

Planning Committee Dated: 2nd October 2024

Summary List of Detailed Plans and Applications

Recommendation: Refused	
Item:	1
Application No:	DM/0319/24/FULA
Application Type:	Accredit Agnt - Hseholder application
Application Site:	22 South Marsh Road Stallingborough North East Lincolnshire DN41 8AN
Proposal:	Raise roof height to create first floor accommodation, erect extensions to front and rear and installation of front and rear dormers, demolish existing garage and front boundary wall, erect new detached garage to rear and retrospective permission for new boundary wall with pillars and gates to front with associated internal and external alterations
Applicant:	Mrs K Kaur
Case Officer:	Lauren Birkwood
Recommendation: Approved with Conditions	
Item:	2
Application No:	DM/0353/24/REM
Application Type:	Reserved Matters
Application Site:	Land South Side Of Humberston Avenue Humberston North East Lincolnshire
Proposal:	Variation of Condition 1 (Approved Plans) to amend site layout and house types, and Variation of Conditions 2 (Materials), 3 (Public Right Of Way), 4 (EV Charging Points) and 5 (Highways) to reword as compliance conditions following DM/1005/16/REM - amended site and house type plans July 2024
Applicant:	Countryside Partnerships Ltd
Case Officer:	Richard Limmer

Recommendation: Approved with Conditions	
Item:	3
Application No:	DM/0495/24/FUL
Application Type:	Full Application
Application Site:	Community Office Humberston Fitties Humberston North East Lincolnshire
Proposal:	Change of use from a community room to a mixed community and office use, erect single storey extensions to front and side with associated internal/external works including the creation of parking spaces (amended plans July 2024 and revised description August 2024)
Applicant:	Mrs S Newson
Case Officer:	Becca Soulsby

Recommendation: Refused	
Item:	4
Application No:	DM/0245/24/FUL
Application Type:	Full Application
Application Site:	166 Weelsby Road Grimsby North East Lincolnshire DN32 8PJ
Proposal:	Erect two dwellings with garages and various associated works (Amended Plan and Addendum received 20th May 2024 for revisions to access road)
Applicant:	N Driver
Case Officer:	Bethany Loring

Recommendation: Approved with Conditions	
Item:	5
Application No:	DM/0323/24/FUL
Application Type:	Full Application
Application Site:	Freshney Cottage Post Office Lane Ashby Cum Fenby North East Lincolnshire
Proposal:	Erect single storey extension to side and rear to provide additional stores area - amended plans (extension moved away from neighbour boundary)
Applicant:	Mr David Griffin
Case Officer:	Lauren Birkwood

Recommendation: Refused	
Item:	6
Application No:	DM/0852/23/FUL
Application Type:	Full Application
Application Site:	142 - 144 Grimsby Road Cleethorpes North East Lincolnshire DN35 7DL
Proposal:	Change of use from Doctors surgery to two residential dwellings to include removal of external rear stairs with associated internal and external works (Amended Flood Risk Assessment Received 25.06.2024 for attention of EA)
Applicant:	Ms Olena Lomaha
Case Officer:	Owen Toop

		Recommendation: Approved with Conditions
Item:	7	
Application No:	DM/0597/24/OUT	
Application Type:	Outline Application	
Application Site:	159 Humberston Avenue Humberston North East Lincolnshire DN36 4SX	
Proposal:	Outline application to erect two detached bungalows with associated external works and access with access to be considered	
Applicant:	Mr Paul Knott	
Case Officer:	Emily Davidson	
		Recommendation: Approved with Conditions
Item:	8	
Application No:	DM/0215/23/FUL	
Application Type:	Full Application	
Application Site:	Land At Kings Road Cleethorpes North East Lincolnshire	
Proposal:	Change of use to create formalised motor home parking area (updated FRA)	
Applicant:	Mr Jack Fox	
Case Officer:	Emily Davidson	

PLANNING COMMITTEE - 2nd October 2024

ITEM: 1 **RECOMMENDATION: Refused**

APPLICATION No: DM/0319/24/FULA

APPLICATION TYPE: Accredited Agent - Homeholder application

**APPLICATION SITE: 22 South Marsh Road, Stallingborough, North East
Lincolnshire, DN41 8AN**

PROPOSAL: Raise roof height to create first floor accommodation, erect extensions to front and rear and installation of front and rear dormers, demolish existing garage and front boundary wall, erect new detached garage to rear and retrospective permission for new boundary wall with pillars and gates to front with associated internal and external alterations

APPLICANT:

Mrs K Kaur
22 South Marsh Road
Stallingborough
North East Lincolnshire
DN41 8AN

AGENT:

Mr Byron Smith
By Design
47 The Avenue
Healing
Grimsby
N E Lincolnshire
DN41 7NA

DEPOSITED: 27th March 2024

ACCEPTED: 27th March 2024

TARGET DATE: 22nd May 2024

PUBLICITY EXPIRY: 27th April 2024

**AGREED EXTENSION OF TIME DATE: 6th
September 2024**

CONSULTATION EXPIRY:

CASE OFFICER: Lauren Birkwood

PROPOSAL

The proposal is for the erection of extensions to the front and rear of 22 South Marsh Road in Stallingborough including raising the roof height to create first floor accommodation and installation of front and rear dormers. It also includes the demolition of an existing garage and front boundary wall, and the erection of a new detached garage to the rear.

The proposal also includes retrospective permission for a new boundary wall with pillars and gates to the front of the site.

The application has been brought to planning as it has been called in by Councillor Crofts. The application was deferred for a site visit meeting at the planning committee meeting on 4th September 2024. The date for the visit being 30th September 2024. The application is therefore brought back to committee.

SITE

22 South Marsh Road is a detached bungalow located to the south east side of South Marsh Road in Stallingborough. The area is primarily residential and made up of various dwelling types and designs including two-storey detached. To the north west of the site lies the open countryside. Neighbouring properties include 20 South Marsh Road (to the south west) and 24 South Marsh Road (to the east).

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

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

PO5 - Development boundaries

PO22 - Good design in new developments

PO33 - Flood risk

PO34 - Water management

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 Highways Officer - No objections.

Council's Drainage Officer - No objections. Informative recommended.

Council's Ecology Officer - No objections. Informative recommended.

Council's Heritage Officer - No objections.

Council's Environmental Health Officer - No objections. Informative recommended.

Stallingborough Parish Council - No objections.

Neighbouring Representations

12 & 24 South Marsh Road, Stallingborough, 134 Station Road, Stallingborough and 12 Manor Court, Stallingborough - Objects to the development with concerns regarding overshadowing and privacy issues, the development would be out of character with the area and would create drainage issues.

67 The Ridgeway, Grimsby - Supports the development due to needs and the context of the area.

APPRAISAL

The key planning material considerations are:

- Principle of Development
- Impact on Character and Appearance of the Area and Heritage
- Impact on Residential Amenity
- Highways and Parking
- Other Matters

Principle of Development

The application site is within the development area of Stallingborough (Policy 5) and relates to alterations and extensions to an existing dwelling and the erection of a detached garage and boundary wall. The principle of development is therefore acceptable provided that the proposal does not give rise to significant issues in terms of residential amenity and that the design is in accordance with Policies 5, 22, 33 and 34 of the North East Lincolnshire Local Plan 2013- 2032 (Adopted 2018) and sections 12 and 14 of the NPPF.

Impact on Character and Appearance of the Area

The proposal is for the erection of extensions to the front and rear, raise the roof height to create first floor accommodation and installation of front and rear dormers. It also includes the demolition of an existing garage and front boundary wall, and the erection of

a new detached garage to the rear. The works also includes retrospective permission for a new boundary wall with pillars and gates to the front of the site.

The works are reasonably extensive, increasing the footprint of the property. However, the proposed extensions would be single storey and remain within the confines of the site boundaries. Although the extensions would be viewable from the street scene, they would be set back within the site. Materials proposed would also match the existing dwelling. On this basis, they would not unduly harm the character and appearance of the area.

The roof height would be raised by approximately 2 metres to provide first floor accommodation. It is considered that although this alteration is extensive, in character terms it would not be considered out of keeping as South Marsh Road is made up of a variety of two storey properties. The change to create a hipped roof would have more impact in visual terms but is not an unusual design in this type of setting. The dormer extensions and alterations would be seen in the context of the immediate area. However, the dormers would be proportionate to the existing dwelling and would be externally faced in materials that would match those used in the construction of the existing dwelling, and this would therefore ensure the character and appearance of the building and wider area is maintained.

The proposed garage would replace an existing garage and would be situated within the rear garden area. Therefore, it would not be readily viewable within the street scene. It would be single storey and built with materials matching the existing dwelling. It is therefore considered appropriate.

In terms of the boundary treatments to the front of the property, it has been increased to approximately 2 metres in height. The materials include brickwork for the pillars and render for the walls. Although this is a significant change in terms of height and materials, it is not considered out of keeping as South Marsh Road consists of various boundary treatments, including that adjacent at 20 South Marsh Road.

On this basis, it is considered to be in accordance with Policies 5 and 22 of the North East Lincolnshire Local Plan 2013-2032 (Adopted 2018) and section 12 of the NPPF.

Impact on Residential Amenity

Neighbouring properties include 20 South Marsh Road (to the south west) and 24 South Marsh Road (to the east). It is noted that objections have been received from neighbouring properties within concerns regarding overshadowing and privacy issues.

Firstly, in terms of the boundary treatments, it is not considered that these works create residential amenity issues. The wall, pillars and gates are situated away from neighbours and therefore considered acceptable. The detached garage would be situated along the boundary shared with 20 South Marsh Road. Given the single storey nature of the garage and it would be adjacent to an existing structure within the rear garden of the neighbour, it is not considered that it would create massing or overshadowing issues.

There would be dormers installed to the front and rear facing onto the host properties garden area and then obliquely onto neighbours on South Marsh Road. The dormers would be relatively minor and would not unduly impact neighbours in terms of overlooking.

The concerns raised by 24 South Marsh Road in terms of overshadowing are noted. A light test was undertaken by the applicant which shows that, although the development would increase in height, there would be no issues in terms of overshadowing. Nevertheless, the combination of the proposed extensions and increase in roof height would significantly increase the overall size of the dwelling. The roof height of the host property would be increased by approximately 2 metres which is considered significant. The single storey extension and raised roof would sit directly along and very close to the boundary shared with 24 South Marsh Road. The neighbour has windows on the side elevation which would face the proposal, and it is considered that the resultant dominance and massing would be detrimental to the residential amenity of 24 South Marsh Road.

It is therefore considered, due to issues outlined above in terms of massing and dominance on neighbour 24 South Marsh Road, that the proposal would be contrary to Policy 5 of the North East Lincolnshire Local Plan 2013-2032 (Adopted 2018).

Highways and Parking

The Council's Highways Officer has reviewed the information provided and has confirmed that the front boundary wall does not impact visibility splays and the property retains sufficient within-curtilage space for vehicle turning to enable access and egress from the site on to the classified road in a forward-facing gear. Similarly, existing parking arrangements at the site remain unchanged. The Council's Highways Officer is content with this information and has no objections.

Other Matters

A Flood Risk form has been provided which confirms that the floor levels would be set no lower than the existing levels and flood proofing would be incorporated into the scheme. This is considered acceptable. The Council's Drainage Officer has reviewed the information provided and has no objections, subject to an informative. The proposal therefore accords with Policies 33 and 34 of the North East Lincolnshire Local Plan 2013-2032 (Adopted 2018).

In terms of Biodiversity Net Gain, this application is subject to exemptions as an exemption applies in relation to planning permission for a development which is the subject of a householder application.

CONCLUSION

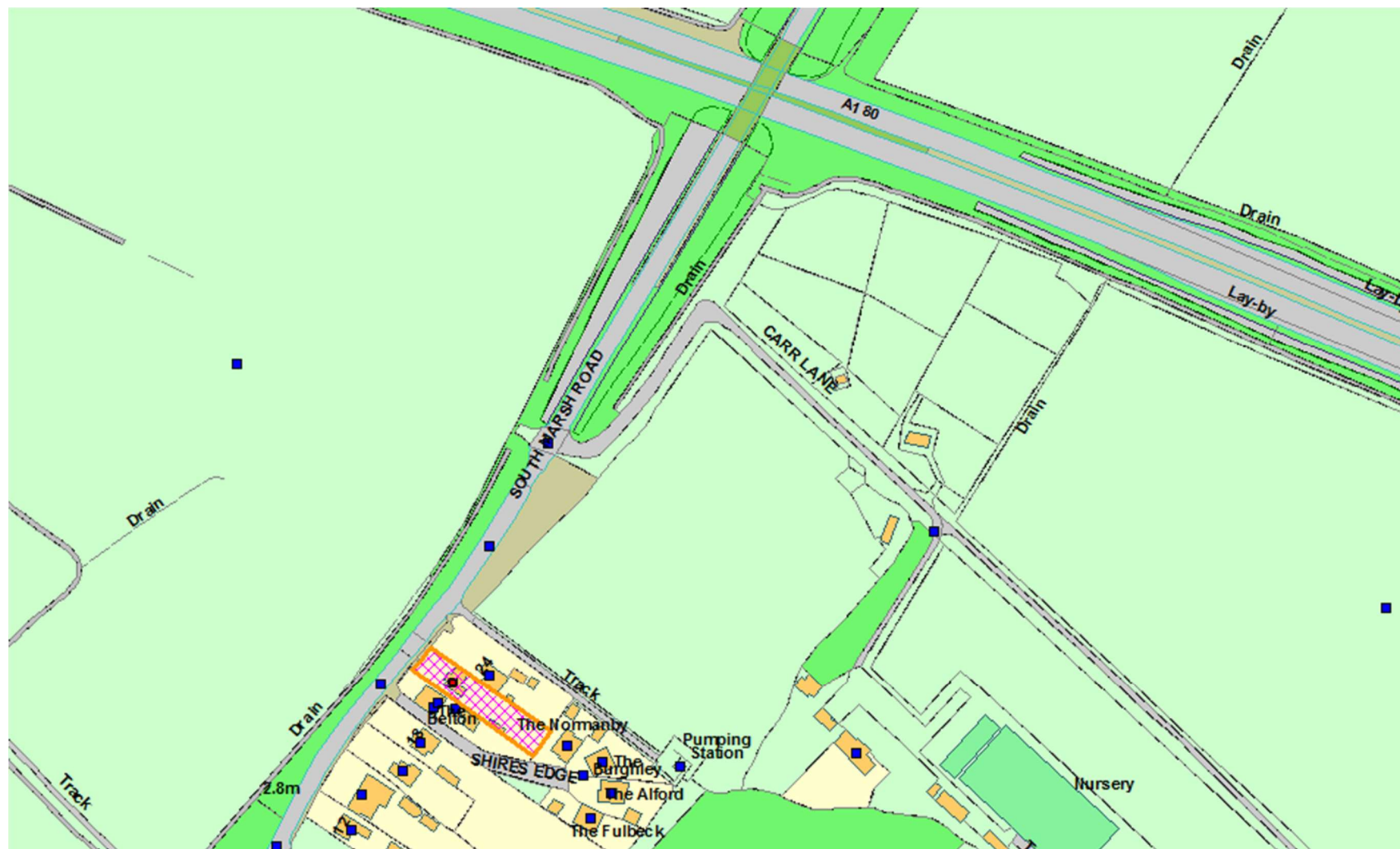
In conclusion, it is considered that the proposal represents a detrimental impact to the amenity of the neighbour by reason of dominance and massing. The proposal is therefore contrary to Policy 5 of the North East Lincolnshire Local Plan 2013-2032 (Adopted 2018) and is recommended for refusal.

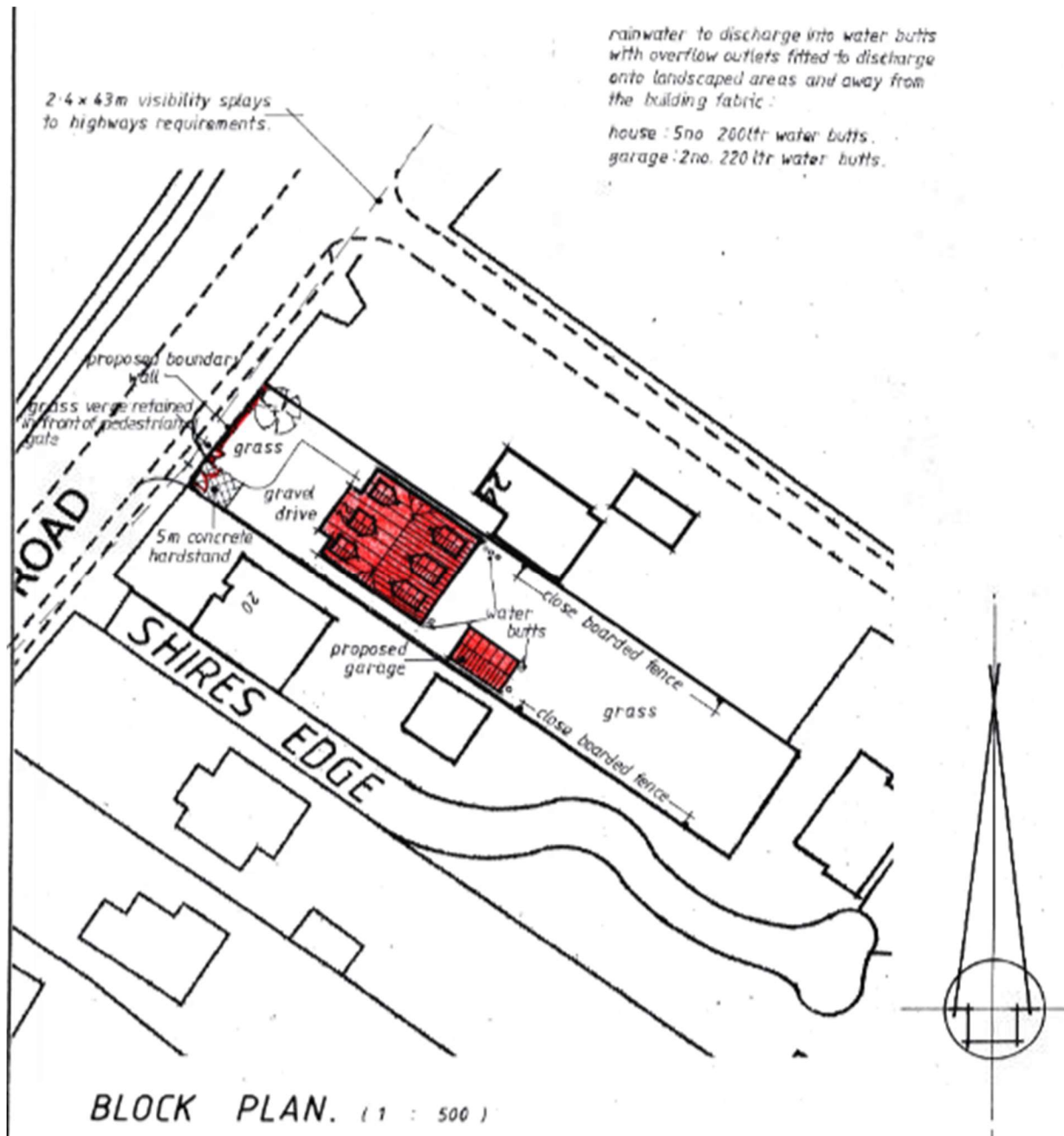
RECOMMENDATION

Refused

(1) The proposal would be detrimental to the residential amenities of the neighbouring property by virtue of dominance and adverse massing contrary to Policy 5 of the North East Lincolnshire Local Plan 2013-2032 (Adopted 2018).

DM/0319/24/FULA – 22 SOUTH MARSH ROAD, STALLINGBOROUGH





PLANNING COMMITTEE - 2nd October 2024

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

APPLICATION No: DM/0353/24/REM

APPLICATION TYPE: Reserved Matters

APPLICATION SITE: Land South Side Of, Humberston Avenue, Humberston, North East Lincolnshire,

PROPOSAL: Variation of Condition 1 (Approved Plans) to amend site layout and house types, and Variation of Conditions 2 (Materials), 3 (Public Right Of Way), 4 (EV Charging Points) and 5 (Highways) to reword as compliance conditions following DM/1005/16/REM - amended site and house type plans July 2024.

APPLICANT:

Countryside Partnerships Ltd
C/O Agent
DPP
1 Park Row
Leeds
West Yorkshire
LS1 5HN

DEPOSITED: 9th April 2024

AGENT:

Mr Jack Waugh
DPP
One Park Row
Leeds
LS1 5HN

ACCEPTED: 19th April 2024

TARGET DATE: 19th July 2024

PUBLICITY EXPIRY: 5th October 2024

AGREED EXTENSION OF TIME DATE:

CONSULTATION EXPIRY: 27th May 2024

CASE OFFICER: Richard Limmer

PROPOSAL

The proposal is a variation of Condition 1 (Approved Plans) to amend site layout and house types on phases 8, 9 and 10, and Variation of Conditions 2 (Materials), 3 (Public Right Of Way), 4 (EV Charging Points) and 5 (Highways) to reword as compliance conditions following DM/1005/16/REM. Information has been provided to address the requirements of conditions 2, 3, 4 and 5.

In phases 9 and 10 the changes to the house types includes changes from the approved bungalows to houses. The general layout remains the same.

In phase 8 the proposed changes are to the layout and elevations of the houses.

This application has been brought to Planning Committee for consideration due to the number of objections received.

SITE

The site is part of the development to the south of Humberston Avenue which was granted planning permission under DC/107/12/HUM for the erection of 400 dwellings and associated infrastructure. Phases 1-5 have been built out, phase 6 is under construction and phase 7 has been built out as a care home under a separate planning permission. This application relates to phases 8, 9 and 10 which have yet to be constructed. The site was previously agricultural land but has now been left to scrub.

RELEVANT PLANNING HISTORY

DC/107/12/HUM - Outline residential development with all matters reserved except for means of access of up to 400 dwellings, (including retirement dwellings), highway works, site for community use (Class D1), public open space, children's play area, landscaping, drainage and associated infrastructure - Allowed at Appeal

DM/1005/16/REM - Reserved matters application comprising of appearance, landscaping, layout and scale pursuant to DC/107/12/HUM (Outline application for residential development of up to 400 dwellings) for remaining Phases 6,7,8,9 & 10 comprising 269 dwellings, play area, landscaping and boundary treatments. - Approved

RELEVANT PLANNING POLICIES AND BACKGROUND PAPERS

National Planning Policy Framework (2023)

NPPF5 - Delivering a sufficient supply of homes
NPPF12 - Achieving well designed places
NPPF14 - Climate, flooding & coastal change
NPPF15 - Conserv. & enhance the natural environ.

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

PO5 - Development boundaries
PO13 - Housing allocations
PO15 - Housing mix
PO22 - Good design in new developments
PO33 - Flood risk
PO34 - Water management
PO41 - Biodiversity and Geodiversity
PO42 - Landscape

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 objections the applicant is currently going through the s.38 agreement process.

Drainage Officer- no objections

Ecology Officer- no objections, conditions for safe working practices

Cadent - no objections

ESP - no objections

Trees and Woodlands Officer - no objections in principle

Environmental Health - no objections

Humberside Fire Brigade - no objections

Environment Agency - no comments

Anglian Water - no comments

Heritage Officer- no comments

Public Rights of Way - no objections to amended detail

Drainage Board - no comments

Humberston Village Council - no objections, note the concerns raised by residents

Neighbours

4 & 11 Sycamore Way
32 & 35 Hawthorn Road
10 Alder Avenue

31 Blackthorne Ave
Apartment 2, 3 Blackthorne Ave
3 Blackthorne Ave (no apartment number provided)
Greystones, Station Road, Nth Thoresby

These neighbours have all objected to the proposed amendments with concerns over the following matters:

- How the connection of the road would affect the over 55s area of the development due to traffic generation and disturbance;
- Ecological impact of the development;
- On street parking and highway safety;
- Lack of consultation;

Petition from neighbours has also been submitted with 54 signatures expressing similar concerns to those listed above.

APPRAISAL

Main Issues

1. Principle of Development
2. Impact on Neighbours
3. Impact on the Character of the Area
4. Drainage and Flood Risk
5. Highways
6. Other Matters

1. Principle of Development

The principle of development on this site has been established through the granting of the outline permission under DC/107/12/HUM and further under DM/1005/16/REM for the reserved matters. Construction has been commenced with phases 1-5 having been completed and phase 6 under construction. This proposal is to amend the details of phases 8, 9 and 10 including change of house types and layout. This does not affect the principle of development on the site and it therefore remains established and not in question.

2. Impact on Neighbours

It is noted that there have been several objections received from neighbouring properties, these are mostly from new dwellings within the site and raise concerns regarding the impact from traffic generation and highway layout and the impact on their amenities. There are comments regarding the highway link through the development and that it should not be joined up to reduce impacts on the retirement properties to the east side of the site. However, the road connecting through the development has always been part of the site master plan and in the approved reserved matters for the site. So whilst residents

have concerns about how linking the road through may affect their amenities, it has already been approved and is acceptable. This application does not seek to change that approved position.

In regard to the proposed changes to the house types and layout of phases 8, 9 and 10 of the site the main aspect of this is the proposal to change properties in phases 9 and 10 from bungalows to houses. The main impact from this change would be to the neighbours of the site boundaries; Hawthorn Road and Blackthorn Avenue to the north, Glebe Road and Lime Grove to the east and Alder Avenue to the west. Importantly plots 1-22 in the north west corner of phase 9, closest to Alder Avenue and Hawthorn Road remain as bungalows. Plots 23-59 in the north east corner of phase 9 change to houses, however are well separated from neighbours on Hawthorn Road, Blackthorn Avenue, Glebe Road and Lime Grove. Whilst these neighbours would see the change from bungalows to houses, the separation between the properties means that the neighbours would not suffer detrimental impact on their amenities. This is the same situation with the change from bungalows to houses on the eastern side of phase 10 and the relationship to neighbours on Lime Grove.

It is therefore considered that the proposed amendments would not cause a detrimental impact on the neighbours residential amenities in accordance with Policy 5 of the NELLP.

3. Impact on the Character of the Area

The proposed amendments to the approved scheme will change the appearance of the development but the proposed house types are similar to those in the earlier phases of the development. Whilst the proposed changes include changing from bungalows to houses and thus the overall height of phase 9 increases it is of no greater scale than earlier phases of the development and that of the houses on Glebe Road and Lime Grove.

A materials schedule has been provided to address condition 2 of DM/1005/16/REM. These materials are considered to work well with the designs of the dwellings and the surrounding area.

An updated landscaping scheme has been submitted as part of the scheme, this has been considered by Officers and considered to be acceptable.

It is therefore considered that the proposed amendments would not harm the overall character and appearance of the area in accordance with Policies 5 and 22 of the NELLP.

4. Drainage and Flood Risk

The site has previously been assessed in regard to flood risk, this situation has not changed and the site remains in flood zone 1. The EA have not raised any concerns in regard to flood risk on the proposal.

Surface water drainage is a material consideration and a condition imposed on the outline permission that required the surface water drainage scheme to be agreed prior to development commencing. This was done but this proposal changes the site layout and house types mean that the surface water drainage scheme will need to be updated accordingly. This is still covered by the condition on the outline permission and a further condition is not required.

It is therefore considered that the proposal is acceptable in regard to flood risk and drainage in accordance with Policies 5 and 33 of the NELLP.

5. Highways

The proposed amendments do not change the number of dwellings or scale of the site. The overall traffic generation from the site would not materially change and in turn neither would the impact on the immediate or wider highway network.

The comments from the neighbours relating to the eastern section of the built out part of the development connecting through to rest of the development have been considered but in regard to highway amenity the scale of the development requires two full access points. The road layout stays much the same as the approved scheme and as such remains acceptable.

The applicant is working with the Highway Authority to agree the s.38 Highway Agreement for the adoption of the roads. This has not yet been agreed and so it is considered that condition 5 should remain in place to be discharged. It is therefore considered that the proposed development accords with Policy 5 of the NELLP.

6. Other Matters

An updated plan detailing electric vehicle charging points has been supplied, this has been considered and the Environmental Health team have confirmed that it is acceptable. It is considered that this updated detail addresses the requirements of condition 4 of DM/1005/16/REM.

It is also noted that there are conditions from the outline permission that remain in force and the changes proposed in this application may require the previous details that were approved to be updated and resubmitted.

CONCLUSION

In conclusion, it is considered that the proposed amendments do not cause undue harm in regard to the impact on neighbours amenities, the character of the area, drainage and flood risk or highway amenity. The proposal therefore accords with Policies 5, 22, 33, 41 and 42 of the NELLP. The applicant also maintains that the proposed changes will make the development more deliverable which will aid the overall delivery of housing. It is

therefore recommended for approval.

RECOMMENDATION

Approved with Conditions

(1) Condition

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

4035-42-AWSM-XX-XX-DR-A-100-P4 Master Plan
4035-42-AWSM-XX-XX-DR-A-101-P5 Phasing plan
4035-42-AWSM-XX-XX-DR-A-102-P6 Site plan phase 6 and 8
4035-42-AWSM-XX-XX-DR-A-103-P9 Site plan phase 9 and 10
4035-42-AWSM-XX-XX-DR-A-104-P5 Boundary treatment plan
4035-42-AWSM-XX-XX-DR-A-105-P6 Site layout plan
4035-42-AWSM-XX-XX-DR-A-105-S2-P6 Site plan for O55s

4035-42-AWSM-XX-XX-DR-A-110-S2-P2 Phase 8 Plover
4035-42-AWSM-XX-XX-DR-A-111-S2-P3 Phase 8 Plover
4035-42-AWSM-XX-XX-DR-A-112-S2-P2 Phase 8 Plover
4035-42-AWSM-XX-XX-DR-A-113-S2-P2 Phase 8 Curlew
4035-42-AWSM-XX-XX-DR-A-114-S2-P2 Phase 8 Curlew
4035-42-AWSM-XX-XX-DR-A-115-S2-P2 Phase 8 Jackdaw
4035-42-AWSM-XX-XX-DR-A-116-S2-P2 Phase 8 Jackdaw
4035-42-AWSM-XX-XX-DR-A-117-S2-P2 Phase 8 Jackdaw
4035-42-AWSM-XX-XX-DR-A-118-S2-P3 Phase 8 Dunnock and Dunlin
4035-42-AWSM-XX-XX-DR-A-119-S2-P3 Phase 8 Dunnock and Eagle
4035-42-AWSM-XX-XX-DR-A-120-S2-P2 Phase 8 Kingfisher
4035-42-AWSM-XX-XX-DR-A-122-S2-P2 Phase 8 Goshawk
4035-42-AWSM-XX-XX-DR-A-123-S2-P2 Phase 8 Goshawk

4035-42-AWSM-XX-XX-DR-A-146-S2-P2 Phase 9 GA Plan Layout
4035-42-AWSM-XX-XX-DR-A-147-S2-P2 Phase 9 Roof plan
4035-42-AWSM-XX-XX-DR-A-148-S2-P4 Phase 9 plots 1-22
4035-42-AWSM-XX-XX-DR-A-149-S2-P4 Phase 9 plots 1-22
4035-42-AWSM-XX-XX-DR-A-150-S2-P3 Phase 9 plots 1-22
4035-42-AWSM-XX-XX-DR-A-151-S2-P4 Phase 9 Walk up apartment
4035-42-AWSM-XX-XX-DR-A-152-S2-P4 Phase 9 walk up apartment
4035-42-AWSM-XX-XX-DR-A-153-S2-P4 Phase 9 quater houses
4035-42-AWSM-XX-XX-DR-A-154-S2-P3 Phase 9 quater houses
4035-42-AWSM-XX-XX-DR-A-155-S2-P3 Phase 9 Heron
4035-42-AWSM-XX-XX-DR-A-156-S2-P2 Phase 9 Egret
4035-42-AWSM-XX-XX-DR-A-157-S2-P2 Phase 9 Eider

4035-42-AWSM-XX-XX-DR-A-158-S2-P3 Phase 9 Egret
4035-42-AWSM-XX-XX-DR-A-159-S2-P2 Phase 9 Eider
4035-42-AWSM-XX-XX-DR-A-160-S2-P2 Phase 9 Darland
4035-42-AWSM-XX-XX-DR-A-161-S2-P2 Phase 9 Darland
4035-42-AWSM-XX-XX-DR-A-162-S2-P3 Phase 9 Curlew
4035-42-AWSM-XX-XX-DR-A-163-S2-P2 Phase 9 Curlew

4035-42-AWSM-XX-XX-DR-A-164-S2-P2 Phase 10 Curlew
4035-42-AWSM-XX-XX-DR-A-165-S2-P2 Phase 10 Curlew
4035-42-AWSM-XX-XX-DR-A-166-S2-P1 Phase 10 Dunlin
4035-42-AWSM-XX-XX-DR-A-167-S2-P2 Phase 10 Kingfisher
4035-42-AWSM-XX-XX-DR-A-168-S2-P2 Phase 10 Darland
4035-42-AWSM-XX-XX-DR-A-169-S2-P2 Phase 10 Darland
4035-42-AWSM-XX-XX-DR-A-170-S2-P1 Phase 10 Jackdaw
4035-42-AWSM-XX-XX-DR-A-171-S2-P1 Phase 10 Jackdaw
4035-42-AWSM-XX-XX-DR-A-172-S2-P1 Phase 10 Jackdaw
4035-42-AWSM-XX-XX-DR-A-173-S2-P2 Phase 10 Eider
4035-42-AWSM-XX-XX-DR-A-174-S2-P1 Phase 8 Plover
4035-42-AWSM-XX-XX-DR-A-175-S2-P1 Phase 8 Plover
4035-42-AWSM-XX-XX-DR-A-176-S2-P1 Phase 8 Plover
4035-42-AWSM-XX-XX-DR-A-177-S2-P1 Phase 8 Dunnock and Dunlin
4035-42-AWSM-XX-XX-DR-A-178-S2-P1 Phase 8 Dunnock and Eagle
4035-42-AWSM-XX-XX-DR-A-179-S2-P1 Phase 10 Kingfisher

Reason

For the avoidance of doubt and in the interests of proper planning to accord to Policy 2, 13, 16, 20, 41 and 42 of the North East Lincolnshire Local Plan 2013-2032 (adopted 2018).

(2) Condition

The development shall be built out in accordance with the external materials plan ref: 4035-42-AWSM-xx-xx-DR-AS-107-P4, unless otherwise agreed 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 Policy 2 and 20 of the North East Lincolnshire Local Plan 2013-2032 (adopted 2018).

(3) Condition

The footpaths on the site shall be constructed in accordance with the details on plan ref:

4035-42-AWSM-xx-xx-DR-AS-106-P5, and completed prior to the 50% of the dwellings on the site being occupied.

Reason

To protect and enhance the public right of way in accordance with Policy 5 of the North East Lincolnshire Local Plan 2013-2032 (adopted 2018).

(4) Condition

The Electric Vehicle Charging Points and associated infrastructure, as shown on document 4035-42-AWSM-XX-XX-DR-A-105-P2, shall be installed prior to the occupation of each dwelling to which they relate and shall be retained at all times thereafter.

Reason

In the interest of air quality to accord to Policy 5 of the North East Lincolnshire Local Plan 2013-2032 (adopted 2018).

(5) Condition

Development shall not begin until these details have been approved by the Local Planning Authority:-

(i) Detailed plans to a scale of at least 1/500 showing:-

- (a) The wearing course materials proposed for the carriageways and footways and management of private areas;
- (b) Cross sections;
- (c) The highway drainage system;
- (d) The proposed locations of street lighting columns, all services and ducts for services, within the carriageways and footways;

The development shall be carried out in accordance with the details approved.

Reason

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

(6) Condition

The scheme of landscaping and tree planting shown on drawings ref:

GLY0077-LP01C
GLY0077-LP02C
GLY0077-LP03C
GLY0077-LP04C

shall be completed within a period of 12 months, beginning with the date on which development began or within such longer period as may be first agreed in writing by the Local Planning Authority. All planting shall be adequately maintained in accordance with the Management Plan ref: GLY0077-Landscape Management Plan, beginning with the date of completion of the scheme and during that period all losses shall be replaced during the next planting season.

Reason

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

(7) Condition

There shall be no removal of hedgerows, trees, shrubs or brambles between 1st March and 31st August inclusive, unless an up to date Ecology Survey has been undertaken by a competent ecologist to assess the nesting bird activity on site during this period, and details of measures to protect the nesting bird interest on the site have first been submitted to and approved in writing by the local planning authority and then implemented as approved.

Reason

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

Informatives

1 Reason for Approval

The Local Planning Authority has had regard to development plan policies and especially those in the North East Lincolnshire Local Plan. The proposal 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, 13, 22, 41 and 42.

2 Added Value Statement

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

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

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).

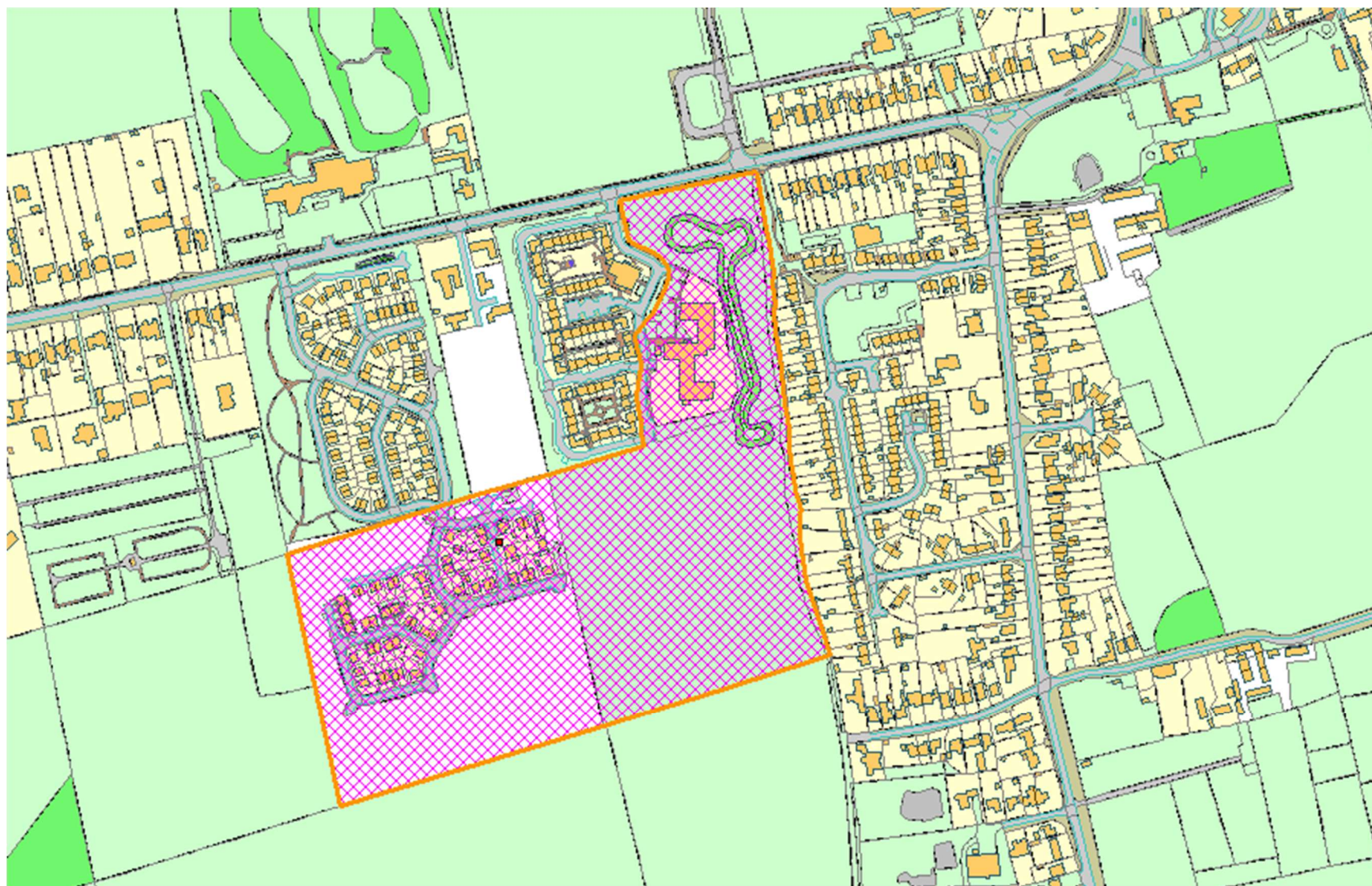
5 Informative

The applicant should be aware of the comments made by Cadent, Energy Assets and ESP submitted on 14th August 2024.

6 Informative

The applicant is reminded that there are conditions on the outline planning permission that are still relevant to this application and may need to be discharged again with up to date information.

DM/0353/24/REM – LAND SOUTH SIDE OF HUMBERSTON AVENUE, HUMBERSTON



DM/0353/24/REM – LAND SOUTH SIDE OF HUMBERSTON AVENUE, HUMBERSTON



PLANNING COMMITTEE - 2nd October 2024

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

APPLICATION No: DM/0495/24/FUL

APPLICATION TYPE: Full Application

APPLICATION SITE: Community Office, Humberston Fitties, Humberston, North East Lincolnshire,

PROPOSAL: Change of use from a community room to a mixed community and office use, erect single storey extensions to front and side with associated internal/external works including the creation of parking spaces (amended plans July 2024 and revised description August 2024)

APPLICANT:

Mrs S Newson
Tingdene Ltd
Links Avenue
Mablethorpe
Lincolnshire
LN12 1QN

AGENT:

Miss Mia Redburn
Ross Davy Associates
Pelham House
1 Grosvenor Street
Grimsby
North East Lincolnshire
DN32 0QH

DEPOSITED: 22nd May 2024

ACCEPTED: 22nd May 2024

TARGET DATE: 17th July 2024

PUBLICITY EXPIRY: 21st September 2024

AGREED EXTENSION OF TIME DATE:

CONSULTATION EXPIRY:

CASE OFFICER: Becca Soulsby

PROPOSAL

The proposal is for the change of use from the existing community room to a mixed community and office use, as well as the erection of single storey extensions to the front and side elevations and associated internal and external works including the creation of car parking spaces. The application has been referred to planning committee for determination due to receiving in excess of three objections to the proposal.

SITE

The Humberston Fitties Community Office is situated within the Humberston Fitties chalet park which is also a conservation area. Surrounding the site are holiday chalets of a larger size and differing appearance than the existing brick built community office, with building materials for the chalets differing either being finished in render or timber cladding. The site is located within flood zone 3.

RELEVANT PLANNING HISTORY

DC/917/03/HUM - Change of use from toilet block to a community meeting room. - Approved with conditions.

RELEVANT PLANNING POLICIES AND BACKGROUND PAPERS

National Planning Policy Framework (2023)

NPPF12 - Achieving well designed places
NPPF14 - Climate, flooding & coastal change
NPPF15 - Conserv. & enhance the natural environ.
NPPF16 - Conserv. & enhance the historic environ.

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

PO5 - Development boundaries
PO12 - Tourism and visitor economy
PO22 - Good design in new developments
PO33 - Flood risk
PO34 - Water management
PO39 - Conserve and enhance historic environ
PO42 - Landscape

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 - The use of water butts and grasscrete is acceptable and alleviates the

condition requested initially. Condition to be attached RE retention of water butts.

Ecology Officer- Informative requested for standing advice for bats and birds.

Environmental Health - Condition requested RE hours of construction / demolition.

Heritage Officer - The revised materials pallet for the proposed extensions is acceptable and addresses previous concerns raised.

Anglian Water - Application falls outside of the scope for consultation.

Environment Agency - Application can be classed as minor development therefore consultation not necessary.

Grimsby and Cleethorpes District Civic Society - Opposes the application due to not being used by Fitties residents. The revision of materials on amended plans is positive.

Humberston Village Council - No objections.

Neighbours

9 objections received from 113, 148, 3, 30, 311A, 315 and 85 Humberston Fitties, 4 Clayfield Avenue and 9 Spall Close broadly on the grounds of:

- Concerns over the change of use as building has not been a community office for a number of years
- Concerns over the need for the extensions to the building
- Works proposed not in keeping with chalets or conservation area nor is there a community benefit from the works proposed
- Concerns over location of community office and parking arrangements,
- The need for public toilets due to anti-social behaviour on the Fitties
- Impacts to wildlife and biodiversity
- No EV charging spaces
- No secure cycle parking proposed
- Building not proposed to be accessible
- Concerns over externally mounted plant and bin storage

1 neutral comment received from 175 185 Humberston Road as not enough information for a decision to be made, works should be in line with the Fitties design guide.

1 support comment received from 114 Humberston Fitties as works will enable private conversations to be had.

The consultation period is due to expire on 21st September 2024.

APPRAISAL

Principle of Development

The Community Office is located within the Fitties Conservation Area and is situated within the resort area of Cleethorpes, as well as being located within flood zone 3. The proposal accords with the local plan allocation of the Fitties within the resort area, proposed to serve Tingdene and the Fitties residents through a mixed office and community use. It is therefore considered that Policies 5, 12, 22, 33, 34, 39 and 42 of the North East Lincolnshire Local Plan 2018 (NELLP 2018) apply. The proposal accords with the aforementioned policies in principle, however, is subject to the material planning considerations and site-specific discussion below.

The requirements under Section 72 of the Planning (Listed buildings and Conservation Areas) Act 1990 to pay special attention to the desirability of preserving or enhancing the character or appearance of a conservation area also apply.

Design and Impacts to Heritage

The existing community office building is a small, brick built building located centrally within the Fitties resort. The extensions are proposed to the front and side of the existing building to form additional office space and a small porch area, with the existing internal layout to remain largely as existing. The materials proposed within the extensions and alterations are to follow the Humberston Fitties Chalet Design Guide. The existing roof tiles are to be replaced with a felt roof, with the new roof for the extensions proposed to be felt also. The exterior finish is proposed as horizontal timber boarding, with the windows and doors proposed to be white painted timber units. The additional car parking spaces proposed are to utilise grasscrete which is inline with the Chalet Design Guide.

In respect of Heritage, the site is located within the Humberston Fitties Conservation Area. The Heritage Officer raised concerns over the original scheme submitted due to the materials proposed for the construction of the extensions and car parking spaces. Through negotiations with the agent, a revised material palette and plans have been received for the exterior materials and car parking spaces which the Heritage Officer now deems to be acceptable and addresses the concerns raised in relation to the initial scheme received.

The proposal is considered to be of good design and will provide a visual betterment from the existing building. The revised materials palette ensures that the scheme follows the Humberston Fitties Chalet Design Guide, with no adverse impact posed on the Humberston Fitties Conservation Area as a result of the works proposed. The proposal is therefore considered to be in accordance with Policies 5, 22 and 39 of the NELLP 2018 in respect of design and heritage.

Local Amenity

The Community Office adjoins 315 and 315A Humberston Fitties to the rear, a sewerage plant and green space to either side, with the building facing onto various chalets at the front. It is important to highlight that 11 representations have been received in relation to this application: one in support of the application, one neutral, and nine objections. The representations are discussed below.

In terms of the objections received, the main concern from neighbours is that the building has not been a community room for a number of years with the proposal offering no community benefit. This is acknowledged, with the application having been revised through the application process to include the change of use from a community room to a mixed office and community use. By virtue of the application, with it incorporating a mixed community use, this still offers a community benefit to the residents of the Fitties.

It is important to note that most of the objection comments were received prior to receipt of the revised scheme, with concerns over the exterior materials proposed initially being raised through various representations which has now been addressed through the revised plans and material details received.

Other concerns have been raised on the basis of the need for the extensions and the location of the building within the Fitties resort including the parking arrangements. The concerns are acknowledged, with the building already being in situ prior to receipt of this application for extensions and alterations. There is no objection to the principle of extension and investment in the property and the extensions are well designed.

Concerns regarding impacts to wildlife and bio-diversity have been raised and will be addressed within the Ecology and Bio-diversity section within the report.

Comments in relation to the need for public toilet facilities are acknowledged however do not form part of this application. The public toilets were changed through a 2003 permission.

Concerns regarding the lack of EV charging and cycle parking facilities are acknowledged, however do not form part of the proposal.

A comment in support of the application has been received stating that the works will enable private conversations to be had within the building.

In terms of the proposal and impacts to neighbouring chalets and the wider area, there is deemed to be no detrimental impact in this regard due to the scale, location and nature of the extensions and alterations proposed. The Environmental Health Officers have requested a condition be attached to the decision for the hours of construction of the extensions and alterations which will protect the amenity of neighbouring chalets.

The proposed works are considered to not pose adverse impact to the neighbouring

amenity of chalets within the Humberston Fitties resort area. Therefore, the proposal is deemed to be in accordance with Policy 5 of the NELLP 2018.

Flood Risk and Drainage

The site is located within flood zone 3. Due to the minor nature of the works proposed and the less vulnerable use proposed, the application does not require the sequential test to be undertaken. The proposal is therefore considered to be in accordance with Policy 33 of the NELLP 2018.

The Drainage Officers are content that the use of water butts and grasscrete is acceptable in managing surface water runoff and alleviates the requirement of the sustainable drainage condition requested initially. The proposal is therefore considered to be in accordance with Policy 34 of the NELLP 2018.

Ecology and Bio-diversity Net Gain

The application is considered to meet the de-minimus threshold exemption for bio-diversity net gain as the proposal does not exceed the threshold of 25m² of habitat area. The Ecology Officer has requested an informative be attached to the decision for standing advice for bats and birds. The application is therefore considered to be in accordance with Policy 42 of the NELLP 2018.

Other Considerations

The Council's Highways Officers raise no objections to the proposal. A condition is to be attached to the decision for the retention of the water butts. Anglian Water advise that the application falls outside of the scope for consultation. The Environment Agency class the application as minor development with consultations being unnecessary. Humberston Village Council raise no objections to the proposal.

CONCLUSION

The alterations, extensions and change of use of the Community Office are not deemed to harm the Humberston Fitties Conservation Area, nor have an adverse impact on the amenity of neighbouring chalets. The proposal is deemed to be in accordance with Policies 5, 12, 22, 33, 34, 39 and 42 of the NELLP 2018 and 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 shall be carried out in accordance with the following plans and documents:

RD:5576 - 01 - Site Location Plan

RD:5576 - 03 REV A - Proposed Plans and Elevations

RD:5576 LA30.04.24 - Flood Risk Assessment

RD5576LA30.04.24 REV A - Design, Access and Heritage Statement

Reason

For the avoidance of doubt in the interests of proper planning and in accordance with Policies 5, 12, 22, 33, 34, 39 and 42 of the North East Lincolnshire Local Plan 2013-2032 (adopted 2018).

(3) Condition

The proposal shall be constructed using materials specified within the application form and on the approved plans and documents received unless otherwise first approved in writing by the Local Planning Authority.

Reason

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

(4) Condition

Surface water drainage shall be via the water butts shown on plan RD5576 - 03 REV A which shall be installed before the extensions are brought into use and shall thereafter be so retained unless an alternative is submitted to and approved in writing by the Local Planning Authority.

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).

(5) Condition

No construction work shall be carried out on or before 08:00 or after 18:00 Mondays to

Fridays inclusive, before 08:00 or after 13:00 on Saturdays and at any time on Sundays or Bank Holidays.

Reason

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

(6) Condition

The development shall be carried out in accordance with the Flood Risk Assessment received and shall be retained thereafter unless otherwise approved by the Local Planning Authority.

Reason

In the interests of flood risk and drainage and to accord with Policies 33 and 34 of the North East Lincolnshire Local Plan 2013-2032 (adopted 2018).

Informatives

1 Reason for Approval

The Local Planning Authority has had regard to development plan policies and especially those in the North East Lincolnshire Local Plan. The proposal would not harm the historic 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, 33, 34, 39 and 42.

2 Added Value Statement

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

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

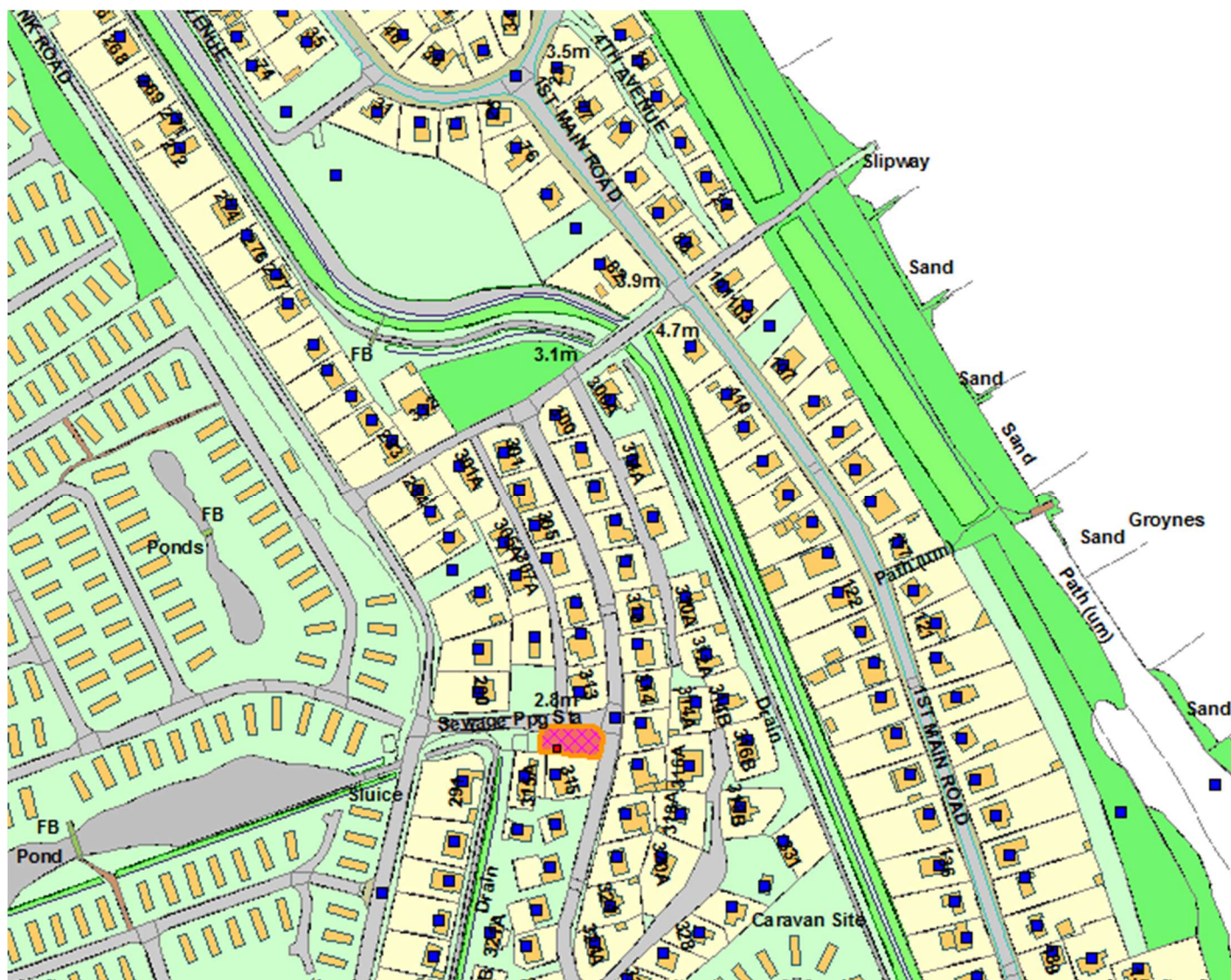
3 Informative

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

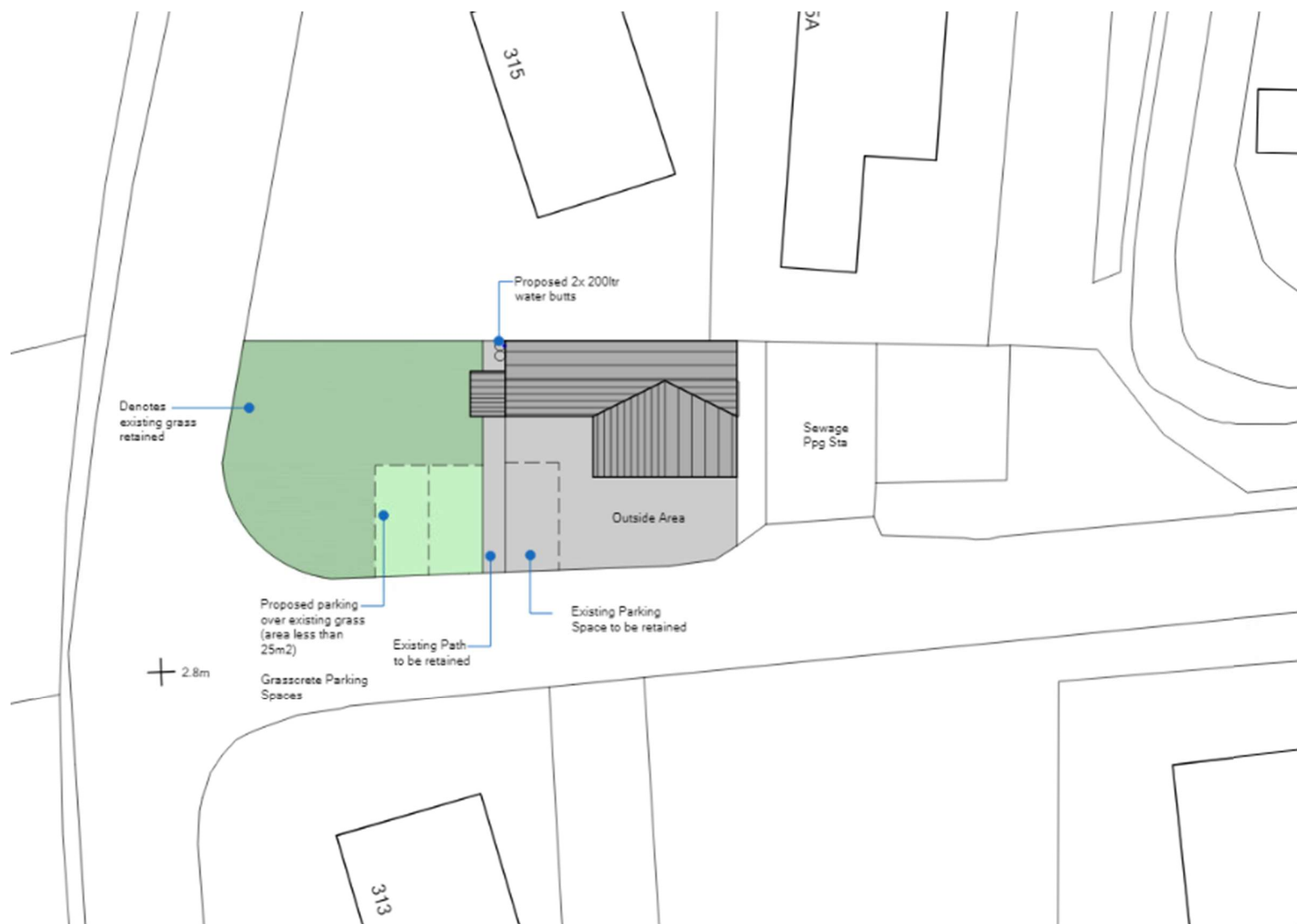
4 Informative

The applicant's attention is drawn to comments received from the Ecology Officer in relation to standing advice for bats and birds.

DM/0495/24/FUL – COMMUNITY OFFICE, HUMBERSTON FITTIES, HUMBERSTON



DM/0495/24/FUL – COMMUNITY OFFICE, HUMBERSTON FITTIES, HUMBERSTON



PLANNING COMMITTEE - 2nd October 2024

ITEM: 4 **RECOMMENDATION: Refused**

APPLICATION No: DM/0245/24/FUL

APPLICATION TYPE: Full Application

APPLICATION SITE: 166 Weelsby Road, Grimsby, North East Lincolnshire, DN32 8PJ

PROPOSAL: Erect two dwellings with garages and various associated works (Amended Plan and Addendum received 20th May 2024 for revisions to access road)

APPLICANT:

N Driver
166 Weelsby Road
Grimsby
North East Lincolnshire
DN32 8PJ

AGENT:

Mr Vic Fowler
JD Associates (DC) Ltd
3 St James Road
Brigg
DN20 8DU

DEPOSITED: 5th March 2024

ACCEPTED: 14th March 2024

TARGET DATE: 9th May 2024

PUBLICITY EXPIRY: 13th June 2024

AGREED EXTENSION OF TIME DATE:

CONSULTATION EXPIRY: 12th April 2024

CASE OFFICER: Bethany Loring

PROPOSAL

The application seeks to erect two dwellings with garages and various associated works.

The dwelling at Plot 1 would be two storeys in height, including rooms in the roof space, to include a protruding wing to the front and rear which would include full height feature windows. The dwelling would provide an open plan kitchen, dining and living space with entrance hall, WC, master bedroom with en-suite and dressing space, study and utility room at ground floor and two additional bedrooms, a bathroom, en-suite, landing and balcony area at first floor. There would be openings installed to the front, rear and side elevations which would face onto the site boundaries, host property and access road. The dwelling would sit at around 11.1 metres in height, to the ridge and would adopt dual-

pitched roofs. A detached double garage would also be included, sited to the rear of the dwelling, to include a flat roof at 3 metres in height.

The dwelling at Plot 2 would be two storeys in height, to include a protruding wing to the front and rear. The dwelling would provide an open plan lounge, kitchen and dining area, entrance hall, store, utility, study, two bedrooms and en-suites at ground floor and two bedrooms, en-suites and landing at first floor. There would be openings installed to all elevations which would face onto the site boundaries, host property and access road. The dwelling would sit at around 7.8 metres in height, to the ridge and would adopt a dual-pitched roofs. An integral garage would be included to the rear.

The application is brought to Planning Committee following a call-in request by the Local Ward Councillor, Cllr Clough.

SITE

The site consists of a detached dwellinghouse on the south side of Weelsby Road with large grounds. To the east of the site is the Weelsby Park Riding School, a Grade II Listed Building and to the southeast is the Linkage College site. The site is also within the locally listed park and gardens, Weelsby Woods.

RELEVANT PLANNING HISTORY

DC/507/99/HEN - Outline application to erect three detached dwellings - Refused

DM/0143/22/FUL - Alterations to existing vehicular access and erection of 3 detached dwellings with boundary treatments and associated works - Refused

DM/0269/24/FUL - Retrospective application for the erection of 1.9m high wooden fence - Approved with Conditions

RELEVANT PLANNING POLICIES AND BACKGROUND PAPERS

National Planning Policy Framework (2023)

NPPF5 - Delivering a sufficient supply of homes
NPPF14 - Climate, flooding & coastal change
NPPF15 - Conserv. & enhance the natural environ.
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
PO34 - Water management
PO39 - Conserve and enhance historic environ

PO41 - Biodiversity and Geodiversity
PO42 - Landscape
PO43 - Green space and recreation

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 Team - Amendments required to address concerns. Changes submitted and now deemed acceptable. Conditions relating to construction details of amended access point and S184 informative.

Civic Society - Opposes application.

Natural England - No objection.

Environment Team - Hours of construction/demolition, construction method statement conditions and EV charging informative.

Drainage Team - Soakaways acceptable. Ground infiltration required to establish size.

Ecology Officer - Satisfied with ecological details and subsequent addendums with recommendations secured by condition including the lighting.

Heritage Officer - Recommends application is refused given the negative impact to the setting given this cannot be mitigated.

Trees and Woodlands - Satisfied with details provided following amendments made. Tree Protection Plan to be conditioned.

Linesearch - Owners identified and consulted.

Cllr Emma Clough - Call in request to consider changes and amendments.

Neighbour Representations

No neighbour representations received.

APPRAISAL

The material planning considerations are;

1. Principle of Development and Heritage.
2. Ecology and Landscaping
3. Impact on Neighbouring Properties.
4. Highways, Access and Parking.
5. Drainage and Flood Risk.

1. Principle of Development and Heritage;

The site falls outside of the development boundary as defined in the Adopted 2018 North East Lincolnshire Local Plan (NELLP) and is therefore considered as 'open countryside'. In geographical terms the development boundary does not include this land due to its open character value as it relates to the historic Weelsby Woods and the adjacent listed buildings and heritage assets. It is accepted that the site is within a sustainable location in terms of access, but the development boundary seeks to protect the distinctive open character and landscape quality which exists.

Under Policy 5 of the NELLP it states that:

'Beyond the development boundaries land will be regarded as open countryside. Development will be supported where it recognises the distinctive open character, landscape quality and role these areas play in providing the individual settings for independent settlements, and:

- A. supports a prosperous rural economy, particularly where it promotes the development and diversification of agricultural and other land base rural businesses; or,
- B. promotes the retention and development of local services and community facilities; or,
- C. supports rural leisure and tourism developments; or,
- D. it consists of affordable housing to meet specific local needs; or,
- E. it is development that has been specifically defined and identified through the neighbourhood planning process'.

The site falls outside of the development boundary and is not allocated for housing in the Adopted 2018 North East Lincolnshire Local Plan (NELLP) and therefore considered as open countryside.

The proposal for 2 market new dwellings at this location would therefore fail to meet those exceptions listed in A-E of Policy 5. .

In terms of this protected open location, it is considered that the development proposed would be detrimental to the elements which define this importance.

The landscape context of the site directly links to the heritage issues as the parkland and landscape is important to the setting of Weelsby Hall which is listed and the listed riding stables. It must be acknowledged that Weelsby Hall and Weelsby Woods were part of the same entity, and the trees and landscaping are a strong historical reflection of this. This site and the adjacent Weelsby Hall although separated by a boundary share a setting and development on either side of this boundary would impact both sites. The shared setting is the locally listed parkland and this green swathe, despite the property boundaries, continues all the way with little interruption to Weelsby Woods. Development here, no matter how restrained would erode this open aspect. It is not just the development of the dwellings which is harmful but the further subdivision of the land, the hardstanding and roads as well as the associated domestic activity such as bins, sheds, washing lines, play equipment and unsympathetic treatments such as gravel and block paving. The designs are somewhat unique and more contemporary and whilst these may be acceptable as a concept it is not considered for the reasons stated that they are acceptable in this location due to the harm that would be caused.

The physical intrusion of the dwellings would be detrimental to this heritage and character and the setting of the heritage assets themselves. The objections of the Heritage Officer are acknowledged. It should also be noted that the archaeological value of the site has not been evaluated and without such an evaluation the historical understanding of the site has not been properly informed. This adds to the overall heritage concerns.

Having regard to the above it is considered that the harm caused by the development is not justified and the proposal is contrary to Policies 5, 39 of the North East Lincolnshire Local Plan 2013-2032 (Adopted 2018) and the guidance in Section 16 of the NPPF.

2. Ecology and Landscaping

The site is also partially allocated as open space and woodland and is a Site of Nature Conservation Interest and therefore policies 41 and 43 also apply.

The site includes extensive and significant landscaping features and trees which are covered by an area Tree Preservation Order. The proposal would include removal of some trees however, as documented in the associated Tree Report and Plans, these would be of low quality and it would be limited. Further details of the root protection areas have also been provided. The Trees and Woodlands Officer has reviewed the application and, following a site visit and further requests for amendments, has provided comments to state that the details are now satisfactory.

In regard to ecology sufficient information has been provided and the Ecology Officer has confirmed that this is acceptable in line with the recommendations made.

Having regard to the above it is considered that the proposal would accord with Policies 41, 42 and 43 of the North East Lincolnshire Local Plan 2013-2032 (Adopted 2018) and Section 15 of the NPPF.

3. Impact on Neighbouring Properties.

Policy 5 of the North East Lincolnshire Local Plan 2013-2032 (Adopted 2018) requires an assessment on the impact on neighbouring land, properties and users.

There have been no neighbour objections received as part of this application. It is considered that the overall site is large and well screened from immediate neighbours due to the landscaping present. The site itself is surrounded by commercial activity, with Weelsby Riding School to the east and Weelsby Hall educational facility to the west, therefore minimising the impacts to the adjoining properties.

The Environment Team has suggested conditions relating to hours of construction/demolition and a construction method statement.

It is therefore considered that the proposal would not negatively affect the adjoining or surrounding neighbours due to the existing operations, sufficient separation and substantial screening in this instance.

Having regard to the above it is considered that the proposal would accord with policy 5 of the North East Lincolnshire Local Plan 2013-2032 (Adopted 2018).

4. Highways, Access and Parking

Access to the site would be taken from the existing access point adjoining Weelsby Road however the access would be widened to allow for two-way traffic vehicular movement. This would then continue as a separate access road to serve the new dwellings to connect to the new driveways and include two areas for turning.

The Highways Officer has reviewed the details, following detailed discussions and negotiations to secure amendments, and has confirmed that the access road is now sufficient in that this includes an adequate width to allow for two vehicles to pass and would prevent vehicles being impeded whilst accessing and egressing. Furthermore, access for fire vehicles would be achievable. The visibility is good, and the area is considered as sustainable. Each plot would provide adequate provision for off-street parking and the capacity for manoeuvring as well as a bin store area to the frontage of the access.

It is therefore considered that the proposal would not lead to severe/significant impact on the wider highway network or cause a detrimental impact to highways safety. It is therefore considered to not be in accordance with Policy 5 of the North East Lincolnshire Local Plan 2013-2032 (Adopted 2018) in that respect.

5. Drainage and Flood Risk

The site is located in an area of lowest flood risk and Policies 33 and 34 of the Local Plan relate to flood risk and water management within a site.

The proposal includes an increase to the built form on the site and results in further appreciable alteration to the drainage or surface water drainage of the site. As such, the Council's Drainage Officer has confirmed that the use of soakaways are acceptable however ground infiltration tests are required to establish the appropriate size, a condition to reflect this could be included.

Therefore, drainage is acceptable under Policies 33 and 34 of the North East Lincolnshire Local Plan 2013-2032 (Adopted 2018).

CONCLUSION

It is therefore considered that the proposal cannot be achieved without detriment to the setting of the open character of the area which includes adjacent listed buildings. The application is therefore recommended for refusal, as it fails to accord with Policies 5, 22 and 39 of the North East Lincolnshire Local Plan 2013-2032 (Adopted 2018).

RECOMMENDATION

Refused

(1) The proposal would intrude into the open character of this sensitive historic and landscape location. The adverse impact on the historic parkland and harm to the setting of adjacent listed buildings and heritage assets, including potential archaeology, is not justified by the residential development proposed. The proposal is therefore considered to be contrary to the requirements of Policies 5, 22 and 39 of the North East Lincolnshire Local Plan 2013-2032 (Adopted 2018) and the core principles as set out in the National Planning Policy Framework 2023.

Informative

1 Informative

This application has been considered using the plans referenced;

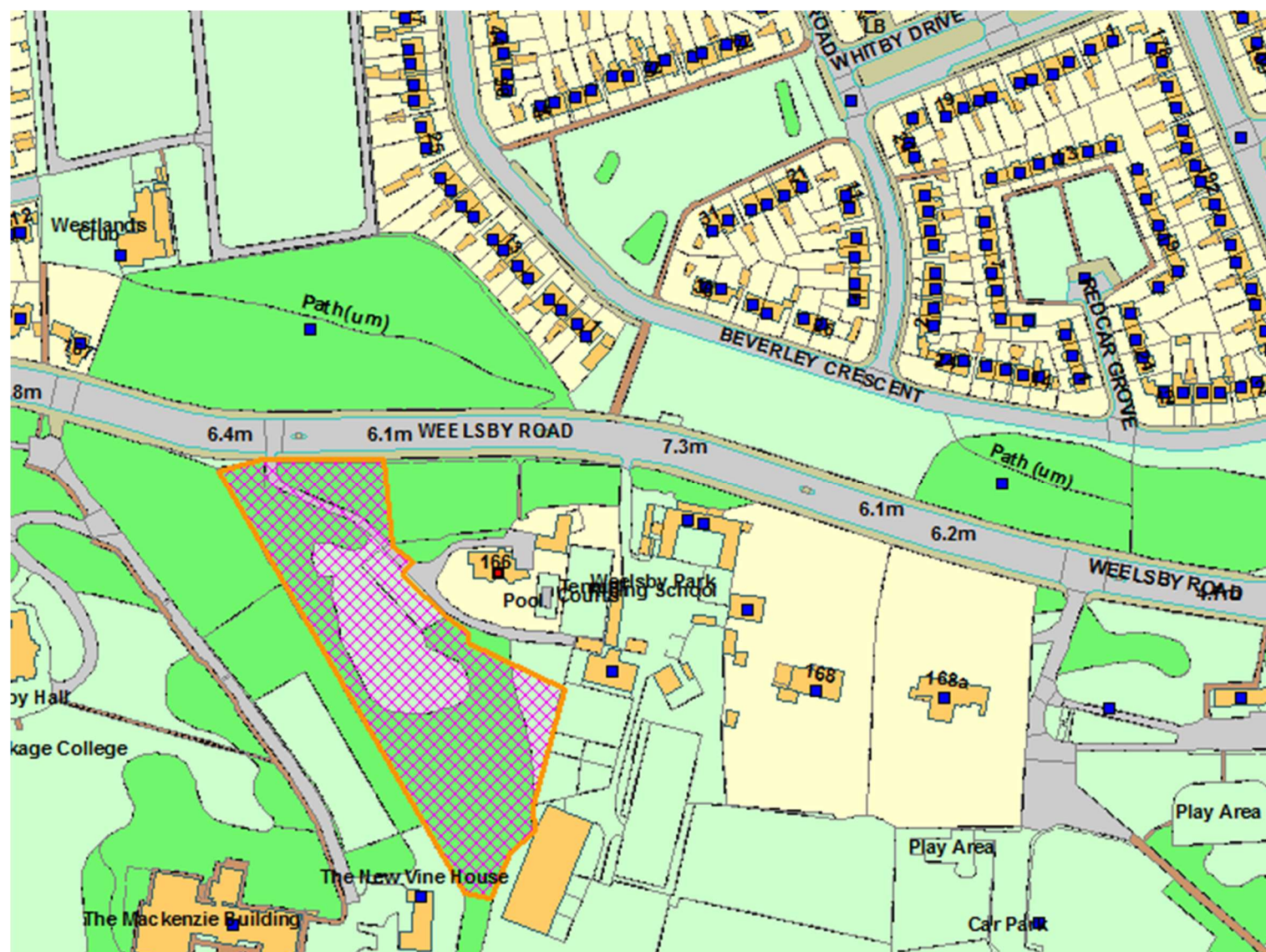
Site Location Plan - 212023-08-0

Proposed Site Plan - 212023-02E

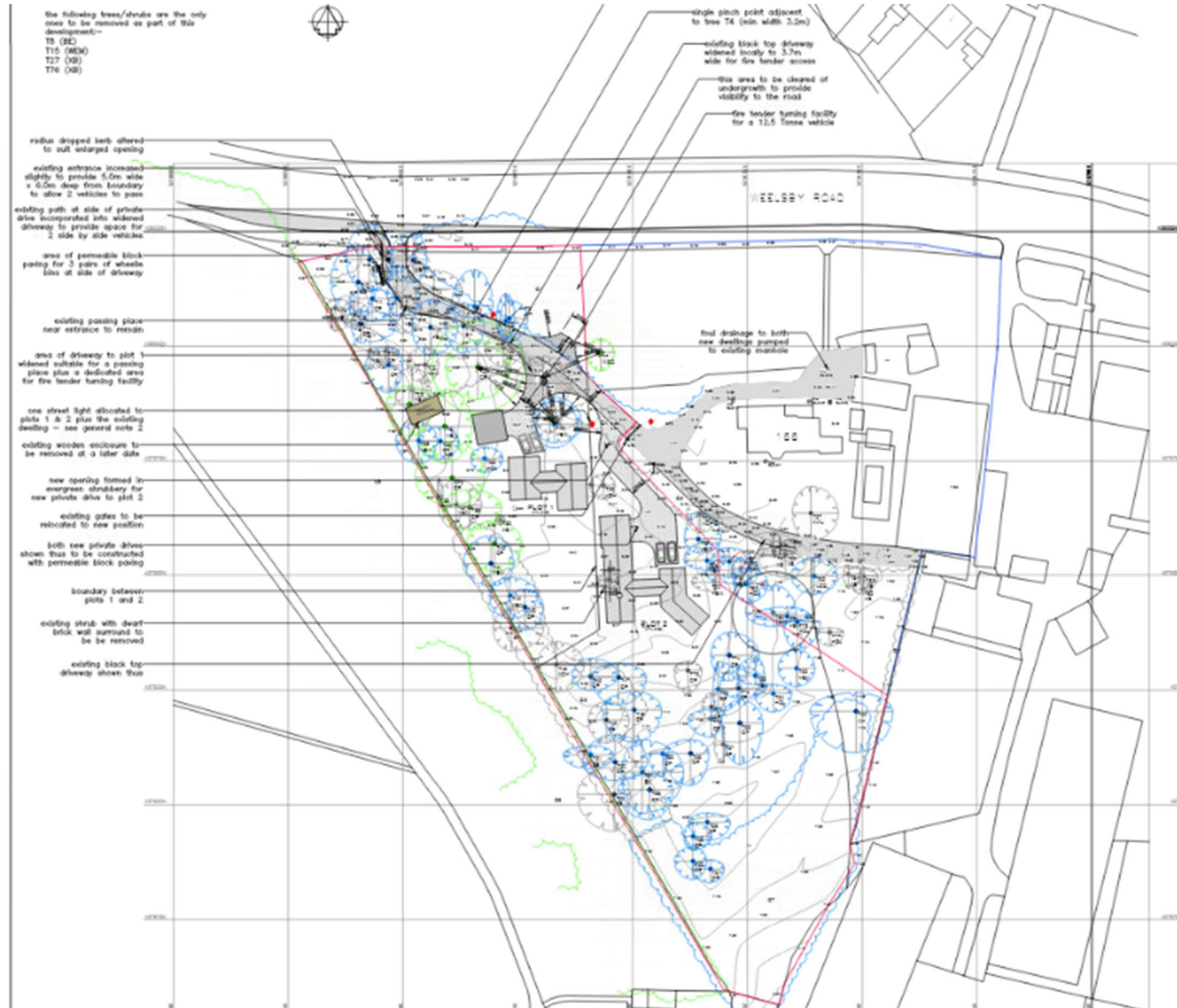
Plot 1 - Proposed Floor Plans and Elevations - 212023-03-A

Plot 2 - Proposed Floor Plans and Elevations - 212023-04-A
Plot 1 - Proposed Elevations including Existing Trees - 212023-05-0
Plot 2 - Proposed Elevations including Existing Trees - 212023-06-0
Proposed Street Scenes - 212023-07-A

DM/0245/24/FUL – 166 WEELSBY ROAD, GRIMSBY



DM/0245/24/FUL – 166 WEELSBY ROAD, GRIMSBY



PLANNING COMMITTEE - 2nd October 2024

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

APPLICATION No: DM/0323/24/FUL

APPLICATION TYPE: Full Application

APPLICATION SITE: Freshney Cottage, Post Office Lane, Ashby Cum Fenby, North East Lincolnshire, DN37 0QS

PROPOSAL: Erect single storey extension to side and rear to provide additional stores area - Amended plans (extension moved away from neighbour boundary)

APPLICANT:

Mr David Griffin
Freshney Cottage
Post Office Lane
Ashby Cum Fenby
North East Lincolnshire
DN37 0QS

DEPOSITED: 28th March 2024

AGENT:

ACCEPTED: 17th April 2024

TARGET DATE: 12th June 2024

PUBLICITY EXPIRY: 16th August 2024

AGREED EXTENSION OF TIME DATE: 23rd August 2024

CONSULTATION EXPIRY: 15th August 2024

CASE OFFICER: Lauren Birkwood

PROPOSAL

The proposal is for the erection of a single storey extension to the side and rear of the existing storage buildings within the rear garden area of Freshney Cottage on Post Office Lane in Ashby cum Fenby. This would provide for additional storage.

The application has been brought to planning committee due to an objection from Ashby cum Fenby Parish Council.

SITE

Freshney Cottage is a large detached two storey dwelling located to the south east of Post Office Lane in Ashby cum Fenby. The property occupies a large parcel of land with

various single storey storage buildings within the rear garden area. The area is primarily residential and is made up of various dwelling types and designs.

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

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

PO5 - Development boundaries

PO22 - Good design in new developments

PO33 - Flood risk

PO34 - Water management

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

Ashby cum Fenby Parish Council - Objects to the proposal on the grounds that there is insufficient information available on both the dimensions and the use.

Council's Highways Officer - No objections.

Council's Drainage Officer - No objections. Condition recommended.

Council's Environmental Health Officer - No comments.

Council's Heritage Officer - No comments.

Council's Ecology Officer - No objections.

Council's Tree Officer - No objections. Notes the removal of the hedging.

Neighbour Representations

The Cottage, Post Office Lane, Ashby cum Fenby - Objects to the development with concerns regarding ownership issues, proximity, overshadowing issues and insufficient information.

APPRAISAL

The key planning material considerations are:

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

Principle of Development

The application site is within the development area of Ashby cum Fenby (Policy 5) and relates to the erection of a single storey extension to the side and rear of the existing storage building within the grounds of an existing dwelling. The principle of development is therefore acceptable provided that the proposal does not give rise to significant issues in terms of residential amenity and that the design is in accordance with Policies 5 and 22 of the North East Lincolnshire Local Plan 2013- 2032 (Adopted 2018) and section 12 of the NPPF.

Impact on Character and Appearance of the Area

The proposal is for the erection of a single storey rear and side extension to an existing building to provide an additional storage area. The extension would be built using brickwork and would have a pantile roof which is similar in appearance to the existing storage buildings. The extension's position would be screened by the main dwelling, and indeed others, and is not considered to be an unusual nor unreasonable feature within the area and would not detract from the appearance of the property, or the detached storage buildings within the garden area. Equally, it would not result in an overdevelopment of the plot.

On this basis, it is considered to be in accordance with Policies 5 and 22 of the North East Lincolnshire Local Plan 2013-2032 (Adopted 2018).

Impact on Residential Amenity

The extension to an existing storage building would be located along the boundary shared with The Cottage (to the north east). It is acknowledged that concerns have been raised by this neighbour regarding overshadowing, proximity and ownership issues. The Parish Council also raise concerns.

A boundary hedge would be removed to accommodate the single storey extension, and the proposal would be situated approximately 0.335 metres away from the retaining 1.8 metre high boundary fence. It should be noted that the Council's Tree Officer and Ecologist have no objections to the removal of the hedging. There are existing dormer windows on the neighbours side elevation which would face the scheme. Although the highest point of the extension would be 4.5 metres in height, the extension would pitch away from the neighbouring property, ensuring no adverse massing issues. Furthermore, due to the distance and location of the neighbour's property and windows, there is not considered to be any adverse overshadowing issues.

The drawings submitted show that the extension would be situated within the ownership of the applicant and to this end, procedurally the correct application certificate has been provided. Concerns on ownership are noted. As a private matter, an informative is recommended to draw the applicant's attention to the requirements of the Party Wall Act which may apply.

Given the position, design and overall scale of what is proposed, no harm to any other neighbour in the vicinity of the site is expected.

The extension is considered to be of a reasonable scale and appearance. It is therefore considered that the proposal would not have an unacceptable impact on residential amenity in this instance and accords with Policy 5 of the North East Lincolnshire Local Plan 2013-2032 (Adopted 2018).

Other Matters

The site is not located within a flood risk area. In terms of drainage, the Council's Drainage Officer has reviewed the information provided and confirmed that surface water drainage from the new extension must be disposed of in a sustainable manner so that flood risk is not increased. A condition, to this effect, is recommended in accordance with Policies 33 and 34 of the North East Lincolnshire Local Plan 2013-2032 (Adopted 2018).

The Council's Highway Officers have reviewed the details provided and have no objections to the scheme.

In terms of Biodiversity Net Gain, this application is subject to exemptions as it is a householder application.

CONCLUSION

In conclusion, it is considered that the proposed development would not unduly harm the appearance of the street scene, the wider character of the area, or neighbours residential amenities. Subject to conditions, the application is therefore considered in accordance with Policies 5, 22, 33 and 34 of the North East Lincolnshire Local Plan 2013-2032 (Adopted 2018) and is 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 shall be carried out in accordance with the following plans:

Site Location Plan, Block Plan, Existing and Proposed Plans and Elevations - A001 Rev A

Reason

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

(3) Condition

The proposal shall be constructed using materials specified within the application form received 27th March 2024 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 Policies 5 and 22 of the North East Lincolnshire Local Plan 2013-2032 (Adopted 2018).

(4) Condition

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

Reason

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

Informatives

1 Reason for Approval

The Local Planning Authority has had regard to development plan policies and especially those in the North East Lincolnshire Local Plan. The proposal would not harm the area character or residential amenity and is acceptable under all other planning considerations. This proposal is approved in accordance with the North East Lincolnshire Local Plan 2013-2032 (adopted 2018), in particular Policies 5, 22, 33 and 34.

2 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 requesting additional information to overcome residential amenity concerns.

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.

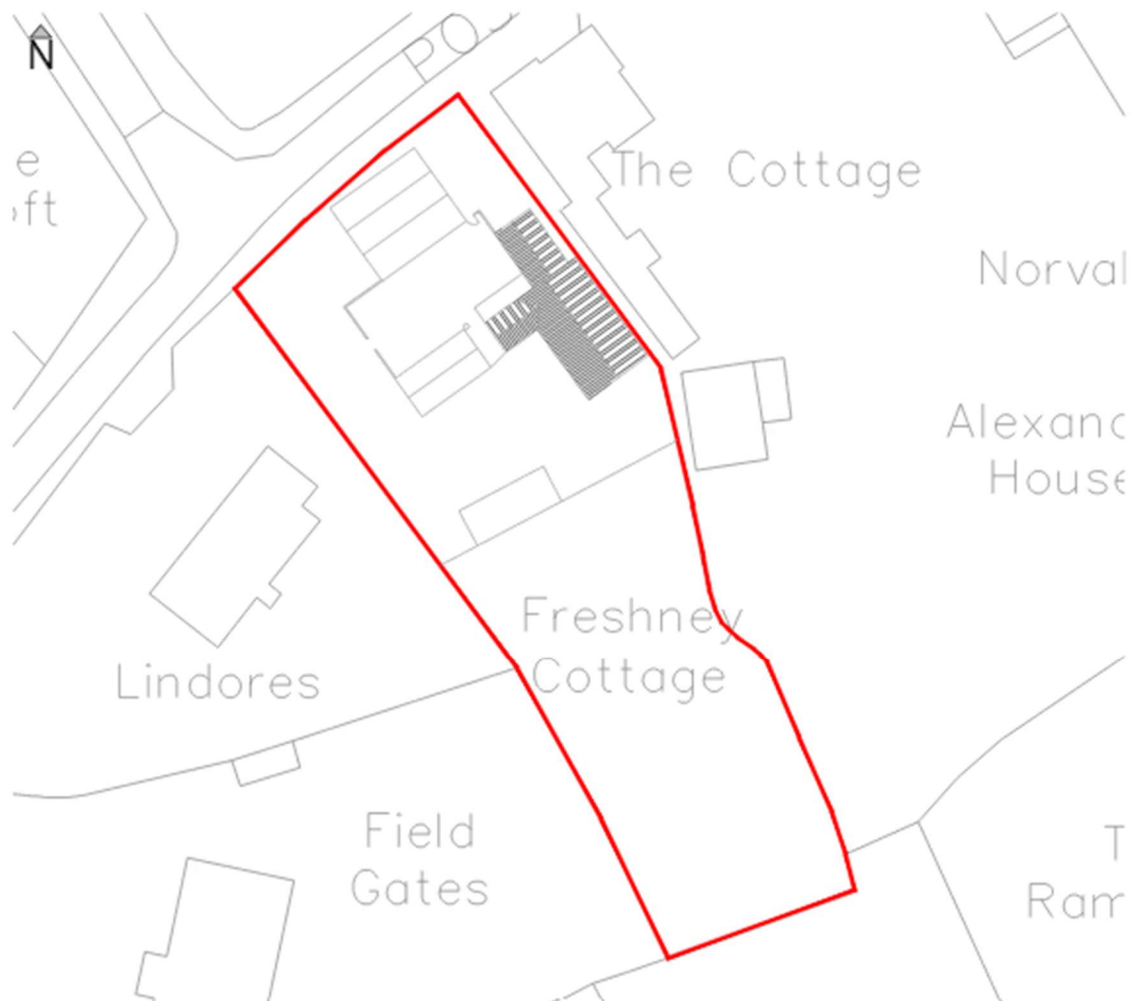
4 Informative

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).

DM/0323/24/FUL – FRESHNEY COTTAGE, POST OFFICE LANE, ASHBY CUM FENBY



DM/0323/24/FUL – FRESHNEY COTTAGE, POST OFFICE LANE
ASHBY CUM FENBY



PLANNING COMMITTEE - 2nd October 2024

ITEM: 6 **RECOMMENDATION: Refused**

APPLICATION No: DM/0852/23/FUL

APPLICATION TYPE: Full Application

**APPLICATION SITE: 142 - 144 Grimsby Road, Cleethorpes, North East
Lincolnshire, DN35 7DL**

PROPOSAL: Change of use from Doctors surgery to two residential dwellings to include removal of external rear stairs with associated internal and external works (Amended Flood Risk Assessment Received 25.06.2024 for attention of EA)

APPLICANT:

Ms Olena Lomaha
13 Beaumont Park
Littehampton
West Sussex
BN17 6PE

DEPOSITED: 29th August 2023

AGENT:

Mr Terry Mazingham
12 Thorganby Road
Cleethorpes
DN35 0HP

ACCEPTED: 31st August 2023

TARGET DATE: 26th October 2023

PUBLICITY EXPIRY: 26th July 2024

AGREED EXTENSION OF TIME DATE: 15th
December 2023

CONSULTATION EXPIRY: 29th September
2023

CASE OFFICER: Owen Toop

PROPOSAL

This proposal relates to change of use from a Doctors surgery to two residential dwellings to include removal of the external rear stairs with associated internal and external works.

This application is brought to the attention of the planning committee as a result of a councillor call-in request from Cllr Farren.

SITE

The property, 142-144 Grimsby Road, is a two storey terraced building located on the south side of the street. Opposite the site is a Mcdonalds restaurant and car park. Adjacent to the site is a residential property and the Blundell Park Inn public house.

The property is an existing doctors surgery with associated car parking space on and off-street to the front of the property.

RELEVANT PLANNING HISTORY

None relevant.

RELEVANT PLANNING POLICIES AND BACKGROUND PAPERS

National Planning Policy Framework (2023)

NPPF12 - Achieving well designed places

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

PO34 - Water management

PO36 - Promoting sustainable transport

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

Environment Agency - Objections.

Highways - No objections.

Heritage - No input required.

Environment Team - Recommends soundproofing and hours of construction conditions.

Public Representations - One received:

158 Grimsby Road - Objects on flood risk grounds and concerns of conversion into a HMO.

Call in request from Councillor Farren for the reason that the applicant would like to purchase this property to return this to housing and is concerned at the application process. As Ward Councillor it is felt that this applicant should be given the opportunity to present her case and show her plans to our planning panel, for further consideration.

APPRAISAL

The material considerations are:

- 1) Principle of Development and Flood Risk
- 2) Visual Design and Amenity
- 3) Impact on Neighbours

- 1) Principle of Development and Flood Risk

The proposal is located within the development boundary of Cleethorpes as defined within Policy 5 of North East Lincolnshire Local Plan 2013-2032 (adopted 2018) [NELLP] and relates to the change of use of an existing doctors surgery into two residential properties. The proposal is also located within Flood Zone 3 and an area of breach hazard as identified in the council's Strategic Flood Risk Assessment. The proposal is a change of use within the 'more vulnerable' flood risk category, being a doctors surgery currently and changing into residential properties. The Environment Agency have highlighted that this is an increased risk to people due to the associated long-term and overnight accommodation.

The applicant initially provided a Flood Risk Assessment with the proposal. To respond to the Environment Agencies comments this document has been revised. However, given the possible depths of flooding and the mitigation measures proposed within the FRA, the Environment Agency cannot advise that this development will be safe from tidal flood risk over the lifetime of the development and so maintain their objection. The provision of the residential use does not justify the overriding of the flood risk concerns. The application therefore does not accord with Policies 5 and 33 of the NELLP in this regard and is not acceptable in principle.

- 2) Visual Design and Amenity

In respect of the visual changes, the application relates to the change of use. External changes to the rear involved with the conversion are acceptable and the proposal does not present any visual design issues. Both properties contain 3 bedrooms, a lounge, living and dining/kitchen area and entrance lobbies and landings.

The amenity space within the building is acceptable and the location is otherwise sustainable. The proposal therefore accords with Policies 5, 22 and 38 of the NELLP in this regard.

3) Impact on Neighbours

The proposal is located within an area of varied uses, including residential and commercial. From a residential amenity perspective, the impact of two dwellings and their relationship with adjacent properties would not be detrimental and the proposal accords with Policy 5 in this respect.

It is noted that one objection has been received on flood risk grounds and concerns that the proposal could become a HMO. The proposal can only be decided on what is proposed, which is the change of use from a doctors surgery into two residential dwellings. On flood risk grounds the proposal is not acceptable.

CONCLUSION

This proposal relates to change of use from a Doctors surgery to two residential dwellings to include removal of the external rear stairs with associated internal and external works.

There are objections on flood risk grounds from the Environment Agency which have not been overcome, nor is it anticipated that they can be overcome due to the limitations of the property. It is therefore recommended that the application be refused in accordance with Policies 5 and 33 of the NELLP and Section 14 of the NPPF.

RECOMMENDATION

Refused

(1) The proposal would result in an unjustified development where the future occupants would be at risk from the harmful effects of flooding. As such, in the absence of acceptable flood risk mitigation, it is contrary to Policies 5 and 33 of the North East Lincolnshire Local Plan, 2013-2032 and advice in the National Planning Policy Framework.

DM/0852/23/FUL – 142-144 GRIMSBY ROAD, CLEETHORPES



DM/0852/23/FUL – 142-144 GRIMSBY ROAD, CLEETHORPES



PLANNING COMMITTEE - 2nd October 2024

ITEM: 7 **RECOMMENDATION: Approved with Conditions**

APPLICATION No: DM/0597/24/OUT

APPLICATION TYPE: Outline Application

**APPLICATION SITE: 159 Humberston Avenue, Humberston, North East
Lincolnshire, DN36 4SX**

**PROPOSAL: Outline application to erect two detached bungalows with associated
external works and access with access to be considered**

APPLICANT:

Mr Paul Knott
159 Humberston Avenue
Humberston
North East Lincolnshire
DN36 4SX

AGENT:

Miss Mia Redburn
Ross Davy Associates
Pelham House
1 Grosvenor Street
Grimsby
DN32 0QH

DEPOSITED: 4th July 2024

ACCEPTED: 4th July 2024

TARGET DATE: 29th August 2024

PUBLICITY EXPIRY: 4th August 2024

AGREED EXTENSION OF TIME DATE:

CONSULTATION EXPIRY: 1st August 2024

CASE OFFICER: Emily Davidson

PROPOSAL

The proposal is an outline application to erect two detached bungalows with associated external works with access to be considered.

The application is brought to Planning Committee due to an objection to further back land development from Humberston Village Council.

SITE

159 Humberston Avenue is a detached dwelling located on the north side of the road. The site has a large garden area to the rear with a separate access track to the side.

Next to the site is a health spa and gym with a golf course to the rear.

RELEVANT PLANNING HISTORY

DM/0870/16/OUT - Outline application to erect one detached bungalow with access to be considered. Approved.

DC/821/13/HUM - Outline application to erect one dwelling with means of access to be considered. Approved.

DC/302/13/HUM - Outline application to erect one dwelling with means of access to be considered. Refused.

RELEVANT PLANNING POLICIES AND BACKGROUND PAPERS

National Planning Policy Framework (2023)

NPPF12 - Achieving well designed places
NPPF14 - Climate, flooding & coastal change
NPPF15 - Conserv. & enhance the natural environ.

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

PO3 - Settlement hierarchy
PO5 - Development boundaries
PO22 - Good design in new developments
PO33 - Flood risk
PO34 - Water management
PO38 - Parking
PO41 - Biodiversity and Geodiversity
PO42 - Landscape

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

Consultee Representations

Highways Officer - Recommends construction traffic management plan and driveway

materials condition and a licence informative.

Drainage Officer - Sustainable drainage condition recommended.

Heritage Officer - No heritage input required.

Waste Management Officer - Bins would be collected from the adopted highway with no assisted collections permitted.

Environmental Protection Officer - Recommends construction method statement and hours of construction which are to be conditioned.

Ecology Officer - Recommends works are carried out in accordance with a method statement and the hedgerow is retained.

Trees and Woodlands Officer - Notes the encroachment into the RPA of T3. The impact must be demonstrated to be necessary and unavoidable, and any impacts shall be mitigated.

Humberston Village Council - Objects to further back land development.

Neighbour Representations

No neighbour representations received.

APPRAISAL

Material Considerations:

- Principle of Development
- Design
- Neighbouring Amenity
- Highways
- Ecology
- Trees and Woodlands
- Other Considerations

Principle of Development

The site is located within the development boundary of Humberston, therefore Part 1 of Policy 5 of the North East Lincolnshire Local Plan (NELLP) 2018 applies. Principally, housing is accepted within the defined development boundaries. Humberston is level 2 in the settlement hierarchy as defined by Policy 3 with access to local services and amenities. The proposal is for two dwellings which represents a low density. Whilst not allocated for housing specifically in the local plan, the site is within a residential area. It is considered in principle that the proposed development is acceptable subject to the site-

specific impacts discussed below.

Design

The proposal is an outline application for two dwelling with access to be considered. Therefore, any discussions on design are in principle. When considering the location, the wider area is residential in nature with a health club next door. At a high level therefore, housing would not look out of place in this location. The area has many examples of 'back land' developments, so this relationship is well established on this particular street. The space can accommodate two dwellings in this location with a carefully thought-out layout plan. This would also be the case for the final design. Appropriate materials should be sought, and bungalows would be preferable at this location.

Principally, the proposal would not harm the area character and accords with Policies 5 and 22 of the NELLP 2018.

Neighbouring Amenity

The host dwelling borders No.157 and Humberston Country Club to the sides, open space to the rear and No.'s 148 and 150 sit opposite. No neighbour representations have been received; however, Humberston Village Council have raised objections to this further back land development. These comments are addressed in the design section of this report.

The proposal is an outline and therefore the impact to neighbours is discussed in principle. Given the nature of the open space to the rear and the Humberston Country Club, it is unlikely that they would experience any negative impacts either visually or in the case of the Country Club; in terms of massing, overlooking or overshadowing. Any minor increase in trips would also not create negative impacts. No.'s 148 and 150 would also not experience negative impacts given their location in relation to the proposal.

No.157 enjoys a large amount of amenity space at the rear and the proposal could be carried out in such a way that it would not be overbearing on this property. Consideration would need to be given to window placement as to not cause undue overlooking levels and the suggestion of bungalows would assist in this regard. Any overshadowing or massing impacts equally could be avoided through a well designed layout and design.

To protect neighbouring amenity during any build phases, the Council's Environmental Protection Officer requests a construction management plan and hours of construction condition.

Principally, the proposal would not harm neighbouring amenity and is in accordance with Policy 5 of the NELLP 2018.

Highways

The Council's Highways Officer raises no objections to the proposal and asks that a condition is included for a construction traffic management plan and an informative note that any amendments to the proposed access should obtain the correct highways licence. The access is deemed to be sufficient to serve the two dwellings and the indicative plan shows how adequate parking could be achieved. Trips would generally be low and not material on the network.

In addition, the Council's Waste Management Officer notes that bins would only be collected from the adopted highway. This should be planned for with any detailed application which may follow this outline application. A condition is recommended to secure this.

The proposal would not harm the highway network or safety with the proposed conditions in place and is in accordance with Policies 5 and 38 of the NELLP 2018.

Ecology

The Council's Ecologist noted the presence of Great Crested Newts in the area and recommends a precautionary way of working. A statement has been received outlining the methods the Ecologist has set out and a condition is recommended to secure this is followed.

The proposal is exempt from Biodiversity Net Gain (BNG) as it is a self build development.

The proposal is considered in accordance with Policy 41 of the NELLP 2018.

Trees and Woodlands

The Council's Trees and Woodlands Officer has noted that the indicative layout shows an encroachment into the RPA of T3. Where possible this should be avoided. If this is unavoidable and necessary, this would need to be justified and the impacts mitigated. Given that the layout of the scheme is reserved, a condition is recommended that this is considered at such a stage that full detail through reserved matters is provided.

The proposal is considered in accordance with Policy 42 of the NELLP 2018.

Other Considerations

The Council's Heritage Officer raises no comments in regard to the proposal.

The Council's Drainage Officer requests a sustainable drainage condition and notes that ground levels must not be raised, nor must any surface water be discharged into the public highway. With the recommended condition, the proposal is considered to accord

with Policy 34 of the NELLP. The site is outside of flood risk and is acceptable under Policy 33 of the NELLP.

CONCLUSION

The proposal is acceptable in principle with an acknowledgement that the proposal could be designed so as to not harm neighbouring amenity or harm the area character. The proposal is considered in accordance with Policies 3, 5, 22, 33, 34, 38, 41 and 42 of the NELLP 2018 and is recommended for approval.

RECOMMENDATION

Approved with Conditions

(1) Condition

Applications for approval of the matters referred to in Condition 2 (known as reserved matters) shall be made within three years of the date of this permission and the development to which it relates shall begin no later than whichever is the later of the following dates:

- (a) three years from the date of the grant of outline planning permission
- (b) two years from the final approval of the reserved matters, or in the case of approval on different dates, final approval of the last such matter to be approved.

Reason

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

(2) Condition

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

- (a) the layout, scale and appearance of the development;
- (b) a landscaping and biodiversity improvement scheme for the site including details of existing trees, hedges and planting to be retained and species of any proposed landscaping; and
- (c) a scheme for sustainable surface water drainage and for foul water drainage, including water efficiency measures;

Reason

This permission is in outline only and the information is necessary for consideration of the

detailed proposal as required by S.92 of the Town and Country Planning Act 1990.

(3) Condition

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

Site Location Plan - RD5604 - 01

Existing Site Plan - RD5604 - 02

Proposed Site Plan - RD5604 - 03 Rev B

Highways Details - RD5604 - 04

Reason

For the avoidance of doubt in the interests of proper planning and in accordance with Policies 3, 5, 22, 33, 34, 38, 41 and 42 of the North East Lincolnshire Local Plan 2013-2032 (adopted 2018).

(4) Condition

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

1. Contact details of the person with responsibility for the implementation of the CTMP;
2. The expected number, types and size of vehicles during the entire construction period;
3. The proposed daily hours of operation during the construction period;
4. Details of on-site parking provision for construction related vehicles;
5. Details of on-site storage areas for materials, if required;
6. Details of expected delivery schedules and how this will be managed to eliminate waiting on the public highway (i.e. call ahead or pre-booking scheduling system), if required;
7. Details of wheel washing facilities (locations, types etc.); and
8. Means of suppressing dust, vibration and noise.

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

Reason

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

(5) Condition

Works shall only be carried out in accordance with the Great Crested Newt Precautionary Method Statement received 20/08/2024 unless otherwise agreed in writing by the Local Planning Authority.

Reason

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

(6) Condition

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

Reason

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

(7) Condition

Development shall not begin until details showing the location, layout, design and method of construction of the altered vehicular access, driveway, parking and manoeuvring space, including any necessary piping or culverting of any ditch or watercourse, have been submitted to and approved in writing by the Local Planning Authority, and before the development hereby permitted is brought into use the vehicular access, driveway, parking and manoeuvring space shall be constructed in accordance with those approved details and shall thereafter be so retained.

Reason

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

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 in outline form 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 3, 5, 22, 33, 34, 38, 41 and 42.

2 Added Value Statement

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

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

3 Informative

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

4 Informative

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.

5 Informative

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



PLANNING COMMITTEE - 2nd October 2024

ITEM: 8 **RECOMMENDATION: Approved with Conditions**

APPLICATION No: DM/0215/23/FUL

APPLICATION TYPE: Full Application

APPLICATION SITE: Land At, Kings Road, Cleethorpes, North East Lincolnshire,

**PROPOSAL: Change of use to create formalised motor home parking area
(updated FRA)**

APPLICANT:

Mr Jack Fox
NELC
Municipal Offices
Town Hall Square
Grimsby
North East Lincolnshire
DN31 1HU

AGENT:

Mr James Regan
Equans
New Oxford House
George Street
Grimsby
North East Lincolnshire
DN31 1HB

DEPOSITED: 7th March 2023

ACCEPTED: 27th April 2023

TARGET DATE: 22nd June 2023

PUBLICITY EXPIRY: 5th July 2024

AGREED EXTENSION OF TIME DATE:

CONSULTATION EXPIRY: 22nd May 2023

CASE OFFICER: Emily Davidson

PROPOSAL

The proposal is for the change of use of part of the car park to create a motor home and campervan parking area for short stays of upto 48 hours. It would create a maximum of 10 spaces for motor home/campervan parking.

The application is presented to Planning Committee due to a call in request by Councillor Brookes.

SITE

The site is located off Kings Road and currently forms part of the Boating Lake car park.

This area is located closer to the southeast of the site, near the pumping station and is a less heavily used area for parking. The site is set within the resort area of Cleethorpes.

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
NPPF15 - Conserv. & enhance the natural environ.

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

PO5 - Development boundaries
PO12 - Tourism and visitor economy
PO22 - Good design in new developments
PO33 - Flood risk
PO34 - Water management
PO41 - Biodiversity and Geodiversity

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

Consultee Representations

Highways Officer - Approval, no conditions.

Ecology Officer - Notes the location in relation to the SSSI. Requires mitigation of a minimum of two information boards noting the sensitivity of the location.

Drainage Officer - Any resurfacing should be carried out in permeable materials.

Heritage Officer - No heritage input required.

North East Lindsey Drainage Board - No comments.

Natural England - Requests details of the waste system and raises no objection on receipt of this information. It is considered that no harm would be caused to the protected areas close by.

Lincolnshire Wildlife Trust - Holding objection removed following further information received with no comments to add.

Environment Agency - Objected to the application. Objection satisfied on the receipt of suitable information received. Recommends conditions to restrict occupancy period and a temporary permission until 2074.

Neighbour Representations

Objections were received from: The Cleethorpes Coast Light Railway (CCLR).

Broadly on the grounds of: Impacts to visual amenity, access to their site, anti-social behaviour, parking infringements, provision of facilities, the potential use of the land by this business, other sites are available and better placed.

Support comments were received from: 27 Barrow Road, Barton upon Humber.

Broadly on the grounds of: The site providing a low-cost camp site and a need for a facility like this.

APPRAISAL

1. Principle of Development and Flood Risk
2. Design
3. Neighbouring Amenity
4. Ecology
5. Other Considerations

1. Principle of Development and Flood Risk

The proposal sits within the resort area of Cleethorpes as defined by the North East Lincolnshire Local Plan (NELLP) adopted 2018. Therefore, Policy 12 applies. This policy requires applications within resort areas to enhance visitor economy while being sensitive to both the historic and natural environment often associated with these areas within North East Lincolnshire. The application would result in a loss of some car parking spaces; however, this area is seldom used and the change to motorhome/campervan parking would provide additional and specific accommodation provision which would widen the current offering. In this regard, in principle, the proposal would comply with the policy. The site is in close proximity to the Humber Estuary SSSI and the impacts of this are assessed in the relevant section of this report. The proposal would also be subject to

Policies 5 and 22 of the NELLP 2018.

The site is located within a flood risk area. Therefore, it is necessary to sequentially test the proposal. The first position would be to assess whether the site could be located elsewhere outside of flood risk. The use proposed would be in keeping with its position in the resort as described above and is to provide a form of accommodation that can access the beach and sea. It is therefore appropriate that it is located in this area and given the extent of flood risk within the resort area, it could not reasonably be located in an area of lower risk. It is acknowledged that fluvial and tidal flood risk has been assessed. Following receipt of the revised Flood Risk Assessment, the Environment Agency is satisfied that the risk is sufficiently low for fluvial flooding on this site for its lifetime. This has helped inform the Sequential Test.

In terms of the Exceptions Test and Part A, the proposal provides wider sustainability benefits to the community in that it would replace an existing informal motor home parking area within a nearby car park which experienced misuse through littering and harm to the ecology of the area. The proposal puts forward a managed solution which would provide the relevant facilities to prevent issues being repeated and provide a bespoke location for this type of accommodation which supports the overall tourism offer. This would be both a public and ecological benefit.

As the site cannot be located within a lower flood risk area, it is then prudent to ensure that the proposal can be made safe from tidal flood risk for the lifetime of the development. To this end, the Environment Agency recommend that the site is closed between the 1st of November and the 14th March of the succeeding year. In terms of the fluvial risk, a temporary granting of permission to end the use of the site by 2074 in line with current flood risk modelling is recommended. Additionally, the transient nature of the users of the site would also reduce the level of risk. This is considered sufficient to mitigate the implications of flood risk. Furthermore, a Flood Warning and Evacuation Plan is recommended via condition.

It is therefore considered that the site is sequentially acceptable and would also provide sustainability benefits to the community and is in accordance with Policy 33 in principle and in relation to flood risk detail. It then falls to judge the application on the site specific considerations.

2. Design

The proposal would include the change of use of part of a car park area to a motorhome and campervan parking area for short stays. There would be minimal physical changes given the similarities of the uses.

The use of the area for motorhomes and campervans would not be too far removed from the current use of the site. The formalisation of the area for this type of use is fitting within a resort area and is an expected type of development in an area like this. The use would not result in the permanent or semi-permanent siting of caravans. Visual impacts from the

physical presence of motorhomes or campervans would not be permanent.

Overall, the proposal would not cause visual harm and is considered in accordance with Policies 5 and 22 of the NELLP 2018.

3. Neighbouring Amenity

The site is in a predominantly commercial area with the Boating Lake to the rear, a hotel opposite and The Cleethorpes Coast Light Railway which neighbours the site to the side. Support and objection comments were received during the consultation period. The points will be assessed in the relevant sections of this report.

Given the separation and nature of the businesses and public park, the proposal would not have an undue impact when considering footfall and overlooking. Additionally, as there would be no permanent structures erected, there would be no adverse impact in regard to massing and overshadowing.

Comments in regard to access to the CCLR are noted, however, given this area has an existing use and could currently be used by vehicles, it is considered that there would be limited changes to this. This is also the case when considering outlook and visual amenity. The possibility of the business using the site area as part of the CCLR would be a private matter between the business and the landowners and does not weigh negatively against the proposal. Indeed, the additional accommodation provision would support the surrounding businesses in terms of activity.

All considered, the proposal would not harm the amenity of neighbours and is considered in accordance with Policy 5 of the NELLP 2018.

4. Ecology

The site is located close to ecological designations including the Humber Estuary SSSI. The Council's Ecologist acknowledges that there would likely be an increase in dog walking which could have a negative impact on the SSSI and recommends that information boards are put in place to note the area's sensitivity to mitigate this harm. A condition is recommended to secure this. A condition is also recommended that parking can be no longer than 2 days with no return within one week to further protect the designation. This is also set out in the Management Plan.

Natural England requested details of the waste system to prevent illegal tipping of effluent waste. This has been provided and it is considered acceptable. Provision has been made at the nearby toilet block. A condition is recommended that this remains available for the life of the proposal. Lincolnshire Wildlife Trust noted no objections.

It should be noted that the application was submitted before the 2nd April 2024 and is exempt from biodiversity net gain requirements.

The proposal is considered in accordance with Policy 41 of the NELLP 2018.

5. Other Considerations

The Council's Heritage Officer and North East Lindsey Drainage Board raised no objections to the proposal.

The Council's Highways Officer noted that the name of the car park is incorrect on the proposed details, and this should be explored further with the relevant team. No concerns were noted on the proposal or the changes in the allocation of space for motorhomes/campervans. This part of the site used to be used for coach parking and this provision is now on an alternative site in Cleethorpes. Tracking details have been provided and are deemed acceptable.

CONCLUSION

The proposal can mitigate any negative flood risk and ecology implications. It would be appropriately located and would not harm either visual or neighbouring amenity. The proposal is considered in accordance with Policies 5, 12, 22, 33, 34, and 41 of the NELLP 2018 and is 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 shall be carried out in accordance with the following plans:

Existing Site Location and Block Plan - 002 REV B

Proposed Site Location and Block Plan - 001 REV A

Vehicle Tracking - 003

Reason

For the avoidance of doubt in the interests of proper planning and in accordance with Policies 5, 12, 22, 33, 34 and 41 of the North East Lincolnshire Local Plan 2013-2032

(adopted 2018).

(3) Condition

The site shall only be used for motorhomes/campervans. There shall be no motorhomes/campervans on the site between 1 November in any one year and 14 March in the succeeding year unless otherwise agreed in writing with the Local Planning Authority.

Reason

To ensure the site is not occupied during winter months when the risk of tidal flooding is at its highest, to reduce the risk of loss of life during a flood event in accordance with paragraph 173 of the National Planning Policy Framework (NPPF) and in accordance with Policy 33 of the North East Lincolnshire Local Plan 2013-2032 (adopted 2018).

(4) Condition

The site will be used for motor home/campervan parking for up to the year 2074 only unless otherwise agreed in writing with the Local Planning Authority.

Reason

To reduce the risk of flooding to the proposed development in accordance with paragraph 173 of the National Planning Policy Framework (NPPF) and in accordance with Policy 33 of the North East Lincolnshire Local Plan 2013-2032 (adopted 2018).

(5) Condition

The proposal shall be carried out in accordance with the submitted Flood Risk Assessment submitted 14/06/2024 unless otherwise agreed in writing with the Local Planning Authority.

Reason

To reduce the risk and impact of flooding and in accordance with Policy 33 of the North East Lincolnshire Local Plan 2013-2032 (adopted 2018).

(6) Condition

Prior to any occupation on the site, a Flood Evacuation Plan shall be submitted to and approved in writing by the Local Planning Authority and once approved it shall be thereafter adhered to at all times during use.

Reason

To reduce the risk and impact of flooding and in accordance with Policy 33 of the North East Lincolnshire Local Plan 2013-2032 (adopted 2018).

(7) Condition

The waste disposal shall be installed as submitted before any use of the site occurs. The facilities and its management as set out in the Management Plan 26/05/2023 shall be adhered to at all times during the lifetime of the development unless otherwise agreed in writing with the Local Planning Authority.

Reason

In the interests of protecting ecology and ensuring suitable facilities to serve the proposal in accordance with Policies 5 and 41 of the North East Lincolnshire Local Plan 2013-2032 (adopted 2018).

(8) Condition

As set out in the Management Plan 26/05/2023, any single motorhome or campervan shall not occupy the site for more than 48 consecutive hours with no return within one week of leaving the site.

Reason

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

(9) Condition

Prior to any occupation of the site, full details of the information boards to be installed including a minimum of two boards which are to highlight the proximity of the site to the ecological designation and its significance shall be submitted to and approved in writing by the Local Planning Authority. All boards shall be installed as agreed thereafter and prior to any occupation of the site.

Reason

In the interest of raising awareness and protecting ecology and in the interests of amenity in accordance with Policies 5 and 41 of the North East Lincolnshire Local Plan 2013-2032 (adopted 2018).

Informatives

1 Reason for Approval

The Local Planning Authority has had regard to development plan policies and especially those in the North East Lincolnshire Local Plan. The proposal 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, 33, 34, and 41.

2 Added Value Statement

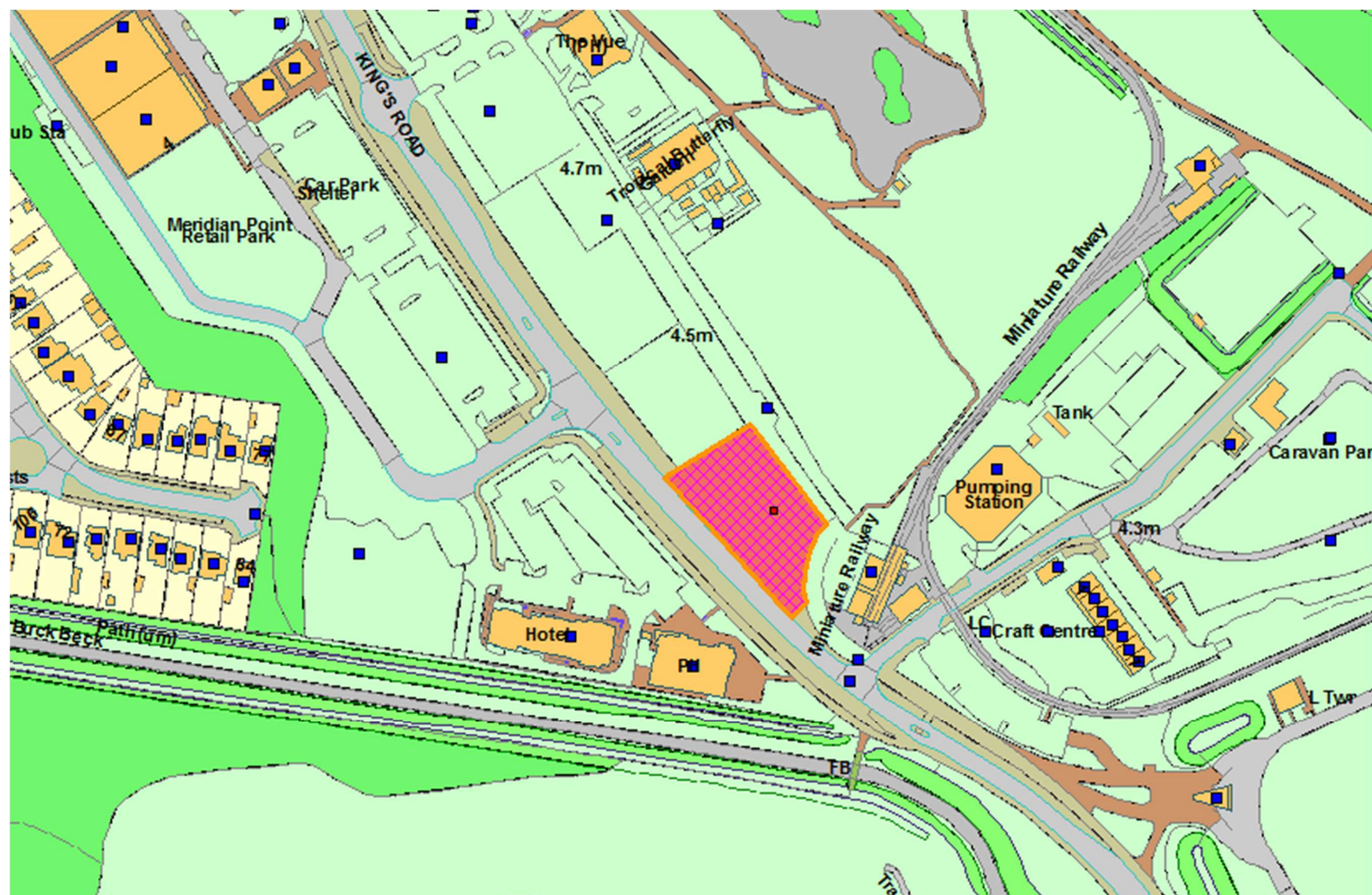
Article 31(1)(cc) Statement - Positive and Proactive Approach

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 securing additional information to alleviate concerns.

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/0215/23/FUL – LAND AT KINGS ROAD, CLEETHORPES



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