

Minute of the Planning Committee 2nd October 2024

Item: 1

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: 4th October 2024

Case Officer: Lauren Birkwood

Decision: 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).

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Item: 2

Application Number: 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's Name and Address: Countryside Partnerships Ltd C/O Agent DPP 1 Park Row Leeds West Yorkshire LS1 5HN	Agent's Name and Address: Mr Jack Waugh DPP One Park Row Leeds LS1 5HN
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Deposited: 9th April 2024

Accepted: 19th April 2024

Expiry Date: 19th July 2024

Agreed Extension of Time Date:

Case Officer: Richard Limmer

Decision: Deferred for a Site Visit

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

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Item: 3

Application Number: 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's Name and Address: Mrs S Newson Tingdene Ltd Links Avenue Mablethorpe Lincolnshire LN12 1QN	Agent's Name and Address: Miss Mia Redburn Ross Davy Associates Pelham House 1 Grosvenor Street Grimsby North East Lincolnshire DN32 0QH
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Deposited: 22nd May 2024

Accepted: 22nd May 2024

Expiry Date: 17th July 2024

Agreed Extension of Time Date:

Case Officer: Becca Soulsby

Decision: Approved with Conditions

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

Reason

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

2 Condition

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

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Item: 4

Application Number: 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's Name and Address: N Driver 166 Weelsby Road Grimsby North East Lincolnshire DN32 8PJ	Agent's Name and Address: Mr Vic Fowler JD Associates (DC) Ltd 3 St James Road Brigg DN20 8DU
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Deposited: 5th March 2024

Accepted: 14th March 2024

Expiry Date: 9th May 2024

Agreed Extension of Time Date:

Case Officer: Bethany Loring

Decision: 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

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Item: 5

Application Number: 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's Name and Address: Mr David Griffin Freshney Cottage Post Office Lane Ashby Cum Fenby North East Lincolnshire DN37 0QS	Agent's Name and Address:
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Deposited: 28th March 2024

Accepted: 17th April 2024

Expiry Date: 12th June 2024

Agreed Extension of Time Date: 4th October 2024

Case Officer: Lauren Birkwood

Decision: Approved with Conditions

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

Reason

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

- 2 Condition
The development shall be carried out in accordance with the following plans:
- Site Location Plan, 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).

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Item: 6

Application Number: 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's Name and Address: Ms Olena Lomaha 13 Beaumont Park Littehampton West Sussex BN17 6PE	Agent's Name and Address: Mr Terry Mazingham 12 Thorganby Road Cleethorpes DN35 0HP
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Deposited: 29th August 2023

Accepted: 31st August 2023

Expiry Date: 26th October 2023

Agreed Extension of Time Date: 18th October 2024

Case Officer: Owen Toop

Decision: Approved with Conditions

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

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

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

- Site Location Plan - Dated Thursday 17th August 2023
- Block Plan - Dated Thursday 17th August 2023
- Proposed Front and Rear Elevations 2023082 - Page 2 of 2 - August 2023
- Proposed Ground Floor Plans - 2023081 - 1 - Page 1 of 2 - August 2023
- Proposed First Floor Plans - 2023081 - 1 - Page 2 of 2 - August 2023
- All sleeping accommodation shall be restricted to first floor level.

Reason

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

- 3 Condition
Prior to any occupation, final details of flood risk mitigation including a flood warning evacuation plan shall be submitted and agreed in writing by the Local Planning Authority. Once agreed, the development shall be occupied in accordance with the measures approved hereafter.

Reason

In the interest of flood risk management and to accord with Policies 5 and 33 of the North East Lincolnshire Local Plan 2013-2032 (Adopted 2018).

- 4 Condition
Prior to any occupation, details of any soundproofing shall be submitted to and approved in writing by the Local Planning Authority. Once approved, the soundproofing shall be fully completed prior to any occupation.

Reason

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

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

Reason

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

- 6 Condition
Notwithstanding The Town and Country Planning (Use Classes) Order 1987 and The Town and Country Planning (Use Classes) (Amendment) (England) Regulations 2020 the development hereby permitted shall be used solely as the use stated under Class C3 (dwellinghouse), and for no other purpose as stated in The Town and Country Planning (Use Classes) (Amendment) (England) Regulations 2020 unless a planning application is submitted and determined for such an alternative use.
- Reason
In the interest of protecting residential amenity and managing highway safety in accordance with Policy 5 of the North East Lincolnshire Local Plan 2013-2032 (Adopted 2018).
- 7 Condition
External works approved shall match the existing materials of the property in relation to brickwork, unless otherwise approved in writing by the Local Planning Authority
- Reason
In the interest of visual design and to accord with Policies 5 and 22 of the North East Lincolnshire Local Plan 2013-2032 (Adopted 2018).
- 8 Condition
Prior to the occupation of any dwellings final boundary treatment shall be submitted to and approved in writing by the Local Planning Authority. Boundary treatments as approved shall be installed prior to the occupation of any dwelling.
- Reason
In the interests of residential amenity to accord to 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 local amenity and is acceptable under all other planning considerations, bringing a vacant property back into use within a deprived location with considered mitigation. 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 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 receiving amended documents for Flood Risk and applying conditions in the interest of amenity.

3 Informative

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

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Item: 7

Application Number: 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's Name and Address: Mr Paul Knott 159 Humberston Avenue Humberston North East Lincolnshire DN36 4SX	Agent's Name and Address: Miss Mia Redburn Ross Davy Associates Pelham House 1 Grosvenor Street Grimsby DN32 0QH
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Deposited: 4th July 2024

Accepted: 4th July 2024

Expiry Date: 29th August 2024

Agreed Extension of Time Date: 7th October 2024

Case Officer: Emily Davidson

Decision: Approved with Conditions

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

(b) two years from the final approval of the reserved matters, or in the case of approval on different dates, final approval of the last such matter to be approved.

Reason

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

2 Condition

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

- (a) the layout, scale and appearance of the development;
- (b) 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)

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Item: 8

Application Number: 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's Name and Address: Mr Jack Fox NELC Municipal Offices Town Hall Square Grimsby North East Lincolnshire DN31 1HU	Agent's Name and Address: Mr James Regan Equans New Oxford House George Street Grimsby North East Lincolnshire DN31 1HB
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Deposited: 7th March 2023

Accepted: 27th April 2023

Expiry Date: 22nd June 2023

Agreed Extension of Time Date: 7th October 2024

Case Officer: Emily Davidson

Decision: Approved with Conditions

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

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

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

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
Prior to the use hereby permitted commencing final details of the disposal of waste, including chemical waste, from the site shall be submitted to and approved in writing by the Local Planning Authority. All waste shall thereafter be disposed in accordance with the details approved and the site's overall facilities and its management as set out in the Management Plan 26/05/2023 shall also 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).