

Minute of the Planning Committee 27th November 2024

Item: 1

Application Number: DM/0450/24/FUL

Application Type: Full Application

Application Site: Weelsby Hall And Stables Weelsby Road Grimsby North East Lincolnshire

Proposal: Refurbishment of grade II Weelsby Hall for use as a training centre and to convert and extend the stables for use as residential care in association with main site

Applicant's Name and Address: Mrs Valerie Waby Linkage Community Trust Charity Linkage Community Trust Weelsby Road Grimsby North East Lincolnshire DN32 9RU	Agent's Name and Address: Aiden Bell Anotherkind Architects Ltd Suite 5 Bingham Enterprise Centre Mercia Court Bingham NG13 8QX
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Deposited: 7th May 2024

Accepted: 7th May 2024

Expiry Date: 2nd July 2024

Agreed Extension of Time Date: 2nd December 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:

Site Location Plan - 23038-00-001_P1
Existing Topographical Survey - 23038-02-001_P 1
Block Plan - 23038-00-002_P1
Proposed Site Master Plan - 23038-70-003_P 1
The Stables Block Plan - 23038-70-001_P1
The Main Hall Block Plan - 23038-70-002_P1
Existing Weelsby Hall Basement, Ground, First Floor Plans - 23038-02-002_P1
Existing Weelsby Hall Second and Roof Floor Plans - 23038-02-003_P1
Existing Weelsby Hall Elevations - 23038-02-004_P1
Existing Stables Floor Plans - 23038-02-005_P2
Existing Stables Elevations - 23038-02-006_P2
Proposed Weelsby Hall Basement, Ground and First Floor Plans - 23038-20-001_P1
Proposed Weelsby Hall Second and Rood Floor Plan - 23038-20-002_P1
Proposed Weelsby Hall Elevations - 23038-21-001_P1
Proposed Stables Floor Plans - 23038-20-003_P1
Proposed Stables Elevations - 23038-21-002_P1

Reason

For the avoidance of doubt in the interests of proper planning and in accordance with Policies 3, 5, 22, 33, 34, 39, 41, 42 of the North East Lincolnshire Local Plan 2013-2032 (adopted 2018).

3 Condition

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

1. Contact details of the person with responsibility for the implementation of the CMP;
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; and
7. Details of wheel washing facilities (locations, types etc.).
8. Details of the means of suppressing dust and noise.

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

Reason

To ensure adequate access facilities are provided during construction for highway safety reasons and in the interest of residential amenity to accord with Policy 5 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 and a scheme for foul 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 occupation of the residential care units.

Reason

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

5 Condition

Before the following are installed or constructed, final details of their design, material and finish shall be submitted to and approved in writing by the Local Planning Authority.

- Window and door details including cross-sections, profiles and details at a scale of 1:10, including any headers, lintels or sills for new and replacement windows and doors on the stables.

- Mortar mix sample for both Weelsby Hall and stables.

- A sample panel of brickwork for the stable extension 750mm by 750mm shall be constructed on site. Also, brick samples for the repairs of Weelsby Hall.

- Weelsby Hall bay window amendment details including cross-sections, profiles and details at a scale of 1:10 including and headers, lintels or sills.

- Weelsby Hall lift installation including elevational and cross-section drawings at a scale of 1:100 or 1:50.

- Weelsby Hall ramp details including a cross-section and any fixings to a scale of 1:10.

- Weelsby Hall banister including a cross-section and any fixings to a scale of 1:10.

Once approved, the development shall proceed in strict accordance with the agreed details.

Reason

This condition is imposed in the interests of protecting the character and interest of the Listed Buildings in accordance with Policy 39 of the North East Lincolnshire Local Plan 2013-2032 (adopted 2018).

6 Condition

The works shall be carried out in accordance with the submitted Tree Survey received 08/11/2024 including the recommendations on page 18 of the document. Within one year of commencement of construction of the stable building extension, or within such longer time as may be agreed in writing with the Local Planning Authority, the new trees shall be planted. Any trees that die shall be replaced with those of the same standard.

Reason

In the interest of visual amenity to accord to Policy 5, 22 and 42 of the North East Lincolnshire Local Plan 2013-2032 (adopted 2018).

7 Condition

The development must be carried out in line with the recommendations identified in the Habitats and Protected Species Report dated October 2024 including the recommendations stated on page 22 and in accordance with the Bat Survey dated September 2024 including the recommendations stated in section 5 of the report unless otherwise agreed in writing with the Local Planning Authority.

Reason

In the interests of ecology and to accord with Policy 41 of the North East Lincolnshire Local Plan 2013-2032 (adopted 2018).

8 Condition

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

Reason

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

9 Biodiversity Net Gain

The effect of paragraph 13 of Schedule 7A to the Town and Country Planning Act 1990 is that planning permission granted for the development of land in England is deemed to have been granted subject to the condition "(the biodiversity gain condition)" that development may not begin unless:

- (a) a Biodiversity Gain Plan has been submitted to the planning authority, and
- (b) the planning authority has approved the plan.

The planning authority, for the purposes of determining whether to approve a Biodiversity Gain Plan if one is required in respect of this permission, would be North East Lincolnshire Council, or the Secretary of State (where they have determined under sections 62A, 76A or 77 of the Town and Country Planning Act 1990 (as amended) that such applications must be made to them) or the Planning Inspectorate or Secretary of state where they have so specified in determining an appeal under s 78 of the Town and Country Planning Act 1990 (as amended).

There are statutory exemptions and transitional arrangements which mean that the biodiversity gain condition does not always apply. These are listed below. It is the applicant or developers responsibility to make sure that they are complying with the requirements of this legislation. Please read the published officers report for the Council's views on this matter.

Where this permission has the effect of requiring or permitting the development to proceed in phases, the modifications in respect of the biodiversity gain condition which are set out in Part 2 of the Biodiversity Gain (Town and Country Planning) (Modifications and Amendments) (England) Regulations 2024 apply.

In summary: Based on the information available this permission is considered to be one which will require the approval of a biodiversity gain plan before development is begun because none of the statutory exemptions or transitional arrangements are considered to apply.

Statutory exemptions and transitional arrangements in respect of the biodiversity gain condition can be found at <https://www.gov.uk/guidance/biodiversity-net-gain-exempt-developments>.

1. The application for planning permission was made before 12 February 2024.

2. The planning permission relates to development to which section 73A of the Town and Country Planning Act 1990 (planning permission for development already carried out) applies.

3. The planning permission was granted on an application made under section 73 of the Town and Country Planning Act 1990 and
(i) the original planning permission to which the section 73 planning permission relates* was granted before 12 February 2024; or
(ii) the application for the original planning permission to which the section 73 planning permission relates was made before 12 February 2024.

4. The permission which has been granted is for development which is exempt being:

4.1 Development which is not 'major development' (within the meaning of article 2(1) of the Town and Country Planning (Development Management Procedure) (England) Order 2015) where:

- i) the application for planning permission was made before 2 April 2024;
- ii) planning permission is granted which has effect before 2 April 2024; or

iii) planning permission is granted on an application made under section 73 of the Town and Country Planning Act 1990 where the original permission to which the section 73 permission relates* was exempt by virtue of (i) or (ii).

* "original planning permission to which the section 73 planning permission relates" means a planning permission which is the first in a sequence of two or more planning permissions, where the second and any subsequent planning permissions are section 73 planning permissions.

4.2 Development below the de minimis threshold, meaning development which:

i) does not impact an onsite priority habitat (a habitat specified in a list published under section 41 of the Natural Environment and Rural Communities Act 2006); and

ii) impacts less than 25 square metres of onsite habitat that has biodiversity value greater than zero and less than 5 metres in length of onsite linear habitat (as defined in the statutory metric).

4.3 Development which is subject of a householder application within the meaning of article 2(1) of the Town and Country Planning (Development Management Procedure) (England) Order 2015. A "householder application" means an application for planning permission for development for an existing dwellinghouse, or development within the curtilage of such a dwellinghouse for any purpose incidental to the enjoyment of the dwellinghouse which is not an application for change of use or an application to change the number of dwellings in a building.

4.4 Development of a biodiversity gain site, meaning development which is undertaken solely or mainly for the purpose of fulfilling, in whole or in part, the Biodiversity Gain Planning condition which applies in relation to another development, (no account is to be taken of any facility for the public to access or to use the site for educational or recreational purposes, if that access or use is permitted without the payment of a fee).

4.5 Self and Custom Build Development, meaning development which:

i) consists of no more than 9 dwellings;

ii) is carried out on a site which has an area no larger than 0.5 hectares; and

iii) consists exclusively of dwellings which are self-build or custom housebuilding (as defined in section 1(A1) of the Self-build and Custom Housebuilding Act 2015).

4.5 Development forming part of, or ancillary to, the high speed railway transport network (High Speed 2) comprising connections between all or any of the places or parts of the transport network specified in section 1(2) of the High Speed Rail (Preparation) Act 2013.

Irreplaceable habitat

If the onsite habitat includes irreplaceable habitat (within the meaning of the Biodiversity Gain Requirements (Irreplaceable Habitat) Regulations 2024) there are additional requirements for the content and approval of Biodiversity Gain Plans.

The Biodiversity Gain Plan must include, in addition to information about steps

taken or to be taken to minimise any adverse effect of the development on the habitat, information on arrangements for compensation for any impact the development has on the biodiversity of the irreplaceable habitat.

The planning authority can only approve a Biodiversity Gain Plan if satisfied that the adverse effect of the development on the biodiversity of the irreplaceable habitat is minimised and appropriate arrangements have been made for the purpose of compensating for any impact which do not include the use of biodiversity credits.

The effect of section 73D of the Town and Country Planning Act 1990
If planning permission is granted on an application made under section 73 of the Town and Country Planning Act 1990 (application to develop land without compliance with conditions previously attached) and a Biodiversity Gain Plan was approved in relation to the previous planning permission ("the earlier Biodiversity Gain Plan") there are circumstances when the earlier Biodiversity Gain Plan is regarded as approved for the purpose of discharging the biodiversity gain condition subject to which the section 73 planning permission is granted.

Those circumstances are that the conditions subject to which the section 73 permission is granted:

- i) do not affect the post-development value of the onsite habitat as specified in the earlier Biodiversity Gain Plan, and
- ii) in the case of planning permission for a development where all or any part of the onsite habitat is irreplaceable habitat the conditions do not change the effect of the development on the biodiversity of that onsite habitat (including any arrangements made to compensate for any such effect) as specified in the earlier Biodiversity Gain Plan.

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 works are acceptable for the listed building on which they are being carried out. 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 3, 5, 22, 33, 34, 39, 41, 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 additional details to alleviate the need for a condition.

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 The proposal should take into account Secured by Design principles.

<https://www.securedbydesign.com/images/HOMES%20GUIDE%20May%202024.pdf>

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Item: 2

Application Number: DM/0451/24/LBC

Application Type: Listed Building Consent

Application Site: Weelsby Hall And Stables Weelsby Road Grimsby North East Lincolnshire

Proposal: Listed building consent for refurbishment of grade II Weelsby Hall with internal alterations for use as a training centre and to convert and extend the stables for use as residential care in association with main site.

Applicant's Name and Address: Mrs Valerie Waby Linkage Community Trust Charity Linkage Community Trust Weelsby Road Grimsby North East Lincolnshire DN32 9RU	Agent's Name and Address: Aiden Bell Anotherkind Architects Ltd Suite 5 Bingham Enterprise Centre Mercia Court Bingham NG13 8QX
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Deposited: 7th May 2024

Accepted: 7th May 2024

Expiry Date: 2nd July 2024

Agreed Extension of Time Date: 2nd December 2024

Case Officer: Emily Davidson

Decision: Approved with Conditions

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

Site Location Plan - 23038-00-001_P1

Existing Topographical Survey - 23038-02-001_P 1

Block Plan - 23038-00-002_P1

Proposed Site Master Plan - 23038-70-003_P 1

The Stables Block Plan - 23038-70-001_P1

The Main Hall Block Plan - 23038-70-002_P1

Existing Weelsby Hall Basement, Ground, First Floor Plans - 23038-02-002_P1

Existing Weelsby Hall Second and Roof Floor Plans - 23038-02-003_P1

Existing Weelsby Hall Elevations - 23038-02-004_P1

Existing Stables Floor Plans - 23038-02-005_P1

Existing Stables Elevations - 23038-02-006_P1

Proposed Weelsby Hall Basement, Ground and First Floor Plans - 23038-20-001_P1

Proposed Weelsby Hall Second and Roof Floor Plan - 23038-20-002_P1

Proposed Weelsby Hall Elevations - 23038-21-001_P1

Proposed Stables Floor Plans - 23038-20-003_P2

Proposed Stables Elevations - 23038-21-002_P2

Reason

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

3 Condition

Before the following are installed or constructed, final details of their design, material and finish shall be submitted to and approved in writing by the Local Planning Authority.

- Window and door details including cross-sections, profiles and details at a scale of 1:10, including any headers, lintels or sills for new and replacement windows and doors on the stables.

- Mortar mix sample for both Weelsby Hall and stables.

- A sample panel of brickwork for the stable extension 750mm by 750mm shall be constructed on site. Also, brick samples for the repairs of Weelsby Hall.

- Weelsby Hall bay window amendment details including cross-sections, profiles and details at a scale of 1:10 including and headers, lintels or sills.

- Weelsby Hall lift installation including elevational and cross-section drawings at a scale of 1:100 or 1:50.

- Weelsby Hall ramp details including a cross-section and any fixings to a scale of 1:10.

- Weelsby Hall banister including a cross-section and any fixings to a scale of 1:10.

- Weelsby Hall internal elevations of all internal changes to a scale of 1:100 along with detailed plans and cross sections, profiles and details at a scale of 1:10 for doors, architraves, plaster work and skirtings.

Once approved, the development shall proceed in strict accordance with the agreed details.

Reason

This condition is imposed in the interests of protecting the character and interest of the Listed Building in accordance with Policy 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. The works are acceptable for the listed building on which they are being carried out and will support their long term use and preservation. This proposal is approved in accordance with the North East Lincolnshire Local Plan 2013-2032 (adopted 2018), in particular Policy 39.

2 Added Value Statement

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

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

Minute of the Planning Committee 27th November 2024

Item: 3

Application Number: DM/1242/23/FUL

Application Type: Full Application

Application Site: Highfield House Stallingborough Road Immingham North
East Lincolnshire

Proposal: Erect single storey convenience store with creation of
access, car parking and associated hard and soft
landscaping (amended site plan)

Applicant's Name and Address: Matthew Wilkinson Lincolnshire Co-operative Limited Stanley Bett House 15-23 Tentercroft Street Lincoln LN5 7DB	Agent's Name and Address: Sam Winton Framework Architects 3 Marine Studios Burton Lane End Burton Waters Lincoln LN1 2UA
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Deposited: 21st December 2023

Accepted: 21st December 2023

Expiry Date: 15th February 2024

Agreed Extension of Time Date:

Case Officer: Richard Limmer

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:

J2340-101 Rev B - site location plan
J2340-104 Rev B - proposed site plan
J2340-103 Rev A - block Plan
J2340-105 Rev A - proposed site sections
J2340-106 Rev A - proposed plans
J2340-107 Rev A - Proposed elevations
J2340-109 Rev A - proposed boundary treatments

Reason

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

- 3 Condition
The hereby approved development shall have no more 280 square metres of retail floor space and shall be for convenience retail only.

Reason

In the interest of retail hierarchy and vitality in accordance with Policy 23 of the North East Lincolnshire Local Plan 2013-2032 (adopted 2018).

- 4 Condition
Development shall not begin until details of all external materials to be used in construction of the building 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.

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).

- 5 Condition
The development shall be built out in accordance with the Surface Water Drainage scheme detailed in document ref: Surface Water Drainage Strategy Rev A and plan Ref: 7186-100-P1-SW, unless otherwise approved in writing by the Local Planning Authority. The drainage scheme shall be implemented as approved prior to the use of the site.

Reason

In the interest of reducing flood risk in accordance with Policy 33 of the North East Lincolnshire Local Plan 2013-2032 (adopted 2018).

- 6 Condition
Development shall not begin until the following details have been submitted to and approved in writing by the Local Planning Authority.

(i) Detailed plans to a scale of at least 1/500 showing:-
(a) the proposed layout of the carriageways and footways on the development;
(b) the wearing course materials proposed for the carriageways and footways;
(c) cross sections;
(d) the highway drainage system;
(e) the proposed locations of street lighting columns, all services and ducts for services, within the carriageways and footways;
(f) the number, location and layout of the vehicle garaging and/or parking facilities within the site to serve the proposed development;
(g) management arrangements for any carriageways, footways and/or landscaped areas not to be adopted by the local authority;
(h) swept path analysis demonstrating turning manoeuvres for emergency vehicles on all carriageways (adopted and private), and refuse vehicles on all adopted carriageways;

Reason

To ensure that the proposed 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).

- 7 Condition
No development shall commence until a Construction Management Plan (CMP) for that phase has been submitted to and approved in writing by the Local Planning Authority. The approved CMP shall be adhered to throughout the construction period. The CMP shall provide for:-

a. The routing of heavy construction vehicles,
b. Parking of vehicles of site operatives and visitors within the site,
c. Loading and unloading of plant and materials,
d. Storage of plant and materials used in constructing the development,
e. Erection and maintenance of security hoardings including decorative displays and facilities for public viewing, where appropriate,
f. Wheel washing facilities,
g. A management plan to control the emission of dust and dirt during construction identifying suitable mitigation measures,
h. A scheme for recycling/disposing of waste resulting from construction works, and precluding burning of materials on site.
i. A scheme to control noise during the construction phase,
j. Details of lighting to be used during the construction period.
k. Confirmation of working hours; 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 ensure adequate access facilities are provided during construction, and for highway safety reasons in accordance with Policy 5 of the North East Lincolnshire Local Plan 2013-2032 (adopted 2018).

8 Condition

The premises shall operate as follows:

- The premises shall be closed outside of the hours 07:00hrs to 23:00hrs Monday to Sunday
- Hours of deliveries to the premises shall only be between 07:00hrs to 19:00hrs Monday to Friday and 08.30hrs to 18:00hrs on Saturdays. 10.00hrs and 16:00hrs Sundays and Bank Holidays.

Reason

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

9 Condition

Prior to commencement of development a Noise Impact Assessment to assess the development in relation to the adjacent approved residential development, shall be submitted to and approved in writing by the Local Planning Authority. The submitted Noise Impact Assessment shall set out any mitigation that may be required and that mitigation shall be fully installed prior to the development first coming in to use.

Reason

In the interest of amenity in accordance with Policy 5 of the North East Lincolnshire Local Plan 2013 to 2032 (adopted 2018).

10 Condition

Prior to the use hereby permitted commencing details shall be submitted to and approved in writing by the Local Planning Authority of all external ventilation and extraction equipment including their acoustic performance and, where applicable, the method of odour control. Such a scheme as approved shall be implemented in its entirety prior to the use commencing and shall thereafter be so retained.

Reason

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

11 Condition

No fixed external lighting shall be erected or installed until details of the location, height, design, sensors, and luminance have been submitted to and approved in writing by the Planning Authority. Details shall include mitigation to prevent light pollution. The lighting shall thereafter be erected, installed, and operated in accordance with the approved details.

Reason

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

12 Condition

If during development contamination not previously considered is identified, then the Local Planning Authority shall be notified immediately, and no further work shall be carried out until a method statement detailing a scheme for dealing with the suspect contamination has been submitted to and agreed in writing with the Local Planning Authority. The approved scheme shall then be carried out in accordance with its terms.

Reason

To ensure that any previously unconsidered contamination is dealt with appropriately in accordance with Policy 5 of the North East Lincolnshire Local Plan 2013-2032 (adopted 2018).

13 Condition

No development shall commence until:

- (a) A scheme of landscaping showing the details of the number, species, sizes and planting positions of all trees and shrubs to be planted;
- (b) A Management and Maintenance Plan for the landscaping scheme;
- (c) Details for the implementation for the approved landscaping scheme.

have been submitted to and approved in writing by the Local Planning Authority. The approved scheme shall then be carried out in accordance with the approved details including the timeframe for implementation.

Reason

To ensure a satisfactory appearance and setting for the development and protection of existing features in the interests of local amenity in accordance with Policies 5 and 41 of the North East Lincolnshire Local Plan 2013-2032 (adopted 2018).

14 Condition

No development shall take place until the applicant has:-

- (i) submitted a Written Scheme of Investigation or Specification for Works, for a programme of archaeological work, to the Local Planning Authority.
- (ii) received written approval of the Written Scheme of Investigation for a programme of archaeological work from the Local Planning Authority.
- (iii) implemented, or secured implementation of the Written Scheme of Investigation for a programme of archaeological work.

Use of the development shall not take place until the applicant has:-

- (iv) published, or secured the publishing of the findings resulting from the programme of archaeological work within a suitable media.
- (v) deposited, or secured the deposition of the resulting archive from the programme of archaeological work with an appropriate organisation.

Reason

In the interest of historical understanding in accordance with Policy 39 of the North East Lincolnshire Local Plan 2013-2032 (adopted 2018).

15 Biodiversity Net Gain

The effect of paragraph 13 of Schedule 7A to the Town and Country Planning Act 1990 is that planning permission granted for the development of land in England is deemed to have been granted subject to the condition "(the biodiversity gain condition)" that development may not begin unless:

- (a) a Biodiversity Gain Plan has been submitted to the planning authority, and
- (b) the planning authority has approved the plan.

The planning authority, for the purposes of determining whether to approve a Biodiversity Gain Plan if one is required in respect of this permission, would be North East Lincolnshire Council, or the Secretary of State (where they have determined under sections 62A, 76A or 77 of the Town and Country Planning Act 1990 (as amended) that such applications must be made to them) or the Planning Inspectorate or Secretary of state where they have so specified in determining an appeal under s 78 of the Town and Country Planning Act 1990 (as amended).

There are statutory exemptions and transitional arrangements which mean that the biodiversity gain condition does not always apply. It is the applicant or developers responsibility to make sure that they are complying with the requirements of this legislation.

Where this permission has the effect of requiring or permitting the development to proceed in phases, the modifications in respect of the biodiversity gain condition which are set out in Part 2 of the Biodiversity Gain (Town and Country Planning) (Modifications and Amendments) (England) Regulations 2024 apply.

In Summary: Based on the information available this permission is considered to be one which will not require the approval of a biodiversity gain plan before development is begun because one or more of the statutory exemptions or transitional arrangements in the list below is considered to apply. In particular it was submitted prior to mandatory requirements coming in.

Statutory exemptions and transitional arrangements in respect of the biodiversity gain condition can be found at <https://www.gov.uk/guidance/biodiversity-net-gain-exempt-developments>.

The application for planning permission was made before 12 February 2024.

The permission which has been granted is for development which is exempt being:

Development which is not 'major development' (within the meaning of article 2(1) of the Town and Country Planning (Development Management Procedure) (England) Order 2015) where:

- i) the application for planning permission was made before 2 April 2024;
- ii) planning permission is granted which has effect before 2 April 2024; or
- iii) planning permission is granted on an application made under section 73 of the Town and Country Planning Act 1990 where the original permission to which the section 73 permission relates* was exempt by virtue of (i) or (ii).

* "original planning permission to which the section 73 planning permission relates" means a planning permission which is the first in a sequence of two or more planning permissions, where the second and any subsequent planning permissions are section 73 planning permissions.

Development below the de minimis threshold, meaning development which:

- i) does not impact an onsite priority habitat (a habitat specified in a list published under section 41 of the Natural Environment and Rural Communities Act 2006); and
- ii) impacts less than 25 square metres of onsite habitat that has biodiversity value greater than zero and less than 5 metres in length of onsite linear habitat (as defined in the statutory metric).

Development which is subject of a householder application within the meaning of article 2(1) of the Town and Country Planning (Development Management Procedure) (England) Order 2015. A "householder application" means an application for planning permission for development for an existing dwellinghouse, or development within the curtilage of such a dwellinghouse for any purpose incidental to the enjoyment of the dwellinghouse which is not an application for change of use or an application to change the number of dwellings in a building.

Development of a biodiversity gain site, meaning development which is undertaken solely or mainly for the purpose of fulfilling, in whole or in part, the Biodiversity Gain Planning condition which applies in relation to another development, (no account is to be taken of any facility for the public to access or to use the site for educational or recreational purposes, if that access or use is permitted without the payment of a fee).

Self and Custom Build Development, meaning development which:

- i) consists of no more than 9 dwellings;
- ii) is carried out on a site which has an area no larger than 0.5 hectares; and
- iii) consists exclusively of dwellings which are self-build or custom housebuilding (as defined in section 1(A1) of the Self-build and Custom Housebuilding Act 2015).

Development forming part of, or ancillary to, the high speed railway transport network (High Speed 2) comprising connections between all or any of the places or parts of the transport network specified in section 1(2) of the High Speed Rail

(Preparation) Act 2013.

Irreplaceable habitat

If the onsite habitat includes irreplaceable habitat (within the meaning of the Biodiversity Gain Requirements (Irreplaceable Habitat) Regulations 2024) there are additional requirements for the content and approval of Biodiversity Gain Plans.

The Biodiversity Gain Plan must include, in addition to information about steps taken or to be taken to minimise any adverse effect of the development on the habitat, information on arrangements for compensation for any impact the development has on the biodiversity of the irreplaceable habitat.

The planning authority can only approve a Biodiversity Gain Plan if satisfied that the adverse effect of the development on the biodiversity of the irreplaceable habitat is minimised and appropriate arrangements have been made for the purpose of compensating for any impact which do not include the use of biodiversity credits.

The effect of section 73D of the Town and Country Planning Act 1990

If planning permission is granted on an application made under section 73 of the Town and Country Planning Act 1990 (application to develop land without compliance with conditions previously attached) and a Biodiversity Gain Plan was approved in relation to the previous planning permission ("the earlier Biodiversity Gain Plan") there are circumstances when the earlier Biodiversity Gain Plan is regarded as approved for the purpose of discharging the biodiversity gain condition subject to which the section 73 planning permission is granted.

Those circumstances are that the conditions subject to which the section 73 permission is granted:

- i) do not affect the post-development value of the onsite habitat as specified in the earlier Biodiversity Gain Plan, and
- ii) in the case of planning permission for a development where all or any part of the onsite habitat is irreplaceable habitat the conditions do not change the effect of the development on the biodiversity of that onsite habitat (including any arrangements made to compensate for any such effect) as specified in the earlier Biodiversity Gain Plan.

Informatives

1 Reason for Approval

The Local Planning Authority has had regard to development plan policies and especially those in the North East Lincolnshire Local Plan. The proposal would not harm the area character or residential amenity and is acceptable under all other planning considerations. This proposal is approved in accordance with the North East Lincolnshire Local Plan 2013-2032 (adopted 2018), in particular policies 5, 22, 23, 33, 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 gaining specialist advice in regard to retail impact.

- 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
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.

Minute of the Planning Committee 27th November 2024

Item: 4

Application Number: DM/0769/22/FUL

Application Type: Full Application

Application Site: Land Between The Willows Caravan Park And 'The Copse'
Barton Street Laceby North East Lincolnshire

Proposal: Construction of new foul sewer and associated works
(amended routing plans July 2024)

Applicant's Name and Address: Mr Chek Whyte Chi Investments Queens Offices Arkwright Street Nottingham NG2 2GD	Agent's Name and Address: Lewis Smith Robert Doughty Consultancy Ltd 32 High Street Helpringham Sleaford Lincolnshire NG34 0RA
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Deposited: 24th August 2022

Accepted: 15th July 2024

Expiry Date: 9th September 2024

Agreed Extension of Time Date: 29th November 2024

Case Officer: Richard Limmer

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:

C3935-HSP-xx-xx-dr-5001-P08 site location plan
C3935-HSP-xx-xx-dr-5002 Sheet 1
C3935-HSP-xx-xx-dr-5003 Sheet 2
C3935-HSP-xx-xx-dr-5004 Sheet 3
C3935-HSP-xx-xx-dr-5005 Sheet 4
C3935-HSP-xx-xx-dr-5006 Sheet 5
C3935-HSP-xx-xx-dr-5007 Sheet 6
C3935-HSP-xx-xx-dr-5008 Sheet 7
C3935-HSP-xx-xx-dr-5009 Sheet 8
C3935-HSP-xx-xx-dr-5010 Sheet 9
C3935-HSP-xx-xx-dr-5011 Sheet 10
C3935-HSP-xx-xx-dr-5012 Sheet 11

Reason

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

3 Condition

Prior to development commencing final details of the foul water pumping station and operating telemetry system shall be submitted to and approved in writing by the Local Planning Authority. The approved system will have a minimum of 40,000 litres of storage capacity. The approved pumping station and operating telemetry system shall be fully installed and made operational prior to the sewer coming into use and shall thereafter be maintained and operated.

Reason

In the interest of reducing flood risk in accordance with Policy 33 of the North East Lincolnshire Local Plan 2013-2032 (adopted 2018).

4 Condition

Prior to its first use the existing foul drainage on-site network must be proven to be a fully sealed system. CCTV and sir testing surveys need to be carried out on the foul network during the wet weather season, October - March. Methodology and results need to be submitted to and approved by the local planning authority, in consultation with Anglian Water. Should the surveys present negative results, details of mitigation and a schedule for implementation shall be submitted to and approved in writing by the Local Planning Authority prior to its use. Mitigation shall be installed prior to the use of the foul drainage system and shall thereafter be retained.

Reason

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

- 5 Condition
Prior to its first use the onsite surface water network, including storage tanks, must be proven to be a fully sealed system, with effective prevention of reverse flow from the receiving ditch. CCTV and sir testing surveys needs to be carried out on the surface water network during the wet weather season, October - March. Methodology and results need to be submitted to and approved by the local planning authority, in consultation with Anglian Water. Should the surveys present negative results, an alternative approach will be required to manage surface water drainage, details of this and a schedule for implementation shall be submitted to and approved in writing by the Local Planning Authority prior to installation. It shall be installed as approved with the method of surface water drainage retained thereafter.

Reason

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

- 6 Condition
No development shall take place until the applicant has:-
- (i) submitted a Written Scheme of Investigation or Specification for Works, for a programme of archaeological work, to the Local Planning Authority.
 - (ii) received written approval of the Written Scheme of Investigation for a programme of archaeological work from the Local Planning Authority.
 - (iii) implemented, or secured implementation of the Written Scheme of Investigation for a programme of archaeological work.

Use of the development shall not take place until the applicant has:-

- (iv) published, or secured the publishing of the findings resulting from the programme of archaeological work within a suitable media.
- (v) deposited, or secured the deposition of the resulting archive from the programme of archaeological work with an appropriate organisation.

Reason

In the interest of understanding and recording the historic environment in accordance with Policy 39 of the North East Lincolnshire Local Plan 2013-2032 (adopted 2018).

- 7 Condition
Development shall not begin until full and final comprehensive engineering and construction details of all works within the Highway have been submitted to and approved by the Local Planning Authority. The development shall then be installed in accordance with the approved details.

Reason

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

- 8 Condition
Prior to any development commencing a scheme for the protection of footpath/bridleway Nos. 168A, 124 and 97 shall be submitted to and approved in writing by the Local Planning Authority. The approved scheme shall be implemented in its entirety throughout the construction process and the footpath/bridleway kept protected at all times during the construction period.

Reason

To ensure the integrity of footpath/bridleways is maintained at all times in accordance with Policy 5 of the North East Lincolnshire Local Plan 2013-2032 (adopted 2018).

- 9 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; and
7. Details of wheel washing facilities (locations, types etc.).

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 reasons in accordance with Policy 5 of the North East Lincolnshire Local Plan 2013-2032 (adopted 2018).

- 10 Condition
Prior to any development commencing an up to date Great Crested Newt survey and construction mitigation plan shall be submitted to and approved in writing by the Local Planning Authority. The development shall then be constructed in accordance with the approved details.

Reason

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

11 Condition

Prior to the hereby approved sewer and pumping station first coming into use a detailed management and maintenance plan shall be submitted to and approved in writing by the Local Planning Authority. The approved Management and Maintenance Plan shall then be implemented in its entirety throughout the lifetime of the development.

Reason

In the interest of flood risk management and highway amenity in accordance with Policies 5 and 33 of the North East Lincolnshire Local Plan 2013-2032 (adopted 2018).

12 Biodiversity Net Gain

The effect of paragraph 13 of Schedule 7A to the Town and Country Planning Act 1990 is that planning permission granted for the development of land in England is deemed to have been granted subject to the condition "(the biodiversity gain condition)" that development may not begin unless:

- (a) a Biodiversity Gain Plan has been submitted to the planning authority, and
- (b) the planning authority has approved the plan.

The planning authority, for the purposes of determining whether to approve a Biodiversity Gain Plan if one is required in respect of this permission, would be North East Lincolnshire Council, or the Secretary of State (where they have determined under sections 62A, 76A or 77 of the Town and Country Planning Act 1990 (as amended) that such applications must be made to them) or the Planning Inspectorate or Secretary of state where they have so specified in determining an appeal under s 78 of the Town and Country Planning Act 1990 (as amended).

There are statutory exemptions and transitional arrangements which mean that the biodiversity gain condition does not always apply. It is the applicant or developers responsibility to make sure that they are complying with the requirements of this legislation.

Where this permission has the effect of requiring or permitting the development to proceed in phases, the modifications in respect of the biodiversity gain condition which are set out in Part 2 of the Biodiversity Gain (Town and Country Planning) (Modifications and Amendments) (England) Regulations 2024 apply.

In Summary: Based on the information available this permission is considered to be one which will not require the approval of a biodiversity gain plan before development is begun because one or more of the statutory exemptions or transitional arrangements in the list below is/are considered to apply. In particular it was submitted prior to mandatory requirements coming in.

Statutory exemptions and transitional arrangements in respect of the biodiversity gain condition can be found at <https://www.gov.uk/guidance/biodiversity-net-gain->

exempt-developments.

1. The application for planning permission was made before 12 February 2024.

2. The planning permission relates to development to which section 73A of the Town and Country Planning Act 1990 (planning permission for development already carried out) applies.

3. The planning permission was granted on an application made under section 73 of the Town and Country Planning Act 1990 and
(i) the original planning permission to which the section 73 planning permission relates* was granted before 12 February 2024; or
(ii) the application for the original planning permission to which the section 73 planning permission relates was made before 12 February 2024.

4. The permission which has been granted is for development which is exempt being:

4.1 Development which is not 'major development' (within the meaning of article 2(1) of the Town and Country Planning (Development Management Procedure) (England) Order 2015) where:

i) the application for planning permission was made before 2 April 2024;
ii) planning permission is granted which has effect before 2 April 2024; or
iii) planning permission is granted on an application made under section 73 of the Town and Country Planning Act 1990 where the original permission to which the section 73 permission relates* was exempt by virtue of (i) or (ii).

* "original planning permission to which the section 73 planning permission relates" means a planning permission which is the first in a sequence of two or more planning permissions, where the second and any subsequent planning permissions are section 73 planning permissions.

4.2 Development below the de minimis threshold, meaning development which:
i) does not impact an onsite priority habitat (a habitat specified in a list published under section 41 of the Natural Environment and Rural Communities Act 2006); and

ii) impacts less than 25 square metres of onsite habitat that has biodiversity value greater than zero and less than 5 metres in length of onsite linear habitat (as defined in the statutory metric).

4.3 Development which is subject of a householder application within the meaning of article 2(1) of the Town and Country Planning (Development Management Procedure) (England) Order 2015. A "householder application" means an application for planning permission for development for an existing dwellinghouse, or development within the curtilage of such a dwellinghouse for any purpose incidental to the enjoyment of the dwellinghouse which is not an application for change of use or an application to change the number of dwellings in a building.

4.4 Development of a biodiversity gain site, meaning development which is undertaken solely or mainly for the purpose of fulfilling, in whole or in part, the

Biodiversity Gain Planning condition which applies in relation to another development, (no account is to be taken of any facility for the public to access or to use the site for educational or recreational purposes, if that access or use is permitted without the payment of a fee).

4.5 Self and Custom Build Development, meaning development which:

- i) consists of no more than 9 dwellings;
- ii) is carried out on a site which has an area no larger than 0.5 hectares; and
- iii) consists exclusively of dwellings which are self-build or custom housebuilding (as defined in section 1(A1) of the Self-build and Custom Housebuilding Act 2015).

4.5 Development forming part of, or ancillary to, the high speed railway transport network (High Speed 2) comprising connections between all or any of the places or parts of the transport network specified in section 1(2) of the High Speed Rail (Preparation) Act 2013.

Irreplaceable habitat

If the onsite habitat includes irreplaceable habitat (within the meaning of the Biodiversity Gain Requirements (Irreplaceable Habitat) Regulations 2024) there are additional requirements for the content and approval of Biodiversity Gain Plans.

The Biodiversity Gain Plan must include, in addition to information about steps taken or to be taken to minimise any adverse effect of the development on the habitat, information on arrangements for compensation for any impact the development has on the biodiversity of the irreplaceable habitat.

The planning authority can only approve a Biodiversity Gain Plan if satisfied that the adverse effect of the development on the biodiversity of the irreplaceable habitat is minimised and appropriate arrangements have been made for the purpose of compensating for any impact which do not include the use of biodiversity credits.

The effect of section 73D of the Town and Country Planning Act 1990

If planning permission is granted on an application made under section 73 of the Town and Country Planning Act 1990 (application to develop land without compliance with conditions previously attached) and a Biodiversity Gain Plan was approved in relation to the previous planning permission ("the earlier Biodiversity Gain Plan") there are circumstances when the earlier Biodiversity Gain Plan is regarded as approved for the purpose of discharging the biodiversity gain condition subject to which the section 73 planning permission is granted.

Those circumstances are that the conditions subject to which the section 73 permission is granted:

- i) do not affect the post-development value of the onsite habitat as specified in the earlier Biodiversity Gain Plan, and
- ii) in the case of planning permission for a development where all or any part of the onsite habitat is irreplaceable habitat the conditions do not change the effect of the development on the biodiversity of that onsite habitat (including any arrangements made to compensate for any such effect) as specified in the earlier

Informatives

- 1 Informative
As works are required within the existing Highway, you are required to contact the Highways Management Team at least three months in advance of the commencement of works (Tel: 01472 324431).
- 2 Informative
If the footway or carriageway is damaged as a consequence of any excavation or any other operations relating to the development, the Highway Authority may make good the damage and recover expenses reasonably incurred. You are required to contact the Highway Management Team at least 4 weeks prior to commencement of works to arrange for a highway pre-condition inspection (Tel: 01472 324431)
- 3 Informative
To close the Public Right of Way will require prior authorisation from the Public Rights of Way Mapping Officer, with at least 4 weeks before commencement. A charge of £500 will be levied to the applicant to cover the Council's costs in arranging the legal closure order and any extensions to this Order. A formal application must be submitted to the Public Rights of Way Mapping Officer via email to provw@nelincs.gov.uk or by telephoning 01472324789.
- 4 Informative
Cadent Gas Ltd own and operate the gas infrastructure within the area of your development. There may be a legal interest (easements and other rights) in the land that restrict activity in proximity to Cadent assets in private land. The applicant must ensure that the proposed works do not infringe on legal rights of access and or restrictive covenants that exist.

If buildings or structures are proposed directly above the apparatus the development may only take place following diversion of the apparatus. The applicant should apply online to have apparatus diverted in advance of any works, by visiting cadentgas.com/diversions

Prior to carrying out works, including the construction of access points, please register on www.linesearchbeforeudig.co.uk to submit details of the planned works for review, ensuring requirements are adhered to.

5 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 liaising with the applicant to reduce conditions.

6 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, 33, 41 and 42.

Minute of the Planning Committee 27th November 2024

Item: 5

Application Number: DM/0752/24/FUL

Application Type: Full Application

Application Site: 1 - 2 Great Coates Road Healing North East Lincolnshire
DN41 7QW

Proposal: Erection of 2 detached dwellings with solar panels and roof lights, alterations to existing vehicular access and associated works

Applicant's Name and Address: Mr M Peterson 1 - 2 Great Coates Road Healing North East Lincolnshire DN41 7QW	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: 29th August 2024

Accepted: 29th August 2024

Expiry Date: 24th October 2024

Agreed Extension of Time Date: 29th November 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 - 3806.01
Existing and Proposed Block Plans - 3806.02
Proposed Site Layout Plan - 3806.05
Proposed Plans and Elevations - Plot 1 - 3806.03
Proposed Plans and Elevations - Plot 2 - 3806.04
Vehicular Crossing Details - 3639.06

Reason

For the avoidance of doubt in the interests of proper planning and in accordance with Policies 2, 3, 4, 5, 17, 19, 22, 36, 38, 41 and 42 of the North East Lincolnshire Local Plan 2013-2032 (Adopted 2018).

- 3 Condition
No development shall commence until a final scheme for the sustainable provision of surface water drainage and a scheme for foul 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 occupation.

Reason

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

- 4 Condition
Prior to occupation of the dwelling, 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 first occupation.

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).

- 5 Condition
No development shall commence until a scheme of landscaping showing the details of the number, species, sizes, planting positions and maintenance schedules of all trees and shrubs to be planted have been submitted to and approved in writing by the Local Planning Authority. All planting shall be carried out in accordance with the approved details within 12 months of the date of commencement of the development or within such longer time as agreed in writing with the Local Planning Authority and all planting shall thereafter be maintained for a period of 5 years with all losses in that period replaced with the

same plant and standard.

Reason

In the interest of visual amenity to accord to Policies 5, 22 and 42 of the North East Lincolnshire Local Plan 2013-2032 (Adopted 2018).

6 Condition

The development permitted by this planning permission shall be carried out in accordance with the approved Arboricultural Impact Assessment dated 30th September 2024, from Brown Bear Tree Care Ltd, in particular the tree protection methods. The tree protection measures shall be installed in accordance with the details agreed before works on site commence and shall thereafter be so retained at all times during the construction period.

Reason

To ensure a satisfactory appearance and setting for the development and protection of existing features in the interests of local amenity in accordance with Policy 42 of the North East Lincolnshire Local Plan 2013-2032 (Adopted 2018).

7 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).

8 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; and
7. Details of wheel washing facilities (locations, types etc.);
8. Details of noise and dust reduction measures to be employed during construction.

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

9 Condition

Prior to the construction of the dwellings, the vehicular access shown on drawing 3639.06 (Vehicular Crossing Details) shall be fully implemented, available for use, and retained thereafter unless otherwise agreed in writing with the Local Planning Authority.

Reason

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

10 Condition

The proposal shall be constructed using materials specified on drawings:

Proposed Plans and Elevations - Plot 1 - 3806.03

Proposed Plans and Elevations - Plot 2 - 3806.04

unless otherwise first approved in writing by the Local Planning Authority.

Reason

In the interests of design in accordance with Policies 5 and 22 the North East Lincolnshire Local Plan 2013-2032 (Adopted 2018).

11 Condition

Notwithstanding the Town and Country Planning (General Permitted Development) Order 2015 (or any statutory amendment thereto), no development under Schedule 2 Part 1, Class A, B, C, D, E, F or G shall be permitted within the curtilage of any dwelling.

Reason

To protect the visual character of the area to accord with policy 5 of the North East Lincolnshire Local Plan 2013-2032 (Adopted 2018).

12 Biodiversity Net Gain

The effect of paragraph 13 of Schedule 7A to the Town and Country Planning Act 1990 is that planning permission granted for the development of land in England is deemed to have been granted subject to the condition "(the biodiversity gain condition") that development may not begin unless:

- (a) a Biodiversity Gain Plan has been submitted to the planning authority, and
- (b) the planning authority has approved the plan.

The planning authority, for the purposes of determining whether to approve a Biodiversity Gain Plan if one is required in respect of this permission, would be North East Lincolnshire Council, or the Secretary of State (where they have determined under sections 62A, 76A or 77 of the Town and Country Planning Act 1990 (as amended) that such applications must be made to them) or the Planning Inspectorate or Secretary of state where they have so specified in determining an appeal under s 78 of the Town and Country Planning Act 1990 (as amended).

There are statutory exemptions and transitional arrangements which mean that the biodiversity gain condition does not always apply. It is the applicant or developers responsibility to make sure that they are complying with the requirements of this legislation.

Where this permission has the effect of requiring or permitting the development to proceed in phases, the modifications in respect of the biodiversity gain condition which are set out in Part 2 of the Biodiversity Gain (Town and Country Planning) (Modifications and Amendments) (England) Regulations 2024 apply.

In Summary: Based on the information available this permission is considered to be one which will not require the approval of a biodiversity gain plan before development is begun because one or more of the statutory exemptions or transitional arrangements in the list below is/are considered to apply. It is considered that exemption number 4.5 applies.

Statutory exemptions and transitional arrangements in respect of the biodiversity gain condition can be found at <https://www.gov.uk/guidance/biodiversity-net-gain-exempt-developments>.

1. The application for planning permission was made before 12 February 2024.

2. The planning permission relates to development to which section 73A of the Town and Country Planning Act 1990 (planning permission for development already carried out) applies.

3. The planning permission was granted on an application made under section 73 of the Town and Country Planning Act 1990 and
(i) the original planning permission to which the section 73 planning permission relates* was granted before 12 February 2024; or
(ii) the application for the original planning permission to which the section 73 planning permission relates was made before 12 February 2024.

4. The permission which has been granted is for development which is exempt being:

4.1 Development which is not 'major development' (within the meaning of article 2(1) of the Town and Country Planning (Development Management Procedure) (England) Order 2015) where:

- i) the application for planning permission was made before 2 April 2024;
- ii) planning permission is granted which has effect before 2 April 2024; or
- iii) planning permission is granted on an application made under section 73 of the Town and Country Planning Act 1990 where the original permission to which the section 73 permission relates* was exempt by virtue of (i) or (ii).

* "original planning permission to which the section 73 planning permission relates" means a planning permission which is the first in a sequence of two or more planning permissions, where the second and any subsequent planning permissions are section 73 planning permissions.

4.2 Development below the de minimis threshold, meaning development which:

i) does not impact an onsite priority habitat (a habitat specified in a list published under section 41 of the Natural Environment and Rural Communities Act 2006); and

ii) impacts less than 25 square metres of onsite habitat that has biodiversity value greater than zero and less than 5 metres in length of onsite linear habitat (as defined in the statutory metric).

4.3 Development which is subject of a householder application within the meaning of article 2(1) of the Town and Country Planning (Development Management Procedure) (England) Order 2015. A "householder application" means an application for planning permission for development for an existing dwellinghouse, or development within the curtilage of such a dwellinghouse for any purpose incidental to the enjoyment of the dwellinghouse which is not an application for change of use or an application to change the number of dwellings in a building.

4.4 Development of a biodiversity gain site, meaning development which is undertaken solely or mainly for the purpose of fulfilling, in whole or in part, the Biodiversity Gain Planning condition which applies in relation to another development, (no account is to be taken of any facility for the public to access or to use the site for educational or recreational purposes, if that access or use is permitted without the payment of a fee).

4.5 Self and Custom Build Development, meaning development which:

i) consists of no more than 9 dwellings;

ii) is carried out on a site which has an area no larger than 0.5 hectares; and

iii) consists exclusively of dwellings which are self-build or custom housebuilding (as defined in section 1(A1) of the Self-build and Custom Housebuilding Act 2015).

4.5 Development forming part of, or ancillary to, the high speed railway transport network (High Speed 2) comprising connections between all or any of the places or parts of the transport network specified in section 1(2) of the High Speed Rail (Preparation) Act 2013.

Irreplaceable habitat

If the onsite habitat includes irreplaceable habitat (within the meaning of the Biodiversity Gain Requirements (Irreplaceable Habitat) Regulations 2024) there

are additional requirements for the content and approval of Biodiversity Gain Plans.

The Biodiversity Gain Plan must include, in addition to information about steps taken or to be taken to minimise any adverse effect of the development on the habitat, information on arrangements for compensation for any impact the development has on the biodiversity of the irreplaceable habitat.

The planning authority can only approve a Biodiversity Gain Plan if satisfied that the adverse effect of the development on the biodiversity of the irreplaceable habitat is minimised and appropriate arrangements have been made for the purpose of compensating for any impact which do not include the use of biodiversity credits.

The effect of section 73D of the Town and Country Planning Act 1990
If planning permission is granted on an application made under section 73 of the Town and Country Planning Act 1990 (application to develop land without compliance with conditions previously attached) and a Biodiversity Gain Plan was approved in relation to the previous planning permission ("the earlier Biodiversity Gain Plan") there are circumstances when the earlier Biodiversity Gain Plan is regarded as approved for the purpose of discharging the biodiversity gain condition subject to which the section 73 planning permission is granted.

Those circumstances are that the conditions subject to which the section 73 permission is granted:

- i) do not affect the post-development value of the onsite habitat as specified in the earlier Biodiversity Gain Plan, and
- ii) in the case of planning permission for a development where all or any part of the onsite habitat is irreplaceable habitat the conditions do not change the effect of the development on the biodiversity of that onsite habitat (including any arrangements made to compensate for any such effect) as specified in the earlier Biodiversity Gain Plan.

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 2, 3, 4, 5, 17, 19, 22, 36, 38, 41 and 42.

- 2 Added Value Statement
Article 31(1)(cc) Statement - Positive and Proactive Approach
No problems have arisen during consideration of this application that have required working directly with the applicant to seek solutions.
- 3 Informative
The applicants attention is drawn to the fact that the requirements of the Party Wall Act may apply and you should seek advice from your agent or suitably qualified person.
- 4 Informative
Please note that you may also require Building Regulations. You are advised to contact them in advance of work on site commencing (Tel: 01472 326289 - Option 2).
- 5 Informative
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.
- 6 Informative
Please note that at least three 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)
- 7 Informative
The applicant's attention is drawn to the comments from Cadent Gas. Please go to www.nelincs.gov.uk to view the comments.

Minute of the Planning Committee 27th November 2024

Item: 6

Application Number: DM/0846/24/ADV

Application Type: Advertisement Consent

Application Site: Former St John Fisher RC Church Waltham Road Grimsby
North East Lincolnshire

Proposal: Retrospective installation of 1 internally illuminated lozenge sign

Applicant's Name and Address: Mr Matthew Wilkinson Lincolnshire Co-operative Limited Stanley Bett House 15-23 Tentercroft Street Lincoln LN5 7DB	Agent's Name and Address: James Grogan Framework Architects 3 Marine Studios Burton Lane End Burton Waters Lincoln LN1 2UA
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Deposited: 26th September 2024

Accepted: 3rd October 2024

Expiry Date: 28th November 2024

Agreed Extension of Time Date:

Case Officer: Lauren Birkwood

Decision: Approved with Conditions

- 1 Condition
This express consent shall expire 5 years from the date of the consent.

Reason
To comply with Regulation 14 of the Town & Country Planning (Control of Advertisements) (England) Regulations 2007.

- 2 Condition
The advertisement shall be displayed in accordance with the following plans:

Site Location Plan - J2041 00101
Site Layout - J2041 - SK260
Lozenge Sign Detail - J2041 - SK257A
Proposed Sign Elevation - J2041 - SK255A

Reason

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

- 3 Condition
- (i) No advertisement is to be displayed without the permission of the owner of the site or any other person with an interest in the site entitled to grant permission.
 - (ii) No advertisement shall be sited or displayed so as to-
 - (a) endanger persons using any highway, railway, waterway, dock, harbour or aerodrome (civil or military);
 - (b) obscure, or hinder the ready interpretation of, any traffic sign, railway signal or aid to navigation by water or air; or
 - (c) hinder the operation of any device used for the purpose of security or surveillance or for measuring the speed of any vehicle.
 - (iii) Any advertisement displayed, and any site used for the display of advertisements, shall be maintained in a condition that does not impair the visual amenity of the site.
 - (iv) Any structure or hoarding erected or used principally for the purpose of displaying advertisements shall be maintained in a condition that does not endanger the public.
 - (v) Where an advertisement is required under these Regulations to be removed, the site shall be left in a condition that does not endanger the public or impair visual amenity.

Reason

To comply with Regulation 14 of the Town & Country Planning (Control of Advertisements) (England) Regulations 2007.

- 4 Condition
- As stated on the approved plans, the illumination associated with the sign shall be switched off when the convenience store is closed. Thus, there shall be no illumination outside the hours of 07:00am-22:00pm Monday to Sunday.

Reason

In the interests of visual amenity and protecting neighbouring properties in accordance with Policy 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 does not harm visual amenity or prejudice public safety 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 22 and 39.

- 2 Added Value Statement
Article 31(1)(cc) Statement - Positive and Proactive Approach
In accordance with paragraph 187 of the National Planning Policy Framework, the Local Authority has worked in a positive and proactive manner with the applicant to seek solutions to problems arising, by requesting additional information to overcome neighbour concerns.

Minute of the Planning Committee 27th November 2024

Item: 7

Application Number: DM/0182/24/OUT

Application Type: Outline Application

Application Site: R/O 38 Humberston Avenue Humberston North East
Lincolnshire DN36 4SP

Proposal: Outline application to erect up to two dwellings with access to be considered (revised plans/description including removal of footpath proposal).

Applicant's Name and Address: Mr George Newton 38 Humberston Avenue Humberston North East Lincolnshire DN36 4SP	Agent's Name and Address: Mr Matt Deakins Ross Davy Associates Pelham House 1 Grosvenor Street Grimsby North East Lincolnshire DN32 0QH
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Deposited: 19th February 2024

Accepted: 22nd May 2024

Expiry Date: 17th July 2024

Agreed Extension of Time Date:

Case Officer: Jonathan Cadd

Decision: Approved with Conditions subject to further consultations and, subject to no new planning issues being raised, the issue of the decision notice delegated to the Assistant Director Regeneration.

- 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 scheme for the site including details of existing trees, hedges and planting to be retained, any proposed landscaping and details of tree protection. An arboricultural method statement and construction details in relation to trees shall also be included. Details to be in accordance with BS5827.

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

No development shall commence until a scheme for the provision of surface water drainage has been submitted to and approved in writing by the Local Planning Authority. Such scheme shall be implemented before either house is first occupied.

Any scheme should ensure there is no raising of existing ground levels and no surface water discharging onto the adjacent highway.

Reason

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

4 Condition

No development shall take place until a Construction Management Plan (CMP) including Construction Traffic Management Plan (CTMP) has been submitted to and approved in writing by the Local Planning Authority. The CMP/CTMP shall include, but not be limited to the following:

1. Contact details of the person with responsibility for the implementation of the

CMP/CTMP;

2. The expected number, type and size of vehicles during the entire construction period;
3. Details of on-site parking provision for construction related vehicles;
4. Details of on-site storage areas for materials, if required;
5. 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;
6. Details of wheel washing facilities (locations, types etc.);
7. Details of the control measures that will be employed to control the impact of noise, vibration and dust during the construction phase (inclusive of operating hours). The noise assessment must comply with the requirements of British Standard 5228 unless otherwise approved.

In addition, confirmation should be provided that:

No burning of demolition/construction waste material shall take place on site.

Once approved, the CMP/CTMP and control measures shall be adhered to at all times during the construction phase.

Reason

In the interests of highway safety, public health and 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

No machinery shall be operated, no process shall be carried out and no deliveries to be taken in or dispatched from the site in connection with the construction of the development hereby approved outside the hours of 8.00 am to 6.00 pm Monday to Friday, 8.00 am to 1pm Saturday and not on Sundays or Bank Holidays or any other time unless agreed in writing with the Local Planning Authority.

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 vehicular accesses to the plots shall be completed in accordance with the comprehensive engineering details hereby approved and be completed and ready for use prior to either house hereby approved being first occupied. The approved plans are as follows:

RD:5112-01 rev D Existing and Proposed Site Plans

RD:5112-30 rev A Vehicle Crossover Construction Details.

Reason

To ensure that the proposed vehicle accesses are made up and in the interests of public safety and in accordance with Policies 5 and 36 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 any new or altered vehicular driveway, parking and manoeuvring space, including any necessary piping or culverting of any ditch or watercourse, and measures to protect trees on site have been submitted to and approved in writing by the Local Planning Authority. The scheme should include areas of bound, permeable, no dig designs within the root protection areas of the trees to be retained. Before either dwelling is first brought into use, the vehicular driveway, parking and manoeuvring space for each dwelling 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 and to ensure the health of trees and in accordance with Policies 5 and 42 of the North East Lincolnshire Local Plan 2013-2032 (adopted 2018).

8 Condition

No development shall take place until a Construction Environmental Management Plan (CEMP) has been submitted to and approved in writing by the Local Planning Authority. The CEMP shall set out the details of the works and methodology for tree and vegetation removal with respect to ecology, in particular birds and bats, and how construction can be designed to limit the impact on ecological features of the site and species using it. The plan shall include:

- a) details of the works proposed,
- b) methodology for protecting wildlife and birds during site stripping and construction including, but not exclusively:
 - details of all tree works (including felling) and the timing and procedures for such works (NB trees should be felled outside of bird nesting season. If works are delayed, a nest and activity check will need to be repeated within 48 hours of any rescheduled works. If nests or breeding bird activity is identified, works should stop until the young have fledged. To avoid committing an offence, the check needs to be able to guarantee that no nests or breeding activity are present),
 - a bat roost assessment for all trees on site including mitigation measures required (this should including the timing of the felling of trees to avoid hibernation season and other mitigation measures/ procedures which could be utilised),
- c) measures to support wildlife in the long term (for example bat boxes, bird boxes (including swift bricks) and,
- d) timescale's for implementation and retention of the CEMP works.

The development shall thereafter proceed in accordance with the approved details and CEMP unless otherwise agreed in writing with the Local Planning Authority.

Reason

To maintain biodiversity, ecology and landscaping in accordance with Policies 5, 22 and 41 of the North East Lincolnshire Local Plan 2013-2032 (adopted 2018).

9 Condition

Before any dwellings are occupied, a scheme for water reuse to achieve a water efficiency demand standard of no more than 110 litres per person per day (for each dwelling) shall be submitted to and approved in writing by the Local Planning Authority. The measures shall be implemented upon first occupation of each dwelling and retained thereafter.

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).

10 Condition

The development shall not be carried out except in complete accordance with the approved plans and specifications. The approved plans have drawing numbers and titles:

RD:5112-01 rev D Existing and Proposed Site Plans

RD:5112-30 rev A Vehicle Crossover Construction Details

Reason

To ensure the development is in accordance with the approved details and results in a satisfactory form of development.

11 Biodiversity Net Gain

The effect of paragraph 13 of Schedule 7A to the Town and Country Planning Act 1990 is that planning permission granted for the development of land in England is deemed to have been granted subject to the condition "(the biodiversity gain condition)" that development may not begin unless:

- (a) a Biodiversity Gain Plan has been submitted to the planning authority, and
- (b) the planning authority has approved the plan.

The planning authority, for the purposes of determining whether to approve a Biodiversity Gain Plan if one is required in respect of this permission, would be North East Lincolnshire Council, or the Secretary of State (where they have determined under sections 62A, 76A or 77 of the Town and Country Planning Act 1990 (as amended) that such applications must be made to them) or the Planning Inspectorate or Secretary of state where they have so specified in determining an appeal under s 78 of the Town and Country Planning Act 1990 (as amended).

There are statutory exemptions and transitional arrangements which mean that

the biodiversity gain condition does not always apply. It is the applicant or developers responsibility to make sure that they are complying with the requirements of this legislation.

Where this permission has the effect of requiring or permitting the development to proceed in phases, the modifications in respect of the biodiversity gain condition which are set out in Part 2 of the Biodiversity Gain (Town and Country Planning) (Modifications and Amendments) (England) Regulations 2024 apply.

In Summary: Based on the information available this permission is considered to be one which will not require the approval of a biodiversity gain plan before development is begun because one or more of the statutory exemptions or transitional arrangements in the list below is/are considered to apply.

Statutory exemptions and transitional arrangements in respect of the biodiversity gain condition can be found at <https://www.gov.uk/guidance/biodiversity-net-gain-exempt-developments>.

4. The permission which has been granted is for development which is exempt being:

4.1 Development which is not 'major development' (within the meaning of article 2(1) of the Town and Country Planning (Development Management Procedure) (England) Order 2015) where:

i) the application for planning permission was made before 2 April 2024.

Irreplaceable habitat

If the onsite habitat includes irreplaceable habitat (within the meaning of the Biodiversity Gain Requirements (Irreplaceable Habitat) Regulations 2024) there are additional requirements for the content and approval of Biodiversity Gain Plans.

The Biodiversity Gain Plan must include, in addition to information about steps taken or to be taken to minimise any adverse effect of the development on the habitat, information on arrangements for compensation for any impact the development has on the biodiversity of the irreplaceable habitat.

The planning authority can only approve a Biodiversity Gain Plan if satisfied that the adverse effect of the development on the biodiversity of the irreplaceable habitat is minimised and appropriate arrangements have been made for the purpose of compensating for any impact which do not include the use of biodiversity credits.

The effect of section 73D of the Town and Country Planning Act 1990

If planning permission is granted on an application made under section 73 of the Town and Country Planning Act 1990 (application to develop land without compliance with conditions previously attached) and a Biodiversity Gain Plan was approved in relation to the previous planning permission ("the earlier Biodiversity Gain Plan") there are circumstances when the earlier Biodiversity Gain Plan is regarded as approved for the purpose of discharging the biodiversity

gain condition subject to which the section 73 planning permission is granted.

Those circumstances are that the conditions subject to which the section 73 permission is granted:

- i) do not affect the post-development value of the onsite habitat as specified in the earlier Biodiversity Gain Plan, and
- ii) in the case of planning permission for a development where all or any part of the onsite habitat is irreplaceable habitat the conditions do not change the effect of the development on the biodiversity of that onsite habitat (including any arrangements made to compensate for any such effect) as specified in the earlier Biodiversity Gain Plan.

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 be sustainably located and would not harm the area character or residential amenity, would maintain highway safety and subject to conditions tree and ecological interest 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, 4, 5, 22, 33, 34, 36, 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 information in relation to highways, design and tree matters.
- 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 works are required within the existing highway, in accordance with Section 278, Highways Act 1980, in order to enable the development to take place, please contact the Highway Management Team at least 6 months in advance of the commencement of works (Tel: 01472 324505).

6 Informative

Cadent Gas Ltd own and operate the gas infrastructure within the area of your development. There may be a legal interest (easements and other rights) in the land that restrict activity in proximity to Cadent assets in private land. The applicant must ensure that the proposed works do not infringe on legal rights of access and or restrictive covenants that exist.

If buildings or structures are proposed directly above the apparatus the development may only take place following diversion of the apparatus. The applicant should apply online to have apparatus diverted in advance of any works, by visiting cadentgas.com/diversions

Prior to carrying out works, including the construction of access points, please register on www.linesearchbeforeudig.co.uk to submit details of the planned works for review, ensuring requirements are adhered to.

Minute of the Planning Committee 27th November 2024

Item: 8

Application Number: DM/0373/23/FUL

Application Type: Full Application

Application Site: Land At Louth Road New Waltham North East Lincolnshire

Proposal: Variation of Condition 2 (Approved Plans) pursuant to DM/1240/21/FUL to allow for repositioning of plots, amendments to plot numbering, changes to house types resulting in the amended layout of plots and parking to accommodate foul water easement and highways details (Amended Description, Amended Plans and further information provided, received October 2024)

Applicant's Name and Address: Mr Ash Newton Barratt Developments PLC The Quadrant Suite 5 99 Parkway Avenue Sheffield South Yorkshire S9 4WG	Agent's Name and Address:
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Deposited: 20th April 2023

Accepted: 26th May 2023

Expiry Date: 25th August 2023

Agreed Extension of Time Date: 29th November 2024

Case Officer: Bethany Loring

Decision: Approved with Conditions

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

Proposed Site Plan - 21:5479:01 Rev S
Landscape Masterplan - 3962/7
Landscape Plan (1 of 5) - 3962/1B
Landscape Plan (2 of 5) - 3962/2B
Landscape Plan (3 of 5) - 3962/3B
Landscape Plan (4 of 5) - 3962/4B
Landscape Plan (5 of 5) - 3962/5B
Proposed Public Greenspace Plan - 21-5479-03B

As approved under DM/1240/21/FUL;

Site Location Plan - 21-5479-02
Proposed Boundary Treatments - 21-5479-06
Proposed Schematic Engineering Plan - ENG-LR-01 Rev C
Proposed Street Scenes - 21-5479-05 Rev B
Wider Context Plan - 21-5479-11
Visibility Splays - 21135/IN/01

Proposed Plans and Elevations for Dwellings and Garages;

Single Garage - BDW-STD-GAR-1000
Double Garage - BDW-STD-GAR-1001
Twin Garage - BDW-STD-GAR-1002
Double Garage - BDW-STD-GAR-1007
Proposed Plans and Elevations - Kingsley - BDW-STD-HT-3190
Proposed Plans and Elevations - Windermere - BDW-STD-HT-3191
Proposed Plans and Elevations - Windermere - BDW-STD-HT-3192
Proposed Plans and Elevations - Ripon - BDW-STD-HT-3193
Proposed Plans and Elevations - Ripon - BDW-STD-HT-3194
Proposed Plans and Elevations - H349 (AS) - BDW-STD-HT-5009
Proposed Plans and Elevations - H349 (OP) - BDW-STD-HT-5010
Proposed Plans and Elevations - H411 (MIL) - BDW-STD-HT-5031
Proposed Plans and Elevations - H411 (OP) - BDW-STD-HT-5032
Proposed Plans and Elevations - H442 (AS) - BDW-STD-HT-5096
Proposed Plans and Elevations - H442 (OP) - BDW-STD-HT-5097
Proposed Plans and Elevations - H470 (AS) - BDW-STD-HT-5113
Proposed Plans and Elevations - H470 (OP) - BDW-STD-HT-5114
Proposed Plans and Elevations - P204 (AS-OP) - BDW-STD-HT-5000
Proposed Plans and Elevations - P204 (AS-AS-OP) - BDW-STD-HT-5001
Proposed Plans and Elevations - P382 (AS-OP) - BDW-STD-HT-5003
Proposed Plans and Elevations - P382 (AS-AS-OP) - BDW-STD-HT-5004
Proposed Plans and Elevations - P382 (AS-AS-OP-OP) - BDW-STD-HT-5006
Proposed Plans and Elevations - P341 (AS) - BDW-STD-HT-5007
Proposed Plans and Elevations - P341 (OP) - BDW-STD-HT-5008
Proposed Plans and Elevations - P341/P382 (AS-OP) - BDW-STD-HT-5035
Proposed Plans and Elevations - P341/P382 (OP-AS) - BDW-STD-HT-5036
Proposed Plans and Elevations - P341W (AS) - BDW-STD-HT-5057
Proposed Plans and Elevations - P341W (OP) - BDW-STD-HT-5058
Proposed Plans and Elevations - SH50 (AS-OP) - BDW-STD-HT-5115
Proposed Plans and Elevations - SH50 (AS-AS-OP) - BDW-STD-HT-5116
Proposed Plans and Elevations - SH50 (AS-OP-OP) - BDW-STD-HT-5117

Proposed Plans and Elevations - SH52 (AS-OP) - BDW-STD-HT-5124
Proposed Plans and Elevations - Amber SH52 (AS-AS-OP) - BDW-STD-HT-5125
Proposed Plans and Elevations - T310 (AS-OP) - BDW-STD-HT-5126
Proposed Plans and Elevations - T310 (AS-OP-OP) - BDW-STD-HT-5127
Proposed Plans and Elevations - H403 (AS) - BDW-STD-HT-5128
Proposed Plans and Elevations - H403 (OP) - BDW-STD-HT-5129

Reason

For the avoidance of doubt in the interests of proper planning and in accordance with Policies 5, 13, 15, 22, 33, 34, 41, 42 and 43 of the North East Lincolnshire Local Plan 2013-2032 (Adopted 2018).

2 Condition

Within three months of the date of this permission, full details and timings of the proposed play space and equipment to be installed shall be submitted to and approved in writing by the Local Planning Authority. The play equipment shall be installed in accordance with the details and timings approved and shall thereafter be retained and managed in accordance with the details approved.

Reason

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

3 Condition

Within three months of the date of this permission, a final protected species checking survey, in accordance with the Smeeton Foreman ecological report dated October 2021, and recommendations of any required mitigation and final details and timings on the implementation of the ecological and biodiversity enhancements to follow the ecological reports by Smeeton Foreman shall be submitted to and agreed in writing by the Local Planning Authority. The mitigation and enhancements shall be carried out in accordance with the details and timings agreed.

Reason

In the interest of local amenity in accordance with Policy 41 and 42 of the North East Lincolnshire Local Plan 2013-2032 (Adopted 2018).

4 Condition

Within three months of the date of this permission, final details of the scheme of landscaping and tree planting, including all public open space areas, to follow the Landscaping Masterplan (drawing ref: 21-5479-100 Rev M) shall be submitted to and agreed in writing with the Local Planning Authority. Such details shall include the timings and phasing of the landscaping as it relates to each phase of the development and details of trees and hedges to be retained and measures for their protection during the construction period. It shall also include details on the protection of open space areas from compaction during the construction phase.

Hedgerows shall thereafter be retained in accordance with the details approved. All planting shall be implemented in accordance with the details and timings approved and shall be adequately maintained for 5 years, beginning with the date of completion of the planting of each phase and during that period all losses shall be replaced during the next planting season. All tree and hedge protection measures shall be implemented as approved during the construction period.

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).

5 Condition

Within three months of the date of this permission, details of all external materials to be used in construction of the buildings shall be submitted to and approved in writing by the Local Planning Authority. The development shall then be built out in accordance with the approved details.

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).

6 Condition

Within three months of the date of this permission, a Construction Management Plan shall be submitted to and approved in writing by the Local Planning Authority. The development shall then proceed in accordance with the approved details. The plan shall contain:

- Visitor and contractor parking areas;
- Materials storage area;
- Wheel cleaning facilities;
- Noise, vibration and dust mitigation measures (both during demolition and construction);
- Construction traffic management plan.
- The expected number, types and size of vehicles during the entire construction period;
- Contact details of the person with responsibility for the implementation of the CMP

Reason

In the interests of highway safety and to protect the residential amenities of the neighbouring properties in accordance with Policy 5 of the North East Lincolnshire Local Plan 2013-2032 (adopted 2018).

- 7 Condition
Within three months of the date of this permission, final details of the surface water drainage scheme to be implemented, which shall be in accordance with the design, layout and strategy shown on Proposed Schematic Engineering Plan (drawing no. ENG-LR-01 Rev C), shall be submitted to and approved in writing by the Local Planning Authority. Also submitted shall be the final details for foul drainage. All surface and foul water shall be discharged in accordance with the details approved.

Reason

To ensure the satisfactory drainage of the site to accord to Policy 33 of the North East Lincolnshire Local Plan 2013-2032 (Adopted 2018).

- 8 Condition
Within three months of the date of this permission, final phasing details of the provision of infrastructure shall be submitted to and approved in writing by the Local Planning Authority. Such detail shall include the foul and surface water drainage provision and the phasing of the open space provision. Development shall take place in accordance with the phasing approved.

Reason

To ensure the satisfactory phasing of the required infrastructure in the interests of highway safety and amenity and residential amenity in accordance with Policy 5, 22, 33 and 42 East Lincolnshire Local Plan 2013-2032 (Adopted 2018).

- 9 Condition
Within three months of the date of this permission, the following details shall be submitted to and approved in writing by the Local Planning Authority.

Detailed plans to a scale of at least 1/500 showing;

- the proposed layout of the carriageways and footways on the development;
- the wearing course materials proposed for the carriageways and footways;
- cross sections;
- the highway drainage system;
- the proposed locations of street lighting columns, all services and ducts for services, within the carriageways and footways;
- the number, location and layout of the vehicle garaging and/or parking facilities within the site to serve the proposed development;
- management arrangements for any carriageways, footways and/or landscaped areas not to be adopted by the local authority;
- swept path analysis demonstrating turning manoeuvres for emergency vehicles on all carriageways (adopted and private), and refuse vehicles on all adopted carriageways;
- technical details of the new signalised access onto Louth Road, provision of new lanes and all footway works.

- A Stage 1 and 2 Road Safety Audit (RSA) must be provided. The RSA should take into consideration the new access point. The Road Safety Audit must be undertaken by a fully qualified independent Road Safety Auditor.

The development shall be completed in accordance with the details approved.

Reason

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

10 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.

11 Condition

Within three months of the date of this permission, details of a scheme for the provision of vehicle electric recharge points shall be submitted to and approved in writing by the Local Planning Authority. The approved scheme shall be provided prior to the occupation of the dwelling to which they relate and shall be retained at all times thereafter.

Reason

In the interest of air quality to accord to Policy 2 of the North East Lincolnshire Local Plan 2013-2032 (adopted 2018).

12 Condition

Prior to occupation of any dwelling, final details of how water efficiency of 110 litres per person per day is to be achieved 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 first occupation.

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).

13 Condition

Within three months of the date of this permission, full details of the open space management plan including long term design objectives, timing of the works, management responsibilities and maintenance schedules for all the open space and allotments, shall be submitted to and approved in writing by the Local Planning Authority. The public open space and allotments shall then be fully installed and subsequently managed and maintained in accordance with the details as approved through the lifetime of the development.

Reason

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

14 Condition

Within three months of the date of this permission (or as agreed through phasing) details of the remediation of the contamination at the existing agricultural building to be demolished as identified in the report by Lithos dated October 2017 shall be submitted to the Local Planning Authority for approval. Remediation shall be carried out in accordance with the details approved (or as agreed through phasing) and a verification report must be prepared and submitted for approval in writing by the Local Planning Authority prior to the occupation of any dwelling.

Reason

To ensure that the site is suitably remediated in accordance with Policy 5 of the North East Lincolnshire Local Plan 2013-2032.

15 Condition

If during redevelopment contamination not previously considered is identified, then the Local Planning Authority shall be notified immediately and no further work shall be carried out until a method statement detailing a scheme for dealing with the suspect contamination has been submitted to and agreed in writing with the Local Planning Authority. All remediation shall be carried out in accordance with the details approved.

Reason

To ensure that any previously unconsidered contamination is dealt with appropriately and to accord with policy 5 of the North East Lincolnshire Local Plan 2013-2032 (Adopted 2018).

16 Condition

Within three months of the date of this permission, details on the pipeline notification signage to be installed to include the timing of installation shall be submitted to and approved in writing by the Local Planning Authority. The signage shall be installed in accordance with the details and timings agreed.

Reason

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

17 Condition

No dwelling on the development hereby approved shall be occupied until a scheme for the vehicular access onto Louth Road, as detailed on plan ref 21-5479-01 Rev S (Proposed Site Layout), has been submitted to and approved by the local planning authority. The new junction shall be implemented in accordance with, and operational in accordance with a programme set out as

part of the agreed scheme. No more than 199 dwellings shall be occupied on the site until the 2no. roads connecting with Phase 1 and the Louth Road access have been fully constructed and full access provided to both Station Road and Louth Road, New Waltham.

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).

18 Biodiversity Net Gain

The effect of paragraph 13 of Schedule 7A to the Town and Country Planning Act 1990 is that planning permission granted for the development of land in England is deemed to have been granted subject to the condition "(the biodiversity gain condition)" that development may not begin unless:

- (a) a Biodiversity Gain Plan has been submitted to the planning authority, and
- (b) the planning authority has approved the plan.

The planning authority, for the purposes of determining whether to approve a Biodiversity Gain Plan if one is required in respect of this permission, would be North East Lincolnshire Council, or the Secretary of State (where they have determined under sections 62A, 76A or 77 of the Town and Country Planning Act 1990 (as amended) that such applications must be made to them) or the Planning Inspectorate or Secretary of state where they have so specified in determining an appeal under s 78 of the Town and Country Planning Act 1990 (as amended).

There are statutory exemptions and transitional arrangements which mean that the biodiversity gain condition does not always apply. It is the applicant or developers responsibility to make sure that they are complying with the requirements of this legislation.

Where this permission has the effect of requiring or permitting the development to proceed in phases, the modifications in respect of the biodiversity gain condition which are set out in Part 2 of the Biodiversity Gain (Town and Country Planning) (Modifications and Amendments) (England) Regulations 2024 apply.

In Summary: Based on the information available this permission is considered to be one which will not require the approval of a biodiversity gain plan before development is begun because one or more of the statutory exemptions or transitional arrangements in the list below is/are considered to apply. The planning permission was granted on an application made under section 73 of the Town and Country Planning Act 1990 and

- (i) the original planning permission to which the section 73 planning permission relates* was granted before 12 February 2024; or
- (ii) the application for the original planning permission to which the section 73 planning permission relates was made before 12 February 2024.

Statutory exemptions and transitional arrangements in respect of the biodiversity gain condition can be found at <https://www.gov.uk/guidance/biodiversity-net-gain-exempt-developments>.

1. The application for planning permission was made before 12 February 2024.

2. The planning permission relates to development to which section 73A of the Town and Country Planning Act 1990 (planning permission for development already carried out) applies.

3. The planning permission was granted on an application made under section 73 of the Town and Country Planning Act 1990 and
(i) the original planning permission to which the section 73 planning permission relates* was granted before 12 February 2024; or
(ii) the application for the original planning permission to which the section 73 planning permission relates was made before 12 February 2024.

4. The permission which has been granted is for development which is exempt being:

4.1 Development which is not 'major development' (within the meaning of article 2(1) of the Town and Country Planning (Development Management Procedure) (England) Order 2015) where:

i) the application for planning permission was made before 2 April 2024;
ii) planning permission is granted which has effect before 2 April 2024; or
iii) planning permission is granted on an application made under section 73 of the Town and Country Planning Act 1990 where the original permission to which the section 73 permission relates* was exempt by virtue of (i) or (ii).

* "original planning permission to which the section 73 planning permission relates" means a planning permission which is the first in a sequence of two or more planning permissions, where the second and any subsequent planning permissions are section 73 planning permissions.

4.2 Development below the de minimis threshold, meaning development which:

i) does not impact an onsite priority habitat (a habitat specified in a list published under section 41 of the Natural Environment and Rural Communities Act 2006);

and

ii) impacts less than 25 square metres of onsite habitat that has biodiversity value greater than zero and less than 5 metres in length of onsite linear habitat (as defined in the statutory metric).

4.3 Development which is subject of a householder application within the meaning of article 2(1) of the Town and Country Planning (Development Management Procedure) (England) Order 2015. A "householder application" means an application for planning permission for development for an existing dwellinghouse, or development within the curtilage of such a dwellinghouse for any purpose incidental to the enjoyment of the dwellinghouse which is not an application for change of use or an application to change the number of dwellings in a building.

4.4 Development of a biodiversity gain site, meaning development which is undertaken solely or mainly for the purpose of fulfilling, in whole or in part, the Biodiversity Gain Planning condition which applies in relation to another development, (no account is to be taken of any facility for the public to access or to use the site for educational or recreational purposes, if that access or use is permitted without the payment of a fee).

4.5 Self and Custom Build Development, meaning development which:

- i) consists of no more than 9 dwellings;
- ii) is carried out on a site which has an area no larger than 0.5 hectares; and
- iii) consists exclusively of dwellings which are self-build or custom housebuilding (as defined in section 1(A1) of the Self-build and Custom Housebuilding Act 2015).

4.5 Development forming part of, or ancillary to, the high speed railway transport network (High Speed 2) comprising connections between all or any of the places or parts of the transport network specified in section 1(2) of the High Speed Rail (Preparation) Act 2013.

Irreplaceable habitat

If the onsite habitat includes irreplaceable habitat (within the meaning of the Biodiversity Gain Requirements (Irreplaceable Habitat) Regulations 2024) there are additional requirements for the content and approval of Biodiversity Gain Plans.

The Biodiversity Gain Plan must include, in addition to information about steps taken or to be taken to minimise any adverse effect of the development on the habitat, information on arrangements for compensation for any impact the development has on the biodiversity of the irreplaceable habitat.

The planning authority can only approve a Biodiversity Gain Plan if satisfied that the adverse effect of the development on the biodiversity of the irreplaceable habitat is minimised and appropriate arrangements have been made for the purpose of compensating for any impact which do not include the use of biodiversity credits.

The effect of section 73D of the Town and Country Planning Act 1990

If planning permission is granted on an application made under section 73 of the Town and Country Planning Act 1990 (application to develop land without compliance with conditions previously attached) and a Biodiversity Gain Plan was approved in relation to the previous planning permission ("the earlier Biodiversity Gain Plan") there are circumstances when the earlier Biodiversity Gain Plan is regarded as approved for the purpose of discharging the biodiversity gain condition subject to which the section 73 planning permission is granted.

Those circumstances are that the conditions subject to which the section 73 permission is granted:

- i) do not affect the post-development value of the onsite habitat as specified in the earlier Biodiversity Gain Plan, and
- ii) in the case of planning permission for a development where all or any part of

the onsite habitat is irreplaceable habitat the conditions do not change the effect of the development on the biodiversity of that onsite habitat (including any arrangements made to compensate for any such effect) as specified in the earlier Biodiversity Gain Plan.

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 2, 4, 5, 13, 14, 15, 17, 18, 22, 33, 34, 38, 41, 42 and 43.
- 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 comments made by NELDB, Humberside Fire and Rescue and Harbour Energy, provided under reference DM/1240/21/FUL. Please go to <https://www.nelincs.gov.uk/planning-and-building-control/> to view the comments. You are advised to contact Harbour Energy prior to the commencement of development.
- 5 Informative
As the highways within the site are to be adopted by the Council, in accordance with Section 38 of the Highways Act 1980, please contact the Highway Management Team six months in advance of the commencement of works. Technical Approval must be applied for and granted prior to the discharge of Conditions to ensure all roads are to an adoptable standard prior to construction commencing (Tel: 01472 324505). Moreover as works are required within the existing highway, in accordance with Section 278, Highways Act 1980, in order to enable the development to take place, please contact the Highway Management Team.

6 Informative

As works are required within the existing highway, in accordance with Section 278, Highways Act 1980, in order to enable the development to take place, please contact the Highway Management Team at least 6 months in advance of the commencement of works (Tel: 01472 324505).

7 Informative

If the footway or carriageway is damaged as a consequence of any excavation or any other operations relating to the development, the Highway Authority may make good the damage and recover expenses reasonably incurred. You are required to contact the Highway Management Team at least 4 weeks prior to commencement of works to arrange for a highway pre-condition inspection (Tel: 01472 324431).

8 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.

Minute of the Planning Committee 27th November 2024

Item: 9

Application Number: DM/0782/24/ADV

Application Type: Advertisement Consent

Application Site: Willys High Cliff Road Cleethorpes North East Lincolnshire

Proposal: Display one internally illuminated fascia sign

Applicant's Name and Address: Mr Bill Parkinson Willys High Cliff Road Cleethorpes North East Lincolnshire DN35 8RQ	Agent's Name and Address: Mr Jonathan Hendry Jonathan Hendry Architects 10 Nickerson Way Peacefields Business Park Holton-le-Clay North East Lincolnshire DN36 5HS
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Deposited: 11th September 2024

Accepted: 27th September

Expiry Date: 22nd November 2024

Agreed Extension of Time Date: 29th November 2024

Case Officer: Lauren Birkwood

Decision: Approved with Conditions

- 1 Condition
This express consent shall expire 5 years from the date of the consent.

Reason
To comply with Regulation 14 of the Town & Country Planning (Control of Advertisements) (England) Regulations 2007.

- 2 Condition
The advertisement shall be displayed in accordance with the following plans:

Site Location Plan - Received 11th September 2024

Proposed Block Plan - WW_GA_001_B

Proposed Layout Plan - WW_GA_110_C

Proposed Front and Side Elevation and Proposed Layout Plan - WW_GA_100_C

Proposed Front and Side Elevation - WW_GA_200D

Existing and Proposed Side Elevation - WW_GA_201D

Reason

For the avoidance of doubt and in the interests of proper planning and to accord with Policies 22 and 39 of the North East Lincolnshire Local Plan 2013-2032 (Adopted 2018).

- 3 Condition
- (i) No advertisement is to be displayed without the permission of the owner of the site or any other person with an interest in the site entitled to grant permission.
 - (ii) No advertisement shall be sited or displayed so as to-
 - (a) endanger persons using any highway, railway, waterway, dock, harbour or aerodrome (civil or military);
 - (b) obscure, or hinder the ready interpretation of, any traffic sign, railway signal or aid to navigation by water or air; or
 - (c) hinder the operation of any device used for the purpose of security or surveillance or form measuring the speed of any vehicle.
 - (iii) Any advertisement displayed, and any site used for the display of advertisements, shall be maintained in a condition that does not impair the visual amenity of the site.
 - (iv) Any structure or hoarding erected or used principally for the purpose of displaying advertisements shall be maintained in a condition that does not endanger the public.
 - (v) Where an advertisement is required under these Regulations to be removed, the site shall be left in a condition that does not endanger the public or impair visual amenity.

Reason

To comply with Regulation 14 of the Town & Country Planning (Control of Advertisements) (England) Regulations 2007.

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 prejudice public safety 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 22 and 39.

2 Added Value Statement

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

No problems have arisen during consideration of this application that have required working directly with the applicant to seek solutions.

Minute of the Planning Committee 27th November 2024

Item: 10

Application Number: DM/0772/24/TPO

Application Type: Works to a tree with a TPO

Application Site: 4 Queens Parade Cleethorpes North East Lincolnshire DN35 0DF

Proposal: T1 Sycamore: Reduce the lateral spread of the east side (car park of the waterfront only). Reduce from 9m to 4m from the main stem. Blend the reduced side into the top and other sides cutting back to viable secondary growth points and following natural flowing lines. Pigeons are defecating continuously into the carpark causing paintwork damage to the cars.

Applicant's Name and Address: Waterfront Residents Association 4 Queens Parade Cleethorpes North East Lincolnshire DN35 0DF	Agent's Name and Address: Mr Michael Lawn Acer Tree Care Ltd 22 Mirfield Road Grimsby North East Lincolnshire DN32 0AW
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Deposited: 9th September 2024

Accepted: 9th September 2024

Expiry Date: 4th November 2024

Agreed Extension of Time Date:

Case Officer: Paul Chaplin

Decision: Deferred for Negotiations