

Planning Committee Dated: 7th August 2024

Summary List of Detailed Plans and Applications

Recommendation: Approved with Conditions	
Item:	1
Application No:	DM/1133/23/FUL
Application Type:	Full Application
Application Site:	Haven Cleethorpes Beach (Thorpe Park Holiday Camp) Anthonys Bank Road Humberston North East Lincolnshire
Proposal:	Retrospective redevelopment of outdoor activities area with associated landscaping, drainage and underground infrastructure in accordance with amended layout plans received by the Local Planning Authority on 22nd July 2024.
Applicant:	Haven Leisure Ltd
Case Officer:	Emily Davidson
Recommendation: Approved with Conditions	
Item:	2
Application No:	DM/0361/24/REM
Application Type:	Reserved Matters
Application Site:	Land At Bradley Road Barnoldby Le Beck North East Lincolnshire
Proposal:	Variation of Condition 1 (Approved Plans) following DM/0187/23/REM to amend house type, amended design and position of garage for Plot 1 (Amended Site Plan received July 2024 and amended boundary details for Plot 1)
Applicant:	Mr Paul Snape
Case Officer:	Richard Limmer

Recommendation: Approved with Conditions	
Item:	3
Application No:	DM/0408/24/FUL
Application Type:	Full Application
Application Site:	43 Weelsby Road Grimsby North East Lincolnshire DN32 0PZ
Proposal:	Variation of Condition 2 (Approved Plans) attached to DM/0647/23/FUL - to allow for increase in eaves and overall height, alterations to roof lights and removal of side door.
Applicant:	Mr Giles Ramsden
Case Officer:	Bethany Loring

Recommendation: Approved with Conditions	
Item:	4
Application No:	DM/0357/24/FUL
Application Type:	Full Application
Application Site:	49 Isaacs Hill Cleethorpes North East Lincolnshire DN35 8JT
Proposal:	Change of use from single residential dwelling to 6 bed apart-hotel with associated works (Amended Plan and Design & Access Statement received 3rd July 2024 to remove parking area to frontage, replace with drop off/pick up area only and updated parking and access details within D&A)
Applicant:	J And N D'Souza
Case Officer:	Bethany Loring

Recommendation: Approved with Conditions	
Item:	5
Application No:	DM/0338/24/FUL
Application Type:	Full Application
Application Site:	51 Isaacs Hill Cleethorpes North East Lincolnshire DN35 8JT
Proposal:	Change of use from single residential dwelling to 6 bed apart-hotel with associated works (Amended Plan and Design & Access Statement received 3rd July 2024 to remove parking area, replace with drop off/pick up area only and updated parking and access details within D&A)
Applicant:	J And N D'Souza
Case Officer:	Bethany Loring

Recommendation: Approved with Conditions	
Item:	6
Application No:	DM/0501/24/FUL
Application Type:	Full Application
Application Site:	Willys High Cliff Road Cleethorpes North East Lincolnshire
Proposal:	Removal of existing canopy, external alterations to front elevation to include new windows/doors, covered canopy, paving, installation of bollards and associated works
Applicant:	Mr Bill Parkinson
Case Officer:	Lauren Birkwood

PLANNING COMMITTEE - 7th August 2024

ITEM: 1 **RECOMMENDATION: Approved with Conditions**

APPLICATION No: DM/1133/23/FUL

APPLICATION TYPE: Full Application

**APPLICATION SITE: Haven Cleethorpes Beach (Thorpe Park Holiday Camp),
Anthonys Bank Road, Humberston, North East Lincolnshire, DN36 4GG**

PROPOSAL: Retrospective redevelopment of outdoor activities area with associated landscaping, drainage and underground infrastructure in accordance with amended layout plans received by the Local Planning Authority on 22nd July 2024.

APPLICANT:

Haven Leisure Ltd
1 Park Lane
Hemel Hempstead
HP2 4YL

AGENT:

Mr Casey Smith
Lichfields
3rd Floor
15 St Paul's Street
Leeds
LS1 2JG

DEPOSITED: 21st November 2023

ACCEPTED: 21st November 2023

TARGET DATE: 16th January 2024

PUBLICITY EXPIRY: 26th January 2024

**AGREED EXTENSION OF TIME DATE: 4th
March 2024**

**CONSULTATION EXPIRY: 16th December
2023**

CASE OFFICER: Emily Davidson

PROPOSAL

The proposal is for the retention of outdoor activities area with associated landscaping, drainage and underground infrastructure. The works include:

- Jump tower, jump bag and climbing wall
- Low Ropes
- Storage containers
- Sweet treats unit
- High ropes

- Big play area
- Refurbishment of MUGA
- Refurbishment of archery range
- Crazy golf
- Container bar and seating area
- Ranger station
- Activities hub and toilets
- Bungee trampolines
- Lighting
- New provision of 3 metre acoustic fence

As referenced in the planning history, a planning application for the same scheme was refused by planning committee on 3rd March 2023.
This did include the outside stage and screen.

The current proposal was presented at planning committee on the 28th February 2024 and was deferred to allow members to undertake a site visit and for any amendments to be considered and proposed by the applicant. It was also noted that members would like this visit to be in the main summer season for the complex to allow an informed viewing.

Within the time which has passed since the aforementioned planning committee, the applicant via their agent carried out a meeting with representatives of the neighbouring Fitties site to discuss the proposal. This has resulted in an amendment to the proposed plans to remove the stage and screen from the proposal. There were other discussions held around the box bar and jump tower, however, the applicants agent does not feel amendments need to be made to these elements. Other discussions also took place which do not form part of the consideration for this application.

The actual position of the elements of works are the same as refused under application DM/0527/22/FUL save for the important change in the removal of the stage and screen from the scheme . In relation to the new submission, the agent notes the following differences from the refused scheme.

- Removal of stage and screen
- Consultation with interested parties from Humberston Fitties.
- Further noise assessments.
- Installation of an acoustic fence.

The application is presented to Planning Committee due to the objection from Humberston Village Council and due to the number of objections received.

SITE

Haven Cleethorpes Beach (formerly Thorpe Park) is an established holiday site located in Humberston and within the wider resort area which includes Cleethorpes as allocated in the North East Lincolnshire Local Plan. The area is one of holiday use close to the beach

and sea. To the east lies the Fitties Conservation Area. The proposal is located within the main entertainment complex area for the site which includes the leisure pool and food and drink offerings and associated facilities.

RELEVANT PLANNING HISTORY

DM/1037/21/FUL - Redevelopment of outdoor activities area with associated landscaping, drainage and underground infrastructure (to include jump tower and jump bag, low ropes, climbing wall, containers, high ropes, security hut, cycle hire, tots play, sand pit, MUGA refurbishment, crazy golf, container bar with seating area, big play area, stage and giant screen, ranger station, activities hub, terrace area and trampolines). Approved.

DM/0527/22/FUL - Retrospective redevelopment of an outdoor activities area with associated landscaping, drainage and underground infrastructure. Refused at Planning Committee for the following reason;

'The development by reason of noise and disturbance is detrimental to local amenity and in particular to users of the Humberston Fitties site. This resultant noise and disturbance is also detrimental to the Humberston Fitties Conservation Area. The development is therefore contrary to Policy 5 and 39 of the North East Lincolnshire Local Plan 2103-2032 (Adopted 2018) and the core principles of the National Planning Policy Framework.'

RELEVANT PLANNING POLICIES AND BACKGROUND PAPERS

National Planning Policy Framework (2023)

NPPF12 - Achieving well designed places

North East Lincolnshire Local Plan 2013-2032 (adopted 2018)

PO5 - Development boundaries

PO12 - Tourism and visitor economy

PO22 - Good design in new developments

PO34 - Water management

PO39 - Conserve and enhance historic environ

Section 38(6) of the Planning and Compulsory Purchase Act 2004 states "if regard is to be had to the development plan for the purpose of any determination to be made under the planning Acts the determination must be made in accordance with the plan unless material considerations indicate otherwise". This is recognised in paragraph 11 of the NPPF, with paragraph 12 stating that the framework does not change the statutory status of the development plan as the starting point for decision making. The development plan for the area is comprised of the North East Lincolnshire Local Plan 2013-2032 (Adopted

2018).

REPRESENTATIONS RECEIVED

Highways Officer - No comments.

Heritage Officer - No heritage input required.

Ecology Officer - Content with noise management plan and recommends it is adhered to.

Trees and Woodlands Officer - Content with information provided.

Humberside Fire and Rescue - Adequate provisions should be made for firefighting requirements.

Drainage Officer - The proposed scheme is acceptable.

Natural England - Based on the plans submitted, Natural England considers that the proposed development will not have likely significant effects on the Humber Estuary SSSI, SPA, SAC and Ramsar site and has no objection to the proposed development.

Humberston Village Council - Objects that the stage is not located in the approved position.

Civic Society - Objects to the application.

Environment Agency - No objections. Recommend the need for an evacuation plan.

Neighbour Representations

Support:

Comments made broadly on the grounds of: The development brings jobs and custom to the area and is good for the economy. The noise is controlled. Offers affordable holiday accommodation. Attractive design.

Within the NEL borough:

5 Youngs Place

Outside the NEL borough:

21 Fiddlers Mill Wood Street, Bingley. 5 Tarrant Walk, Coventry. 21 Station Road, Hessle. 38 Hoylake Drive, Mexborough. 3 Pasture Croft, Rotherham. 5 Moorside Crescent Hall Green, Wakefield.

Objections:

Comments made broadly on the grounds of: Disturbance from noise. The proposal presents a safety hazard. The application is retrospective. The application is contrary to planning policy. Implications to ecology. The application was submitted in the closed season for the Fitties. Negatively impacts the conservation area. No consultation has been carried out with residents. A perceived favouring of Thorpe Park over the Fitties. Impact to the possible UNESCO status.

Within the NEL borough:

3 Haile Road, 77 Elliston Street, 405 Brereton Road. 294 Convamore Road. 33 Fairfax Road. 9 Great Coates Road. 9 Iona Drive. 24 Kings Road. 14 Newlands Park. 49 Robert Pearson Mews. 12 Welholme Road. 10 Wintringham Road. 10, 13, 18, 30, 32, 34, 37, 38, 46, 54, 56, 60, 69, 85, 87, 101, 112, 132, 141, 142, 144, 147, 148, 151, 153, 165, 173, 175, 182, 185, 188, 193, 229, 251, 252, 253, 255, 259, 263, 266, 268, 284, 300a, 310a, 313, 314b, 317a Humberston Fitties.

Outside the NEL Borough:

11 Eddy Road, Altershot. Ivy Cottage Main Road, 9, Bramble Cottage, The Green, Ashbourne. 1 Hopwas Close, Averham. 115 Elbridge Crescent, Bognor Regis. 9 Park House Crescent, Bradford. 3 Pearmain Court, Cambridge. 11 New Road, 61 Worcester Crescent, Derby. 4 Clayfield Avenue, 2 Low Road, Doncaster. 7 Main Street, Elloughton. 9 Lancaster Green, Gainsborough. 16 Wold View, Holton le Clay. 13 Banks Street, Horncastle. Fields Way, Huddersfield. 370 Broad Lane, Leeds. Flat 9 Victoria Gardens 195 London Road, Leicester. Pingley House 5 Hopwas Close, Newark. 80 Elvendon Road, Oxford. 40 Hope Avenue, Rotherham. 50 St Albans Close, Scunthorpe. 93 Industry Street, Sheffield. St Leondards, 17 Sylvan Avenue, Woodhall Spa.

APPRAISAL

Planning Considerations

- 1) Principle of Development
- 2) Design and Heritage
- 3) Noise
- 4) Neighbouring Amenity
- 5) Ecology
- 6) Other Considerations

- 1) Principle of Development

The proposal is located within the resort area of Humberston and Cleethorpes as defined in the North East Lincolnshire Local Plan (NELLP 2018). Policy 12 of the Local Plan

applies and seeks to promote the tourism offer of the Borough through protecting environmental resources. The principal use of the site is well established with the proposal adding to the facilities available. It serves to enhance the visitor economy of Cleethorpes.

It is also noted that the majority of the elements which are proposed have been previously approved under application DM/1037/21/FUL. However, the position of many of these has been altered from the previous approval. All of the items on this proposal are therefore of a retrospective nature. The planning history is referenced in this report, and it is acknowledged that a retrospective application to regularise the situation was refused at planning committee on 3rd March 2023 under planning reference DM/0527/22/FUL.

It is considered that in principle the development is acceptable, and it falls to judge the development against the site specifics as discussed below.

2) Design and Heritage

The application includes the refurbishment and installation of a number of outdoor attractions and services associated with the holiday park. These are available for visitors staying on the site. Attractions such as these are commonplace in complexes such as this one. The majority of these elements were approved under DM/1037/21/FUL and this application seeks to amend their locations. Some of the equipment is reasonably high, however, these are somewhat expected in the resort area and are set well within a part of the site which includes major buildings and a leisure pool with associated slides. The updating of the park in this manner is not considered to detract visually and indeed enhances the facilities and impression of this major resort area. From outside the site visual intrusion is minimal due to the existing character of the area, existing buildings and structures and landscaping.

Objections have noted impacts to the nearby conservation area, Humberston Fitties both visually and by noise disturbance. Section 72 of the Planning (Listed buildings and Conservation Areas) Act 1990 requires planning applications to pay special attention to the desirability of preserving or enhancing the character or appearance of conservation areas and historic buildings. Policy 39 of the NELLP and advice in the National Planning Policy Framework also seek the consideration of development in terms of heritage impact.

There is minimal visual impact on the area given the location of the works as noted. The works are considered to be assimilated by the existing site. Moreover, both the host site and Humberston Fitties are located within an allocated resort area, and it is considered that there is an expectation of activities in the surrounding area associated with holiday uses. Reference has also been made to a 'tentative' UNESCO World Heritage designation and the impact the proposal would have on this. This designation is in relation to wetlands as part of a wider coastal network along the country. The resort area is well established in this area and for the reasons stated above it is not considered that the proposals detract from the natural beauty of the area. The Council's Heritage Officer

raises no objections to the application. Neither does the Ecology Officer as noted below.

The newly proposed acoustic fence is considered acceptable in design terms. Whilst it is proposed to be 3 metres in height it is situated in the service yard area and will be well screened from main public view by existing banking and landscaping.

In respect of design, heritage and visual impact the application is considered to accord with Policies 5, 12, 22 and 39 of the NELLP 2018.

3) Noise

The majority of the comments received have been in relation to the noise of the installed stage with associated screen and loudspeakers. The applicants have responded to these concerns and as stated has now removed this element from the scheme. This is considered to be a positive action in response to neighbour concerns.

Having regard to this change and the original noise report it is considered that there would not be an undue impact on neighbouring or local properties or chalets from the proposal. Indeed, the Council's Environmental Protection Officer had deemed the original scheme acceptable in reviewing the submitted noise report and the change only provides betterment. There has been full consultation and close working with the Council's Environmental Protection Officer on this matter. A condition is recommended that the proposal is carried out in accordance with the noise report and management plan submitted and to control the times of any externally amplified entertainment.

The application includes the installation of a 3m acoustic fence. The proposal is considered acceptable without this additional measure, but its inclusion in the application has been suggested by the applicant as a betterment. It would aid in the reduction of overall noise from the site especially from the service yard. With regard to other activities, it must be acknowledged that the site is a well-established holiday park in a resort area and general usage of the leisure activities is not considered detrimental. Neighbouring sites are also holiday areas though it is acknowledged that the Fitties is a different offering to Thorpe Park and users of this site enjoy and appreciate the more reserved nature of it. This is reflected in the representations received and is indicative of its tourism value. This has been taken into account in the negotiations and considerations of noise impact.

Paragraph 185 (now paragraph 191) of the National Planning Policy Framework (NPPF) has been quoted by objectors. This paragraph seeks to ensure that new development does not 'pollute' health, living conditions and the natural environment with adverse noise or light pollution as well as identifying tranquil areas which have remained 'relatively undisturbed' by noise. The objectors raise concerns in relation to this paragraph with regard to the Humberston Fitties conservation area. As addressed above, both the host site and the neighbouring, aforementioned conservation area are within an allocated resort area and are both, in planning terms, long established holiday areas within a seaside resort. It is not considered that this should weigh against the proposal especially when

also considered along with the fact that the noise report demonstrates that there won't be adverse impact on neighbours and there has been further protection through the removal of the stage and screen.

Having regard to the above it is considered that the development is acceptable in terms of noise and impact on local amenity and therefore accords with Policy 5 of the NELLP 2018.

4) Neighbouring Amenity

With respect to the impact of the development on neighbouring amenities, noise is addressed above. Regarding such matters as massing, overlooking and loss of light there are no residential properties in the vicinity but as stated there is the Fitties chalet park to the east. However, due to separation distances and screening by existing buildings and landscaping it is considered that there are no adverse physical impacts on amenity.

In terms of the retrospective nature of the application the planning system allows for retrospective applications to be submitted and considered in the same way as a proposed scheme. There is no duty on Thorpe Park to undertake consultation and all applications are determined on their planning merits and not to favour one party against another. It has also been noted that the application has been submitted in a closed period for Humberston Fitties. There is no stipulation that planning applications must be submitted at a specified time. Consultation was undertaken with parties who had shown an interest in previous, similar applications and indeed the substantial number of responses received demonstrate that the application has been noted by those who wished to comment.

Overall, and taking all representations into account, it is not considered that there are adverse impacts to neighbouring amenity to justify objection to the planning application. The development in that respect is in accordance with Policy 5 of the NELLP 2018.

5) Ecology

Objections have been received as to the possible disturbance to wildlife in the area, particularly, as the site is close to the ecologically protected Humber Estuary. Comments have been received from Natural England confirming that likely significant effects can be ruled out. This is particularly in relation to noise and the details in the noise impact assessment. In terms of the physical development of the site there are no ecological concerns as this is an already developed and busy area of the site. The Council's Ecologist also concludes this. In terms of ecology the development is considered to be in accordance with Policy 41 of the NELLP 2018.

6) Other Considerations

The Council's Highways, Trees and Woodlands and Drainage Officers raise no objections

to the proposal. In relation to flood risk the site is within a high flood risk area but the development does not consist of accommodation and is within an existing complex. There are no flood risk concerns. The Environment Agency raise no objections.

CONCLUSION

The application relates to an investment into a major holiday destination in Cleethorpes. It supports the existing site and supports the visitor economy for the Borough and the scheme has now been amended with the removal of the stage and screen. With the appropriate conditions, the proposal is not considered to harm the amenity of the surrounding holiday chalets or the character of the area or Fitties Conservation Area. The application is considered in accordance with Policies 5, 12, 22, 34, 39 and 41 of the NELLP 2018 and is recommended for approval.

RECOMMENDATION

Approved with Conditions

(1) Condition

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

Site Location Plan - 2124-AV-001

Existing Site Plan - 2124-AV-009

Proposed Site Plan - 2124-AV-019 A

Proposed Site Plan with Annotations - 2124-AV-020-A

Details for:

Activity Hub - 3132A.5.112A

Ranger Station - 3132A.5.115A

Jump Tower and Jump Bag - 3132A.5.120A, 3132A.5.119A

MUGA - 3132A.5.116A

Kart and Bike Hire Canopy - 3132A.5.117A

Bungee Trampoline - 3132A.5.118A

Crazy Golf - 3132A.5.121A

Container Bar - 3132A.5.122B, 3132A.5.123

Seaside Treats Container - 3132A.5.124A, 3132A.5.125

Low Ropes - 3132A.5.126A

High Ropes - 3132A.5.127A

Play Equipment - 3132A.5.128A

Reason

For the avoidance of doubt in the interests of proper planning and in accordance with Policies 5, 12, 22, 34, 39 and 41 of the North East Lincolnshire Local Plan 2013-2032

(adopted 2018).

(2) Condition

The development shall only operate in strict accordance with the Noise Report and Management Plan reference 2061219-RSKA-RP-003-(02) received by the Local Planning Authority on 21/11/2023 unless otherwise submitted and approved in writing by the Local Planning Authority. No amplified outdoor entertainment shall be undertaken between 22.00 hours and 09.00 hours on the following day.

Reason

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

(3) Condition

Within 12 months of the date of this decision, or within such longer time as may be agreed in writing with the Local Planning Authority, the landscaping arrangements detailed on plans W2505 1001_G (Hard Landscaping), W2505 1002_G (Soft Landscaping) and W2505 MP01_G (Landscape Masterplan) shall be implemented. 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

In the interest of visual amenity to accord to Policy 5 and 22 of the North East Lincolnshire Local Plan 2013-2032 (adopted 2018).

(4) Condition

The proposed acoustic fence shall be installed within 6 months of the permission hereby granted and prior to its installation, final details of its design and finish shall be submitted to and agreed in writing by the Local Planning Authority. Such detail shall include the retention and management of the planted area to the east of the fence as shown on the landscape masterplan W2505 MP01_F. The fence and landscaping shall then remain in accordance with these details unless otherwise agreed in writing by the Local Planning Authority.

Reason

This condition is imposed in the interests of design and amenity considerations in order to comply 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 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, 12, 22, 34, 39 and 41.

2 Added Value Statement

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

In accordance with paragraph 187 of the National Planning Policy Framework, the Local Authority has worked in a positive and proactive manner with the applicant to seek solutions to problems arising, by adding conditions to protect amenity.

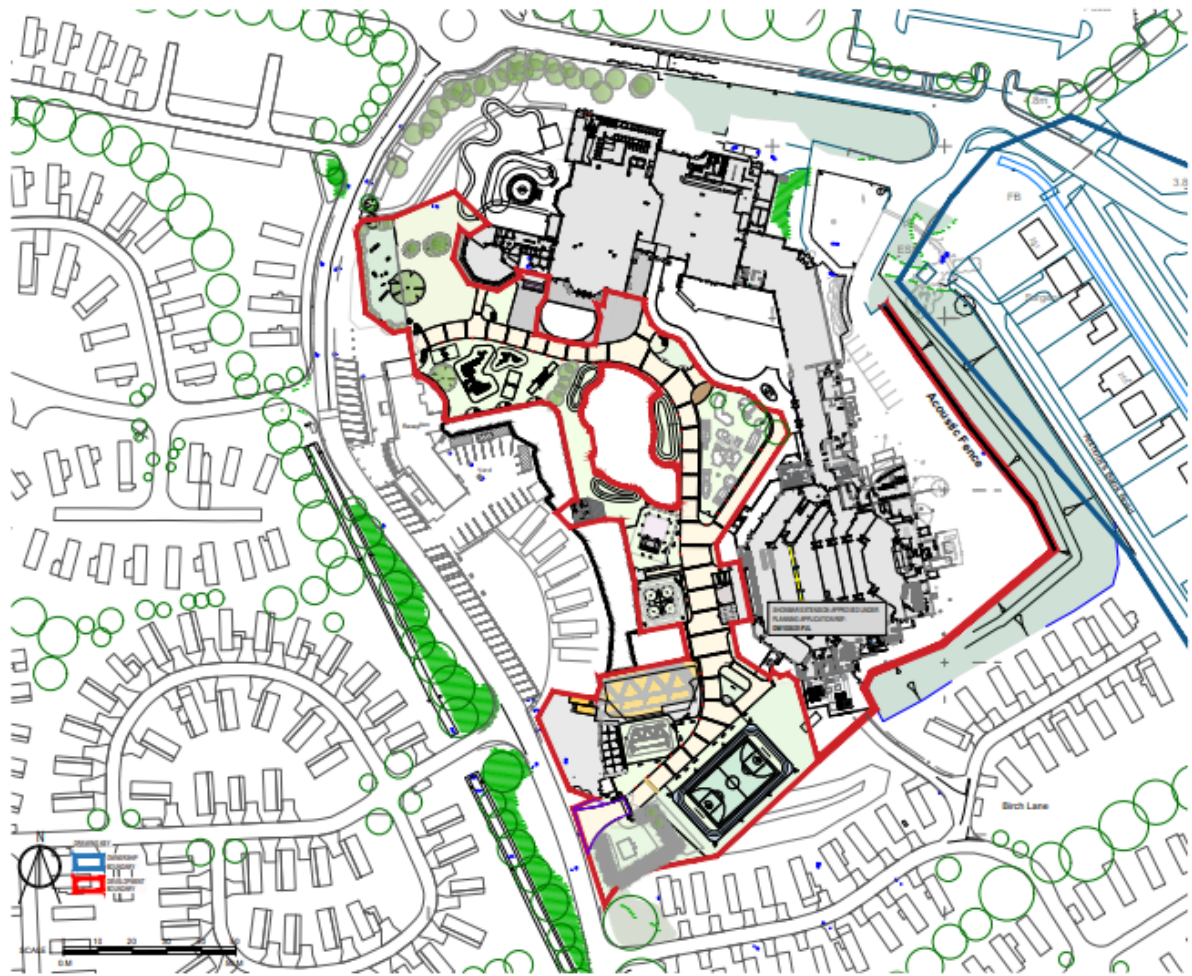
3 Informative

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).

DM/1133/23/FUL – HAVEN CLEETHORPES BEACH (THORPE PARK HOLIDAY CAMP),
ANTHONY'S BANK ROAD, HUMBERSTON



DM/1133/23/FUL – Haven Cleethorpes Beach (Thorpe Park)



PLANNING COMMITTEE - 7th August 2024

ITEM: 2 **RECOMMENDATION: Approved with Conditions**

APPLICATION No: DM/0361/24/REM

APPLICATION TYPE: Reserved Matters

APPLICATION SITE: Land At, Bradley Road, Barnoldby Le Beck, North East Lincolnshire,

PROPOSAL: Variation of Condition 1 (Approved Plans) following DM/0187/23/REM to amend house type, amended design and position of garage for Plot 1 (Amended Site Plan received July 2024 and amended boundary details for Plot 1)

APPLICANT:

Mr Paul Snape
Snape Homes Ltd
Thornlea
Main Road
Grimsby
DN37 0QW

DEPOSITED: 10th April 2024

AGENT:

Mr Richie Tutill
RT Architects
4 Hurricane Close
Holton Le Clay
DN36 5FN

ACCEPTED: 10th April 2024

TARGET DATE: 10th July 2024

PUBLICITY EXPIRY: 29th July 2024

AGREED EXTENSION OF TIME DATE:

CONSULTATION EXPIRY: 27th June 2024

CASE OFFICER: Richard Limmer

PROPOSAL

Variation of Condition 1 (Approved Plans) following DM/0187/23/REM to amend house type, amended design and position of garage for Plot 1 (Amended Site Plan received July 2024 and amended boundary details for Plot 1)

It is noted that the proposed amendments have been implemented, plot 1 built out and the property is now occupied.

The application is brought to Planning Committee due to Bradley Parish Council objecting and comments received from neighbours.

SITE

The site is located on the western side of Bradley Road, Barnoldby Le Beck. The site itself is located within the Parish of Barnoldby le Beck although geographically it is very close to Waltham village. The Parish boundary runs along Bradley Road.

The southern boundary is adjacent to a residential neighbour no.51 Bradley Road where it has a 1.8m high boundary fence along the boundary. The application site sits around nos.57, 57A and 59 Bradley Road. The site effectively surrounds these properties on three sides with the fourth side fronting on to Bradley Road. These properties have a mixture of boundary hedges of varying heights.

The overall residential development site is currently under construction and nearing completion with a good number of properties completed and occupied. The frontage is well established with access roads constructed. Drainage features and some landscaping has been implemented.

RELEVANT PLANNING HISTORY

DM/0997/16/OUT - outline permission for 66 dwellings - approved

DM/1084/20/REM - reserved matters for the 66 dwellings - approved

DM/0812/21/CND - Details in discharge of Conditions 1 (Approved Plans), 2 (Materials), 3 (Ecology), 4 (Foul Water), 5 (Surface Water), 6 (Open Space Management), 7 (Finished Floor Levels), 8 (Water Vole Survey), 14 (Boundary Treatments), and 15 (Archaeology) pursuant to DM/1084/20/REM and Conditions 5 (Air Quality), 7 (Construction Management) and 8 (Highway Details) pursuant to DM/0997/16/OUT - Partially Approved

DM/0187/23/REM - Variation of Condition 1 (Approved Plans) and Condition 7 (Levels) to change house types, amend finished floor level of Plot 21, and Details in Discharge of Condition 6 (Play Space) following DM/1084/20/REM (amended plans May 2023) - approved

RELEVANT PLANNING POLICIES AND BACKGROUND PAPERS

National Planning Policy Framework (2023)

NPPF5 - Delivering a sufficient supply of homes

NPPF14 - Climate, flooding & coastal change

North East Lincolnshire Local Plan 2013-2032 (adopted 2018)

PO5 - Development boundaries

PO22 - Good design in new developments

PO33 - Flood risk

Section 38(6) of the Planning and Compulsory Purchase Act 2004 states "if regard is to be had to the development plan for the purpose of any determination to be made under the planning Acts the determination must be made in accordance with the plan unless material considerations indicate otherwise". This is recognised in paragraph 11 of the NPPF, with paragraph 12 stating that the framework does not change the statutory status of the development plan as the starting point for decision making. The development plan for the area is comprised of the North East Lincolnshire Local Plan 2013-2032 (Adopted 2018).

REPRESENTATIONS RECEIVED

Drainage Officer - no comments

Tree Officer - no comments

Environmental Health Officer - no comments

Highways Officer - no objections

Fire Brigade - no objections

Heritage Officer - no comments

Environment Agency - no comments

Anglian Water - no objections

Waltham Parish Council - supports the proposal

Bradley Parish Council - initial objection due to the works had been undertaken prior to planning permission being approved but a later consultation raised a response of no comments on the proposal.

Neighbours

51, 54, 59 Bradley Road and an incomplete address on Bradley Road- Object to the proposed development with concerns over the following matters:

- The size and position of the proposed garage and subsequent impact on neighbour amenities;
- The changes have been built out without planning permission in place;
- Position of the property in relation to an Anglian Water pipeline;
- Lack of rear side boundary treatment for plot 1;
- Position of the Access and Highway safety and amenity;
- Impact on the drainage system;

- Lack of enforcement action against the developer;

APPRAISAL

Principle of Development

The principle of residential development on the site has been established through the planning permissions on the site which have been implemented. This proposal to vary condition 1 in regard to the approved plans for Plot 1 only does not affect the principle of development on the site.

Impact on Neighbours

The proposed changes to Plot 1 include a rear wing to the property and a larger detached garage.

The proposed rear extension measures 3.1m by 4.7m, 2.7m to the eaves and 4.1m to the ridge. It is set 6.9m off the boundary of the property with no.51 Bradley. Given the single story nature of the proposal and its size and position it is not considered to cause harm to the amenities of the adjacent neighbours in particular no.51 Bradley Road.

The proposed amended garage is larger than the approved version measuring 4.5m by 5.8m, 2.7m to the eaves and 4.8m to the ridge (approved garage 2.9m by 5.6m, 2.7m to the eaves and 4.3m to the ridge). It would also be closer to the neighbour no.51 Bradley Road now 0.5m from the boundary and 6.3m to the side elevation (approved at 2.3m from the boundary and 8.1m from the side elevation of no.51 Bradley Road). The concerns raised by no.51 have been noted and considered in full, however, the proposed garage is of a typical scale of a detached garage and in a common position for a garage in relation to a neighbour. It is considered that whilst the proposed garage is larger than the approved it does not cause undue harm to the residential amenities of the neighbouring properties in particular no.51 Bradley Road. Again this is due to the overall separation from the nearest neighbour and its appropriate scale and design.

It is also noted that concerns have been raised over the proposal to amend the rear north side boundary treatment. Previously this was approved as a 1.8m close board fence but it is now proposed to have no fencing and to utilise the existing hedge. Having hedging as a boundary treatment is not an uncommon situation and a more green solution to defining a boundary. The hedge in question is of a reasonable quality and mature. It is therefore considered that it is a reasonable boundary feature and affords both the host property and the neighbours suitable privacy. It should also be noted that either property could utilise their Permitted Development Rights in the future to put in a boundary fence, subject to landownership issues.

It is therefore considered that the proposed amendments to the development would not result in an unduly detrimental impact on the neighbouring properties residential amenities in accordance with Policy 5 of the NELLP.

Impact on the Visual Character of the Area

The proposed amendments to plot 1, its detached garage and boundary treatment offer some limited angles where these changes would be visible from the public domain, mostly from Bradley Road, but it is not considered that these changes cause harm to the visual appearance of the development. As viewed there The proposal would therefore accord with Policies 5 and 22 of the NELLP.

Drainage

The changes are minor and the Drainage Officer has confirmed that they have no comments to make in regard to the surface water drainage system. The drainage scheme as approved is acceptable.

Highway Safety and Amenity

Concerns have been raised in regard to the access to Plot 1. This has been considered by the Highway Officer and no concerns have been raised. It is noted that the position of the access has not change from that previously approved.

Other Matters

Concerns have been raised in regard to the position of the property and the Anglian Water pipeline. The position of plot 1 has not changed from the previous approval and Anglian Water responded to consultation with no comments. At any rate the easement attached to the pipeline is a matter between the developer and Anglian Water and not Planning. The developer is

Conditions

As a minor material amendment application the conditions from the previous application need to be reiterated where they still apply. This includes landscaping and highway conditions.

CONCLUSION

In conclusion, it is considered that the proposed amendments to the previously approved plans for plot 1 do not cause undue harm to the residential amenities of the neighbouring properties or the visual character of the area. The proposal is therefore in accordance with Policies 5 and 22 of the NELLP and is recommended for approval.

RECOMMENDATION

Approved with Conditions

(1) Condition

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

02.360.20 Rev L - Proposed Block Plan
BR_HT11.0_E - Plot 1 plans and elevations
G_1.0 Rev C - Plot 1 garage plans and elevations

Approved under DM/0187/23/REM:

28.360.20 Rev B - Proposed Site Layout (Extra)
26.360.20 Rev M - Proposed Site Management and Fencing
21.360.20 - Proposed Plans and Elevations - Aspen Special
22.360.20 - Proposed Plans and Elevations - Maple Special
24.360.20 - Proposed Plans and Elevations - Mulberry Special 1
27.360.20 - Proposed Plans and Elevations - Mulberry Special 2
25.360.20 Rev B - Proposed Section Through Retaining Wall
NN/MA/3885A - Proposed Play Equipment
29.360.20 REV I - Proposed Play Area

Approved under DM/1084/20/REM:

01-360-20 Rev A - Site Location Plan
E773-500 Engineering Plan
House Type Plans - 05.360.20 Rev c, 06.360.20 Rev D, 07.360.20 Rev C, 09.360.20 Rev D, 10.360.20 Rev F, 11.360.20 Rev E, 12.360.20 Rev B, 13.360.20 Rev A, 14.360.20 Rev A, 17.360.20 Rev B and 18.360.20 Rev B.
Garage Plans 15.360.20 Rev B and 19.360.20
Tracking Layout Plans E773-065E and E773-06B.

Reason

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

(2) Condition

The materials used in the external construction of the dwellings shall be as approved under DM/0812/21/CND, unless otherwise approved in writing by the Local Planning Authority.

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).

(3) Condition

The development shall be carried out in accordance with the Ecology Survey update by IEL Inspired Ecology dated 15th December 2020 and the original Ecology Survey by Scarborough Nixon Associates Dated August 2016 as submitted under DM/1084/20/REM and in accordance with the ecological plan ECO1.1 dated 13th December 2023 though for the avoidance of doubt the number of bird boxes shall be 6 (additional locations to be agreed with the Local Planning Authority prior to installation) and the number of bat boxes shall be 6 in total and shall accord to the type detailed in the Ecology Survey update by IEL Inspired Ecology dated 15th December 2020. The mitigation shall be provided prior to the occupation of the dwelling to which it relates and shall thereafter be so retained.

Reason

In the interests of ecological enhancement in accordance with Policy 5 and 41 of the North East Lincolnshire Local Plan 2013-2032.

(4) Condition

The foul water drainage system shall be as approved under DM/0812/21/CND, unless otherwise approved in writing by the Local Planning Authority.

Reason

In the interests of providing satisfactory foul drainage to accord to Policy 5 and 34 of the North East Lincolnshire Local Plan 2013-2032 (Adopted 2018).

(5) Condition

Surface water drainage shall be in accordance with the details shown on plan E773-500 Engineering layout details as approved under DM/1084/21/REM.

Reason

In the interests of satisfactory surface water drainage to accord to Policy 33 of the North East Lincolnshire Local Plan 2013-2032 (Adopted 2018).

(6) Condition

The play area and equipment shall be installed in accordance with the details shown on plan 02-360-20 Rev I and within details provided in the document by Newby Leisure reference NN/MA/3885A prior to the occupation of the 50th dwelling or such time as otherwise agreed in writing by the Local Planning Authority. Within 3 months of the installation of the play area and prior to the occupation of the 50th dwelling a play space/equipment and open space management plan including long term design objectives, timing of the works, management responsibilities and maintenance schedules for the play area/equipment and all open space, shall be submitted to and approved in writing by the Local Planning Authority. The play equipment and public open space shall then be managed and maintained in accordance with the details as approved through the lifetime of the development.

Reason

To ensure suitable play space and equipment and open space is delivered in a timely

manner and thereafter maintained in accordance with Policy 43 of the North East Lincolnshire Local Plan 2013-2032 (Adopted 2018).

(7) Condition

The finished floor levels of the dwellings shall be as approved under DM/0812/21/CND and as detailed on plans ref: 26.360.20 Rev M and 25.360.20 Rev B, unless otherwise approved in writing by the Local Planning Authority.

Reason

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

(8) Condition

The development shall be constructed in accordance with the Water Vole Survey as approved under DM/0812/21/CND, unless otherwise approved in writing by the Local Planning Authority.

Reason

In the interests of wildlife protection in accordance with Policy 41 of the North East Lincolnshire Local Plan 2013-2032.

(9) Condition

The landscaping and attenuation pond detailed on plans ref: LP-MA-02-140521-Rev1, LP-P1-140521-Rev1, LP-P2-140521-Rev1, LP-P3-140521-Rev1 and LP-P4-140521-Rev1, as approved under DM/1084/20/REM shall be fully planted and provided by 22nd March 2025 unless an alternative date is otherwise agreed in writing by the Local Planning Authority. All planting shall thereafter be maintained for a period of 25 years in accordance with the Landscape Management Plan by Engie dated 8th July 2020, beginning with the date of completion of the planting and during that period all losses shall be replaced with the same species and standard during the next planting season unless otherwise agreed with the Local Planning Authority.

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).

(10) Condition

No dwelling shall be occupied until the access road/s serving it has been constructed to

at least base course level and the street lighting, approved through the conditions of this planning permission, has been fully installed and made operational. Within 12 months of any dwelling being first occupied on the site the access road/s serving it shall be fully constructed in accordance with the details approved through conditions of this planning permission.

Reason

To ensure access roads are made up as soon as possible and in the interests of public safety in accordance with Policy 5 of the North East Lincolnshire Local Plan 2013-2032 (Adopted 2018).

(11) Condition

No dwelling shall be occupied until the bin collection area serving it has been fully installed as detailed on 02-360-20 Rev I - Proposed site Layout. Collection areas shall thereafter be retained as such.

Reason

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

(12) Condition

The boundary treatments as detailed on plan ref: 26.360.20 Rev M shall be installed prior to the occupation of the dwelling to which they relate.

Reason

In the interests of amenity in accordance with Policy 5 of the North East Lincolnshire Local Plan 2013-20302 (Adopted 2018).

(13) Condition

Prior to the occupation of the 50th dwelling or as otherwise agreed, final details of the footpath along the eastern boundary from the main access road to along the frontage of plot one as outlined in green on drawing 28.360.20 Rev B (Proposed Site Plan on DM/0187/23/REM) shall be submitted to and approved in writing by the Local Planning Authority. The footpath shall then be built out in accordance with the approved details prior to the occupation of the 50th dwelling.

Reason

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

Informatives

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

2 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 seeking to address concerns raised.

3 Informative

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

4 Informative

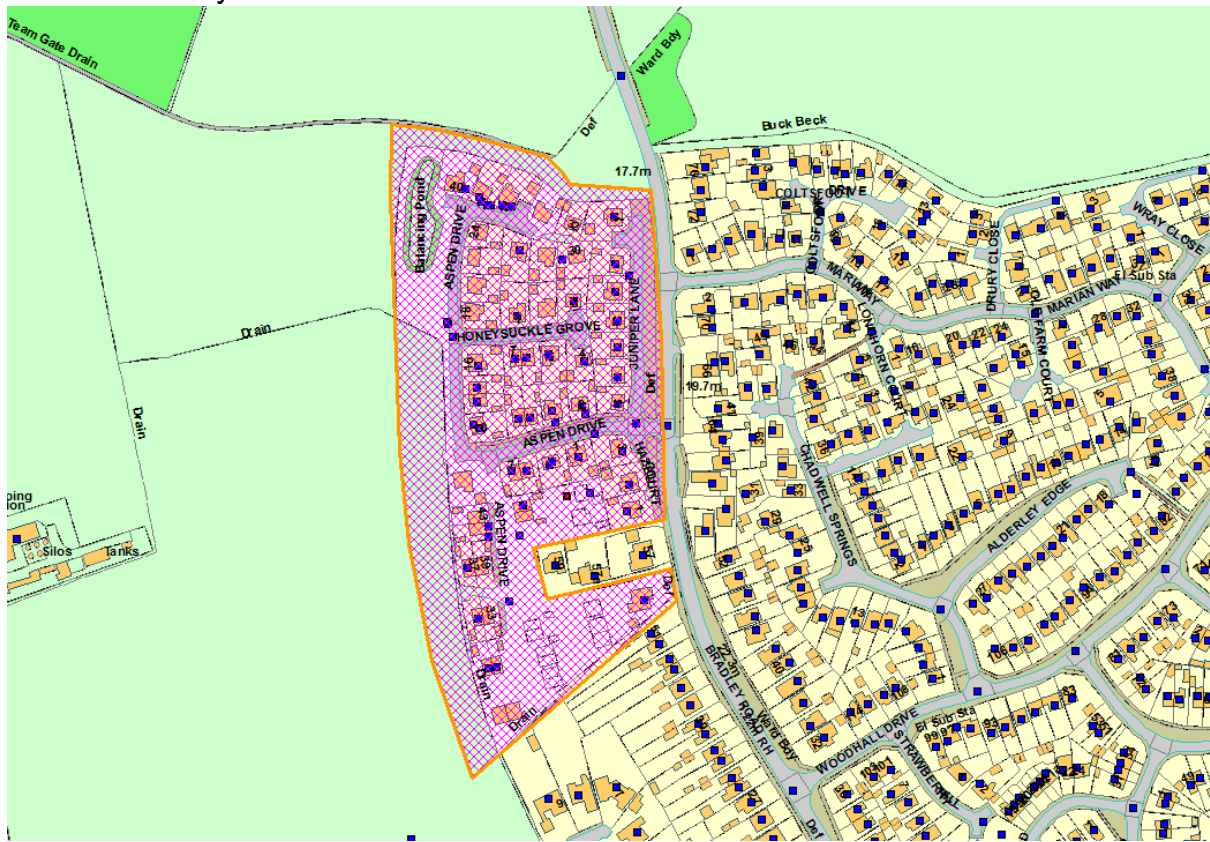
Please note that you may also require Building Regulations. You are advised to contact them in advance of work on site commencing (Tel: 01472 326289 - Option 2).

5 Informative

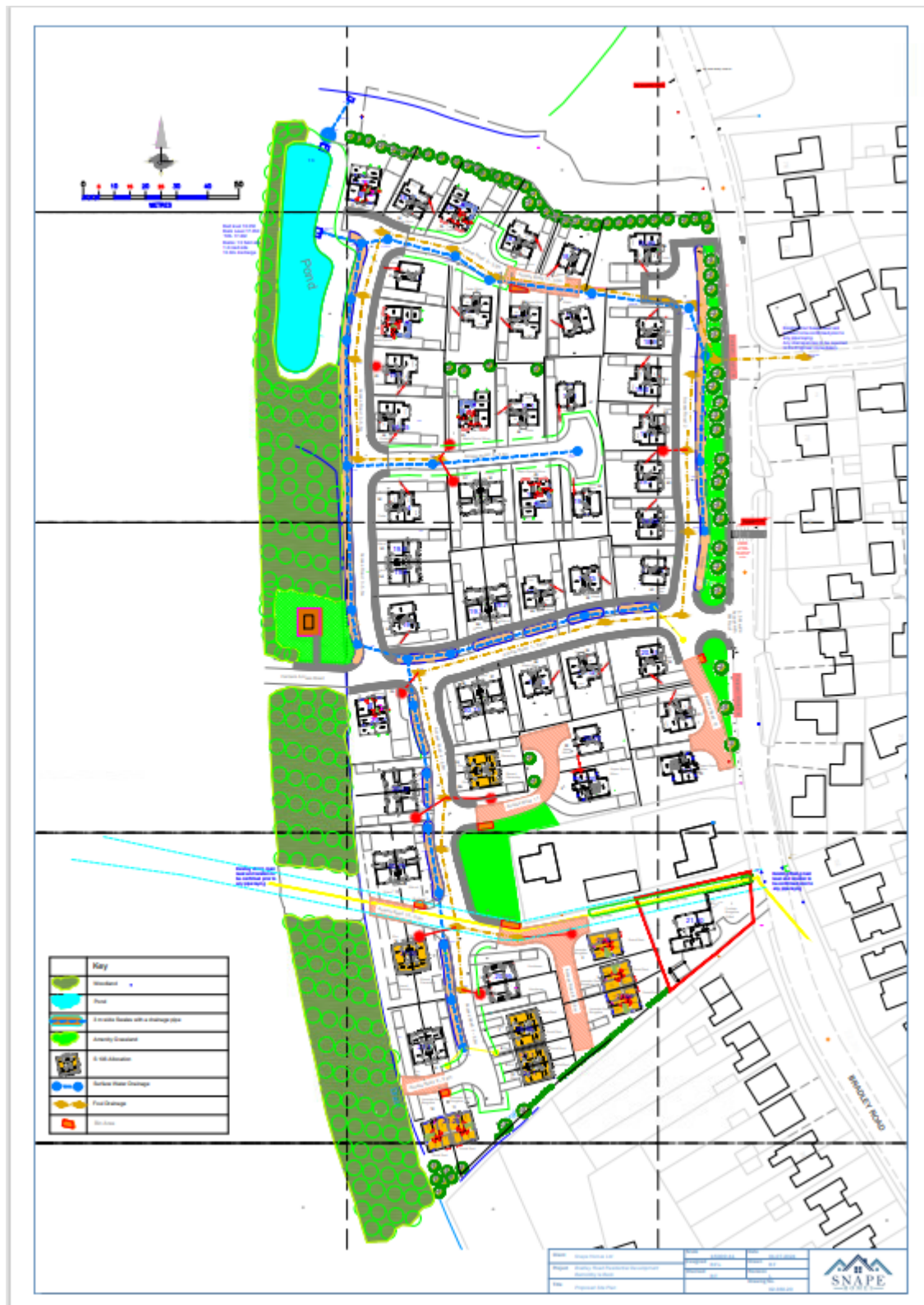
As highways within the site are to be adopted by the Council, please contact Highway Management Team on 01472-324484 well in advance of works commencing

DM/0361/24/REM

Land at Bradley Road



DM/0361/24/REM – Land at Bradley Road



PLANNING COMMITTEE - 7th August 2024

ITEM: 3 **RECOMMENDATION: Approved with Conditions**

APPLICATION No: DM/0408/24/FUL

APPLICATION TYPE: Full Application

APPLICATION SITE: 43 Weelsby Road, Grimsby, North East Lincolnshire, DN32 0PZ

PROPOSAL: Variation of Condition 2 (Approved Plans) attached to DM/0647/23/FUL - to allow for increase in eaves and overall height, alterations to roof lights and removal of side door.

APPLICANT:

Mr Giles Ramsden
43 Weelsby Road
Grimsby
North East Lincolnshire
DN32 0PZ

AGENT:

Mr Richard Raithby
Loico Renovations
1 Main Road
Barnoldby Le Beck
Grimsby
North East Lincolnshire
DN37 0AU

DEPOSITED: 24th April 2024

ACCEPTED: 20th June 2024

TARGET DATE: 15th August 2024

PUBLICITY EXPIRY: 21st July 2024

AGREED EXTENSION OF TIME DATE:

CONSULTATION EXPIRY: 14th July 2024

CASE OFFICER: Bethany Loring

PROPOSAL

The application seeks to vary condition 2 (Approved Plans) pursuant to DM/0647/23/FUL. The amendment relates to changes to allow for an increase in eaves and overall height, alterations to roof lights and removal of side door. The works mostly have already been carried out and therefore the application seeks to regularise these changes made which differ from the original approval.

The application is brought to Planning Committee following a call in request from a local ward councillor.

SITE

The property is a semi-detached, two-storey dwelling located on the north side of Weelsby Road in Grimsby. The area is primarily residential; Weelsby Road itself is made up of various dwelling designs mostly including modest two-storey dwellings. The host dwelling sits centrally along the street and consists of a paved driveway and gravelled area to the front. The boundaries are established by walls, hedging and fencing. A vehicle access point is positioned to the frontage with gates.

RELEVANT PLANNING HISTORY

DM/0647/23/FUL - Demolish existing detached garage, erect single storey side and rear extensions with rooflights and attached garage with associated internal and external works - Approved with Conditions

RELEVANT PLANNING POLICIES AND BACKGROUND PAPERS

National Planning Policy Framework (2023)

NPPF12 - Achieving well designed places

NPPF16 - Conserv. & enhance the historic environ.

North East Lincolnshire Local Plan 2013-2032 (adopted 2018)

PO5 - Development boundaries

PO22 - Good design in new developments

PO39 - Conserve and enhance historic environ

Section 38(6) of the Planning and Compulsory Purchase Act 2004 states "if regard is to be had to the development plan for the purpose of any determination to be made under the planning Acts the determination must be made in accordance with the plan unless material considerations indicate otherwise". This is recognised in paragraph 11 of the NPPF, with paragraph 12 stating that the framework does not change the statutory status of the development plan as the starting point for decision making. The development plan for the area is comprised of the North East Lincolnshire Local Plan 2013-2032 (Adopted 2018).

REPRESENTATIONS RECEIVED

Highways Officer - Approval no conditions.

Drainage Officer - Water butts acceptable.

Trees and Woodlands - No comment.

Heritage Officer - No heritage concerns.

Cllr Paul Silvester - Call in request to consider impact on neighbouring property and total disregard to original planning application.

Neighbour Representations

Objection received broadly on the ground of nature of application, substantial impact due to size and positioning along the boundary, increased height creating tunnelling affect, loss of view and light, surface water run off and further impacts of the works due to the height.

45 Weelsby Road

Comments of support broadly on the grounds of enhanced character, care and attention, preservation, investment, maintenance

37 Weelsby Road

69 Weelsby Road

71 Weelsby Road

APPRAISAL

Principle of Development

The application seeks to vary condition 2 (approved plans) of an approval for an extension at the property. This is to allow for an increase in eaves and overall height, alterations to roof lights and removal of side door.

The principle of the development has already been established under the original permission and the considerations of this application are merely those relating to the impacts arising from the retrospective works and proposed amendments.

Revisions and Design

The eaves height has been increased to 2.8 metres, an increase of 0.3 metres, with an increased overall height of 4 metres, an increase of 0.2 metres. The roof design incorporates a hipped roof with three roof lights in the side roof slope. The roof lights have been installed with slight alterations to the proportions and of a reduced depth. A side door has been removed from the scheme.

Visually, the proposal does not substantially alter the design concept; however, the resulting eaves and ridge heights have increased. The works are positioned to the rear of the dwelling and are mostly screened from the street therefore minimising the impacts within the street scene. The garage is visible from the frontage however this is set back significantly towards the rear resulting in the works being subservient to the host property.

The nature of the works along with the position proposed is typical of a residential development. Therefore, it is not considered that the amendments are unduly harmful due to the residential layout of the street and the size of the garden area available. The majority of the approved details would remain on the whole.

The site lies within Wellow Conservation Area with the Grade II Listed Buildings along Park Drive to the rear. The Heritage Officer has reviewed the details and concluded that there are no heritage inputs required.

Having regard to the above, the amendment is acceptable under policies 5, 22 and 39 of the North East Lincolnshire Local Plan 2013-2032 (adopted 2018).

Impact to Neighbours

The main impact of the amendments is to 45 Weelsby Road. This neighbour has objected to the scheme on the grounds of substantial impact due to size and positioning along the boundary, increased height creating tunnelling affect, loss of view and light, surface water run off and further impacts of the works due to the height

The extension sits just stepped in from the boundary with this neighbour and around 2 metres away from the property itself at the closest point. The extension includes openings which directly face the affected neighbour however these are installed to the roof slope and therefore do not cause issues in relation to overlooking. The boundary is established by a wall, present along the affected boundary, which provides a partial screening to the proposal however the extension does sit above this. It is noted that the extension does infill an area, which mirrors that of the neighbour, which is of a significant protrusion and in close proximity to the boundary however this has already been approved. The amendments relate to an increase in height to this extension, in this approved position, however the increase is not considered to be of such a scale which presents undue impacts. The hipped roof design and orientation, in relation to sun paths, limits the impacts. In addition, the increased height of the extension, at a maximum of 0.3 metres, limits impacts to this neighbour in terms of loss of light. For these reasons, it is not considered the amendments present additional impacts in relation to residential amenity to this neighbour. The scheme was originally approved and deemed acceptable. The amendment is considered to be typical of a residential development.

It is not considered that the amendments have any impact on any other neighbour. The support of the proposal from other residents on Weelsby Road are acknowledged.

Having regard to the above, the amendment is acceptable under policies 5 and 22 of the North East Lincolnshire Local Plan 2013-2032 (adopted 2018).

Other Matters

The amendments have been considered by the Drainage and Highways Officer and are considered to be acceptable.

Having regard to the above, the amendment is acceptable under policies 5, 22, 33 and 34 of the North East Lincolnshire Local Plan 2013-2032 (adopted 2018).

CONCLUSION

This application seeks to modify an earlier approval. The modifications proposed in this application are considered to be of an acceptable scale and nature and do not fundamentally alter the original design concept or create any adverse impacts to the character of the area or to neighbours. It is therefore recommended that planning permission be approved.

RECOMMENDATION

Approved with Conditions

(1) Condition

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

Proposed Side and Rear Elevations - LPL-43WR-001

Proposed Floor Plan and Side Elevation - LPL-43WR-002

As approved under DM/0647/23/FUL;

Site Location Plan, Existing and Proposed Block Plans - 3716.01

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).

(2) Condition

The proposal shall be constructed using materials specified within the application form received on the 29th June 2022 and as stated within the email received 3rd July 2023, approved under DM/0647/23/FUL, unless otherwise first approved in writing by the Local Planning Authority.

Reason

This condition is imposed in the interests of design considerations in the context of the existing buildings in order to comply with policy 5 and 22 of the North East Lincolnshire Local Plan 2013-2032 (adopted 2018).

(3) Condition

The water butts shown on plan 3716.04B, as approved under DM/0647/23/FUL, shall be installed to a minimum specification of 220 litres, per water butt, with overflow directed to a landscaped area away from the fabric of any building within the curtilage of the site

unless an alternative is submitted to and approved in writing by the Local Planning Authority. The drainage shall be installed prior to the use of the extension and shall be so retained thereafter.

Reason

In the interests of flood risk and drainage and to accord with Policy 34 of the North East Lincolnshire Local Plan 2013-2032 (adopted 2018).

Informatives

1 Reason for Approval

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

2 Informative

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

In accordance with paragraph 187 of the National Planning Policy Framework, the Local Authority has worked in a positive and proactive manner by determining the application in a timely manner.

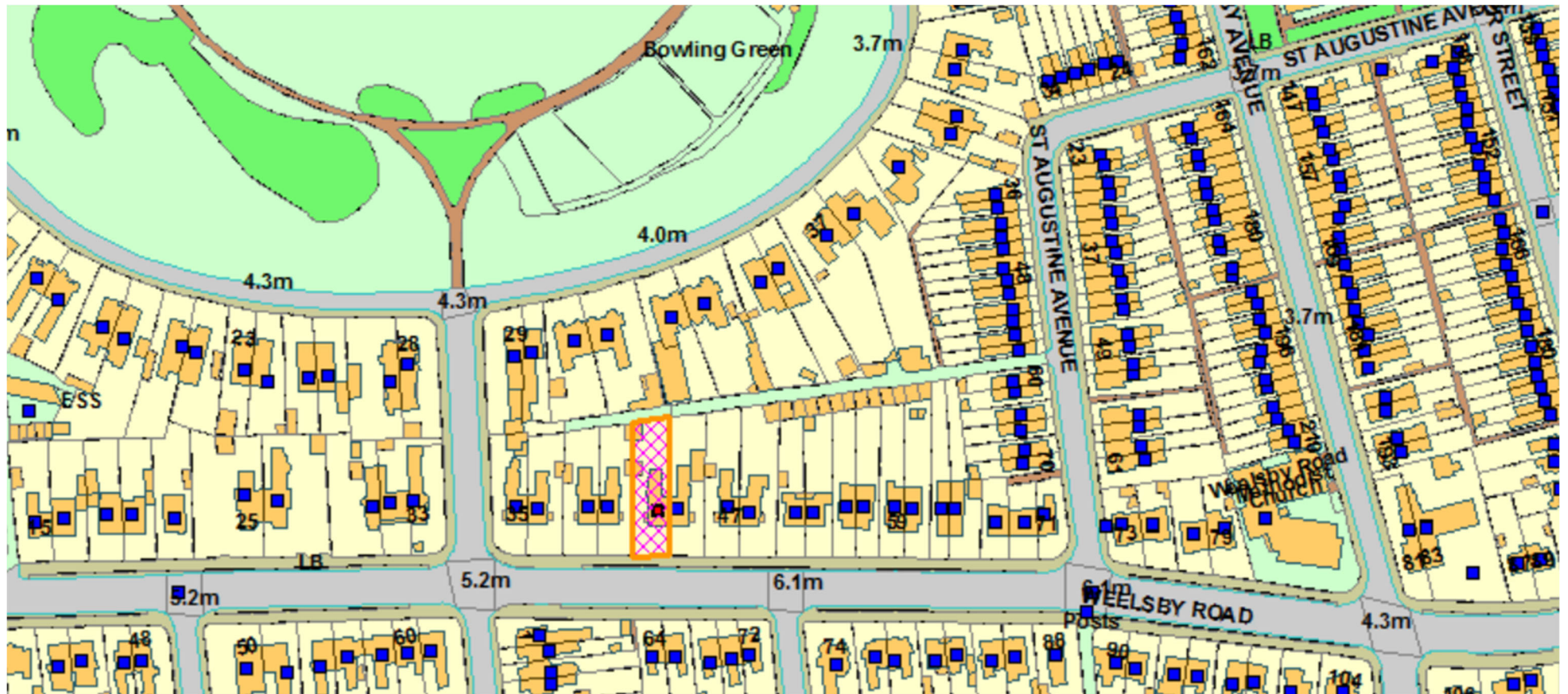
3 Informative

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

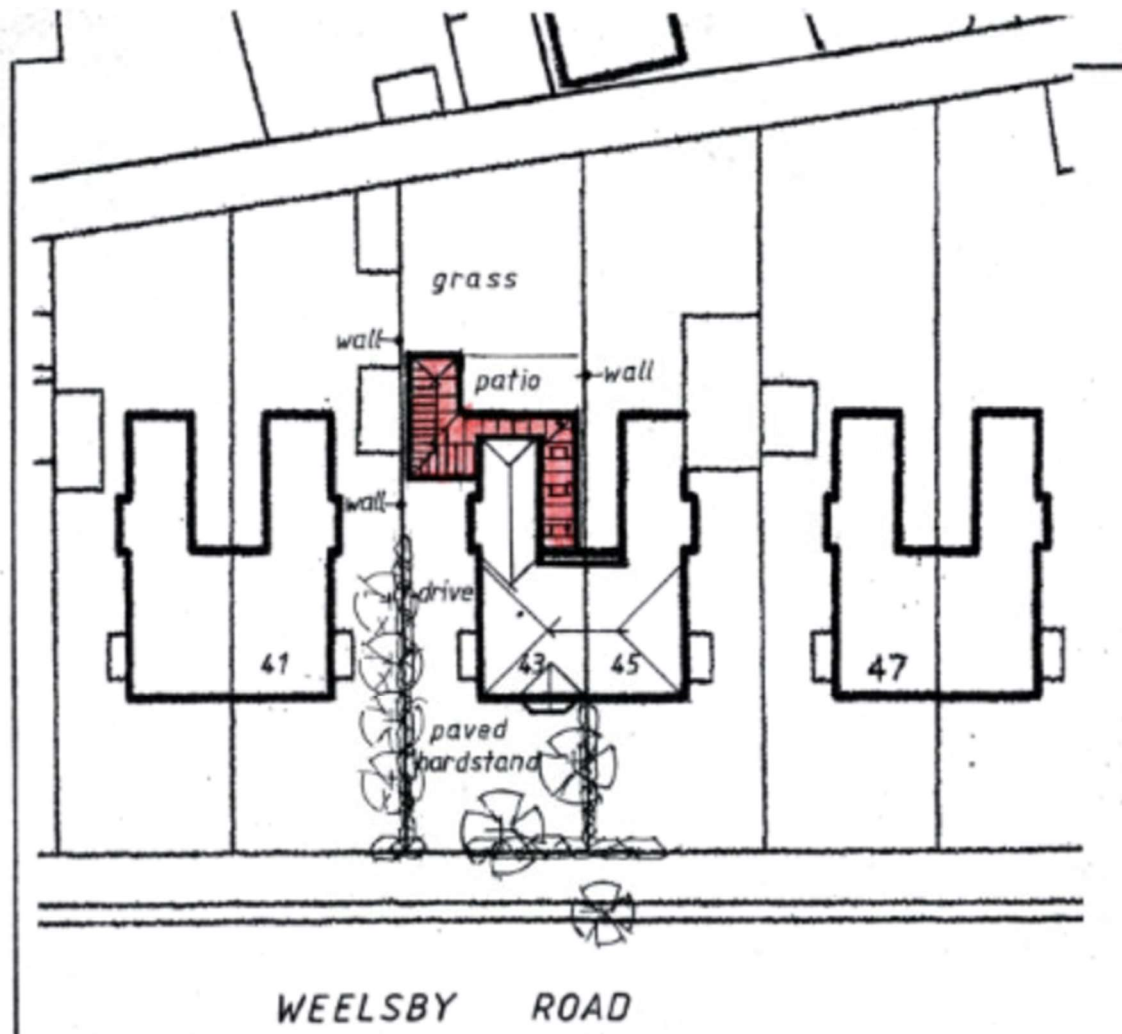
4 Informative

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.

DM/0408/24/FUL – 43 WEELSBY ROAD, GRIMSBY



DM/0408/24/FUL – 43 WEELSBY ROAD, GRIMSBY



PLANNING COMMITTEE - 7th August 2024

ITEM: 4 **RECOMMENDATION: Approved with Conditions**

APPLICATION No: DM/0357/24/FUL

APPLICATION TYPE: Full Application

APPLICATION SITE: 49 Isaacs Hill, Cleethorpes, North East Lincolnshire, DN35 8JT

PROPOSAL: Change of use from single residential dwelling to 6 bed apart-hotel with associated works (Amended Plan and Design & Access Statement received 3rd July 2024 to remove parking area to frontage, replace with drop off/pick up area only and updated parking and access details within D&A)

APPLICANT:

J And N D'Souza
Robertson Properties Ltd
C/O D P C Stone House
55 Stone Road Business Park
Stoke On Trent
ST4 6SR

AGENT:

Mr Christopher French
Building Planning Services Limited
Tanglin
Town Road
Tetney
Grimsby
DN36 5JE

DEPOSITED: 9th April 2024

ACCEPTED: 4th June 2024

TARGET DATE: 30th July 2024

PUBLICITY EXPIRY: 28th July 2024

AGREED EXTENSION OF TIME DATE:

CONSULTATION EXPIRY: 4th May 2024

CASE OFFICER: Bethany Loring

PROPOSAL

The application seeks to change the use of a single residential dwelling to a 6 bed apart-hotel with associated works. The change of use would affect the entire property. There are no external alterations, to the building, proposed as part of this application. However an associated vehicle pull in for drop off and pick up is proposed.

The application is brought to planning committee due to the number of objections received by neighbours.

SITE

The proposal site is an existing residential dwelling, with five bedrooms and typical domestic facilities, which is currently vacant and has been for some time. The building is situated on the south side of Isaacs Hill, Cleethorpes, which is host to various uses, mostly guest houses and residential mixed uses. The property sits centrally along the street, close to the adjoining street of Clee Road, and is a two-storey, mid-terraced building. The adjoining properties consist of single residential dwellings which are also in the ownership of the applicant and currently vacant. Indeed the applicant owns a row of four properties.

RELEVANT PLANNING HISTORY

08920482 - Change of use from bed/breakfast to home for handicapped - Approved with Conditions

RELEVANT PLANNING POLICIES AND BACKGROUND PAPERS

National Planning Policy Framework (2023)

NPPF6 - Building a strong, competitive economy
NPPF7 - Ensuring the vitality of town centres
NPPF12 - Achieving well designed places
NPPF16 - Conserv. & enhance the historic environ.

North East Lincolnshire Local Plan 2013-2032 (adopted 2018)

PO5 - Development boundaries
PO22 - Good design in new developments
PO23 - Retail hierarchy and town centre develop
PO33 - Flood risk
PO34 - Water management
PO39 - Conserve and enhance historic environ

Section 38(6) of the Planning and Compulsory Purchase Act 2004 states "if regard is to be had to the development plan for the purpose of any determination to be made under the planning Acts the determination must be made in accordance with the plan unless material considerations indicate otherwise". This is recognised in paragraph 11 of the NPPF, with paragraph 12 stating that the framework does not change the statutory status of the development plan as the starting point for decision making. The development plan for the area is comprised of the North East Lincolnshire Local Plan 2013-2032 (Adopted 2018).

REPRESENTATIONS RECEIVED

Drainage Team - No comments.

Highways Team - Amendments made to satisfy initial concerns and further amended to remove parking provision to the frontage. Approval with conditions relating to formalised entry and exit designations.

Environment Team - Hours of construction/demolition condition and soundproofing informative.

Heritage Officer - No input required.

Civic Society - Opposes application due to parking, congestion and potential use as a HMO.

Ecology Officer - Standing advice on bat roosting and bird nesting.

Neighbour Representation

Objections have been received from the following addresses broadly on the grounds of change of occupancy, access and parking, potential obstruction to neighbouring properties, noise and disturbance, unfair for residents, size of potential vehicles in parking area, health and safety and impacts to pedestrians.

6 & 8 Bursar Street, Cleethorpes
3 & 28 Clee Road, Cleethorpes

Support comments have been received from the following addresses broadly on the grounds of quality accommodation for short stay leisure and corporate travel, great asset for the area, footfall, economic benefits, need for accommodation type, enhance the area and shortage of such accommodation.

44 Heversham Road, Bexleyheath, Greater London
22 Manor Road, Tring
Oakley, Cromer Road, Holt
8 Saxon Place, Lymington, Hampshire
3 Succoth Gardens, Edinburgh

APPRAISAL

Principal of Development

The application seeks to change the use of the existing property from a single residential dwelling to a 6 bed apart-hotel with associated works.

The site is within a defined development area of Cleethorpes (Policy 5). The area surrounding the site features a range of uses, including residential and holiday use. The neighbouring properties that directly adjoin the application site to the sides are currently

residential in use however 51 Isaacs Hill is currently pending consideration for the same use.

The site is also within close proximity of Cleethorpes Town Centre and Resort Area. Whilst outside these designations in Local Plan terms it is considered that the hotel type use in an area historically of holiday accommodation and located in such close walking distance of the Town Centre and Resort Area would support the commercial core and resort area. It would provide visitor accommodation supporting the local economy.

The principle of development is therefore acceptable provided that the proposal does not give rise to significant issues in terms of amenity, highways safety and that the design is in accordance with policies 5, 22 and 23 of the North East Lincolnshire Local Plan 2013-2032 (Adopted 2018) and sections 6, 7 and 12 of the NPPF.

Design, Impact to the Character of the Area and Heritage

The area itself is a mix of commercial and residential with a variety of uses in the vicinity. Currently the building is vacant and has been for some time. It has a run down appearance and its intended use for a 6 bed apart-hotel would not be out of keeping in this location, where a range of uses, including residential and holiday uses, are apparent. The addition of the use would sit comfortably in this established area of commercial businesses and residential units. There would be no external alterations to the premises and would therefore remain as existing externally. In this instance, it would not appear out of character and the sites reuse would be positive especially as the site is so visible on a main route through Cleethorpes.

The site is close to the Grade II Listed Building, host to Twinkles Vintage Store, positioned to the northeast. The application includes no physical works and therefore would not impact the Listed Building and is sufficiently separated. The Heritage Officer has confirmed no comments to make.

As such it is considered that the design of the proposal is acceptable and would not cause adverse impact to the character of the area or the Listed Building and it is in accordance with Policies 5, 22 and 39 of the North East Lincolnshire Local Plan, 2013-2032.

Highways, Parking and Access

The site is within a highly sustainable location with travel options close by including rail, bus and taxis. This area of Cleethorpes also has a variety of amenities available close by and parking options all within a short walking distance.

The proposal had initially included a provision to the frontage of the property to provide off-street parking however this has since been removed from the scheme due to its functionality and highway acceptability. This follows negotiations and the scheme has now been amended to provide a drop off/pick up provision only with no formalised

parking. This would allow for guests to pull off the highway to allow for luggage and associated items to be brought into the property before exiting and parking elsewhere if required. The plan also details how this area would be accessed from the host street detailing an 'in and out' arrangement utilising existing dropped kerbs. Signage would also be included to direct vehicles when entering and leaving the site to maintain highways safety. The space available for manoeuvring is ample to allow for safe access and egress for this purpose.

The Highways Officer has reviewed the details and have confirmed that they are happy with the details provided however a condition relating to the formalisation of the designated entrance/exit points is required and has been recommended.

It is therefore considered that the proposal is acceptable with policies 5 and 22 of the North East Lincolnshire Local Plan 2013-2032 (adopted 2018) in relation to access.

Impact on Neighbours and Surrounding Area

There have been objections received from neighbours broadly on the grounds of occupancy, access and parking, potential obstruction to neighbouring properties, noise and disturbance, unfair for residents, size of potential vehicles in parking area, health and safety and impacts to pedestrians. The comments from neighbours are noted and acknowledged. It is important to note that should the property be used in the form of a house in multiple occupation (HMO) requiring planning permission (as opposed to a permitted development HMO), then this would require an application to be considered on its own merit. In addition, a condition to secure the use as apart hotel rooms has been recommended. The other issues raised have been considered in the section above, in relation to highways safety and parking. Moreover the parking provision has now been removed from the scheme and therefore the issues raised in relation to this provision have been addressed. Further matters are discussed below.

The proposed change of use would allow the vacant building to be brought back into use. The previous use was that of a single dwelling with the new use being for apart-hotels, covering short to long term stays aimed at both tourists and professionals within the area. It is acknowledged that the use would be more intensive than the previous however, given the location and nature of this area, it is not considered that this would be at odds with this specific location of Cleethorpes. This is a busy mixed use area and bed and breakfast establishments are common next to residential uses. Numbers 45 and 47 Issacs Hill are owned by the applicant but remain in single residential use but it is not considered that the nature and level of use would be detrimental to amenity. The position of the vehicle access arrangement to the properties is acknowledged but this is not considered to be detrimental. Again in relation to wider neighbours it is not considered that the level of use would be detrimental as changes in comings and goings in such a busy area would not be material.

Furthermore, it is considered that the development would be unlikely to be overly intensive and can be accommodated without the property becoming overdeveloped.

Being in the urban area, the amenity space provided to the rear of the building is not an uncommon arrangement, and local amenities and the town centre are within walking distance. In terms of noise and disturbance, measures to reduce this can be achieved by incorporating soundproofing, which can be controlled through Building Regulations.

In terms of impact, it is not considered that the proposal would create an adverse impact on neighbours due to its position in an already established area of commercial businesses and its historic use. There would be no physical works and as such no associated impacts.

The proposal is acceptable in accordance with saved policies 5 and 22 of the North East Lincolnshire Local Plan 2013-2032 (adopted 2018) in relation to amenity.

CONCLUSION

In conclusion, it is considered that the proposed development will provide visitor accommodation with associated economic benefits and will not cause adverse amenity or highway issues. The proposal is considered acceptable in accordance with policies 5, 22, 23, 33, 34 and 39 of the North East Lincolnshire Local Plan 2013-2032 (adopted 2018). The application is therefore recommended for approval.

RECOMMENDATION

Approved with Conditions

(1) Condition

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

Reason

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

(2) Condition

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

Site Location Plan and Block Plan - 23/028/49/01 Rev B

Existing and Proposed Floor Plans and Elevations - 23/028/49/05 Rev A

Proposed Access and Parking Plan - 23/028/09 Rev A

Reason

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

(3) Condition

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

Reason

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

(4) Condition

The highway vehicular access points and vehicular access arrangements shall be as shown on plan 23-028-09B and as detailed in the Design and Access Statement (Rev B - received 3rd July 2024). Prior to the commencement of the use hereby permitted final details, by way of road markings and traffic signage, of these arrangements shall be submitted to and approved in writing by the Local Planning Authority. The approved details shall be implemented prior to the use hereby permitted and shall thereafter be retained for the lifetime of the development unless otherwise approved by the Local Planning Authority.

Reason

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

(5) Condition

Notwithstanding The Town and Country Planning (Use Classes) Order 1987 and The Town and Country Planning (Use Classes) (Amendment) (England) Regulations 2020 the development hereby permitted shall be used solely as the use stated under Class C1, and for no other purpose as stated in The Town and Country Planning (Use Classes) (Amendment) (England) Regulations 2020 unless a planning application is submitted and determined for such an alternative use.

Reason

In the interests of local and highway amenity to accord to Policy 5 of the North East Lincolnshire Local Plan 2013-2032.

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, 23, 33, 34 and 39.

2 Informative

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

In accordance with paragraph 187 of the National Planning Policy Framework, the Local Authority has worked in a positive and proactive manner by determining the application in a timely manner.

3 Informative

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

4 Informative

The soundproofing will be installed in line with the requirements under Building Regulations.

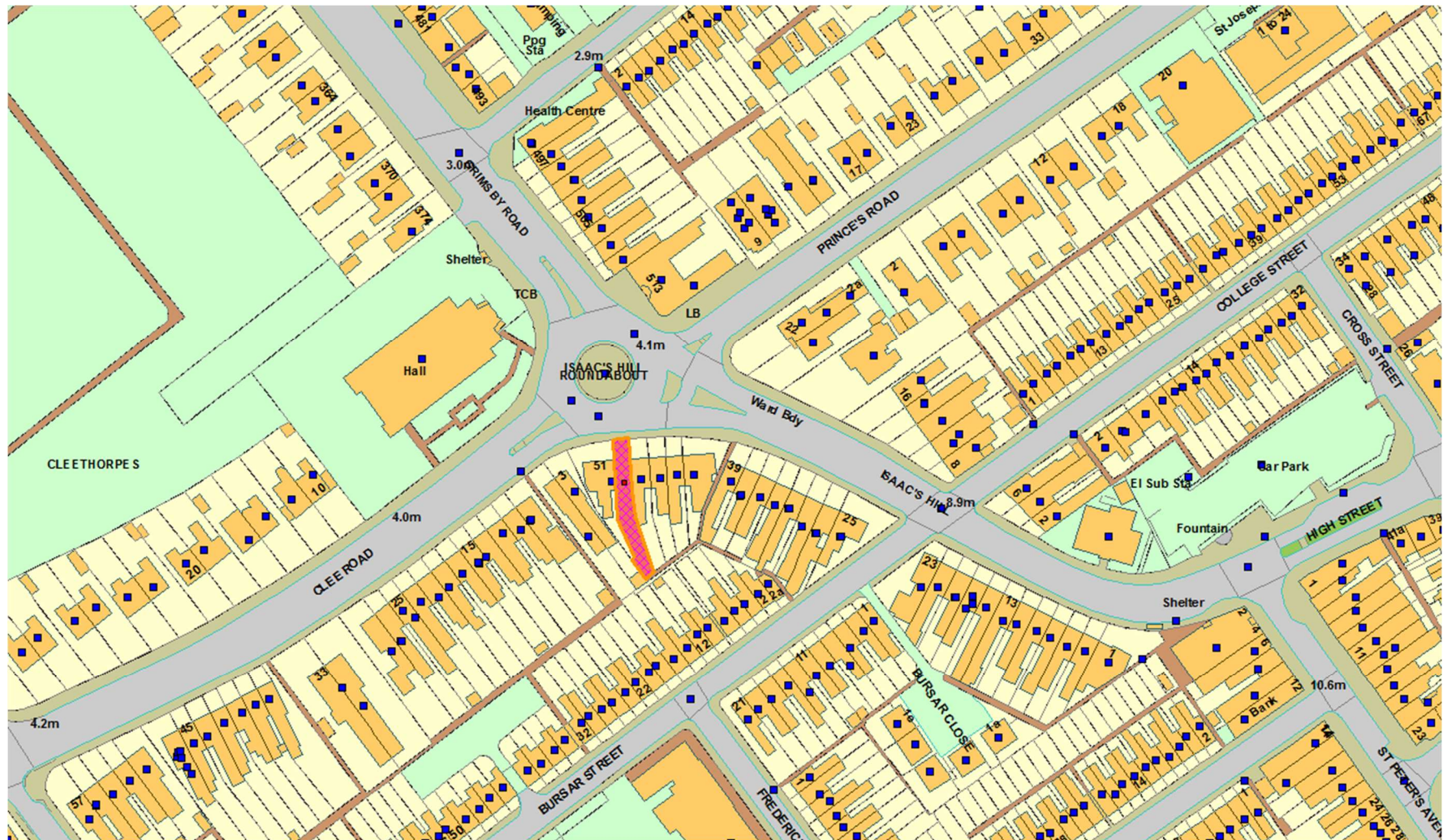
5 Informative

The applicant's attention is drawn to the comments made by the Ecology Officer received 17th April 2024 regarding nest birds and roosting bats.

6 Informative

The applicant's attention is drawn to the comment made by the Highways Officer, received 17th July 2024, relating to the lighting column. Should any damage to this occur, the applicant may be liable for the costs associated with its relocation.

DM/0357/24/FUL – 49 ISAACS HILL, CLEETHORPES



DM/0357/24/FUL – 49 ISAACS HILL, CLEETHORPES



PLANNING COMMITTEE - 7th August 2024

ITEM: 5 **RECOMMENDATION: Approved with Conditions**

APPLICATION No: DM/0338/24/FUL

APPLICATION TYPE: Full Application

APPLICATION SITE: 51 Isaacs Hill, Cleethorpes, North East Lincolnshire, DN35 8JT

PROPOSAL: Change of use from single residential dwelling to 6 bed apart-hotel with associated works (Amended Plan and Design & Access Statement received 3rd July 2024 to remove parking area, replace with drop off/pick up area only and updated parking and access details within D&A)

APPLICANT:

J And N D'Souza
Robertson Properties Ltd
51 Isaacs Hill
Cleethorpes
North East Lincolnshire
DN35 8JT

AGENT:

Mr Christopher French
Building Planning Services Limited
Tanglin
Town Road
Tetney
Grimsby
DN36 5JE

DEPOSITED: 4th April 2024

ACCEPTED: 4th June 2024

TARGET DATE: 30th July 2024

PUBLICITY EXPIRY: 28th July 2024

AGREED EXTENSION OF TIME DATE:

CONSULTATION EXPIRY: 15th June 2024

CASE OFFICER: Bethany Loring

PROPOSAL

The application seeks to change the use of a single residential dwelling to a 6 bed apart-hotel with associated works. The change of use would affect the entire property. There are minor external alterations, to the building, proposed as part of this application to include the removal of some window and door openings and the installation of one small opening to the rear at ground floor. Furthermore, an associated vehicle pull in for drop off and pick up is proposed.

The application is brought to planning committee due to the number of objections

received by neighbours.

SITE

The proposal site is an existing residential dwelling, with five bedrooms and typical domestic facilities, which is currently vacant and has been for some time. The building is situated on the south side of Isaacs Hill, Cleethorpes, which is host to various uses, mostly guest houses and residential mixed uses. The property sits centrally along the street, close to the adjoining street of Clee Road, and is a two-storey, mid-terraced building. The adjoining properties consist of single residential dwellings some of which are also in the ownership of the applicant and currently vacant. Indeed the applicant owns a row of four properties. The adjacent neighbour at 3 Clee Road is not owned by the applicant.

RELEVANT PLANNING HISTORY

8/102/85 - change of use of guest house to residential for the mentally handicapped - Approved with Conditions

8/149/86 - change of use of 2 flats to home for mentally handicapped persons and ext to form staffroom - Approved with Conditions

8/522/86 - erect 2 storey extension to provide 2 additional staff bedrooms - Approved with Conditions

RELEVANT PLANNING POLICIES AND BACKGROUND PAPERS

National Planning Policy Framework (2023)

NPPF6 - Building a strong, competitive economy
NPPF7 - Ensuring the vitality of town centres
NPPF12 - Achieving well designed places
NPPF16 - Conserv. & enhance the historic environ.

North East Lincolnshire Local Plan 2013-2032 (adopted 2018)

PO5 - Development boundaries
PO22 - Good design in new developments
PO23 - Retail hierarchy and town centre develop
PO33 - Flood risk
PO34 - Water management
PO39 - Conserve and enhance historic environ

Section 38(6) of the Planning and Compulsory Purchase Act 2004 states "if regard is to be had to the development plan for the purpose of any determination to be made under

the planning Acts the determination must be made in accordance with the plan unless material considerations indicate otherwise". This is recognised in paragraph 11 of the NPPF, with paragraph 12 stating that the framework does not change the statutory status of the development plan as the starting point for decision making. The development plan for the area is comprised of the North East Lincolnshire Local Plan 2013-2032 (Adopted 2018).

REPRESENTATIONS RECEIVED

Drainage Team - No comments.

Highways Team - Amendments made to satisfy initial concerns and further amended to remove parking provision to the frontage. Approval with conditions relating to formalised entry and exit designations.

Environment Team - Hours of construction/demolition condition and soundproofing informative.

Heritage Officer - No input required.

Civic Society - Opposes application due to parking, congestion and potential use as a HMO.

Ecology Officer - Standing advice on bat roosting and bird nesting.

Neighbour Representation

Objections have been received from the following addresses broadly on the grounds of change of occupancy, access and parking, potential obstruction to neighbouring properties, noise and disturbance, unfair for residents, size of potential vehicles in parking area, health and safety and impacts to pedestrians.

6 & 8 Bursar Street, Cleethorpes
First Floor Flat, 9A Clee Road, Cleethorpes
3 Clee Road, Cleethorpes

Support comments have been received from the following addresses broadly on the grounds of quality accommodation for short stay leisure and corporate travel, great asset for the area, footfall, economic benefits, need for accommodation type, enhance the area and shortage of such accommodation.

47b Albert Road, Millisons Wood, Coventry
15/1 Leslie Place, Edinburgh
3 Stockmers End, Capel St Mary
3 Succoth Gardens, Edinburgh

APPRAISAL

Principal of Development

The application seeks to change the use of the existing property from a single residential dwelling to a 6 bed apart-hotel with associated works.

The site is within a defined development area of Cleethorpes (Policy 5). The area surrounding the site features a range of uses, including residential and holiday use. The neighbouring properties that directly adjoin the application site to the sides are currently residential in use however 49 Isaacs Hill is currently pending consideration for the same use.

The site is also within close proximity of Cleethorpes Town Centre and Resort Area. Whilst outside these designations in Local Plan terms it is considered that the hotel type use in an area historically of holiday accommodation and as located in such close walking distance of the Town Centre and Resort Area would support the commercial core and resort area. It would provide visitor accommodation supporting the local economy.

The principle of development is therefore acceptable provided that the proposal does not give rise to significant issues in terms of amenity, highways safety and that the design is in accordance with policies 5, 22 and 23 of the North East Lincolnshire Local Plan 2013-2032 (Adopted 2018) and sections 6, 7 and 12 of the NPPF.

Design, Impact to the Character of the Area and Heritage

The area itself is a mix of commercial and residential with a variety of uses in the vicinity. Currently the building is vacant and has been for some time. It has a run down appearance and its intended use for a 6 bed apart-hotel would not be out of keeping in this location, where a range of uses, including residential and holiday uses, are apparent. The addition of the use would sit comfortably in this established area of commercial businesses and residential units. There would be minor external alterations to the premises, positioned to the side and rear, and would therefore remain mostly as existing externally. In this instance, it would not appear out of character and the sites reuse would be positive especially as the site is so visible on a main route through Cleethorpes.

The site is close to the Grade II Listed Building, host to Twinkles Vintage Store, positioned to the northeast. The application includes no physical works to the frontage and therefore would not impact the Listed Building and is sufficiently separated. The Heritage Officer has confirmed no comments to make.

As such it is considered that the design of the proposal is acceptable and would not cause adverse impact to the character of the area or the Listed Building and it is in accordance with Policies 5, 22 and 39 of the North East Lincolnshire Local Plan, 2013-2032.

Highways, Parking and Access

The site is within a highly sustainable location with travel options close by including rail, bus and taxis. This area of Cleethorpes has a variety of amenities available close by and parking options all within a short walking distance.

The proposal had initially included a provision to the frontage of the property to provide off-street parking however this has since been removed from the scheme due to its functionality and highway acceptability. This follows negotiations and the scheme has now been amended to provide a drop off/pick up provision only with no formalised parking. This would allow for guests to pull off the highway to allow for luggage and associated items to be brought into the property before exiting and parking elsewhere if required. The plan also details how this area would be accessed from the host street detailing an 'in and out' arrangement utilising existing dropped kerbs. Signage would also be included to direct vehicles when entering and leaving the site to maintain highways safety. The space available for manoeuvring is ample to allow for safe access and egress for this purpose.

The Highways Officer has reviewed the details and have confirmed that they are happy with the details provided however a condition relating to the formalisation of the designated entrance/exit points is required and has been recommended.

It is therefore considered that the proposal is acceptable with policies 5 and 22 of the North East Lincolnshire Local Plan 2013-2032 (adopted 2018) in relation to access.

Impact on Neighbours and Surrounding Area

There have been objections received from neighbours broadly on the grounds of occupancy, access and parking, potential obstruction to neighbouring properties, noise and disturbance, unfair for residents, size of potential vehicles in parking area, health and safety and impacts to pedestrians. The comments from neighbours are noted and acknowledged. It is important to note that should the property be used in the form of a house in multiple occupation (HMO) requiring planning permission (as opposed to a permitted development HMO), then this would require an application to be considered on its own merit. In addition, a condition to secure the use as apart hotel rooms has been recommended. The other issues raised have been considered in the section above, in relation to highways safety and parking. Moreover the parking provision has now been removed from the scheme and therefore the issues raised in relation to this provision have been addressed. Further matters are discussed below.

The proposed change of use would allow the vacant building to be brought back into use. The previous use was that of a single dwelling with the new use being for apart-hotels, covering short to long term stays aimed at both tourists and professionals within the area. It is acknowledged that the use would be more intensive than the previous however, given the location and nature of this area, it is not considered that this would be at odds with this specific location of Cleethorpes. This is a busy mixed use area and bed and

breakfast establishments are common next to residential uses. Numbers 45 and 47 Issacs Hill are owned by the applicant but remain in single residential use but it is not considered that the nature and level of use would be detrimental to amenity. The position of the vehicle access arrangement to the properties is acknowledged but this is not considered to be detrimental. Again in relation to wider neighbours it is not considered that the level of use would be detrimental as changes in comings and goings in such a busy area would not be material.

Furthermore, it is considered that the development would be unlikely to be overly intensive and can be accommodated without the property becoming overdeveloped. Being in the urban area, the amenity space provided to the rear of the building is not an uncommon arrangement, and local amenities and the town centre are within walking distance. In terms of noise and disturbance, measures to reduce this can be achieved by incorporating soundproofing, which can be controlled through Building Regulations.

In terms of impact, it is not considered that the proposal would create an adverse impact on neighbours due to its position in an already established area of commercial businesses and its historic use. There would be no physical works and as such no associated impacts.

The proposal is acceptable in accordance with saved policies 5 and 22 of the North East Lincolnshire Local Plan 2013-2032 (adopted 2018) in relation to amenity.

CONCLUSION

In conclusion, it is considered that the proposed development will provide visitor accommodation with associated economic benefits and will not cause adverse amenity or highway issues. The proposal is considered acceptable in accordance with policies 5, 22, 23, 33, 34 and 39 of the North East Lincolnshire Local Plan 2013-2032 (adopted 2018). The application is therefore recommended for approval.

RECOMMENDATION

Approved with Conditions

(1) Condition

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

Reason

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

(2) Condition

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

Site Location Plan and Block Plan - 23/028/51/01 Rev B

Existing and Proposed Floor Plans and Elevations - 23/028/51/05 Rev A

Proposed Drop Off/Pick Up Plan - 23-028-09B

Reason

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

(3) Condition

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

Reason

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

(4) Condition

The highway vehicular access points and vehicular access arrangements shall be as shown on plan 23-028-09B and as detailed in the Design and Access Statement (Rev B - received 3rd July 2024). Prior to the commencement of the use hereby permitted final details, by way of road markings and traffic signage, of these arrangements shall be submitted to and approved in writing by the Local Planning Authority. The approved details shall implemented prior to the use hereby permitted and shall thereafter be retained for the lifetime of the development unless otherwise approved by the Local Planning Authority.

Reason

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

(5) Condition

Notwithstanding The Town and Country Planning (Use Classes) Order 1987 and The Town and Country Planning (Use Classes) (Amendment) (England) Regulations 2020 the development hereby permitted shall be used solely as the use stated under Class C1, and for no other purpose as stated in The Town and Country Planning (Use Classes) (Amendment) (England) Regulations 2020 unless a planning application is submitted and determined for such an alternative use.

Reason

In the interests of local and highway amenity to accord to Policy 5 of the North East Lincolnshire Local Plan 2013-2032.

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, 23, 33, 34 and 39.

2 Informative

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

In accordance with paragraph 187 of the National Planning Policy Framework, the Local Authority has worked in a positive and proactive manner by determining the application in a timely manner.

3 Informative

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

4 Informative

The soundproofing will be installed in line with the requirements under Building Regulations.

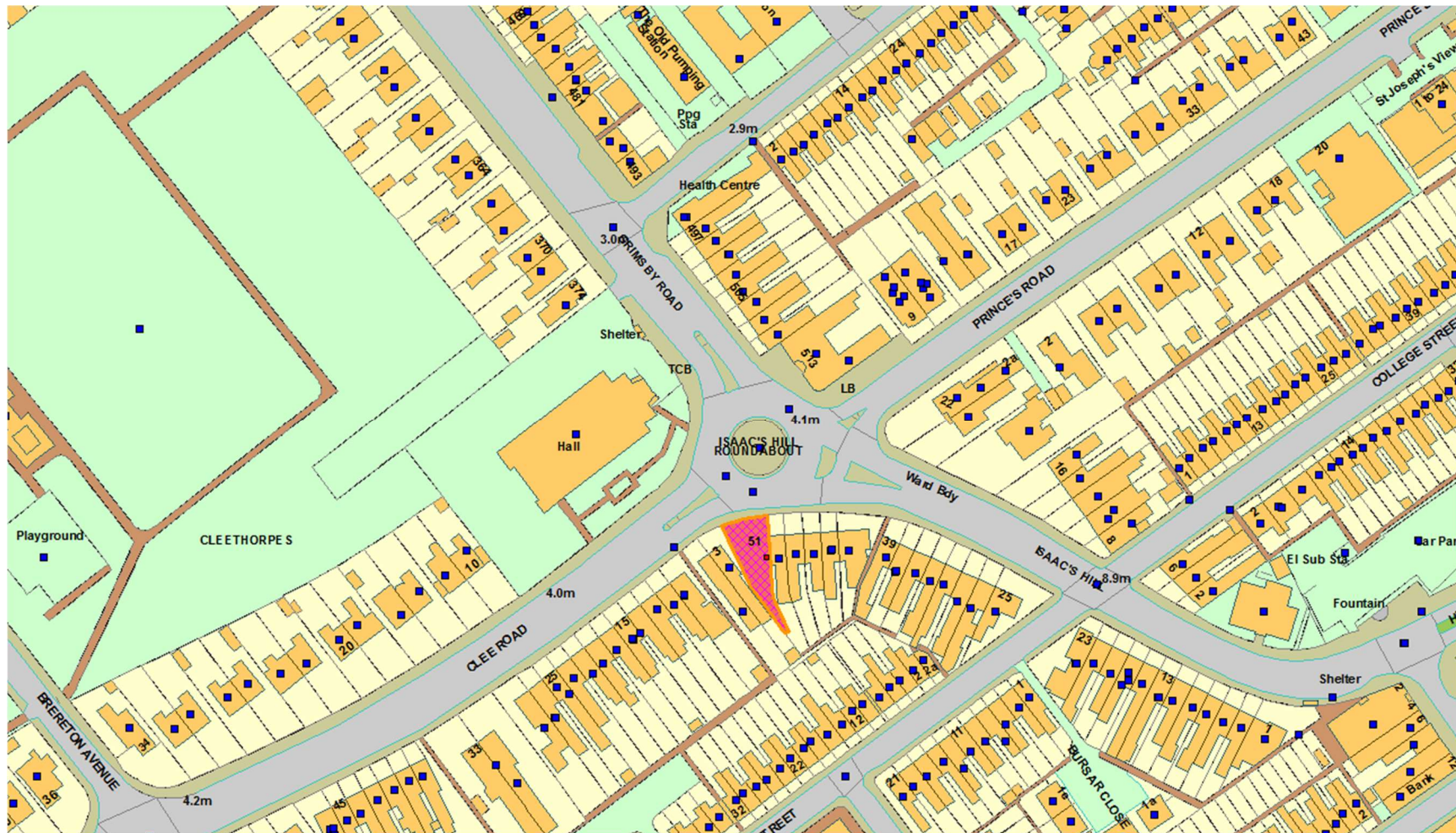
5 Informative

The applicant's attention is drawn to the comments made by the Ecology Officer received 17th April 2024 regarding nest birds and roosting bats.

6 Informative

The applicant's attention is drawn to the comment made by the Highways Officer, received 17th July 2024, relating to the lighting column. Should any damage to this occur, the applicant may be liable for the costs associated with its relocation.

DM/0338/24/FUL – 51 ISAACS HILL, CLEETHORPES



DM/0338/24/FUL – 51 ISAACS HILL, CLEETHORPES



PLANNING COMMITTEE - 7th August 2024

ITEM: 6 **RECOMMENDATION: Approved with Conditions**

APPLICATION No: DM/0501/24/FUL

APPLICATION TYPE: Full Application

APPLICATION SITE: Willys , High Cliff Road, Cleethorpes, North East Lincolnshire, DN35 8RQ

PROPOSAL: Removal of existing canopy, external alterations to front elevation to include new windows/doors, covered canopy, paving, installation of bollards and associated works

APPLICANT:

Mr Bill Parkinson
Willys
High Cliff Road
Cleethorpes
North East Lincolnshire
DN35 8RQ

AGENT:

Mr Jonathan Hendry
Jonathan Hendry Architects
10 Nickerson Way
Peacefields Business Park
Holton-le-Clay
DN36 5HS

DEPOSITED: 28th May 2024

ACCEPTED: 4th June 2024

TARGET DATE: 30th July 2024

PUBLICITY EXPIRY: 14th July 2024

AGREED EXTENSION OF TIME DATE: 9th August 2024

CONSULTATION EXPIRY: 7th July 2024

CASE OFFICER: Lauren Birkwood

PROPOSAL

This proposal seeks planning permission to remove an existing canopy and undertake various external alterations to the front elevation of Willy's on High Cliff Road in Cleethorpes including new windows/doors, covered canopy, paving, installation of bollards and associated works.

The application is presented to planning committee as the applicant is an elected member of the Council.

SITE

The site is a public house, namely Willy's, situated on High Cliff Road in Cleethorpes. The building is situated prominently on the corner adjacent to the Cleethorpes Promenade. Surrounding the site is a number of mixed uses including residential properties, public houses, retail and café premises. The site is situated within the Cleethorpes Central Seafront Conservation Area.

RELEVANT PLANNING HISTORY

No relevant planning history.

RELEVANT PLANNING POLICIES AND BACKGROUND PAPERS

National Planning Policy Framework (2023)

NPPF12 - Achieving well designed places
NPPF14 - Climate, flooding & coastal change
NPPF16 - Conserv. & enhance the historic environ.

North East Lincolnshire Local Plan 2013-2032 (adopted 2018)

PO5 - Development boundaries
PO22 - Good design in new developments
PO33 - Flood risk
PO39 - Conserve and enhance historic environ

Section 38(6) of the Planning and Compulsory Purchase Act 2004 states "if regard is to be had to the development plan for the purpose of any determination to be made under the planning Acts the determination must be made in accordance with the plan unless material considerations indicate otherwise". This is recognised in paragraph 11 of the NPPF, with paragraph 12 stating that the framework does not change the statutory status of the development plan as the starting point for decision making. The development plan for the area is comprised of the North East Lincolnshire Local Plan 2013-2032 (Adopted 2018).

REPRESENTATIONS RECEIVED

Council's Environmental Health Officer - No objection. Condition recommended.

Council's Highways Officer - No objections.

Council's Drainage Officer - No objections.

Council's Heritage Officer - Concerns raised regarding the tiles and proposed canopy. Recommends alternative.

Grimsby, Cleethorpes & District Civic Society - No objections.

Neighbour Representations

No neighbour representations received.

APPRAISAL

The material considerations are:

- Principle of Development
- Impact on Character and Appearance of the Area and Heritage
- Impact on Neighbouring Amenity
- Other Matters

Principle of Development

The proposal is located within the urban area of Cleethorpes as designated in Policy 5 of the North East Lincolnshire Local Plan 2013-2032 (adopted 2018) and relates to alterations to an existing public house. Policy 5 allows commercial development within the defined development boundaries, subject to an assessment of the site specific impacts. In principle, it is therefore considered that the proposal is acceptable.

The site is also located within the Cleethorpes Central Seafront Conservation Area and thus, Policy 39 also applies. The works would not change the use of the building and consist of only external changes. These policies do not preclude works of this nature in principle and are subject to the site-specific discussion below.

Section 72 of the Planning (Listed buildings and Conservation Areas) Act 1990 requires planning applications to pay special attention to the desirability of preserving or enhancing the character or appearance of conservation areas and historic buildings and this is considered in this report.

Impact on Character and Appearance of the Area and Heritage

The proposal seeks to remove an existing canopy and includes various external alterations to the front elevation of an existing public house including new windows/doors, covered canopy, paving, installation of bollards and associated works.

The proposed canopy would be timber, stained black, with accompanying seat benches. The new windows and doors would also be timber and stained black to match the canopy. Additionally, green glazed tiles would be installed on the building at ground floor to complement the canopy and the existing vernacular of the building.

The building is located within Cleethorpes Central Seafront Conservation Area, and therefore the proposal must conserve or enhance the historic environment. The Council's

Heritage Officer has raised concerns regarding the canopy, and considers it would slightly obscure the legibility of the first floor of the building, which is of a "Tudor revival" design.

The comments from the Council's Heritage Officer are noted. However, it is deemed in this instance that the proposed canopy is an enhancement on the current canopy which is somewhat dilapidated and does not positively contribute to the character of the area. This must be taken into account in the balance of considerations. The use of appropriate heritage materials overall and of a sympathetic design to the current building is welcomed. Furthermore, the canopy would only be at ground floor level and therefore the first floor "Tudor revival" design would remain. As an important part of the building's significance, this is positive.

In overall terms, the proposal would accord with policies 5, 22 and 39 of the North East Lincolnshire Local Plan 2013-2032 (adopted 2018).

Impact on Neighbouring Amenity

The proposed canopy and alterations are considered minor and follow existing concepts and would not result in any adverse effects upon the residential amenity of the neighbouring properties nor commercial operators nearby. Furthermore, no neighbour representations have been received. The Council's Environmental Health Officer has raised no concerns, subject to a condition to restrict construction hours. This is recommended.

Therefore, the proposal is acceptable and accords with policy 5 of the North East Lincolnshire Local Plan 2013-2032 (adopted 2018).

Other Matters

The application has been reviewed by the Council's Highways and Drainage Officers and they have no objections to the scheme.

The site is situated within Flood Zone 3 of the Environment Agency Maps. The applicant has confirmed that floor levels within the proposed development would be set no lower than existing levels, and flood proofing would be incorporated where possible. Thus, there are no concerns in terms of flood risk.

In terms of Biodiversity Net Gain, this application is exempt as it does not involve the loss of a priority habitat, is on an existing building and on existing hard surfacing and is limited in area.

CONCLUSION

In summary, the impacts to the building, to amenity and to the locality are deemed to be acceptable and not adverse. The proposal would not detrimentally impact the

Conservation area and could be seen as betterment to the existing situation. The application can therefore be recommended for approval in accordance with policies 5, 22, 33 and 39 of the North East Lincolnshire Local Plan 2013-2032 (adopted 2018) and sections 12, 14 and 16 of the NPPF 2023, subject to a number of safeguarding conditions.

RECOMMENDATION

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 and documents:

Site Location Plan - Received 28th May 2024

Proposed Site Plan - WW_GA_001_A

Proposed Plan - WW_GA_110B

Proposed Plans and Elevations - WW_GA_100B

Proposed Elevations - WW_GA_200_B

Proposed Front Elevation - WW_V_100_B

Existing and Proposed Side Elevations - WW_GA_201 A

Flood Risk Form - Received 4th June 2024

Reason

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

(3) Condition

The proposal shall be constructed using materials specified on drawing WW_V_100_B (Proposed Front Elevation) unless otherwise first approved in writing by the Local Planning Authority.

Reason

This condition is imposed in the interests of design considerations in the context of the existing building in order to comply with Policies 5, 22 and 39 of the North East Lincolnshire Local Plan 2013-2032 (adopted 2018).

(4) 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).

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 and local amenity and is acceptable under all other planning considerations including heritage. This proposal is approved in accordance with the North East Lincolnshire Local Plan 2013-2032 (adopted 2018), in particular policies 5, 22, 33 and 39.

2 Added Value Statement

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

In accordance with paragraph 187 of the National Planning Policy Framework, the Local Authority has worked in a positive and proactive manner with the applicant to seek solutions to problems arising, by discussing the concerns raised by the Council's Heritage Officer.

3 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.

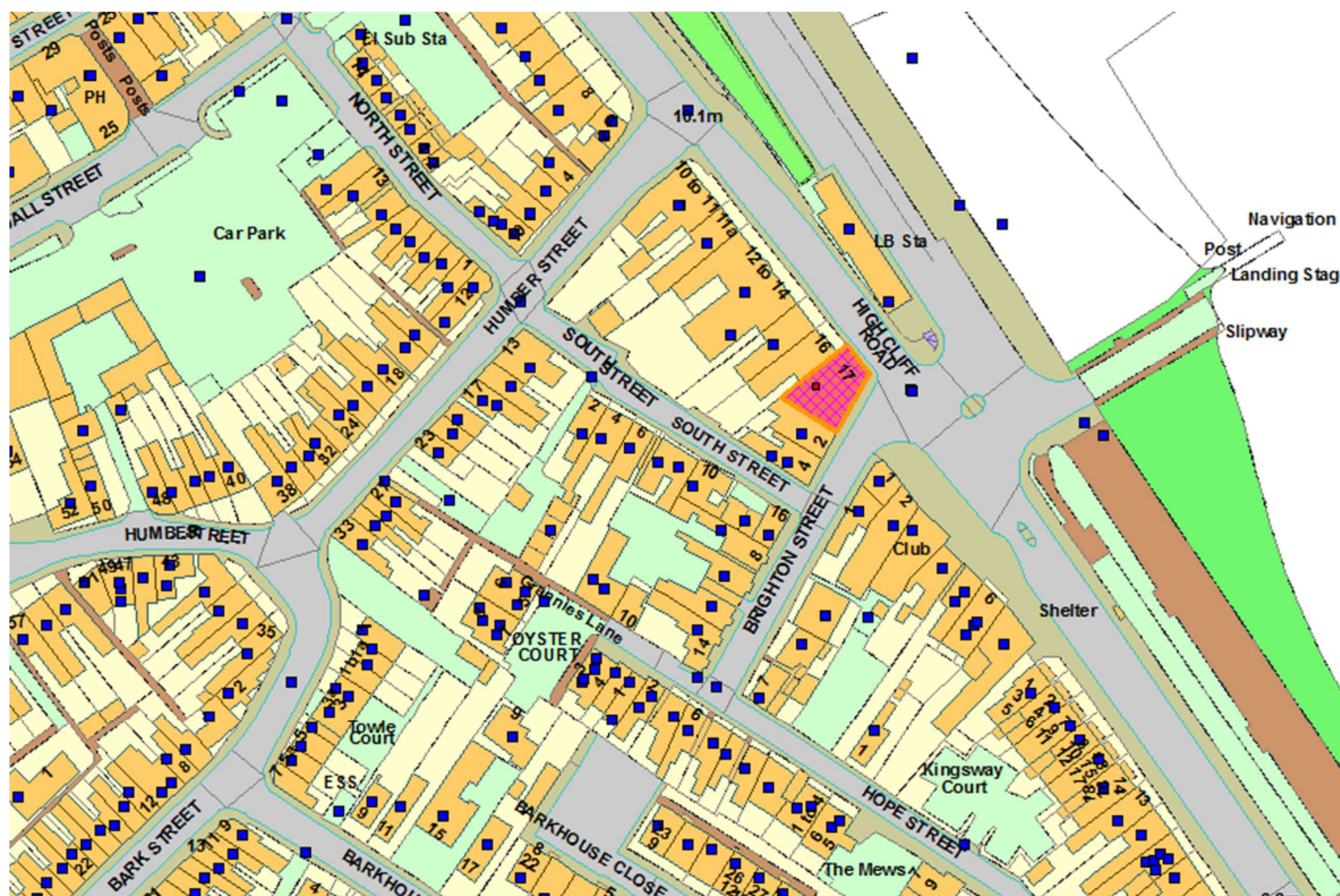
4 Informative

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

5 Informative

Please note any new advertisements may require an application for advertisement consent.

DM/0501/24/FUL – WILLYS, HIGH CLIFF ROAD, CLEETHORPES



DM/0501/24/FUL – WILLYS, HIGH CLIFF ROAD, CLEETHORPES

