

Minute of the Planning Committee 3rd January 2024

Item: 1

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

Applicant's Name and Address: Christine Scott North East Lincolnshire Council 1st Floor Civic Offices Knoll Street Cleethorpes North East Lincolnshire DN35 8LN	Agent's Name and Address: Jessica McCague Equans New Oxford House George Street Grimsby North East Lincolnshire DN31 1H
--	---

Deposited: 10th May 2023

Accepted: 24th May 2023

Expiry Date: 2nd August 2023

Agreed Extension of Time Date:

Case Officer: Owen Toop

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:

Proposed Fences and Gates - TD034-22 A012 B
Proposed Site Plan - TD034-22 A004 H
Landscape Plan - LP01_060623_AH
Proposed Site Plan Drainage Strategy - TD034-22 A007 A
Proposed Elevations - TD034 -22 A104 B
Proposed Floor Plan and Roof Plan - TD034-22 A103 A
Exterior Lighting - ASD-DN-MR-0523-030 R00
Site Location Plan - TD034 - A001 A

Reason

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

3 Condition

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 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).

- 7 Condition
Development shall not begin until details showing the location, layout, design and method of construction of any new or altered vehicular access (including temporary construction), 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_060623_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 Policies 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 carried out in accordance with the details agreed.

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 30th November 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 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).

13 Condition

Prior to the development being brought into use, a Community Use Scheme shall be submitted to and approved in writing by the Local Planning Authority, after consultation with Sport England. The scheme shall include details of pricing policy, hours of use, access by non-school users/non-members, management responsibilities 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 once implemented shall be retained throughout the lifetime of the development.

Reason

In the interest of providing a community use in accordance with Policies 5 and 43 of the North East Lincolnshire Local Plan 2013-2032 (adopted 2018).

14 Condition

Prior to the use of the school commencing, final details of the acoustic fence following on from the principles detailed within TD034-22 A012 B shall be submitted to and agreed in writing by the Local Planning Authority. The approved details shall then be implemented prior to the use of the school commencing.

Reason

In the interest of protecting neighbouring residential in accordance 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

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

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).

17 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).

18 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.

Once a Traffic Regulation Order is successful the scheme of off-site highway improvements as approved 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).

19 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).

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, 22, 33, 34, 37, 38, 41 and 42.
- 2 Added Value Statement
Article 31(1)(cc) Statement - Positive and Proactive Approach
In accordance with 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 seeking additional information and amendments to respond to issues raised.
- 3 Informative
Please note that you may also require Building Regulations. You are advised to contact them in advance of work on site commencing (Tel: 01472 326289 - Option 2).
- 4 Informative
This application will require the creation of new postal addresses. You are advised to contact the Street Naming & Numbering Team on 01472 323579 or via email at snn@nelincs.gov.uk to discuss the creation of new addresses.
- 5 Informative
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 and Humberside Fire & Rescue received

- 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

- 9 Informative
The applicant's attention is drawn to the following guidance
New_Schools_2014.pdf (securedbydesign.com)
https://www.securedbydesign.com/images/SBD_New_Schools_Application_Form_V2.docx relating to secured by design.

Minute of the Planning Committee 3rd January 2024

Item: 2

Application Number: DM/0507/23/FUL

Application Type: Full Application

Application Site: Healing Wells Farm Wells Road Healing North East
Lincolnshire

Proposal: Construction of free range egg (poultry) unit including the erection of building with associated feed bins, hardstandings, drainage attenuation pond, access road (to Wells Road) and associated landscaping

Applicant's Name and Address: Mr Chris Baylis Sir Richard Sutton Ltd The Estate Office Stainton Le Vale Market Rasen Lincolnshire LN8 6HP	Agent's Name and Address: Mr Ian Pick Ian Pick Associates Ltd Station Farm Offices Wansford Road Nafferton Driffield YO25 8NJ
---	---

Deposited: 26th May 2023

Accepted: 7th June 2023

Expiry Date: 6th September 2023

Agreed Extension of Time Date:

Case Officer: Richard Limmer

Decision: Approved with Conditions

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

Reason

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

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

IP/RSL/01 Rev B Site location plan
IP/RSL/02 Block plan
IP/RSL/03 Elevations and plan views
IP/RSL/04 Free range area and planting plan
25075-01 Access and Tracking plan

Reason

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

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

Reason

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

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

Reason

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

- 5 Condition
The scheme of landscaping and tree planting shown on drawing ref: IP/RSL/04 and in the Range Area Planting, Management and Maintenance Strategy shall be completed within a period of 12 months, beginning with the date on which development began or within such longer period as may be first agreed in writing by the Local Planning Authority. All planting shall be adequately maintained for 5 years, beginning with the date of completion of the scheme and during that period all losses shall be replaced during the next planting season.

Reason

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

6 Condition

No external lighting shall be installed on site unless details of such lighting, including design, location, the intensity of illumination and fields of illumination, have been first submitted to, and approved in writing by, the Local Planning Authority. Any external lighting that is installed shall accord with the details so approved.

Reason

In the interests of the character and appearance of the development, the visual amenity of the area in which it is set, and as part of ecological enhancement for the site in accordance with Policies 5 and 41 of the North East Lincolnshire Local Plan 2013-2032 (adopted 2018).

7 Condition

Prior to the hereby approved development coming into use details of how waste will be managed and removed from the site shall be submitted to and approved in writing by the Local Planning Authority. This shall have particular regard to odour management and containment. The development shall then operate in accordance with the approved details.

Reason

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

8 Condition

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

- Working hours;
- Visitor and contractor parking areas;
- Materials storage area;
- Wheel cleaning facilities;
- Noise, vibration and dust mitigation measures (both during demolition and 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 2013-2032 (adopted 2018).

- 9 Condition
Prior the hereby approved development first coming into use a detailed Traffic Routing Agreement shall be submitted to and approved in writing by the Local Planning Authority. The approved Traffic Routing Agreement shall then be fully implemented throughout the lifetime of the development.

Reason

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

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

- 11 Condition
No part of the development hereby permitted shall be brought into use until the private drive /access road is surfaced in a hard bound material (not loose gravel) for a distance of at least 15m behind the Highway boundary and the access improvement works as detailed on plan ref:25075-01 have been fully completed. It shall then be maintained in such hard bound material for the life of the development.

Reason

To reduce the possibility of deleterious material being deposited on the public highway (loose stones, etc.) in accordance with Policy 5 of the North East Lincolnshire Local Plan 2013-2032 (adopted 2018).

- 12 Condition
The development shall be carried out in full accordance with the recommendations set out in the Preliminary Ecological Appraisal (Appendix 4 of the Environmental Statement dated March 2023) with details of the timings of implementation submitted to and agreed in writing by the Local Planning Authority prior to the commencement of use of the building.

Reason

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

13 Condition

Prior to development commencing full construction details of the improvement works to Wells Road, detailed on plans ref: Localised Widening Dimensions (August 2023) and Location Plan (August 2023), shall be submitted to and approved in writing by the Local Planning Authority. The improvement works shall then be fully completed prior to the hereby approved development first coming into use.

Reason

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

Informatives

1 Reason for Approval

The Local Planning Authority has had regard to development plan policies and especially those in the North East Lincolnshire Local Plan. The proposal would not harm the area character or residential amenity and is acceptable under all other planning considerations. This proposal is approved in accordance with the North East Lincolnshire Local Plan 2013-2032 (adopted 2018), in particular policies 5, 22, 33, 41 and 42.

2 Added Value Statement

Article 31(1)(cc) Statement - Positive and Proactive Approach

In accordance with paragraph 187 of the National Planning Policy Framework, the Local Authority has worked in a positive and proactive manner with the applicant to seek solutions to problems arising, by addressing issues as they arose in the planning process.

3 Informative

Advice to applicant - requirement for an environmental permit

The proposed development will require a permit under the Environmental Permitting Regulations 2016 owing to the number of poultry expected on site. We have not identified any major concerns about issuing a permit for this

development based upon the current information submitted in support of this planning application.

The applicant should contact our Pre-Application Service to request an ammonia screen at an early stage before a permit application can be submitted. This service is still classed as 'basic advice' and is currently free. To request a pre-application ammonia screen, the Applicant will need to complete and submit an online form. This can be found on our website using the following link:

<https://www.smartsurvey.co.uk/s/ULR36Z/>.

Please note the form is used for a variety of different installation activities, so please select the options relevant for intensive farming installations.

Further information on our Pre-Application Service can be found on our website here: <https://www.gov.uk/guidance/get-advice-before-you-apply-for-an-environmentalpermit>. Further information on environmental permits for intensive farming can be found here: <https://www.gov.uk/guidance/pigs-and-poultry-intensive-farmingenvironmental-permits> Advice to applicant - Non-mains drainage We would also note that the use of a package treatment plant without a permit would require that all the general binding rules that apply to them are met:

- The discharge is less than 2 cubic metres per day to ground or 5 cubic metres to flowing surface water.
- It is only domestic sewage.
- The sewage has received treatment from a septic tank or sewage treatment plant.
- The system is installed and operated in accordance with the manufacturer's specification.
- The discharge does not cause pollution of surface water or groundwater.

Information on our General Binding Rules requirements can be found here: <https://www.gov.uk/guidance/general-binding-rules-small-sewage-discharge-to-the-ground>. If these requirements cannot be met, then a permit will be required.

4 Informative

The applicant should be aware of the comments of Northern Power dated 8th June 2023.

Minute of the Planning Committee 3rd January 2024

Item: 3

Application Number: DM/0864/23/FUL

Application Type: Full Application

Application Site: Grimsby Ice Factory Fish Dock Road Grimsby Docks
Grimsby

Proposal: Restoration, extensions, alterations and conversion of the Ice Factory North and South buildings to provide office, conference, events and leisure floorspace, food and beverage floorspace, construction of a new internal access road with servicing and delivery provision and public realm works, car, coach and cycle parking facilities and associated and ancillary works

Applicant's Name and Address: IF 1900 Ltd C/o Agent DP9 Ltd London SW1Y 5NQ	Agent's Name and Address: Mr Nathan Hall DP9 Ltd Dp9 Planning Consultants 100 Pall Mall London SW1Y 5NQ
---	--

Deposited: 1st September 2023

Accepted: 7th September 2023

Expiry Date: 7th December 2023

Agreed Extension of Time Date:

Case Officer: Cheryl Jarvis

Decision: Approved with conditions subject to resolution of ecology and health and safety executive matters with the issue of the decision notice delegated to the Assistant Director Regeneration.

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

Reason

To comply with S.18 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

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

- Proposed Site Plan 1-688-WTA-IF-GF-DR-A-0003
- Proposed Ground Floor Plan 1-688-WTA-IF-GF-A-1000
- Site Location Plan 1-688-WTA-IF-0-DR-A-0001
- Proposed South Building Elevations 1-688-WTA-IF-ZZ-DR-A-1210
- Area Schedule 1-688-WTA-00-ZZ-SC-A-9001
- North Building Demolition Elevations 1-688-WTA-IF-ZZ-DR-A-0500
- South Building Demolition Elevations 1-688-WTA-IF-ZZ-DR-A-0510
- Demolition Sections 1-688-WTA-IF-ZZ-DR-A-0600
- North Building Proposed Elevations 1-688-WTA-IF-ZZ-DR-A-1200
- Sections Proposed 1-688-WTA-IF-ZZ-DR-A-1300
- Interstitial Floor Proposed - 1-688-WTA-IF-01-DR-A-1001
- Demolition First Floor Plan 1-688-WTA-IF-01-DR-A-1403
- Proposed First Floor Plan 1-688-WTA-IF-02-DR-A-1002
- Demolition Roof Plan 1-688-WTA-IF-02-DR-A-1404
- Proposed Roof Plan 1-688-WTA-IF-03-DR-A-1004
- Proposed Second Floor Plan 1-688-WTA-IF-04-DR-A-1003
- Proposed Basement Plan 1-688-WTA-IF-B-DR-A-0000
- Demolition Basement Plan 1-688-WTA-IF-B-DR-A-0400
- Demolition Ground Floor Plan 1-688-WTA-IF-GF-DR-A-1401
- Demolition Interstitial Floor Plan 1-688-WTA-IF-GF-DR-A-1402
- Topographical Survey

Stage 2 Structural Report (Waterman - August 2023)

Energy and Sustainability Statement (Cundall - August 2023)

Geo-Environmental Assessment (Delta Simons - August 2023)

Preliminary Ecological Assessment (Greengage - August 2023)

Draft Travel Plan - (Vectos - August 2023)

Archaeology Desk Based Assessment (Mola - August 2023)

Air Quality and Odour Assessment (Cundall - 4th December 2023)

Transport Assessment (Vectos - August 2023)

Transport Note 8th November 2023 (Vectos)

Transport Note 5th December 2023 (Vectos)

Habitat Regulations Assessment (Greengage - December 2023)

Habitat Regulations Assessment Screening (Greengage - October 2023)

Security Summary (DP9, 16th November 2023)

Design and Access Statement (Waugh Thistleton Architects - September 2023)

Design and Access Statement Addendum (Waugh Thistleton Architects, November 2023)

Planning Statement (DP9, August 2023)
Heritage Statement V.1a (John Lowe Heritage - August 2023)
Flood Risk Assessment and Drainage Assessment (Waterman - August 2023)
Land Use Planning Note (DP9, December 2023)

Reason

For the avoidance of doubt and in the interests of good planning and to ensure compliance with local and national planning policies.

3 Condition

Prior to any construction works commencing, final details of the proposed surface water drainage scheme which achieves a discharge rate of 2l/s, shall be submitted to and approved in writing by the Local Planning Authority. Included, shall be a scheme of maintenance. Once approved the drainage shall be installed as agreed and implemented prior to any occupation.

Reason

In the interests of ensuring satisfactory drainage to serve the proposed development, in accordance with Policies 5, 33 and 34 of the North East Lincolnshire Local Plan 2013-2032 (Adopted 2018).

4 Condition

The development shall be carried out in accordance with the submitted Flood Risk Assessment (ref WIE18268-100-R-2-1-4-FRA dated 23rd August 2023, Waterman Infrastructure and Environment Limited) and the following mitigation measures it details:

- Flood resistance and resilience measures to be incorporated as stated in section 3.12.
- Safe refuge to be provided as stated in section 3.13.

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

Reason

To reduce the risk of flooding to the proposed development and future occupants, in accordance with Policies 5, 33 and 34 of the North East Lincolnshire Local Plan 2013-2032 (Adopted 2018).

5 Condition

Prior to any occupation in any building, a Flood Warning and Evacuation Plan shall be submitted to and approved in writing by the Local Planning Authority. It shall include details of management of the basement area as advised by the Environment Agency. Once approved the Plan shall be adhered to at all times following first occupation.

Reason

To ensure the safety of future occupiers of the building in the event of a flood, in accordance with Policies 5 and 33 of the North East Lincolnshire Local Plan 2013-2032 (Adopted 2018).

6 Condition

No demolition or construction work shall be carried out on or before 08:00 or after 18:00 Mondays to Fridays inclusive, before 08:00 or after 13:00 on Saturdays and at any time on Sundays or Bank Holidays , unless otherwise agreed in writing by the Local Planning Authority.

Reason

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

7 Condition

Prior to any development commencing a Construction Management Plan (CMP) shall be submitted to and approved in writing by the Local Planning Authority. The CMP shall include details of the control measures that will be employed to control the impact of noise, vibration and dust during the construction phase (inclusive of operating hours). This shall accord with the recommendations set out in the Air Quality and Odour Assessment and the Geo Environmental Assessment. The approved CMP and control measures it contains shall be implemented throughout the conversion and construction phase. The noise assessment must comply with the requirements of British Standard 5228 unless otherwise approved. No burning of demolition/construction waste material shall take place on site. The measures shall be applied as agreed.

Reason

In the interests of public health and local amenity, in accordance with Policy 5 of the North East Lincolnshire Local Plan 2013-2032 (Adopted 2018).

8 Condition

Prior to the commencement of any demolition works a detailed method statement outlining the method of demolition and measures to prevent pollution to the environment and nuisance from noise and dust to surrounding occupiers shall be submitted in writing to the local authority for its written approval. Demolition shall only thereafter be undertaken in accordance with the approved method statement.

Reason

In the interests of public health and local amenity, in accordance with Policy 5 of the North East Lincolnshire Local Plan 2013-2032 (Adopted 2018).

9 Condition

Prior to the installation of any external ventilation and extraction equipment final details including their acoustic performance and, where applicable, the method of

odour control and the air source heat pumps shall be submitted to and approved in writing by the Local Planning Authority. The details of which shall accord with the recommendations set out in the Air Quality and Odour Assessment. Such a scheme as approved shall be implemented in its entirety prior to any occupation in any of the buildings and shall thereafter be so retained.

Reason

To protect local amenity and heritage in accordance with Policies 5 and 39 of the North East Lincolnshire Local Plan 2013-2032 (Adopted 2018).

10 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 11 to 13 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 14 has been complied with in relation to that contamination.

Reason

To ensure any contamination is dealt with appropriately, in accordance with Policy 5 of the North East Lincolnshire Local Plan 2013-2032 (Adopted 2018).

11 Condition

An investigation and risk assessment, in addition to the Geo Environmental Assessment, 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 before development commences. 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 any contamination is dealt with appropriately, in accordance with Policy 5 of the North East Lincolnshire Local Plan 2013-2032 (Adopted 2018).

12 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 any contamination is dealt with appropriately, in accordance with Policy 5 of the North East Lincolnshire Local Plan 2013-2032 (Adopted 2018).

13 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, 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 any contamination is dealt with appropriately, in accordance with Policy 5 of the North East Lincolnshire Local Plan 2013-2032 (Adopted 2018).

14 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 11, and where remediation is necessary a remediation scheme must be prepared in accordance with the requirements of condition 12, 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 13.

Reason

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

15 Condition

Prior to any occupation in any building, a final scheme of security measures which adheres to the principles set out in 'Security Commitments' for the following items shall be submitted to and approved in writing by the Local Planning Authority.

- HVM measures;
- CCTV and lighting (internal and external)
- Security standard of windows (including any laminate glazing) and doors
- Security control room and mail screening and Security
- Alarms
- Access control

Once approved the measures shall be installed in strict accordance with the agreed details before any occupation of any building occurs. The measures shall be retained as approved thereafter.

Reason

In the interests of good design, security and safety, in accordance with Policies 5, 22 and 39 of the North East Lincolnshire Local Plan 2013-2032 (Adopted 2018).

16 Condition

In line with the Archaeological Desk Based Assessment by Mola, no development shall take place until the applicant has:-

- (i) submitted a Written Scheme of Investigation or Specification for Works, for a programme of archaeological work, to the Local Planning Authority.
- (ii) received written approval of the Written Scheme of Investigation for a programme of archaeological work from the Local Planning Authority.
- (iii) implemented, or secured implementation of the Written Scheme of Investigation for a programme of archaeological work.

Use of the development shall not take place until the applicant has:-

- (iv) published, or secured the publishing of the findings resulting from the programme of archaeological work within a suitable media.
- (v) deposited, or secured the deposition of the resulting archive from the programme of archaeological work with an appropriate organisation.

Reason

The site contains a Historic Environment Asset which requires recording prior to alteration or destruction, in accordance with Policies 5 and 39 of the North East Lincolnshire Local Plan 2013-2032 (Adopted 2018).

17 Condition

Prior to each of the following being installed final details including full specifications shall be submitted to and approved in writing by the Local Planning Authority.

- Windows and doors;
- Curtain Walling;
- External finish of the steel stair/lift enclosure and extension;
- New brickwork, mortar and plinths, including protruding patterned brickwork;
- PV panels;
- Rooflights;
- Rainwater goods;
- Roof extension materials and finish;
- Reinstatement of the conveyor/gantries;
- Proposed balustrade for south building.

Once approved, development shall proceed in strict accordance with the approved details unless, otherwise submitted to and approved in writing by the Local Planning Authority.

Reason

In the interests of good design and heritage, in accordance with Policies 5, 22 and 39 of the North East Lincolnshire Local Plan 2013-2032 (Adopted 2018).

18 Condition

Prior to any development commencing, a Construction Environmental Management Plan shall be submitted to and approved in writing by the Local Planning Authority. This shall adhere to the recommendations set out in the Preliminary Ecological Appraisal and Shadow Habitat Regulations Assessment - December 2023 by Greengage and those in the Air Quality and Odour Assessment by Cundall. Once approved, the Plan shall be adhered to at all times during the course of development.

Reason

In the interests of ecology and protecting the natural environment , in accordance with Policies 5 and 41 of the North East Lincolnshire Local Plan 2013-2032 (Adopted 2018).

19 Condition

Prior to any development commencing, an Ecological Management Plan shall be submitted to and approved in writing by the Local Planning Authority. This shall adhere to the recommendations set out in the Preliminary Ecological Appraisal by Greengage. Once approved, the Plan shall be adhered to at all times during the course and operation of development.

Reason

In the interests of ecology and protecting the natural environment, in accordance with Policies 5 and 41 of the North East Lincolnshire Local Plan 2013-2032 (Adopted 2018).

20 Condition

All demolition, strip out, conversion and construction work shall adhere to the recommendations set out in the Preliminary Ecological Appraisal and the Shadow Habitat Regulations Assessment - December 2023 by Greengage.

Reason

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

21 Condition

Before any demolition, strip out, conversion and construction work occurs, bat and hibernation assessments as identified in the Preliminary Ecological Appraisal by Greengage shall be undertaken and the assessments including any identified mitigation shall be submitted to and approved in writing by the Local Planning Authority. Once approved, any mitigation shall be adhered to or installed in line with the timescales therein.

Reason

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

22 Condition

Before any works to the car park begin, final details of the layout to include a minimum of 5% of the total number reserved for those with mobility impairments, and 3 EV chargers, shall be submitted to and approved in writing by the Local Planning Authority. This shall also include full details of the intended refuse store and public realm and landscaping works and a schedule for maintenance. Works to the car park, landscaping, public realm and the installation of the refuse store shall be completed in full in accordance with the approved details before the buildings are first brought into use. They shall be retained as approved thereafter.

Reason

In the interests of ensuring suitable and fit for purpose parking and refuse facilities and in the interests of sustainability, accessibility and good design in accordance with Policies 5, 22, 38 and 42 of the North East Lincolnshire Local Plan 2013-2032 (Adopted 2018).

- 23 Condition
Prior to any occupation in any building a Travel Plan which accords with the principles set out in the Draft Workplace Travel Plan, Transport Assessment and Transport Notes and the advice set out in the Highway Officers comments (12th December) shall be submitted to and approved in writing by the Local Planning Authority. Once approved, the Transport Notes and Travel Plan shall be adhered to at all times following first occupation.

Reason

In the interests of sustainable travel, in accordance with Policies 5 and 36 of the North East Lincolnshire Local Plan 2013-2032 (Adopted 2018).

- 24 Condition
No development shall take place until a Construction Traffic Management Plan (CTMP) has been submitted to and approved in writing by the Local Planning Authority. The CTMP shall include:

- Contact details of the person with responsibility for the implementation of the Plan;
- The expected number, types and size of vehicles during the entire construction period;
- Construction traffic routing;
- Details of on-site parking provision for construction related vehicles;
- Details of on-site storage areas for materials and if applicable temporary fencing to the site;
- Details of expected delivery schedules and how this will be managed; and
- Details of wheel washing facilities (locations, types etc.).

The approved Plan and control measures it contains shall be implemented throughout the construction phase.

Reason

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

- 25 Condition
Before the events space is first brought into use, an events management plan shall be submitted to and approved in writing by the Local Planning Authority. Once approved, occupation shall only occur in strict accordance with the approved Plan.

Reason

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

Informatives

1 Reason for Approval

The Local Planning Authority has had regard to development plan policies and especially those in the North East Lincolnshire Local Plan. The proposal represents a significant investment in a key historic building which will secure a viable use for the building as well important works to secure its long term future. The proposal would result in enhancements to the building and wider area and its significance for Grimsby Docks cannot be underestimated. It 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, 8, 10, 11, 12, 22, 23, 29, 31, 33, 34, 36, 38, 39, 41 and 42.

2 Added Value Statement

Article 31(1)(cc) Statement - Positive and Proactive Approach

In accordance with paragraph 187 of the National Planning Policy Framework, the Local Authority has worked in a positive and proactive manner with the applicant to seek solutions to problems arising, by securing further and amended information to respond to consultation feedback.

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 the informative advice from:

- Northern Powergrid (8th September 2023)
- Cadent Gas (14th September 2023)
- Humberside Fire and Rescue (18th September 2023)
- Anglian Water (25th September 2023)
- Environment Agency (26th September 2023)
- Environmental Health (5th October 2023)

Which can be viewed on the Council website.

Minute of the Planning Committee 3rd January 2024

Item: 4

Application Number: DM/0865/23/LBC

Application Type: Listed Building Consent

Application Site: Grimsby Ice Factory Fish Dock Road Grimsby Docks
Grimsby

Proposal: Restoration, extension, alterations and conversion of the Ice Factory North and South buildings to provision office, conference, events and leisure floorspace, and food and beverage floorspace, alongside the construction of a new internal access road with servicing and delivery provision and public realm works, and the delivery of car, coach and cycle parking facilities, alongside all associated and ancillary works.

Applicant's Name and Address: IF 1900 Ltd C/o Agent (DP9 Ltd) (London) SW1Y 5NQ	Agent's Name and Address: Mr Nathan Hall DP9 Ltd DP9 Planning Consultants 100 Pall Mall London SW1Y 5NQ
---	--

Deposited: 1st September 2023
2023

Accepted: 19th September

Expiry Date: 14th November 2023

Agreed Extension of Time Date:

Case Officer: Cheryl Jarvis

Decision: Approved with Conditions and decision to be issued simultaneously with planning application number DM/0864/23/FUL.

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

Reason

To comply with S.18 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

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

- Proposed Site Plan 1-688-WTA-IF-GF-DR-A-0003
- Proposed Ground Floor Plan 1-688-WTA-IF-GF-A-1000
- Site Location Plan 1-688-WTA-IF-0-DR-A-0001
- Proposed Internal South Building Elevations - 1-688-WTA-IF-ZZ-DR-A-1230
- Proposed Internal North Building Elevations - 1-688-WTA-IF-ZZ-A-1220
- Proposed North Building Elevations - 1-688-WTA-IF-ZZ-DR-A-1200
- Proposed South Building Elevations - 1-688-WTA-IF-ZZ-DR-A-1210
- Area Schedule 1-688-WTA-00-ZZ-SC-A-9001
- North Building Demolition Elevations 1-688-WTA-IF-ZZ-DR-A-0500
- South Building Demolition Elevations 1-688-WTA-IF-ZZ-DR-A-0510
- Demolition Sections 1-688-WTA-IF-ZZ-DR-A-0600
- North Building Proposed Elevations 1-688-WTA-IF-ZZ-DR-A-1200
- Sections Proposed 1-688-WTA-IF-ZZ-DR-A-1300
- Interstitial Floor Proposed - 1-688-WTA-IF-01-DR-A-1001
- Demolition First Floor Plan 1-688-WTA-IF-01-DR-A-1403
- Proposed First Floor Plan 1-688-WTA-IF-02-DR-A-1002
- Demolition Roof Plan 1-688-WTA-IF-02-DR-A-1404
- Proposed Roof Plan 1-688-WTA-IF-03-DR-A-1004
- Proposed Second Floor Plan 1-688-WTA-IF-04-DR-A-1003
- Proposed Basement Plan 1-688-WTA-IF-B-DR-A-0000
- Demolition Basement Plan 1-688-WTA-IF-B-DR-A-0400
- Demolition Ground Floor Plan 1-688-WTA-IF-GF-DR-A-1401
- Demolition Interstitial Floor Plan 1-688-WTA-IF-GF-DR-A-1402
- Topographical Survey

Stage 2 Structural Report (Waterman - August 2023)

Archaeology Desk Based Assessment (Mola - August 2023)

Design and Access Statement (Waugh Thistleton Architects - September 2023)

Design and Access Statement Addendum (Waugh Thistleton Architects - November 2023)

Planning Statement (DP9, August 2023)

Heritage Statement V.1a (John Lowe Heritage - August 2023)

Reason

For the avoidance of doubt and in the interests of good planning and to ensure compliance with local and national planning policies.

3 Condition

In line with the Archaeological Desk Based Assessment by Mola, no development shall take place until the applicant has:-

- (i) submitted a Written Scheme of Investigation or Specification for Works, for a programme of archaeological work, to the Local Planning Authority.
- (ii) received written approval of the Written Scheme of Investigation for a programme of archaeological work from the Local Planning Authority.
- (iii) implemented, or secured implementation of the Written Scheme of Investigation for a programme of archaeological work.

Use of the development shall not take place until the applicant has:-

- (iv) published, or secured the publishing of the findings resulting from the programme of archaeological work within a suitable media.
- (v) deposited, or secured the deposition of the resulting archive from the programme of archaeological work with an appropriate organisation.

Reason

The site contains a Historic Environment Asset which requires recording prior to alteration or destruction, in accordance with Policy 39 of the North East Lincolnshire Local Plan 2013-2032 (Adopted 2018).

4 Condition

Prior to each of the following being installed final details including full specifications shall be submitted to and approved in writing by the Local Planning Authority.

- Windows and doors;
- Curtain Walling;
- External finish of the steel stair/lift enclosure and extension;
- New brickwork, mortar and plinths, including protruding patterned brickwork;
- PV panels;
- Rooflights;
- Rainwater Goods;
- Roof extension materials and finish;
- Reinstatement of the conveyor/gantries;
- Proposed balustrade for south building.

Once approved, development shall proceed in strict accordance with the approved details unless, otherwise submitted to and approved in writing by the Local Planning Authority.

Reason

In the interests of good design and heritage, in accordance with Policy 39 of the North East Lincolnshire Local Plan 2013-2032 (Adopted 2018).

- 5 Condition
Once an assessment has been made on the basement following successful entry, full details of the finishes, fixtures and fittings, including retention, removal or relocation of any historic fabric shall be submitted to and approved in writing by the Local Planning Authority. Once approved, development shall proceed in strict accordance with the agreed details.

Reason

In the interests of good design and heritage, in accordance with Policy 39 of the North East Lincolnshire Local Plan 2013-2032 (Adopted 2018).

- 6 Condition
As a minimum and subject to physical condition, the following pieces of historic machinery within the southern and eastern ice tank rooms shall be retained as a representative example of former process:

- 1x Can filling equipment
- 1x ice tank channel (southernmost) with elements and timber floor covering
- 1x thawing tank (southernmost) and tipping basket
- 15 ice cans
- 1x ice can motor
- 6x slatted tipping floor panels
- Minimum 5m Section of conveyor
- Southernmost ice crushers and elevators
- 1x crane

Unless otherwise agreed in writing by the Local Planning Authority in consultation with Historic England.

Reason

In the interests of character and architectural integrity and to protect the character of the listed building in accordance with Policy 39 of the North East Lincolnshire Local Plan 2013-2032 (Adopted 2018).

- 7 Condition
Notwithstanding that already detailed in condition 6 and other than the baseline works already accepted through the submission and prior to the commencement of any further works, a methodology statement which includes the method and programme for the retention, removal and storage of the historic machinery and equipment on a room by room and area by area basis shall be submitted to and agreed in writing by the Local Planning Authority in consultation with Historic England. This shall follow the principles established through the Heritage Assessment. Works shall be carried out in accordance with the approved methodology statement unless otherwise agreed in writing by the Local Planning Authority.

Reason

In the interests of character and architectural integrity and to protect the character of the listed building in accordance with Policy 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 represents a significant investment in a key historic building which will secure a viable use for the building as well important works to secure its long term future. The proposal would result in enhancements to the building and wider area and its significance for Grimsby Docks cannot be underestimated. It 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 policy 39.

2 Added Value Statement

Article 31(1)(cc) Statement - Positive and Proactive Approach

In accordance with paragraph 187 of the National Planning Policy Framework, the Local Authority has worked in a positive and proactive manner with the applicant to seek solutions to problems arising, by securing further and amended information to respond to consultation feedback.

Minute of the Planning Committee 3rd January 2024

Item: 5

Application Number: DM/0769/23/FUL

Application Type: Full Application

Application Site: Land At Auckland Road Grimsby Docks Grimsby

Proposal: Erect 5 storey hotel (Use Class C1) with associated public realm works, car parking and various associated works

Applicant's Name and Address: KH 1900 Ltd C/O Agent (DP9 Ltd) London SW1Y 5NQ	Agent's Name and Address: Mr Nathan Hall DP9 Ltd DP9 Planning Consultants 100 Pall Mall London SW1Y 5NQ
---	--

Deposited: 4th August 2023

Accepted: 17th August 2023

Expiry Date: 16th November 2023

Agreed Extension of Time Date:

Case Officer: Cheryl Jarvis

Decision: Approved with conditions subject to resolution of ecology and health and safety executive matters with the issue of the decision notice delegated to the Assistant Director Regeneration.

- 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 approved plans and specifications:

- Site Location Plan 1_688-WTA-H-00-DR-A-0001
- Street Scene Elevation 1_688-WTA-H-ZZ-DR-A-1210
- Proposed Elevations 1_688-WTA-H-ZZ-DR-A-1200
- Proposed Section 1_688-WTA-H-ZZ-DR-A-1300
- Proposed Site Plan 1_688-WTA-H-00-DR-A-0003
- Topographical Survey
- Proposed Ground Floor Plan 1_688-WTA-H-00-DR-A-1100
- Proposed First Floor Plan 1_688-WTA-H-01-DR-A-1101
- Proposed Second-Fourth Floor Plans 1_688-WTA-H-02-DR-A-1102
- Proposed Roof Plan 1_688-WTA-H-03-DR-A-1103 and 1_688-WTA-H-R-DR-A-1104
- Proposed Facade Detail 1_688-WTA-H-ZZ-DR-A-4000
- Area Schedule 1_688-WTA-H-ZZ-S-A-9000

Delivery and Servicing Plan (Vectos, August 2023)

Planning Statement (DP9, August 2023)

Transport Statement Final (Vectos, August 2023)

Travel Plan (Vectos, August 2023)

Townscape, Heritage and Visual Impact Assessment (Jon Lowe Heritage, July 2023)

Preliminary Ecology Appraisal (Greengage, August 2023)

Energy & Sustainability Statement (Cundall, 7th August 2023)

Archaeology Design Based Assessment (MOLA, August 2023)

Acoustic Design Report (Waterman, August 2023)

Transport Technical Note (Vectos, 18th October 2023)

HRA Screening (Greengage, 17th October 2023)

Habitat Regulations Assessment (Greengage, December 2023)

Design and Access Statement Addendum (Waugh Thistleton Architects, September and December 2023)

Flood Risk Assessment and Drainage Strategy (Watermans, August 2023)

Design and Access Statement (Waugh Thistleton Architects, July 2023)

Security Summary (DP9, 16th November 2023)

Planning Note (DP9, 4th December 2023)

Air Quality and Odour Assessment (Cundall, 4th December 2023)

Geo Environmental Assessment (Delta Simons, August 2023)

Reason

For the avoidance of doubt and in the interests of good planning and to ensure compliance with local and national planning policies.

3 Condition

Prior to any construction works commencing, final details of the proposed surface water drainage scheme which achieves a discharge rate of 2l/s, shall be submitted to and approved in writing by the Local Planning Authority. Included, shall be a scheme of maintenance. Once approved the drainage shall be

installed as agreed and implemented prior to any occupation.

Reason

In the interests of ensuring satisfactory drainage to serve the proposed development, in accordance with Policies 5, 33 and 34 of the North East Lincolnshire Local Plan 2013-2032 (Adopted 2018).

4 Condition

The development shall be carried out in accordance with the submitted Flood Risk Assessment (ref WIE18268-100-R-3-2-1-FRA dated 23rd August 2023, Waterman Infrastructure and Environment Limited) and the following mitigation measures it details:

- As detailed in section 3.9 of the FRA, there shall be no sleeping accommodation on the ground floor.
- The finished floor level of the first floor shall be set no lower than 4.25 metres above the existing ground level.
- Flood resistance and resilience measures shall be incorporated as stated in section 3.11.

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

Reason

To reduce the risk of flooding to the proposed development and future occupants, in accordance with Policies 5, 33 and 34 of the North East Lincolnshire Local Plan 2013-2032 (Adopted 2018).

5 Condition

Prior to any occupation, a Flood Warning and Evacuation Plan shall be submitted to and approved in writing by the Local Planning Authority. Once approved the Plan shall be adhered to at all times following first occupation.

Reason

To ensure the safety of future occupiers of the building in the event of a flood, in accordance with Policies 5 and 33 of the North East Lincolnshire Local Plan 2013-2032 (Adopted 2018).

6 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 ensure that the proposed development does not harm groundwater resource or ecology, in accordance with Policies 5, 34 and 41 of the North East Lincolnshire Local Plan 2013-2032 (Adopted 2018).

7 Condition

No construction work shall be carried out on or before 08:00 or after 18:00 on any day unless otherwise agreed in writing by the Local Planning Authority.

Reason

In the interests of local amenity and ecology, in accordance with Policy 5 and 41 of the North East Lincolnshire Local Plan 2013-2032 (Adopted 2018).

8 Condition

No construction works shall take place until a Construction Management Plan (CMP) has been submitted to and approved in writing by the Local Planning Authority. The CMP shall include details of the control measures that will be employed to control the impact of noise, vibration and dust during the construction phase (inclusive of operating hours). This shall accord with the recommendations set out in the Air Quality and Odour Assessment. The approved CMP and control measures it contains shall be implemented throughout the construction phase. The noise assessment must comply with the requirements of British Standard 5228 unless otherwise approved. No burning of demolition/construction waste material shall take place on site. The measures shall be applied as agreed.

Reason

In the interests of public health and local amenity, in accordance with Policy 5 of the North East Lincolnshire Local Plan 2013-2032 (Adopted 2018).

9 Condition

Prior to the installation of any external ventilation and extraction equipment final details including their acoustic performance and, where applicable, the method of odour control shall be submitted to and approved in writing by the Local Planning Authority. The details of which shall accord with the recommendations set out in the Air Quality and Odour Assessment. Such a scheme as approved shall be implemented in its entirety prior to any occupation and shall thereafter be so retained.

Reason

To protect local amenity and heritage, in accordance with Policies 5 and 39 of the North East Lincolnshire Local Plan 2013-2032 (Adopted 2018).

10 Condition

Prior to the commencement of development a supplementary investigation /assessment of the site shall be undertaken in accordance with the

recommendations contained within the Geo-Environmental Assessment (ref: 95315.572508) prepared by Delta Simons, dated August 2023. The investigation shall be undertaken to the satisfaction of the Local Planning Authority (LPA) and details of all results, assessment and measures needed to render the development safe shall be submitted to and approved by the LPA before the development is commenced or in accordance with a timetable to be agreed with the LPA.

Reason

To ensure potential risks arising from previous site uses have been fully assessed and mitigated, in accordance with Policy 5 of the North East Lincolnshire Local Plan 2013-2032 (Adopted 2018).

11 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 before development commences. 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 any contamination is dealt with appropriately, in accordance with Policy 5 of the North East Lincolnshire Local Plan 2013-2032 (Adopted 2018).

12 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, 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 any contamination is dealt with appropriately, in accordance with Policy 5 of the North East Lincolnshire Local Plan 2013-2032 (Adopted 2018).

13 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 11, 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 12.

Reason

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

14 Condition

Prior to any occupation, a final scheme of security measures shall be submitted to and approved in writing by the Local Planning Authority. This shall adhere to the 'Security Commitments'. Once approved the measures shall be installed in strict accordance with the agreed details before any occupation occurs. The measures shall be retained as approved thereafter.

Reason

In the interests of good design, security and safety, in accordance with Policies 5 and 22 of the North East Lincolnshire Local Plan 2013-2032 (Adopted 2018).

15 Condition

Prior to each of the following being installed final details including full specifications shall be submitted to and approved in writing by the Local Planning Authority. Specifications shall adhere to the Acoustic Report.

- Wall and roof metal cladding;
- Windows and doors;
- Curtain walling;
- Parapet coping and gutters;
- Rainwater pipes and hoppers;
- Stringcourses;
- Rooflights;
- Substation;
- Canopy.

Once approved, development shall proceed in strict accordance with the approved details unless, otherwise submitted to and approved in writing by the Local Planning Authority.

Reason

In the interests of good design and heritage, in accordance with Policies 5 and 39 of the North East Lincolnshire Local Plan 2013-2032 (Adopted 2018).

16 Condition

Prior to any development commencing, a Construction Environmental

Management Plan shall be submitted to and approved in writing by the Local Planning Authority. This shall adhere to the recommendations set out in the Preliminary Ecological Appraisal and Shadow Habitat Regulations Assessment - December 2023 by Greengage and those in the Air Quality and Odour Assessment by Cundall. Once approved, the Plan shall be adhered to at all times during the course of development.

Reason

In the interests of ecology and protecting the natural environment , in accordance with Policies 5 and 41 of the North East Lincolnshire Local Plan 2013-2032 (Adopted 2018).

17 Condition

Prior to any construction commencing, an Ecological Management Plan shall be submitted to and approved in writing by the Local Planning Authority. This shall adhere to the recommendations set out in the Preliminary Ecological Appraisal by Greengage. Once approved, the Plan shall be adhered to at all times during the course of development.

Reason

In the interests of ecology and protecting the natural environment , in accordance with Policies 5 and 41 of the North East Lincolnshire Local Plan 2013-2032 (Adopted 2018)

18 Condition

All construction work shall adhere to the recommendations set out in the Preliminary Ecological Appraisal and the Shadow Habitat Regulations Assessment - December 2023 by Greengage.

Reason

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

19 Condition

Before any works to the car park begin, final details of the layout to include a minimum of 5% of the total number reserved for those with mobility impairments shall be submitted to and approved in writing by the Local Planning Authority. Details shall also include full details of the public realm, landscaping works and security measures. Works to the car park, landscaping, public realm and security measures shall be completed in full in accordance with the approved details before the building is first brought into use. They shall be retained as approved thereafter.

Reason

In the interests of ensuring suitable and fit for purpose parking and in the interests of visual amenity, in accordance with Policies 5, 38 and 42 of the North East Lincolnshire Local Plan 2013-2032 (Adopted 2018).

20 Condition
Prior to any occupation a Final Travel Plan which accords with the principles set out in the Travel Plan submitted with the application, but includes those additional measures set out in the Highway Authority's response of 6th December 2023, shall be submitted to and approved in writing by the Local Planning Authority. Once approved, the Travel Plan shall be adhered to at all times following first occupation.

Reason

In the interests of sustainable travel, in accordance with Policies 5 and 36 of the North East Lincolnshire Local Plan 2013-2032 (Adopted 2018).

21 Condition
No development shall take place until a Construction Traffic Management Plan (CTMP) has been submitted to and approved in writing by the Local Planning Authority. The CTMP shall include:

- Contact details of the person with responsibility for the implementation of the Plan;
- The expected number, types and size of vehicles during the entire construction period;
- Construction traffic routing;
- Details of on-site parking provision for construction related vehicles;
- Details of on-site storage areas for materials and if applicable temporary fencing to the site;
- Details of expected delivery schedules and how this will be managed; and
- Details of wheel washing facilities (locations, types etc.).

The approved Plan and control measures it contains shall be implemented throughout the construction phase.

Reason

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

22 Condition
In line with the Archaeological Desk Based Assessment by Mola, no development shall take place until the applicant has:-

- (i) submitted a Written Scheme of Investigation or Specification for Works, for a programme of archaeological work, to the Local Planning Authority.
- (ii) received written approval of the Written Scheme of Investigation for a programme of archaeological work from the Local Planning Authority.
- (iii) implemented, or secured implementation of the Written Scheme of Investigation for a programme of archaeological work.

Use of the development shall not take place until the applicant has:-

(iv) published, or secured the publishing of the findings resulting from the programme of archaeological work within a suitable media.

(v) deposited, or secured the deposition of the resulting archive from the programme of archaeological work with an appropriate organisation.

Reason

The site contains a Historic Environment Asset which requires recording prior to alteration or destruction, in accordance with Policies 5 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 represents a significant investment in Grimsby Docks. The proposal would result in enhancements to the wider area and its significance for Grimsby cannot be underestimated. It 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, 8, 10, 11, 12, 22, 23, 29, 31, 33, 34, 36, 38, 39, 41 and 42.

2 Added Value Statement

Article 31(1)(cc) Statement - Positive and Proactive Approach

In accordance with paragraph 187 of the National Planning Policy Framework, the Local Authority has worked in a positive and proactive manner with the applicant to seek solutions to problems arising, by securing further and amended information to respond to consultation feedback.

3 Informative

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

4 Informative

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

5 Informative

Please note the informative advice from:

- Cadent Gas (23rd August 2023)
- Humberside Fire and Rescue (25th August 2023)
- Anglian Water (4th September 2023)
- Environment Agency (18th September 2023)
- Environmental Health (13th September 2023)

Which can be viewed on the Council website.

Minute of the Planning Committee 3rd January 2024

Item: 6

Application Number: DM/1022/22/FUL

Application Type: Full Application

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

Proposal: Variation of Conditions 2 (Approved Plans) and 4 (Flood Risk Mitigation Measures) pursuant to DM/0745/19/FUL for revision to include retaining wall and raise ground levels to Plot 1, install 1.8m high boundary fence to side of Plot 1 and amend the type of stormwater barriers

Applicant's Name and Address: Mr Paul Silvester Foresight (North East Lincolnshire) 60 Newmarket Street Grimsby North East Lincolnshire DN32 7SF	Agent's Name and Address: Mr Dieter Nelson Dieter Nelson Planning Consultancy Unit 2, Cleethorpes Business Centre Jackson Place Wilton Road Humberston Grimsby North East Lincolnshire DN36 4AS
---	---

Deposited: 18th November 2022

Accepted: 9th December 2022

Expiry Date: 3rd February 2023

Agreed Extension of Time Date:

Case Officer: Richard Limmer

Decision: Approved with Conditions

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

Proposed Site Plan - 563-19-02C
Site Location Plan and Block Plan - 563-19-06C
Tree Protection and Service Trench - 563-19-06A
Existing and Proposed Site Sections - 563 19 05A
Proposed Plans and Elevations - 563 19 01C

Reason

For the avoidance of doubt in the interests of proper planning and in accordance with policies 5, 17, 22, 33, 34, 38 and 42 of the North East Lincolnshire Local Plan 2013-2032 (Adopted 2018).

2 Condition

The development shall be carried out in accordance with the surface and foul water drainage details approved under DM/0923/21/CND.

Reason

This condition is imposed to prevent the risk and impact of flooding and in accordance with policies 5, 33 and 34 of the North East Lincolnshire Local Plan 2013-2032 (Adopted 2018).

3 Condition

The development shall be carried out in accordance with the submitted flood risk assessment (RM Associates July 2019 Version 1) and the following mitigation measures it details:

- Ground finished floor level to be raised to 1.0m above existing ground level of 3.25m above Ordnance Datum
- Flood resilient construction to be incorporated to 300mm above finished floor level
- The fittings for and the 'Stormguard' demountable flood defence boards shall be fully installed and available to be used within 3 months of the date of this permission.
- Both dwellings to be two-storey

The mitigation measures shall be fully implemented prior to occupation and subsequently remain in place for the lifetime of the dwellings.

Reason

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

4 Condition

The development shall be built out in accordance with the Construction Traffic Management Plan and the Construction Management Plan approved under DM/0923/21/CND.

Reason

To ensure adequate access facilities are provided during construction, and for highway safety reasons in accordance with policy 5 of the North East Lincolnshire Local Plan 2013-2032 (Adopted 2018).

5 Condition

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

Reason

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

6 Condition

The development shall be built out in accordance with the Water Use Calculations approved under DM/0923/21/CND.

Reason

To ensure the efficient use of water and to accord with Policy 34 of the North East Lincolnshire Local Plan 2013-2032 (Adopted 2018).

7 Condition

The development permitted by this planning permission shall be constructed in accordance with the approved Arboricultural Report dated 3rd December 2019, from Engie Arboricultural Consultancy, and the Proposed Tree Protection and Service Trench drawing (563-19-06A), in particular the tree protection methods. The mitigation measures shall be fully implemented and retained at all stages during the construction period.

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

Informatives

1 Informative

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

- 2 Informative
The applicant's 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.

- 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 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, 33 and 42..

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

Minute of the Planning Committee 3rd January 2024

Item: 7

Application Number: DM/1049/23/FUL

Application Type: Full Application

Application Site: 109 Carr Lane Grimsby North East Lincolnshire DN32 8JR

Proposal: Demolish existing garage and outbuildings, erect single storey dwelling with driveway, landscaping and associated external works

Applicant's Name and Address: Mrs Christine Dabb 109 Carr Lane Grimsby North East Lincolnshire DN32 8JR	Agent's Name and Address: Mr Daniel Snowden Ross Davy Associates Pelham House 1 Grosvenor Street Grimsby DN32 0QH
---	--

Deposited: 25th October 2023

Accepted: 25th October 2023

Expiry Date: 20th December 2023

Agreed Extension of Time Date:

Case Officer: Bethany Loring

Decision: Refused

- 1 The proposal is contrary to policies 5 and 33 of the North East Lincolnshire Local Plan 2013-2032 (Adopted 2018) and the National Planning Policy Framework in that the proposed development is located within a high risk flood zone as identified in the Environment Agency Flood Risk Maps and in the Strategic Flood Risk Assessment and the scheme fails to pass the sequential and exception tests for development. In the absence of a sequential test being passed, it is not considered to be sustainable development. It cannot be justified on flood risk grounds.

- 2 The proposed development is contrary to policy 5 and 22 of the North East Lincolnshire Local Plan 2013-2032 (Adopted 2018) and the National Planning Policy Framework in that the development would not result in a good design or layout. This would be detrimental to the character and appearance of the area.

Informative

- 1 Informative
This application has been considered using the plans referenced RD5319-01, RD5319-04E and RD5319-05D.

Minute of the Planning Committee 3rd January 2024

Item: 8

Application Number: DM/1078/23/OUT

Application Type: Outline Application

Application Site: 146 North Sea Lane Humberston North East Lincolnshire
DN36 4XB

Proposal: Outline application to demolish two outbuildings and erect one dwelling with garage and provision of new access with all matters reserved

Applicant's Name and Address: Ms Tracey Wheatley 158 North Sea Lane Humberston North East Lincolnshire DN36 4XB	Agent's Name and Address: Mr Matt Deakins Ross Davy Associates Pelham House 1 Grosvenor Street Grimsby DN32 0QH
---	--

Deposited: 6th November 2023

Accepted: 6th November 2023

Expiry Date: 1st January 2024

Agreed Extension of Time Date: 5th January 2024

Case Officer: Emily Davidson

Decision: Approved with Conditions

- 1 Condition
Applications for approval of the matters referred to in Condition 2 (known as reserved matters) shall be made within three years of the date of this permission and the development to which it relates shall begin no later than whichever is the later of the following dates:
 - (a) three years from the date of the grant of outline planning permission
 - (b) two years from the final approval of the reserved matters, or in the case of

approval on different dates, final approval of the last such matter to be approved.

Reason

This permission is in outline only and the information is necessary for consideration of the detailed proposal as required by S.92 of the Town and Country Planning Act 1990.

2 Condition

This permission hereby granted is in outline form only and no development shall begin until full details of the following reserved matters have been submitted to and approved by the Local Planning Authority:

- (a) the layout, scale and appearance of the development;
- (b) means of access to the site;
- (c) a landscaping and biodiversity improvement scheme for the site including details of any existing trees, hedges and planting to be retained;
- (d) a scheme for sustainable surface water drainage following percolation tests and a foul water drainage scheme.

Reason

This permission is in outline only and the information is necessary for consideration of the detailed proposal as required by S.92 of the Town and Country Planning Act 1990.

3 Condition

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

Site Location, Existing and Proposed Block Plan - RD5436 - 01

Reason

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

4 Condition

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

1. Contact details of the person with responsibility for the implementation of the CTMP;
2. The expected number, types and size of vehicles during the entire construction period;
3. The proposed daily hours of operation during the construction period;
4. Details of on-site parking provision for construction related vehicles;
5. Details of on-site storage areas for materials, if required;
6. Details of expected delivery schedules and how this will be managed to

eliminate waiting on the public highway (i.e. call ahead or pre-booking scheduling system), if required; and

7. Details of wheel washing facilities (locations, types etc.).

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

Reason

To ensure adequate access facilities are provided during construction, and for highway safety reasons and to accord with Policy 5 of the North East Lincolnshire Local Plan 2013-2032 (adopted 2018).

5 Condition

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

Reason

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

Informatives

1 Reason for Approval

The Local Planning Authority has had regard to development plan policies and especially those in the North East Lincolnshire Local Plan. The proposal would not harm the area character or neighbouring amenity in principle 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 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 adding conditions to protect neighbouring amenity.

3 Informative

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

4 Informative

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

5 Informative

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

Minute of the Planning Committee 3rd January 2024

Item: 9

Application Number: DM/0944/23/FUL

Application Type: Full Application

Application Site: 209 Corporation Road Grimsby North East Lincolnshire
DN31 2PZ

Proposal: Change of use from cafe at ground floor with living accommodation to two self contained flats to include internal and external alterations

Applicant's Name and Address: Mr Emmanuel Jabaraj Ebenezer Property Consultants Ltd 1 Armada Avenue Brooklands Milton Keynes MK10 7FG	Agent's Name and Address: Martyn Shepherd 16 Connaught Avenue Grimsby North East Lincolnshire DN32 0BS
--	--

Deposited: 25th September 2023

Accepted: 10th October 2023

Expiry Date: 5th December 2023

Agreed Extension of Time Date: 5th January 2024

Case Officer: Bethany Loring

Decision: Refused

- 1 The development is contrary to policies 5 and 33 of the North East Lincolnshire Local Plan, 2013-2032 and advice in the National Planning Policy Framework in that the site is within an area of high flood risk and the mitigation measures proposed do not overcome the risk of flooding to the ground floor residential use proposed. The risk to life and property is not justified by the development.

Informative

1 Informative

This application has been considered in line with the following plans;

Site Location Plan and Block Plan - received 10th October 2023 and Proposed Floor Plans and Rear Elevation (11-9-23).

Minute of the Planning Committee 3rd January 2024

Item: 10

Application Number: DM/0992/23/OUT

Application Type: Outline Application

Application Site: Humber View Barton Street Ashby Cum Fenby North East Lincolnshire

Proposal: Outline application to demolish Humber View and erect two dwellings with access to be considered

Applicant's Name and Address: Mr John Collis Culzean House Tetney Grimsby DN36 5GA	Agent's Name and Address: Mr Daniel Snowden Ross Davy Associates Pelham House 1 Grosvenor Street Grimsby DN32 0QH
--	--

Deposited: 9th October 2023

Accepted: 9th October 2023

Expiry Date: 4th December 2023

Agreed Extension of Time Date: 5th January 2024

Case Officer: Richard Limmer

Decision: Approved with Conditions

- 1 Condition
Applications for approval of the matters referred to in Condition 2 (known as reserved matters) shall be made within three years of the date of this permission and the development to which it relates shall begin no later than whichever is the later of the following dates:
 - (a) three years from the date of the grant of outline planning permission
 - (b) two years from the final approval of the reserved matters, or in the case of approval on different dates, final approval of the last such matter to be approved.

Reason

This permission is in outline only and the information is necessary for consideration of the detailed proposal as required by S.92 of the Town and Country Planning Act 1990.

2 Condition

This permission hereby granted is in outline form only and no development shall begin until full details of the following reserved matters have been submitted to and approved by the Local Planning Authority:

- (a) the layout, scale and appearance of the development;
- (b) a landscaping scheme for the site including details of existing trees, hedges and planting to be retained.

Reason

This permission is in outline only and the information is necessary for consideration of the detailed proposal as required by S.92 of the Town and Country Planning Act 1990.

3 Condition

The approved plans are the following:

- RD5502-01 site location plan
- RD5502-02 existing site plan
- RD5502-03 proposed site plan

Reason

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

4

Condition

Prior to the development commencing, including demolition, 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;
- Demolition method statement;
- The expected number, types and size of vehicles during the entire construction period;
- working and delivery hours, including their management;
- Visitor, construction and contractor parking areas;
- Materials storage area;
- Wheel cleaning facilities, including their location;
- Noise, vibration and dust mitigation measures;
- Construction traffic management plan.

Once approved, the Plan shall be adhered to at times during demolition and 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 2013-2032 (Adopted 2018).

5 Condition

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

Reason

To prevent an increased risk of flooding by ensuring the provision of a satisfactory means of foul and surface water disposal and in the interests of water efficiency in accordance with Policy 33 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 41.

2 Added Value Statement

Article 31(1)(cc) Statement - Positive and Proactive Approach

In accordance with paragraph 187 of the National Planning Policy Framework, the Local Authority has worked in a positive and proactive manner with the applicant to seek solutions to problems arising, by working with the applicant to resolve issues in the application.

3. Informative

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

4. Informative

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

5. Informative

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