

## Minute of the Planning Committee 30th October 2024

**Item:** 1

**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.

<b>Applicant's Name and Address:</b> Countryside Partnerships Ltd C/O Agent DPP 1 Park Row Leeds West Yorkshire LS1 5HN	<b>Agent's Name and Address:</b> 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:** 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](mailto: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.

## Minute of the Planning Committee 30th October 2024

**Item:** 2

**Application Number:** DM/0761/23/FUL

**Application Type:** Full Application

**Application Site:** Land Off Louth Road New Waltham North East Lincolnshire

**Proposal:** Erect 249 dwellings with associated garages, open space, landscaping, drainage, emergency access and associated infrastructure with new access from Louth Road - amended site layout and house types, additional Air Quality Assessment and Highway Report received January 2024 (amended Habitat Regulations August 2024)

<b>Applicant's Name and Address:</b>	<b>Agent's Name and Address:</b>
Mr Steven Ibbotson Cyden Homes Ltd Laceby Business Park Grimsby Road Laceby North East Lincolnshire DN37 7DP	

**Deposited:** 3rd August 2023

**Accepted:** 23rd August 2023

**Expiry Date:** 22nd November 2023

**Agreed Extension of Time Date:** 1st November 2024

**Case Officer:** Richard Limmer

**Decision:** Refused

- 1 The development by reason of the number of dwellings proposed would result in adverse levels of traffic which would cause a severe adverse impact on the road network through the resultant congestion to the detriment of highway amenity and to the detriment of local amenity and health through the resultant air pollution. The development is contrary to Policies 5 and 36 of the North East Lincolnshire Local Plan 2013-2032 (Adopted 2018) and advice in the National Planning Policy Framework 2023.

## Minute of the Planning Committee 30th October 2024

**Item:** 3

**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 (amended plans received 11/09/2024 showing retention of gravel and closeboard fencing in situ)

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

**Accepted:** 24th April 2023

**Expiry Date:** 19th June 2023

**Agreed Extension of Time Date:** 1st November 2024

**Case Officer:** Owen Toop

**Decision:** Approved with Conditions

- 1 Condition  
The development shall be retained in accordance with the following plans:
  - 2315 100 Rev E - Site Location and Proposed Driveways and Fencing Plans  
Reason  
For the avoidance of doubt in the interests of proper planning and in accordance with Policy 5 and 39 of the North East Lincolnshire Local Plan 2013-2032 (adopted 2018).

## **Informatives**

- 1 Reason for Approval  
The Local Planning Authority has had regard to development plan policies and especially those in the North East Lincolnshire Local Plan. This proposal is considered to preserve the Humberston Fitties Conservation Area and will not harm local amenity. It is approved in accordance with the North East Lincolnshire Local Plan 2013-2032 (adopted 2018), in particular Policies 5, 22 and 39
- 2 Added Value Statement  
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 plans.
- 3 Informative  
Please note that you may also require Building Regulations. You are advised to contact them as soon as possible (Tel: 01472 326289 - Option 2).



## Minute of the Planning Committee 30th October 2024

**Item:** 4

**Application Number:** DM/0422/24/FUL

**Application Type:** Full Application

**Application Site:** 73 Welholme Avenue Grimsby North East Lincolnshire DN32 0PL

**Proposal:** Removal of chimney on north elevation

<b>Applicant's Name and Address:</b> Susan Croft 40 St Augustine Avenue Grimsby North East Lincolnshire DN32 0LD	<b>Agent's Name and Address:</b> Mr Douglas Stewart ID Architecture The Hive, Dudley Street Grimsby North East Lincolnshire DN31 2AW
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**Deposited:** 29th April 2024

**Accepted:** 5th June 2024

**Expiry Date:** 31st July 2024

**Agreed Extension of Time Date:**

**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:

Site Location Plan and Block Plan - 23016.001.V01  
Proposed Elevations - 23016/011 V04

Reason

For the avoidance of doubt in the interests of proper planning and in accordance with Policies 5, 22, 39 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 historic 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, 22, 39 and 41.
- 2 Added Value Statement  
Article 31(1)(cc) Statement - Positive and Proactive Approach  
In accordance with paragraph 187 of the National Planning Policy Framework, the Local Authority has worked in a positive and proactive manner with the applicant to seek solutions to problems arising, by removing an element of the proposal 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).
- 4 Informative  
Please refer to the comments made by the Council's Ecologist in relation to the protection of bats and birds. These comments should be taken into account when carrying out the works and you are reminded of your obligations under the Wildlife and Countryside Act 1981.
- 5 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.

## Minute of the Planning Committee 30th October 2024

**Item:** 5

**Application Number:** DM/0268/24/FUL

**Application Type:** Full Application

**Application Site:** 45 Sea View Street Cleethorpes North East Lincolnshire  
DN35 8EU

**Proposal:** Change of use - Class E (shop) to a C1 (Air BnB/holiday let)

<b>Applicant's Name and Address:</b> Mr & Mrs McCartney Stars & Stones 45 Sea View Street Cleethorpes North East Lincolnshire DN35 8EU	<b>Agent's Name and Address:</b> Helen Lavric Robinson Design Intervention 14 The Avenue Healing North East Lincolnshire DN41 7NG
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**Deposited:** 12th March 2024

**Accepted:** 12th March 2024

**Expiry Date:** 7th May 2024

**Agreed Extension of Time Date:** 24th July 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:
- Site Location and Block Plans - 268.01.03  
Proposed Plans - 268.01.02a
- Reason  
For the avoidance of doubt in the interests of proper planning and in accordance with Policy 5 of the North East Lincolnshire Local Plan 2013-2032 (adopted 2018).
- 3      Condition  
Prior to any occupation of the development taking place, an acoustic verification report demonstrating that the provisions provided within the noise assessment entitled 'Proposed Residential Conversion 45 Sea View Street, DN35 8EU - Noise Impact Assessment-, reference: NIA-11702-24-11910-v1 Cleethorpes, have been fully implemented shall be submitted to and approved in writing by the Local Planning Authority. The approved and implemented scheme shall thereafter be retained and maintained for the lifetime of the development.
- Reason  
In the interest of protecting future amenity of occupiers and to accord with Policy 5 of the North East Lincolnshire Local Plan 2013-2032 (adopted 2018).
- 4      Condition  
No one shall occupy the accommodation unit for more than three calendar months in any year provided that and without prejudice to the foregoing, once the unit has been occupied by a person or persons for a total of three calendar months in any year, that person or persons shall not occupy again the unit until an interval of at least two months has elapsed from the date of expiry of the said three month period.
- Reason  
To ensure the site is occupied for holiday purposes in the interest of supporting the vitality of Cleethorpes Town Centre and the amenity of future occupiers in accordance with Policies 5 and 23 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, 23 and 39.

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 negotiating on refusals and receiving a noise assessment to make an informed recommendation.

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).

## Minute of the Planning Committee 30th October 2024

**Item:** 6

**Application Number:** DM/0386/24/FUL

**Application Type:** Full Application

**Application Site:** 25 Chantry Lane Grimsby North East Lincolnshire DN31 2LP

**Proposal:** Change of use and alterations from a commercial premises (offices) to a house in multiple occupation (HMO), erection of single storey extension to side, creation of cycle store and associated works

<b>Applicant's Name and Address:</b> Mr Graham Chesterman 28 Church Road Uxbridge UB8 3NA	<b>Agent's Name and Address:</b> Mr Matt Deakins Ross Davy Associates Pelham House 1 Grosvenor Street Grimsby DN32 0QH
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**Deposited:** 17th April 2024

**Accepted:** 19th April 2024

**Expiry Date:** 14th June 2024

**Agreed Extension of Time Date:** 18th October 2024

**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:

RD5554 - 02 - REV - E - Proposed Plans and Elevations  
RD5554 - 03 - REV - B - Proposed Site Plan  
RD5554 - 04 - Site Location Plan  
Design, Access and Heritage Statement received 19th April 2024

Reason

For the avoidance of doubt in the interests of proper planning and in accordance with Policies 5, 22, 33, 34, 36, 39 and 41 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 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 22 of the North East Lincolnshire Local Plan 2013-2032 (adopted 2018).

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

Reason

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

- 5 Condition  
Prior to occupation or operation of the site, the cycle store shown on plan RD5554 - 03 - REV - B shall be implemented in its entirety. The cycle store shall thereafter be retained for the lifetime of the use of the property as a House in Multiple Occupation (HMO).

Reason

To ensure appropriate facilities are provided for cyclists as part of the development and in accordance with Policy 36 of the North East Lincolnshire Local Plan (adopted 2018).

- 6 Condition  
Prior to any occupation or use of the development, a waste management strategy shall be submitted to and approved in writing by the Local Planning Authority. The plan and the storage area shall be implemented in accordance with the approved scheme before any part of the development is occupied. It shall be retained as such thereafter.
- Reason  
To maintain residential and local amenity in accordance with Policies 5 and 22 of the North East Lincolnshire Local Plan 2013-2032 (adopted 2018).
- 7 Condition  
This development hereby approved shall accommodate no more than 10 people, with each bedroom shown on plan RD5554 - 02 - REV - E being single occupancy only.
- Reason  
To maintain a reasonable level of amenity and in accordance with Policies 5 and 22 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, 22, 33, 34, 36, 39 and 41.
- 2 Added Value Statement  
Article 31(1)(cc) Statement - Positive and Proactive Approach  
In accordance with paragraph 187 of the National Planning Policy Framework, the Local Authority has worked in a positive and proactive manner with the applicant to seek solutions to problems arising, by securing additional details, as well as adding conditions to protect amenity.
- 3 Informative  
Please note that you may also require Building Regulations. You are advised to contact them in advance of work on site commencing (Tel: 01472 326289 - Option 2).



- 4     Informative  
The use of water butts or similar sustainable surface water drainage arrangements such as a soakaway are encouraged on a proposal of this nature.  
  
Please refer to the drainage officers comments.
- 5     Informative  
The applicant's attention is drawn to the comments received by the Ecology Officer regarding standing advice for bats and birds. You are reminded of your obligations under the Wildlife and Countryside Act 1981.
- 6     Informative  
Soundproofing should be installed in line with the requirements under Building Regulations.
- 7     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.

## Minute of the Planning Committee 30th October 2024

**Item:** 7

**Application Number:** DM/0193/24/FUL

**Application Type:** Full Application

**Application Site:** 2-4 (Part Of) Edward Street Grimsby North East Lincolnshire  
DN32 9HJ

**Proposal:** Change of use from retail unit to dwelling with retrospective works including the removal and replacement of existing shop front, removal of existing first floor bay window on front elevation to replace with a standard window, alterations to window and door openings and various associated works (Revised Plans and Flood Risk Assessment Received 6/08/2024)

<b>Applicant's Name and Address:</b> Mr Ishtiaq Hussain Majestic Property Partners Ltd 196 Parkinson Lane Halifax HX1 3UW	<b>Agent's Name and Address:</b> Ross Davy Associates - Daniel Snowden Pelham House 1 Grosvenor Street Grimsby N E Lincolnshire DN32 0QH
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**Deposited:** 22nd February 2024

**Accepted:** 23rd February 2024

**Expiry Date:** 19th April 2024

**Agreed Extension of Time Date:** 4th November 2024

**Case Officer:** Owen Toop

**Decision:** Approved with Conditions

- 1 Condition  
The development shall be completed in accordance with the following plans and measures:

- RD5561-03 Rev D - Proposed Plans and Elevations
- RD:5561 - 04 - Block Plan
- RD5561-01 Rev 0 - Site Location Plan
- With bedrooms at first floor level only as detailed on plan RD5561-03 Rev D - Proposed Plans and Elevations.

Reason

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

2 Condition

The development once occupied shall adhere to the measures approved within the Flood Warning Evacuation Plan, referenced - RD5561 and uploaded on 9th October 2024, for the lifetime of the development.

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).

3 Condition

The development shall be completed in accordance with the materials provided in the application form within 6 months of the date of this approval, unless otherwise agreed 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).

4 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).

5 Condition

Notwithstanding the provisions of the Town and County (Use Classes) Order 1987 (as amended) and the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) the development hereby approved shall only be used as ONE individual residential dwellinghouse as approved (Class C3) and shall not be used as a house in multiple occupation (HMO).

## Reason

In the interests of existing and proposed residential amenity in accordance with Policy 5 of the North East Lincolnshire Local Plan 2013 - 2032 (adopted 2018).  
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, nor would it be unacceptable in flood risk terms by bringing a vacant back into use in an area of deprivation and utilising flood risk mitigation in the form of first flood bedrooms and a flood warning evacuation plan. 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 as soon as possible (Tel: 01472 326289 - Option 1 Planning).

## Minute of the Planning Committee 30th October 2024

**Item:** 8

**Application Number:** DM/0085/24/FUL

**Application Type:** Full Application

**Application Site:** 151 Scartho Road Grimsby North East Lincolnshire DN33 2AR

**Proposal:** Partial demolition of existing bungalow, erection of two storey extensions to rear and side, installation of balcony to rear and associated external alterations (Construction Traffic Management Plan Received 27.09.2024)

<b>Applicant's Name and Address:</b> Mr Matthew Rogers-Thomas 151 Scartho Road Grimsby North East Lincolnshire DN33 2AR	<b>Agent's Name and Address:</b> Rick Bass RPB Design & Build Limited 6 Rosemary Avenue Grimsby North East Lincolnshire DN34 4NL
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**Deposited:** 22nd January 2024

**Accepted:** 24th June 2024

**Expiry Date:** 19th August 2024

**Agreed Extension of Time Date:** 1st November 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:

Proposed Rear Elevation - Produced by Design and Build Ltd and Received on 22nd January 2024.

Proposed Front Elevation - Produced by Design and Build Ltd and Received on 22nd January 2024.

Proposed First Floor Plans and Elevation - Produced by Design and Build Ltd and Received on 22nd January 2024.

Proposed Ground Floor Plan - Produced by Design and Build Ltd and Received on 22nd January 2024.

Block Plan - Produced by Design and Build Ltd and Received on 29th January 2024.

Site Location Plan - Dated 24th June 2024.

Reason

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

3 Condition

The proposed development shall be constructed using materials specified within the submitted application form, unless otherwise first approved in writing by the Local Planning Authority.

Reason

In the interest of good design in order to comply with Policies 5 and 22 of the North East Lincolnshire Local Plan 2013-2032 (adopted 2018).

4 Condition

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

Reason

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

5 Condition

All demolition and construction works shall be carried out in strict accordance with measures stipulated within the Construction Traffic Management Plan produced by Design and Build Ltd (amended 27/09/2024).

Reason

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

- 6      Condition  
Prior to any construction works commencing, a sustainable surface water drainage scheme for the development approved shall be submitted to and agreed in writing by the Local Planning Authority. Once approved, the sustainable surface water drainage scheme shall be completed in full prior to any use of the extensions and shall be retained for the lifetime of the development.

Reason

In the interests of sustainable water management and to accord 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, 34 and 39.
- 2      Added Value Statement  
Article 31(1)(cc) Statement - Positive and Proactive Approach  
In accordance with the National Planning Policy Framework, the Local Authority has worked in a positive and proactive manner with the applicant to seek solutions to problems arising, by seeking a Construction Traffic Management Plan and applying conditions.
- 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.