (CCTV), shall be submitted to and agreed in writing by the Local Planning Authority. The CCTV agreed shall be implemented in accordance with the details approved prior to any part of the school being used.

Reason

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

17 Condition

The development authorised by this permission shall not begin until the local planning authority has approved in writing a scheme of off-site highway improvements to include a review of parking restrictions as a means of managing vehicle movements associated with the approved development leading to the submission of a Traffic Regulation Order application.

Should a Traffic Regulation Order be successful it shall be implemented within 6 months of the Order being confirmed unless otherwise agreed with the Local Planning Authority.

Reason

In the interests of highway safety reasons and in accordance with Policies 5 and 36 of the North East Lincolnshire Local Plan 2013 - 2032 (adopted 2018).

18 Condition

Prior to the use hereby permitted commencing details shall be submitted to and approved in writing by the Local Planning Authority of all external ventilation and extraction equipment and air source heat pumps including their acoustic performance. Such a scheme as approved shall be implemented in accordance with the details approved.

Reason

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

19 Condition

Prior to the commencement of the use of the school hereby approved the zebra crossing onto Matthew Telford Way shall be provided and be fully operational.

Reason

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

20 Condition

Prior to the commencement of the use of the school hereby approved details of the management and maintenance of the footpath access routes in the existing open space area as shown on approved plan TD035-22-A002 Rev K shall be submitted to and agreed in writing by the Local Planning Authority. The development shall be operated in accordance with the details approved.

Reason

In the interests of pedestrian amenity to accord with Policy 5 of the North East Lincolnshire 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, 6, 13, 14, 22, 33, 34, 36, 28, 39, 41, 42 and 43.

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](mailto:snn@nelincs.gov.uk) to discuss the creation of new addresses.
  
- 5 Informative  
At least 6 months before works begin on site, you must contact Highways Management Team on 01472-324532 about forming a vehicular access within the existing highway.
  
- 6 Informative  
If the footway or carriageway is damaged as a consequence of any excavation or any other operations relating to the development, the Highway Authority may make good the damage and recover expenses reasonably incurred. You are required to contact the Highway Management Team at least 4 weeks prior to commencement of works to arrange for a highway pre-condition inspection (Tel: 01472 324431).
  
- 7 Informative  
The applicant's attention is drawn to the comments made by Northern Powergrid received 13th October 2023 and Humberside Fire & Rescue received 19th October 2023.
  
- 8 Informative  
The applicant's attention is drawn to the recommendations made by Sport England in relation to playing field standards and methodologies and community use received 20th June 2023.
  
- 9 Informative  
The applicant's attention is drawn to the following guidance  
New\_Schools\_2014.pdf ([securedbydesign.com](https://www.securedbydesign.com))  
[https://www.securedbydesign.com/images/SBD\\_New\\_Schools\\_Application\\_Form\\_V2.docx](https://www.securedbydesign.com/images/SBD_New_Schools_Application_Form_V2.docx) relating to secured by design.

## Minute of the Planning Committee 29th November 2023

**Item:** 3

**Application Number:** DM/0448/23/FUL

**Application Type:** Full Application

**Application Site:** Land Off Sunningdale Waltham North East Lincolnshire

**Proposal:** Provision of new Primary School, including erection of main school building, installation of ventilation system, erection of fencing/gates and associated landscaping. Creation of staff car parking, vehicular and pedestrian accesses from Sunningdale, pedestrian access from Archer Road, creation of playgrounds and playing pitch, athletics track, habitat area, cycle storage and associated works

<b>Applicant's Name and Address:</b> Christine Scott North East Lincolnshire Council 1st Floor Civic Offices Knoll Street Cleethorpes North East Lincolnshire DN35 8LN	<b>Agent's Name and Address:</b> Jessica McCague Equans New Oxford House George Street Grimsby North East Lincolnshire DN31 1H
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**Deposited:** 10th May 2023

**Accepted:** 24th May 2023

**Expiry Date:** 23rd August 2023

**Agreed Extension of Time Date:**

**Case Officer:** Owen Toop

**Decision:** Deferred

It was resolved that consideration of this application be deferred for further investigation into the drop off facility, on site parking provision, Traffic Regulation Order implication and process as stated in condition number 18.

## Minute of the Planning Committee 29th November 2023

**Item:** 4

**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)

<b>Applicant's Name and Address:</b> Olivia Dobbs 299 Louth Road Grimsby North East Lincolnshire DN33 2LA	<b>Agent's Name and Address:</b> 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:** 1st December 2023

**Case Officer:** Emily Davidson

**Decision:** Approved Limited Period

- 1 Condition  
The use of the outbuilding as a beauty salon shall cease within one year from the date of the decision, after which time the outbuilding shall be used only for domestic use incidental to the enjoyment of 299 Louth Road unless, before that date, an extension of the period has been granted on a further application by the Local Planning Authority.

Reason

To enable the Local Planning Authority to continue to monitor the implementation of the proposal, in accordance with Policy 5 of the North East Lincolnshire Local Plan 2013-2032 (adopted 2018).

2 Condition

The business shall only operate in strict accordance with the supporting statement received 23/05/2023 unless otherwise agreed in writing by the Local Planning Authority.

Reason

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

3 Condition

The vehicular access shall be constructed in strict accordance with the details shown on plan SD-1100-11 within six months from the date of this permission. The access shall be retained as such thereafter. At no time should Side Lane be used as a vehicle access to the site following the installation of the new access with it closed in accordance with details submitted to and agreed in writing by the Local Planning Authority.

Reason

To ensure suitable access to serve the site for highway safety reasons in accordance with Policy 5 of the North East Lincolnshire Local Plan 2013-2032 (adopted 2018).

4 Condition

The development shall be completed in accordance with the following plan:

Site Location, Block Plan and Proposed Plans and Elevations - 477-22-01 REV E

Reason

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

## **Informatives**

1 Reason for Approval

The Local Planning Authority has had regard to development plan policies and especially those in the North East Lincolnshire Local Plan. The continued use for 1 year 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, 34 and 38.

- 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 details to alleviate concern.
  
- 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  
Please note that at least six months in advance of work commencing on the access 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).

## Minute of the Planning Committee 29th November 2023

**Item:** 5

**Application Number:** DM/0567/23/FUL

**Application Type:** Full Application

**Application Site:** Flat 5 Rear Of 11 Rowston Street Cleethorpes North East Lincolnshire

**Proposal:** Remove existing container, extension and alterations to provide additional storey at first floor, erect boundary treatments, creation of new entrance/pedestrian access onto Brooklands Avenue and associated works (Amended Description for clarity)

<b>Applicant's Name and Address:</b> Mr Daniel Ramsden Hope House Holton Road Tetney DN36 5PB	<b>Agent's Name and Address:</b> Mr Matt Deakins Ross Davy Associates Pelham House 1 Grosvenor Street Grimsby North East Lincolnshire DN32 0QH
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**Deposited:** 13th June 2023

**Accepted:** 15th June 2023

**Expiry Date:** 10th August 2023

**Agreed Extension of Time Date:** 1st December 2023

**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 shall be carried out in accordance with the following plans:

Site Location Plan, Existing and Proposed Block Plans - RD4901-03C  
Proposed Floor Plans, Elevations and Section - RD4901-02I  
Proposed Street Scene Elevations - RD4901-04D  
Proposed Front Elevation and Previous Approval - RD4901-07B

With the existing building retained at ground floor and extended above as shown on approved plan RD4901-02I.

Reason

For the avoidance of doubt and in the interests of proper planning in order to comply with policies 5, 22, 33 and 34 of the North East Lincolnshire Local Plan 2013-2032 (adopted 2018).

- 3 Condition  
Prior to construction commencing, final details of all external materials to be used in the development shall be submitted to and approved in writing by the Local Planning Authority. Once approved development shall proceed in strict 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 and 22 of the North East Lincolnshire Local Plan 2013-2032 (adopted 2018).

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

Reason

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

- 5 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 CMP;
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 and any construction compound;
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

To ensure adequate access facilities are provided during construction, and for highway safety reasons and in order to protect residential amenity to accord 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) (ref: RD4901) undertaken by Ross Davy Associates and the following mitigation measures as detailed within the FRA:

- The development shall have at least two storeys
- Flood resilience and resistance measures to be incorporated as stated

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

#### Reason

To reduce the risk of flooding to the proposed development and future occupants and in accordance 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 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.

- 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 applicant's attention is drawn to the comments made by Anglian Water received 23rd October and the recommendations regarding the pre and post CCTV construction surveys.
  
- 5 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.
  
- 6 Informative  
Please note the informative advice from the Environment Agency with regards to flood warning received on the 17th July.

## Minute of the Planning Committee 29th November 2023

**Item:** 6

**Application Number:** DM/0819/23/CEA

**Application Type:** Cert of Lawful Use/Operation - Proposed

**Application Site:** Land South Of Hewitts Avenue New Waltham North East  
Lincolnshire

**Proposal:** Certificate of Lawfulness for proposed use to implement  
planning application reference DC/871/11/HUM (Change of  
use of land for siting of 44 timber holiday lodges and  
associated works including means of access and internal  
road layout)

<b>Applicant's Name and Address:</b> Mr Sean Henderson Tetney Manor Thoresby Road Tetney Lincolnshire DN36 5JR	<b>Agent's Name and Address:</b> Miss Georgina Walker Hodson Architects Ltd The Old Post Office Yarra Road Cleethorpes DN35 8LS
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**Deposited:** 16th August 2023

**Accepted:** 24th August 2023

**Expiry Date:** 19th October 2023

**Agreed Extension of Time Date:**

**Case Officer:** Richard Limmer

**Decision:** Approved