

Minute of the Planning Committee 4th September 2024

Item: 1

Application Number: DM/0408/24/FUL

Application Type: Full Application

Application Site: 43 Weelsby Road Grimsby North East Lincolnshire DN32 0PZ

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

Applicant's Name and Address: Mr Giles Ramsden 43 Weelsby Road Grimsby North East Lincolnshire DN32 0PZ	Agent's Name and Address: Mr Richard Raithby Loico Renovations 1 Main Road Barnoldby Le Beck Grimsby North East Lincolnshire DN37 0AU
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Deposited: 24th April 2024

Accepted: 20th June 2024

Expiry Date: 15th August 2024

Agreed Extension of Time Date: 6th September 2024

Case Officer: Bethany Loring

Decision: Approved with Conditions

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

Proposed Side and Rear Elevations - LPL-43WR-001
Proposed Floor Plan and Side Elevation - LPL-43WR-002

As approved under DM/0647/23/FUL;

Site Location Plan, Existing and Proposed Block Plans - 3716.01

Reason

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

2 Condition

The proposal shall be constructed using materials specified within the application form received and approved under planning permission DM/0647/23/FUL other than for the side elevation of the extension facing onto the boundary with 45 Weelsby Road which is to be a mixture of brick and render with details of the rendering of the existing blockwork to be submitted to and agreed with the Local Planning Authority within 2 calendar months of the date of this permission unless an alternative timeframe has been agreed in writing with the Local Planning Authority. The rendering of the blockwork shall be implemented in accordance with the agreed details within 4 calendar months of the date of this permission unless an alternative timeframe has been agreed in writing with the Local Planning Authority.

Reason

In the interests of residential amenity in order to comply with policy 5 of the North East Lincolnshire Local Plan 2013-2032 (adopted 2018).

3 Condition

The water butts shown on plan 3716.04B, as approved under DM/0647/23/FUL, shall be installed to a minimum specification of 220 litres, per water butt, with overflow directed to a landscaped area away from the fabric of any building within the curtilage of the site unless an alternative is submitted to and approved in writing by the Local Planning Authority. The drainage shall be installed prior to the use of the extension and shall be so retained thereafter.

Reason

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

4 Condition

Details of the finish to the ground between the side elevation of the extension and the boundary with 45 Weelsby Road shall be submitted to the Local Planning Authority within 2 calendar months of the date of this permission unless an alternative timeframe has been agreed in writing with the Local Planning Authority. The finish to the ground shall be implemented in accordance with the agreed details within 4 calendar months of the date of this permission unless an alternative timeframe has been agreed in writing with the Local Planning Authority.

Reason

In the interests of the satisfactory completion of the development in terms of ground finish to protect residential amenity to comply with policy 5 and 33 of the North East Lincolnshire Local Plan 2013-2032 (adopted 2018).

Informatives

- 1 Reason for Approval
The Local Planning Authority has had regard to development plan policies and especially those in the North East Lincolnshire Local Plan. The proposal would not harm the area character or residential amenity and is acceptable under all other planning considerations. This proposal is approved in accordance with the North East Lincolnshire Local Plan 2013-2032 (adopted 2018), in particular policies 5, 22 and 39.
- 2 Informative
Article 31(1)(cc) Statement - Positive and Proactive Approach
In accordance with paragraph 187 of the National Planning Policy Framework, the Local Authority has worked in a positive and proactive manner by determining the application in a timely manner.
- 3 Informative
Please note that you may also require Building Regulations. You are advised to contact them in advance of work on site commencing (Tel: 01472 326289 - Option 2).
- 4 Informative
The applicant's attention is drawn to the fact that the requirements of the Party Wall Act may apply and you should seek advice from your agent or suitably qualified person.

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Item: 2

Application Number: DM/0361/24/REM

Application Type: Reserved Matters

Application Site: Land At Bradley Road Barnoldby Le Beck North East
Lincolnshire

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

Applicant's Name and Address: Mr Paul Snape Snape Homes Ltd Thornlea Main Road Grimsby DN37 0QW	Agent's Name and Address: Mr Richie Tutill RT Architects 4 Hurricane Close Holton Le Clay DN36 5FN
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Deposited: 10th April 2024

Accepted: 10th April 2024

Expiry Date: 10th July 2024

Agreed Extension of Time Date: 11th September 2024

Case Officer: Richard Limmer

Decision: Approved with Conditions

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

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

Approved under DM/0187/23/REM:

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

Approved under DM/1084/20/REM:

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

Reason

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

2 Condition

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

Reason

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

3 Condition

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

Reason

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

4 Condition

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

Reason

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

5 Condition

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

Reason

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

6 Condition

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

Reason

To ensure suitable play space and equipment and open space is delivered in a timely manner and thereafter maintained in accordance with Policy 43 of the North East Lincolnshire Local Plan 2013-2032 (Adopted 2018).

7 Condition

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

Reason

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

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

Reason

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

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

Reason

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

- 10 Condition
No dwelling shall be occupied until the access road/s serving it has been constructed to at least base course level and the street lighting, approved through the conditions of this planning permission, has been fully installed and made operational. Within 12 months of any dwelling being first occupied on the site the access road/s serving it shall be fully constructed in accordance with the details approved through conditions of this planning permission.

Reason

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

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

Reason

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

12 Condition

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

Reason

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

13 Condition

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

Reason

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

Informatives

1 Reason for Approval

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

2 Added Value Statement

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

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

3 Informative

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

4 Informative

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

5 Informative

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

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Item: 3

Application Number: DM/0417/24/FUL

Application Type: Full Application

Application Site: The Limes Grimsby Road Laceby North East Lincolnshire

Proposal: Retrospective application for the erection of an outbuilding with air conditioning units, for the use as chocolate making facility, and educational and public chocolate making workshop, ancillary access, parking and traffic mirror.

Applicant's Name and Address:	Agent's Name and Address:
Mrs Tracy Clay The Chocolat Story The Limes Grimsby Road Laceby North East Lincolnshire DN37 7EE	

Deposited: 25th April 2024

Accepted: 22nd July 2024

Expiry Date: 16th September 2024

Agreed Extension of Time Date:

Case Officer: Jonathan Cadd

Decision: Deferred

- 1 It was resolved that consideration of this application be deferred for further information.

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Item: 4

Application Number: DM/0347/24/FUL

Application Type: Full Application

Application Site: 36 Humberston Avenue Humberston North East Lincolnshire DN36 4SP

Proposal: Variation of Condition 2 (Approved Plans) as granted on application DM/1090/22/FUL to amend house type and garage for plot 8 - amended site plan and garage details July 2024

Applicant's Name and Address: Mr John Collis Culzean House 1A Jonathans Garth Tetney Grimsby North East Lincolnshire DN36 5GA	Agent's Name and Address: Mr Daniel Snowden Ross Davy Associates Pelham House 1 Grosvenor Street Grimsby DN32 0QH
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Deposited: 5th April 2024

Accepted: 12th April 2024

Expiry Date: 7th June 2024

Agreed Extension of Time Date: 9th September 2024

Case Officer: Richard Limmer

Decision: Approved with Conditions

- 1 Condition
The development shall be carried out in accordance with the following plans:
RD5583-02D Proposed site plan
RD5583-03A Plot 8 plans and elevations
RD5583-04D Garage plans and elevations

And the following plans approved under DM/1090/22/FUL:

RD5247-01 Site location plan
RD5247-02 Existing block plan
RD5247-05A Plot 1 plans
RD5247-06B Plot 2 plans
RD5247-07A Plot 3 plans
RD5247-08A Plot 4 plans
RD5247-09A Plot 5 plans
RD5247-10A Plot 6 plans
RD5247-11A Plot 7 plans
RD5247-13 Garage plans

Reason

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

2 Condition

Development shall not begin until details of the materials for the exterior walls and roof for plot 8 have been submitted to and approved in writing by the Local Planning Authority. The development shall then be built out in accordance with the approved details. The remainder of the development shall be built out using the materials approved under DM/0549/23/CND, unless otherwise approved in writing by the Local Planning Authority.

Reason

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

3 Condition

The development shall be built out in accordance with the Construction Management Plan submitted on 23rd January 2023, approved under DM/549/23/CND, unless otherwise agreed in writing by the Local Planning Authority.

Reason

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

4 Condition

The carriageways, footways and landscaped areas within the development shall be managed in accordance with the details approved under DM/0549/23/CND.

Reason

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

- 5 Condition
The development shall be built out in accordance with the Highway Construction details approved under DM/0549/23/CND unless otherwise agreed in writing by the local planning authority.

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).

- 6 Condition
Prior to development commencing on plot 8 a scheme for sustainable surface and foul water drainage shall be submitted to and approved in writing by the Local Planning Authority. It shall then be fully implemented prior to the dwelling being occupied and thereafter retained.

The remaining part of the development, unless otherwise approved in writing, shall be built out in accordance with the surface water drainage scheme detailed on plans ref:

1115-2305 Drainage Calculations
1115-2305-CIV-01-P1 Proposed levels
1115-2305-CIV-10-P1 Drainage layout
1115-2305-CIV-30-P1 Construction work details
1115-2305-CIV-50-P1 Drainage construction details
1115-2305-CIV-51-P1 Drainage construction details

Reason

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

- 7 Condition
Prior to development commencing on plot 8 a Arboricultural Method Statement shall be submitted to and approved in writing by the Local Planning Authority. The approved document shall then be fully implemented throughout the construction of the development.

The remainder of the development shall be built out in accordance with the Arboricultural Method Statement submitted 9th February 2023 approved under DM/1090/22/FUL. The Tree Protection measures detailed within the Arboricultural Method Statement shall be fully installed prior to development commencing and remain in place until the development is complete.

Reason

In the interests of tree management and protection in accordance with Policy 42 of the North East Lincolnshire Local Plan 2013-2032 (adopted 2018).

- 8 Condition
The scheme of landscaping and tree planting shown on plan ref: TP_R1_260123 Rev 1, approved under DM/1090/22/FUL, shall be completed within a period of 12 months, beginning with the date on which development began or within such longer period as may be first agreed in writing by the Local Planning Authority. All planting shall be adequately maintained for 5 years, beginning with the date of completion of the scheme and during that period all losses shall be replaced during the next planting season.
- Reason
To ensure a satisfactory appearance and setting for the development and continued maintenance of the approved landscaping in the interests of local amenity in accordance with Policies 5 and 42 of the North East Lincolnshire Local Plan 2013-2032 (adopted 2018).
- 9 Condition
The development shall be built out in accordance with the Bat Survey and Biodiversity Improvement Plan approved under DM/0549/23/CND, unless otherwise approved in writing by the Local Planning Authority.
- Reason
To improve the biodiversity value of the site in accordance with Policy 41 of the North East Lincolnshire Local Plan 2013-2032 (adopted 2018).
- 10 Condition
Prior to occupation of plot 8, final details of how water will be reused and recycled on site shall be submitted to and agreed in writing by the Local Planning Authority. Once approved, the details shall be adhered to at all times following occupation of the dwelling.
The other dwellings on the site shall be built out in accordance with the Water Use details approved under DM/0549/23/CND.
- Reason
To ensure the efficient use of water and to accord with Policy 34 of the North East Lincolnshire Local Plan 2013-2032 (adopted 2018).
- 11 Condition
The first floor windows on the northern side elevation of Plot 8 shall be obscurely glazed prior to the first occupation of the dwelling and thereafter retained.
- Reason
In the interests of residential amenity in accordance with Policy 5 of the North East Lincolnshire Local Plan 2013-2032 (adopted 2018).

Informatives

- 1 Reason for Approval
The Local Planning Authority has had regard to development plan policies and especially those in the North East Lincolnshire Local Plan. The amended 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, 34, 41 and 42.
- 2 Added Value
Article 31(1)(cc) Statement - Positive and Proactive Approach
In accordance with paragraph 187 of the National Planning Policy Framework, the Local Authority has worked in a positive and proactive manner by determining the application in a timely manner.
- 3 Informative
Please note that you may also require Building Regulations. You are advised to contact them in advance of work on site commencing (Tel: 01472 326289 - Option 2).
- 4 Informative
This application will require the creation of new postal addresses. You are advised to contact the Street Naming & Numbering Team on 01472 323579 or via email at snn@nelincs.gov.uk to discuss the creation of new addresses.
- 5 Informative
As works are required within the existing Highway, you are required to contact the Highways Management Team at least six months in advance of the commencement of works (Tel: 01472 324431).

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Item: 5

Application Number: 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's Name and Address: Mrs K Kaur 22 South Marsh Road Stallingborough North East Lincolnshire DN41 8AN	Agent's Name and Address: Mr Byron Smith By Design 47 The Avenue Healing Grimsby N E Lincolnshire DN41 7NA
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Deposited: 27th March 2024

Accepted: 27th March 2024

Expiry Date: 22nd May 2024

Agreed Extension of Time Date: 6th September 2024

Case Officer: Lauren Birkwood

Decision: Deferred for a Site Visit

- 1 It was resolved that consideration of this application be deferred for a site visit.

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Item: 6

Application Number: DM/0134/23/FUL

Application Type: Full Application

Application Site: 121 Humberston Fitties Humberston North East Lincolnshire
DN36 4EZ

Proposal: Retrospective application to replace fencing and installation
of new gravel drives to front

Applicant's Name and Address: Mrs Mandy Moore 121 Humberston Fitties Humberston North East Lincolnshire DN36 4EZ	Agent's Name and Address:
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Deposited: 20th February 2023

Accepted: 24th April 2023

Expiry Date: 19th June 2023

Agreed Extension of Time Date:

Case Officer: Owen Toop

Decision: Deferred

- 1 It was resolved that consideration of this application be deferred for clarification of the plans.