

## Planning Committee Dated: 1st October 2025

### Summary List of Detailed Plans and Applications

---

<b>Recommendation: Approved with Conditions</b>	
<b>Item:</b>	<b>1</b>
<b>Application No:</b>	DM/0435/25/FUL
<b>Application Type:</b>	Full Application
<b>Application Site:</b>	240 Station Road New Waltham North East Lincolnshire DN36 4PE
<b>Proposal:</b>	Change of use from existing dwelling (Class C3) to a residential home (Class C2) for 2 young people aged between 7 and 17 years
<b>Applicant:</b>	Keys Group Limited
<b>Case Officer:</b>	Becca Soulsby

---

<b>Recommendation: Approved Conditions and signing of S106</b>	
<b>Item:</b>	<b>2</b>
<b>Application No:</b>	DM/0175/25/OUT
<b>Application Type:</b>	Outline Application
<b>Application Site:</b>	Land South Side Of Humberston Avenue Humberston North East Lincolnshire
<b>Proposal:</b>	Removal/Variation of Condition 15 (Retirement Homes) attached to DC/107/12/HUM
<b>Applicant:</b>	Countryside Partnerships Ltd
<b>Case Officer:</b>	Richard Limmer

---

---

<b>Recommendation: Approved with Conditions</b>	
<b>Item:</b>	<b>3</b>
<b>Application No:</b>	DM/0599/25/FUL
<b>Application Type:</b>	Full Application
<b>Application Site:</b>	Grimsby Golf Club Little Coates Road Grimsby North East Lincolnshire
<b>Proposal:</b>	Variation of Condition 1 (Plans) following DM/0315/24/FUL to alter site plan (move plot 5 3m back in the plot)
<b>Applicant:</b>	Mr Paul Bannister
<b>Case Officer:</b>	Richard Limmer

---



---

<b>Recommendation: Approved with Conditions</b>	
<b>Item:</b>	<b>4</b>
<b>Application No:</b>	DM/0357/25/ADV
<b>Application Type:</b>	Advertisement Consent
<b>Application Site:</b>	Grimsby Islamic Cultural Centre 79A Weelsby Road Grimsby North East Lincolnshire
<b>Proposal:</b>	Display 3 non illuminated tray signs (amended description)
<b>Applicant:</b>	Mr Helal Aahmed
<b>Case Officer:</b>	Jonathan Cadd

---

**PLANNING COMMITTEE - 1st October 2025**

**ITEM: 1**                      **RECOMMENDATION: Approved with Conditions**

**APPLICATION No: DM/0435/25/FUL**

**APPLICATION TYPE: Full Application**

**APPLICATION SITE: 240 Station Road, New Waltham, North East Lincolnshire, DN36 4PE**

**PROPOSAL: Change of use from existing dwelling (Class C3) to a residential home (Class C2) for 2 young people aged between 7 and 17 years**

**APPLICANT:**

Keys Group Limited  
C/O Agent - Emery Planning  
1-4 South Park Court  
Hobson Street  
Macclesfield  
Cheshire  
SK11 8BS

**DEPOSITED: 23rd May 2025**

**AGENT:**

Ms Sarah Sands  
Emery Planning  
1-4 South Park Business Court  
Hobson Street  
Macclesfield  
SK11 8BS

**ACCEPTED: 23rd May 2025**

**TARGET DATE: 18th July 2025**

**PUBLICITY EXPIRY: 29th June 2025**

**AGREED EXTENSION OF TIME DATE:**

**CONSULTATION EXPIRY: 23rd June 2025**

**CASE OFFICER: Becca Soulsby**

**PROPOSAL**

The proposal is for the change of use of the existing residential dwellinghouse (Use Class C3) to a residential children's home (Use Class C2) for two young people aged between seven and seventeen years of age.

The application is triggered for determination by planning committee due to receiving a parish council objection to the scheme as well as in excess of three neighbour objections to the proposal. The application was deferred at the meeting on the 3rd September 2025 to allow for engagement with neighbours, the Ward Councillor and Childrens Services. This has now taken place.

## **SITE**

240 Station Road is an existing detached, residential property located to the south side of Station Road. The area surrounding the property is residential in nature, with predominantly detached properties within the immediate vicinity of the application site.

## **RELEVANT PLANNING HISTORY**

DM/0165/25/CEA - Certificate of Lawfulness - Proposed Use for small scale residential home (Class C2) for up to 2 young people between the ages of 7 and 17 years - Refused.

DC/571/09/HUM - Erect first floor extension to rear - Approved with conditions.

## **RELEVANT PLANNING POLICIES AND BACKGROUND PAPERS**

### National Planning Policy Framework (2023)

NPPF8 - Promoting healthy and safe communities  
NPPF12 - Achieving well designed places  
NPPF14 - Climate, flooding & coastal change  
NPPF15 - Conserv. & enhance the natural environ.

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

PO5 - Development boundaries  
PO22 - Good design in new developments  
PO38 - Parking  
PO41 - Biodiversity and Geodiversity

Section 38(6) of the Planning and Compulsory Purchase Act 2004 states "if regard is to be had to the development plan for the purpose of any determination to be made under the planning Acts the determination must be made in accordance with the plan unless material considerations indicate otherwise". This is recognised in paragraph 11 of the NPPF, with paragraph 12 stating that the framework does not change the statutory status of the development plan as the starting point for decision making. The development plan for the area is comprised of the North East Lincolnshire Local Plan 2013-2032 (Adopted 2018).

## **REPRESENTATIONS RECEIVED**

Consultees

Heritage - No heritage input required.

Highways - Approval no conditions due to the proposal posing no impact to the adopted

highway and in-curtilage parking is to be retained.

Environmental Health - No comments.

Ecology - Confirms the proposal does not impact a priority habitat, impacts less than 25 square meters of onsite habitat with a biodiversity value greater than zero (as measured by the statutory metric) and on less than 5 metres of onsite linear habitat so the de minimis condition is met and the proposal is considered to be exempt from the mandatory bio-diversity net gain condition. No known ecological issues.

Children's Services - Proposed location appears suitable to support the needs of a children's home in terms of space, functionality, and overall suitability for residential care. Children's Services would support provision of a children's home for 2 children, as this fits with the needs of children in their care. Children's Services have an effective working relationship with the organisation submitting this request.

Additional Representation Received 5th September 2025 - Confirms that the applicant is part of the regional White Rose Framework that is used across Yorkshire and the Humber to make placements in Children's Homes. The value for money is robustly tested. Confirm they have placed a number of children with this organisation and have delivered good support with appropriately skilled staff. The size and location of the home is considered suitable with a good level of space and care to be provided.

Safer Communities Officer - No concerns with the proposal.

New Waltham Parish Council - Objections due to the lack of detailed information regarding the full proposed use of the property, as well as the involvement of a private company initiating the application.

#### Neighbours and Public Representations

Various objections have been received from neighbours at 161 Waltham Road, 229, 238, 242, 244 Station Road, 5 Crofters Grove and 6 lngs Lane in relation to this application broadly on the grounds of:

- Use of the property as a children's residential home as surrounding area is residential in nature and not commercial;
- Poor reputation of applicant company;
- Concern over lack of inspections, rules and regulations, no management plan or safeguarding information provided;
- Disruption relative to traffic, parking, turning space within the property, deliveries, meetings, staff changeovers and transportation of service users;
- Lack of detail provided over the types of issues the children may have;
- Noise, nuisance, safety and antisocial behaviour concerns;
- Concerns over the number of children and supervision levels, uncertainty over long-term capacity;
- Police callouts at unsociable hours being commonplace in developments such as

this;

- Road safety concerns;
- Impact on elderly residents;
- Breach of covenant on the land;
- Impacts to property values.

Grimsby and Cleethorpes District Civic Society support approval of the application given it is to help young people.

## **APPRAISAL**

The material planning considerations are:

1. Principle of Development
2. Impact to the Character of the Area
3. Impact to Neighbours
4. Highways and Parking
5. Crime and Anti-Social Behaviour
6. Ecology and Biodiversity Net Gain
7. Other Considerations

### **1. Principle of Development**

The proposal is for the change the use of the existing dwelling (Use Class C3) into a children's care home (Use Class C2).

The information supplied with the application (contained within the Planning Statement) states that up to 2 children would live at the property with 3 members of staff (maximum) providing care. This would be the children's permanent home. The care that would be provided would be acting in a parenting role and the concept is to provide a family home. The proposed use of the house is still residential in principle and would provide a home for children to be managed by Keys Group Limited.

The site is located within an established residential area. Moreover, this area of the Borough benefits from the usual services expected in a village locality, including primary and secondary schools, local centres, public transport and recreation areas, and is located within the defined settlement boundary for New Waltham in the North East Lincolnshire Local Plan 2013-2032 (Adopted 2018) (NELLP). Therefore, it is considered acceptable in principle.

It then falls to judge the proposal on the site-specific material planning issues as required by Policy 5 of the NELLP 2018.

### **2. Impact to the Character of the Area**

The proposed change of use would not result in any external changes to the existing

dwelling. Thus, the visual character of the area would not be adversely affected by the proposed development. The proposed use, whilst falling within Use Class C2 of the Use Classes Order, is still residential in nature. Currently, the existing house has five bedrooms with no internal layout changes proposed. Therefore in physical terms, the property would be used and remain as a traditional family home.

In respect of character considerations, the proposal is considered to accord with Policy 5 of the NELLP 2018.

### 3. Impact to Neighbours

The objections received from local residents are acknowledged. The proposed development would not see any physical changes to the existing property externally, as mentioned above, with there being no physical impacts arising from the development on the neighbouring properties residential amenities in relation to massing, overshadowing or overlooking. The potential impacts to the neighbours therefore arise from the proposed use of the property.

The proposed use would see the existing five-bedroom dwelling used in a similar way to its current use as a dwelling house. It is perfectly reasonable, in planning terms, to expect a five-bedroom house to be occupied by the number of children and adults specified in this application. There would be a material difference to the existing situation as the adults would not be residents and would work on a shift pattern basis, as noted within the Planning Statement. However, these comings and goings are unlikely to be significant and not materially different to those expected at any typical residential property in relation to the usual daily routine of school runs, sports clubs and trips to shops which would take place. This is also considered to apply to use of the garden space by the children in that it would be no different from a typical family unit using their garden. As such, this would not pose any additional impact on the residential amenities of the neighbouring properties.

Some comments refer to the devaluation of property and the medical backgrounds of the children intended to use the property. Such matters are considered to fall outside of the planning considerations. The other issues highlighted are addressed throughout the report.

Since the application was deferred by Planning Committee, the applicant has provided additional information on the levels of engagement that have been undertaken since the meeting, between them, the neighbours and the Ward Councillor. The applicant concludes that this was positive.

The proposal is therefore considered to accord with Policy 5 of the NELLP 2018 in relation to the impacts to neighbours.

#### 4. Highways and Parking

It is noted that objections highlight highway safety, amenity, access, traffic and parking as serious concerns.

The existing site is a five-bedroom property which would remain residential in its overarching nature. The property benefits from an existing vehicular access point that will remain unaltered. The existing property benefits from a driveway which allows for up to 5 cars to be parked on the drive, as well as the property benefitting from a garage which is to be retained.

It is therefore considered that the proposed development would not have a detrimental impact on highway amenity due to there being sufficient parking provision on the site.

Additionally, the traffic movements associated with this type of use are not expected to be significantly more than that for a single dwelling. It is not unreasonable due to the size of the property, to expect the existing dwelling to be potentially wholly occupied by adults and therefore have the potential to generate trip numbers far more than what is being proposed. The young people living in the home will not be car drivers themselves and therefore trip generation will be on par with that of a typical family.

Highway safety is a material consideration. The parking provision available on-site is considered to be sufficient to support the maximum number of staff present at any one time. One main issue highlighted is the impact in terms of the potential of noise and disturbance specifically as a result of comings and goings. Details relating to staff changeover and numbers have been provided which demonstrate that this would not be over and above what can be reasonably expected at a residential property.

The Highways Officer has considered the proposed development in detail with specific regard to highway access, capacity and safety; parking, servicing and sustainability and raises no objections to the proposed development.

In respect of highways considerations, it is considered that the proposal is in accordance with Policies 5 and 38 of the NELLP 2018.

#### 5. Crime and Anti-Social Behaviour

Some of the neighbour representations received refer to the potential for anti-social behaviour as a result of the use change proposed. The property will be staffed 24 hours a day. The home is not intended to operate any different from that of a normal dwellinghouse and indeed, the number of children to be housed does not exceed what could typically be expected for a five-bed house. There has been engagement with Humberside Police in response to the application and in particular whether the site is suitable for a small care home in this location. The Crime Reduction Officer raises no objections with regards to the proposed use and its location.



The applicant has a positive working relationship with North East Lincolnshire Council, working with the council to provide excellent existing provisions within the area. The applicants work with the local Police Liaison Officer in respect of new provisions but also to provide safeguarding information relative to the local area, ensuring each child is placed in an area suitable to their needs. Keys Group Limited meet with Social Services Commissioners regularly to ensure that needs are being met and the development of homes within the area is made in the knowledge of demand for placements. The management of the home would also fall under the responsibility of the applicants and will be registered and overseen by Ofsted.

The Council's Children's Services team have provided comment on this application, stating that the proposed location appears suitable to support the needs of a children's home in terms of space, functionality, and overall suitability for residential care. Children's Services would support provision of a children's home for 2 children, as this fits with the needs of children in their care. Children's Services confirm they have an effective working relationship with the organisation submitting this request. The further comments from Children's Services are acknowledged whereby they confirm their ongoing engagement and overall acceptability to the proposed home and its location.

Having regard to the above, the proposal is considered to be in accordance with Policies 5 and 22 of the NELLP 2018.

## 6. Ecology and Biodiversity Net Gain

The Council's Ecology Team confirm that the proposal does not impact a priority habitat, impacts less than 25 square meters of onsite habitat with a biodiversity value greater than zero (as measured by the statutory metric) and is on less than 5 metres of onsite linear habitat. The de-minimis condition is met and the proposal is considered to be exempt from the mandatory biodiversity net gain condition. There are no further known ecological issues at this site. In respect of biodiversity and ecology, the proposal is considered to be in accordance with Policy 41 of the NELLP 2018.

## 7. Other Considerations

The Council's Heritage and Environmental Health Officers raise no objections to the proposal. New Waltham Parish Council object to the scheme due to the lack of detailed information regarding the full proposed use of the property, as well as the involvement of a private company initiating the application. The application is considered suitably detailed to make a planning assessment and it must be noted that any approval or otherwise of a permission is with the land and not the company or person.

In relation to the comments made regarding the application forms, given there are no changes to the property internally or externally there are no issues with regards to trees. Additionally, because C3 and C2 and residential uses, there is no loss or gain of commercial floorspace in planning terms.

## **CONCLUSION**

The proposed development seeks to provide accommodation in the form of a small children's home which is to be delivered by Keys Group Limited. The proposal would maintain a residential use in a residential area albeit of a different use class. The overall intensity of the use of the site would not significantly change what may be reasonably expected at a dwellinghouse. It is not considered that there would be adverse impacts on the residential amenity of neighbouring properties, nor additional harm to highways safety, amenity, crime or anti-social behaviour. The general appearance of the property would not be altered and so the visual character of the area would not be harmed. Finally, the safety of the children has been considered acceptable by the Police.

It is considered that the proposed development would comply with Policies 5, 22, 38 and 41 of the NELLP 2018 and is therefore recommended for approval.

## **RECOMMENDATION**

### **Approved with Conditions**

#### **(1) Condition**

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

#### **Reason**

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

#### **(2) Condition**

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

Site Location Plan received 23rd May 2025

Block Plan received 23rd May 2025

Existing and Proposed Floor Plans received 23rd May 2025

Planning Statement - dated June 2025

#### **Reason**

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

(3) Condition

The site shall be used as a children's home only under Class C2 and shall not be used for any other purpose or use including any others within Class C2.

Reason

To define the permission and to protect amenity and in accordance with Policy 5 of the North East Lincolnshire Local Plan 2013-2032 (adopted 2018).

(4) Condition

The development shall be operated and managed in accordance with the Planning Statement (Received 13th June 2025) to include the number of children.

Reason

To clarify the permission and in the interests of amenity in accordance with Policy 5 of the North East Lincolnshire Local Plan 2013-2032 (adopted 2018).

(5) 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 4.2 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 neighbouring amenity and is acceptable under all other planning considerations. This proposal is approved in accordance with the North East Lincolnshire Local Plan 2013-2032 (adopted 2018), in particular Policies 5, 22, 38 and 41.

### **2 Added Value Statement**

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

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

11<sup>th</sup> September 2025

Adie Porter-Webster-Projects Director Keys Group- contacted Cllr Stephen Harness, via telephone and discussed the application and apologised for oversight of not responding to objections from Parish Council. We discussed the existing home we had in the Authority, and Cllr Harness had spoken with the Ward Cllr for the area who had given him reassurance as to how we had been operating and how there had been no impact on the community.

We discussed the concerns re the applications going to planning and concerns re highlighting addresses of where children homes are being placed and putting the addresses etc into public domain. This, we believe impacts on the potential safeguarding these children and young people who are very vulnerable.

Cllr Harness said he was fully in support of the application and believed would not have gone to committee if we had had dialogues before.

Discussed arranging to meet face to face he stated this was not necessary and happy with our conversation. Explained wished to arrange a meeting with neighbour Cllr Harness happy for me to contact them direct he would provide contact details, and he was happy to attend but did not feel this was necessary.

11<sup>th</sup> September 2025

Adie Porter-Webster-emailed Cllr Harness for contact details of the neighbours of Station Road.

Cllr Harness texted email address of the neighbour

15<sup>th</sup> September 2025

Adie Porter-Webster sent Mr Richard Wilde and email re meeting and if wished to meet him at his home or we could hire somewhere. Also asked what dates and times would be suitable for him

Mr Wilde replies and happy for us to go to his home and gave some dates and times.

Adie Porter-Webster replies and confirms Jo Carter-Residential Director and Jo Joesph-Regional Manger would come to his home on Wednesday 17<sup>th</sup> September at 12pm to meet with him and his wife.

17<sup>th</sup> September 2025

12pm Jo Carter and Jo Joesph met with Mr Wilde and Cllr Harness also attended. Meeting was overall positive and the following was discussed.

We shared a letter from the direct neighbour of our current home, these had been main objectors when we submitted planning into the LA and they were able to provide a very insightful letter about the misconceptions and the positives of being next door.

**Keys Group Limited**

Maybrook House, Third Floor, Queensway, Halesowen, West Midlands, B63 4AH  
t: 0121 728 7800 e: [info@keys-group.co.uk](mailto:info@keys-group.co.uk) w: [www.keys-group.co.uk](http://www.keys-group.co.uk)  
Registered in England and Wales: with company number 14101282

Discussion around the company how we operate.

Discussed their concerns of who might be placed there and if grandchildren would be safe so matching process and gave some insight into some of the children who may be placed

Discussion therapeutic process and how the teams work closely together to support children, young people and our staff who take care of them.

He raised about corporation tax and he was informed that we do abide by all tax rules

Shared details for contact moving forward and invited the neighbours to visit house when all finished and discussed the works to take place on home

When children may move in and how the impact of the works if any on them

He said he hoped he did not come across as aggressive but assured that this was fine and understood concerns

He was going to share the information and discussion had with other neighbours and this was fine, and the Cllr also raised fact they were looking at how they could positively consult

Asked what they could do as neighbours agreed would work positively together moving forward

Felt it was amicable and assured them would be updating them as we go with regard to works

#### Keys Group Limited

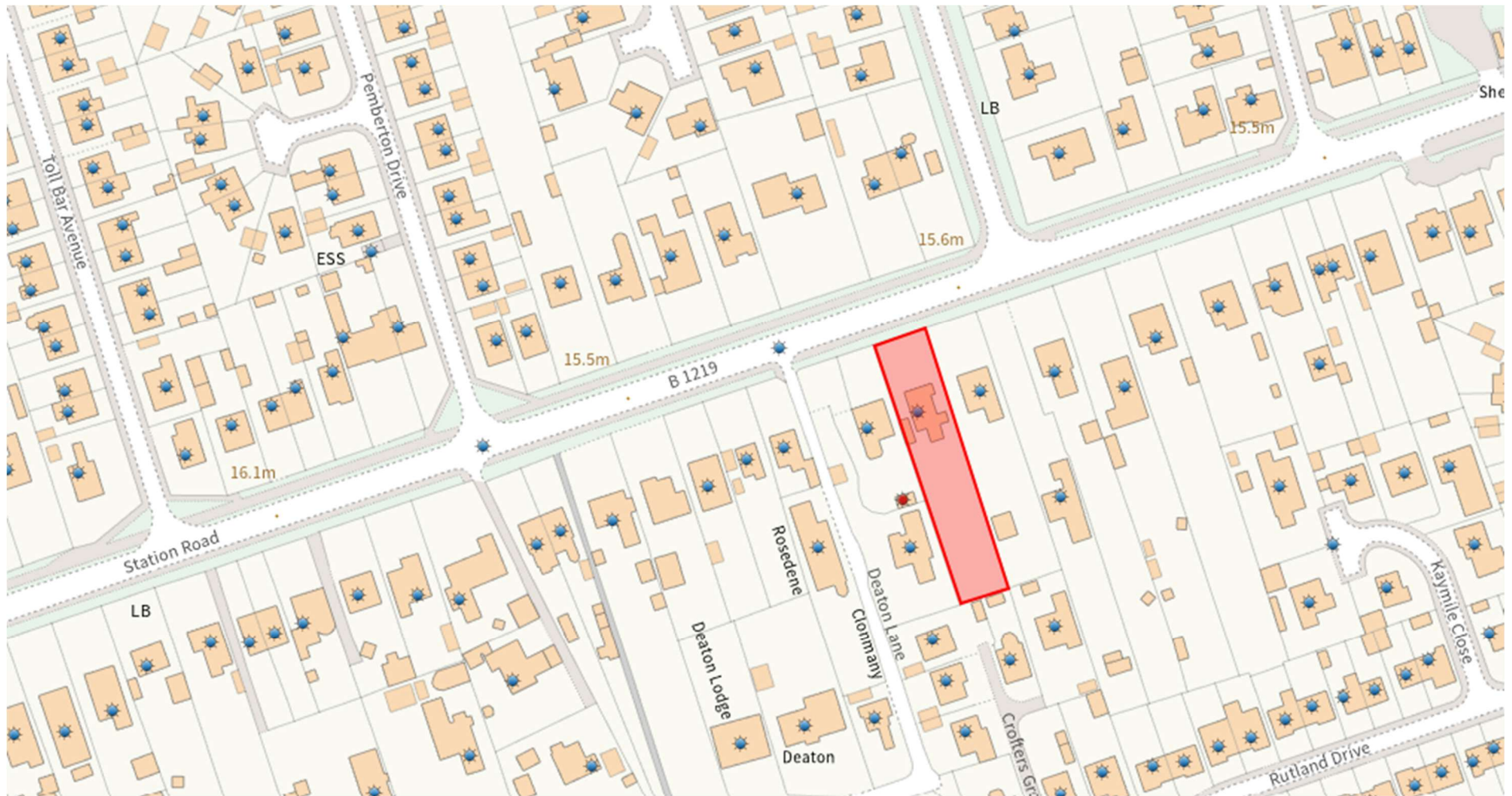
Maybrook House, Third Floor, Queensway, Halesowen, West Midlands, B63 4AH  
t: 0121 728 7800 e: [info@keys-group.co.uk](mailto:info@keys-group.co.uk) w: [www.keys-group.co.uk](http://www.keys-group.co.uk)  
Registered in England and Wales: with company number 14101282



**Keys Group Limited**

Maybrook House, Third Floor, Queensway, Halesowen, West Midlands, B63 4AH  
t: 0121 728 7800 e: [info@keys-group.co.uk](mailto:info@keys-group.co.uk) w: [www.keys-group.co.uk](http://www.keys-group.co.uk)  
Registered in England and Wales: with company number 14101282

DM/0435/25/FUL – 240 STATION ROAD, NEW WALTHAM



DM/0435/25/FUL – 240 STATION ROAD, NEW WALTHAM



**PLANNING COMMITTEE - 1st October 2025**

**ITEM: 2**                      **RECOMMENDATION: Approved Conditions and signing of S106**

**APPLICATION No: DM/0175/25/OUT**

**APPLICATION TYPE: Outline Application**

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

**PROPOSAL: Removal/Variation of Condition 15 (Retirement Homes) attached to DC/107/12/HUM**

**APPLICANT:**  
Countryside Partnerships Ltd  
C/o Agent

**AGENT:**  
Mr Jack Waugh  
DPP  
One Park Row  
Leeds  
LS1 5HN

**DEPOSITED: 10th March 2025**

**ACCEPTED: 1st August 2025**

**TARGET DATE: 31st October 2025**

**PUBLICITY EXPIRY: 30th May 2025**

**AGREED EXTENSION OF TIME DATE:**

**CONSULTATION EXPIRY:**

**CASE OFFICER: Richard Limmer**

**PROPOSAL**

The proposal is to vary condition 15 of DC/107/12/HUM (Outline residential development with all matters reserved except for means of access of up to 400 dwellings, (including retirement dwellings), highway works, site for community use (Class D1), public open space, children's play area, landscaping, drainage and associated infrastructure) which is the substantive outline planning permission for the site.

Condition 15 relates to retirement homes (homes for the over 55s), it states:  
"No fewer than 50% of the approved dwellings shall be restricted to occupation only by (i) persons aged 55 years and over; (ii) persons who are living as part of a single household with a person aged 55 years or over; and (iii) persons who were previously living in that dwelling as part of a single household with a person aged 55 years or over who has since

died."

The applicant has proposed that this condition is now either removed entirely or amended to reduce the number of dwellings with this restriction. The reasoning provided is:

"The modification to the wording of the condition is sought to avoid the dominance of over 55s accommodation in the scheme as a whole and to reduce the time that dwellings remain vacant or unsold which would hinder the overall delivery of the scheme."

The applicant has proposed the following amended wording for condition 15, this will be considered through the report below:

"A plan shall be submitted to and approved by the local planning authority for 30 dwellings in Phases 8 to 10 to be restricted to occupation only by (i) persons aged 55 years and over; (ii) persons who are living as part of a single household with a person aged 55 years or over; and (iii) persons who were previously living in that dwelling as part of a single household with a person aged 55 years or over who has since died. The plan shall detail how these dwellings will be subject to a marketing period of at least 8 weeks. If the dwelling remains unsold after this period details of the marketing exercise shall be submitted to and approved by the local planning authority and subject to the satisfactory marketing of the properties, the units may then be offered to the open market."

This application has been brought to Planning Committee due to the number of objections from the local community.

## **SITE**

The site is located on the south side of Humberston Avenue opposite the Humberston Country Club. The site gained outline planning permission for up to 400 dwellings back in 2013 following the refusal of planning permission by NELC and subsequently being allowed at appeal. This permission has since been followed by Reserved Matters applications which have been implemented with approximately 180 dwellings having been built and occupied, of which 57 have been delivered as over 55s dwellings. A care home has also been built on site under a separate planning permission, which effectively removes phase 7 from the site, and effectively reduces the total number of dwelling to be built on the site from 400 down to 371.

Two main site accesses have been constructed, which in time will connect through the development, to the east is Blackthorn Avenue and to the west Alder Avenue. Blackthorn Avenue currently serves the over 55s dwellings and care home, whilst Alder Avenue serves the market dwellings. The roads will connect through phases 8, 9 and 10 which are currently under construction.

## **RELEVANT PLANNING HISTORY**

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

DM/1091/14/REM - reserved matters for phase 1 - approved

DM/1325/14/REM - reserved matters for phase 2 - approved

DM/0517/15/REM - reserved matters for phase 3 - approved

DM/1005/16/REM - reserved matters for remaining phases - approved

DM/0353/24/REM - variation of layout and house types on phases 8, 9 and 10 - approved

Various other discharge of conditions and minor amendments applications.

## **RELEVANT PLANNING POLICIES AND BACKGROUND PAPERS**

### National Planning Policy Framework (2023)

NPPF5 - Delivering a sufficient supply of homes

NPPF14 - Climate, flooding & coastal change

NPPF15 - Conserv. & enhance the natural environ.

NPPF16 - Conserv. & enhance the historic environ.

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

PO5 - Development boundaries

PO15 - Housing mix

PO16 - Provision-elderly person's housing needs

PO22 - Good design in new developments

PO33 - Flood risk

PO39 - Conserve and enhance historic environ

PO41 - Biodiversity and Geodiversity

PO43 - Green space and recreation

Section 38(6) of the Planning and Compulsory Purchase Act 2004 states "if regard is to be had to the development plan for the purpose of any determination to be made under the planning Acts the determination must be made in accordance with the plan unless material considerations indicate otherwise". This is recognised in paragraph 11 of the NPPF, with paragraph 12 stating that the framework does not change the statutory status of the development plan as the starting point for decision making. The development plan for the area is comprised of the North East Lincolnshire Local Plan 2013-2032 (Adopted 2018).

## **REPRESENTATIONS RECEIVED**

Housing Officer - no objections to the proposal

Highways - no objections  
Ecology Officer - no comments  
Drainage Officer - no comments  
Heritage Officer - no comments  
Fire Brigade - no comments  
Environmental Health Officer - no comments  
Waste Officer - comments on waste collections, no objections  
Anglian Water - no comments  
Environment agency - no comments  
Public Rights of Way Officer - proposal does not affect the public right of way network  
Tree Officer - no comments  
Humberston Village Council - objects to the proposal due to the increase in traffic and impact on local infrastructure from families.

#### Neighbours

3 and 31 Blackthorn Avenue  
32 and 35 Hawthorn Road  
24 Walk Lane  
11 Sycamore Way  
4 Richardson Close

The above neighbours have objected to the proposal with concerns on the following matters:

- Impact on the existing community of older people who expected more of the existing type of housing to be provided and not family housing;
- Impact on education provision from more families on site;
- Increased traffic generation;
- Disruption from increased comings and goings;
- Impact on the provision of the existing community centre and how much residents have to pay for it. Less over 55s properties will cause service charge to increase;
- Increased pressure on parking;
- It fails to accord to the original permission and the reasons stated for it. It will adversely impact the balance of the development;

## **APPRAISAL**

### Main Issues

1. Principle of Development
2. Impact on Neighbours
3. Impact on the Character of the Area
4. Impact on Services
5. Traffic Generation and Parking
6. S.106 and Unilateral Undertaking
7. The Proposed Condition

## 1. Principle of Development

The proposal is to change the provision of designated over 55s housing on the site. This does not affect the principle of residential development established in the substantive planning permission for the site DC/107/12/HUM. The proposal relates to the overall mix of housing on the site. Since DC/107/12/HUM was allowed at appeal the Council has adopted the NELLP (2018) and the Policies within it are now the key considerations for this proposal. In particular Policies 15 (Housing Mix) and 16 (Provision for Elderly Peoples Housing Needs). It is noted that 57 over 55s dwellings have been provided on the site to date and these would be retained. The applicant is also suggesting that 30 more could be provided but if they do not sell in a timely manner then they would be offered to the open market.

Policy 15 seeks to ensure that new residential developments create mixed communities with a choice of homes. This proposal must be considered in the context of the whole site including what has been delivered to date. This includes open market housing, affordable housing and housing limited to the over 55s. It is clear that this is a good mix of housing and accords with Policy 15 of the NELLP. The proposal to reduce the amount of over 55s housing would alter the overall mix of housing on the site but only in terms of tenure, the physical type, size, scale and design would not change. It is therefore considered that the proposal to reduce the amount of designated over 55s housing accords with Policy 15 of the NELLP.

Policy 16 seeks to ensure that there is suitable provision for elderly persons housing needs across the borough. It is important to note that this includes the provision of residential care homes, extra care housing and retirement communities. It is also noted that a residential care home has been constructed on the site in place of phase 7 of the development, this must also fall into the overall consideration of provision of housing for the elderly on the site. Policy 16 does not set a figure of how much specific housing for the elderly should be provided on any one site only that it should be a consideration based on the local need. If a final total of 87 (57 having already been provided) over 55s dwellings are provided on site this would be 23.45% of the 371 dwellings on site plus the care home. The Councils Housing Officer has reviewed the proposal and information provided and confirmed that they do not consider that any additional over 55s housing is required on this site. It is therefore considered that the proposal accords with Policy 16 and that the development would provide reasonable provision for elderly persons.

Existing residents have raised concerns that the proposed amendment will result in the service charge for the site amenities being increased due to the reduced number of residents. Whilst this is not considered to be a matter which would weigh against the proposal the applicant has confirmed that this would not be the case and the charges would not be affected.

## 2. Impact on Neighbours

It is noted that concerns have been raised by the community that the proposal would



result in more family dwellings on the site which would result in more traffic and disruption to the existing residents. The total quantum of development would not change as a result of the proposal and the limit of over 55s does not mean that the occupants would be retired or indeed not have a family though less likely. However it is not considered that the proposal would result in any unacceptable additional impacts to the existing residents on the site be it from the existing over 55s properties or the unrestricted properties. This therefore accords with Policy 5 of the NELLP.

### 3. Impact on the Character of the Area

The proposal would not affect the visual appearance of the development as there is no physical changes to the approved development proposed. The site layout, appearance and green space would remain as approved and so there would not be a visual impact of the proposed amendment. This therefore accords with Policy 5 of the NELLP.

### 4. Impact on Services

Concerns have been raised by Humberston Village Council and the community over the affect of the proposed amendment on infrastructure and services in the area. The proposal to reduce the amount designated over 55s dwellings on the site does not necessarily mean an increase in population on the site. The physicality of the scheme does not change and its overall capacity of residents is not increased. It is again noted that people being over 55 years old does not mean that they are retired or do not have a family at home though less likely. However it is not considered that the overall impact on local infrastructure and services would suffer any material increase in pressure as a result of the proposed amendment in accordance with Policy 5 of the NELLP.

### 5. Traffic Generation and Parking

Concerns have been raised by the community about the potential increase in traffic as a result of the proposal. As previously the physicality of the development does not change and it still has the same capacity in regard to population and therefore has the same potential for traffic movements. It is noted that the Highways team have not raised any concerns over the proposed development. It is considered that there would not be a detrimental impact on the highway network as a result of the proposed amendment in accordance with Policy 5 of the NELLP.

### 6. Section 106 and Unilateral Undertaking

Due to the manner of the submission of this application as a s.73 application if approved it would issue a new planning permission and as such the legal agreements need to be secured. Whilst the legal agreements are 12 years old they are still relevant as they secure the following matters:

S.106

- Affordable Housing;

- Public Open Space Maintenance;
- Education Contributions;

#### Unilateral Undertaking

- Highway Contributions.

Both agreements will need to be updated to reflect the new permission.

### 7. The Proposed Condition

The wording of the proposed condition as proposed by the applicant has been noted but to ensure that it meets the tests of a planning condition set out in the NPPG it has been amended. The proposal to market the Over 55s dwellings for 8 weeks does not provide reasonable time to properly market the dwelling it is therefore considered that this should be amended to 6 months to allow for appropriate marketing opportunities. The condition needs to also secure the over 55s dwellings already provided in the earlier phases as well and so needs to be amended accordingly.

### 8. Conditions from the Previous Permission

DC/107/12/HUM was approved by the Secretary of State on the 28th November 2013 with 17 conditions attached to it. Some of those conditions are no longer relevant and some remain important.

Conditions 1 and 2 relate to the submission of reserved matters and the commencement of development. The time set out in the conditions to submit reserved matters and commence development has been and gone, all of the development benefits from reserved matters permissions and the development has commenced. These conditions do not therefore follow through to this permission.

Condition 3 set out details that would be required as part of reserved matters submissions. As the time for submitting reserved matters has gone and all of the site benefits from reserved matters permissions this condition is no longer required.

Conditions 5 and 6 relate to surface and foul water drainage for the site. These conditions were discharged under DM/1022/17/CND, this condition and the agreed details remain relevant and so the condition is required to be amended accordingly.

Condition 7 requires a construction management plan to be submitted and approved. This occurred under DM/0497/16/CND but that related to early phases of the development and now needs to be updated for the remaining phases. The condition needs to be updated accordingly.

Condition 8 related to Archaeology and Condition 9 to Ecology these conditions were discharged under DM/0540/15/CND. Condition 10 related to a light scheme, this was approved under DM/1036/15/CND. Condition 11 required the development to follow the

approved scheme of working in regard to Great Crested Newts. The approved details are still relevant and so the condition needs to be amended to reflect this.

Conditions 12 and 13 related to trees and works around trees on the site. Whilst condition 13 is instructional, condition 12 required details to be submitted and approved. This was done under DM/0540/15/CND, the approved details are still relevant and so the conditions needs to be amended to reflect this.

Condition 16 relates to unexpected contamination and is instructional and so should be retained onto this permission. Condition 17 dealt with a residential travel plan, this was approved under DM/0129/17/CND and so the condition needs to be amended to reflect this.

## **CONCLUSION**

In conclusion it is considered that the proposed amendment to condition 15 for the provision of over 55s accommodation would not cause harm in regard to neighbours amenities, the visual character of the area, highway safety and amenity and would maintain a mixed community. The conditions attached to the previous permission should be followed through along with the details approved in the discharge of conditions application. The proposal is considered to be in accordance with Policies 5, 15, 16, 22, 33, 39, 41 and 43 of the NELLP and is recommended for approval.

## **RECOMMENDATION**

**Approved Conditions and signing of S106 with the decision delegated to the Director of Economy and Growth - Place**

(1) Condition

The development hereby permitted shall be carried out in accordance with the following approved plans, in so far as those plans relate to matters not reserved for future determination:

4035-42-AWSM-xx-xx-DR-A-100 P2 Existing over 55s dwellings  
4035-42-AWSM-xx-xx-DR-A-103 S2 P7 Proposed over 55 dwellings

Approved under DC/107/12/HUM:

- Site Location Plan B.10,113b
- Illustrative Masterplan 4587-P-10 Revision J
- Development Framework 4587-P-14 Revision B
- Open Space Plan 4587-P-16 Revision B
- Highways Plan 20177\_03\_005 Revision C

Reason

In the interest of proper planning.

(2) Condition

The development shall be built out in accordance with the surface water drainage scheme approved under application reference DM/1022/17/CND, unless otherwise approved in writing by the Local Planning Authority.

Reason

In the interests of flood risk and sustainable drainage in accordance with Policy 33 of the North East Lincolnshire Local Plan 2013-2032 (adopted 2018).

(3) Condition

The development shall be built out in accordance with the foul water drainage scheme approved under application reference DM/1022/17/CND, unless otherwise approved in writing by the Local Planning Authority.

Reason

In the interests of pollution control, flood risk and sustainable drainage in accordance with Policy 33 of the North East Lincolnshire Local Plan 2013-2032 (adopted 2018).

(4) Condition

Within 2 months of the date of this permission a Construction Method Statement shall be submitted to, and approved in writing by, the local planning authority. The approved Statement shall be adhered to throughout the construction period. The Statement shall provide for:

- i) the routing and management of construction traffic
- ii) the parking of vehicles of site operatives and visitors
- iii) loading and unloading of plant and materials
- iv) storage of plant and materials used in constructing the development
- v) the erection and maintenance of security hoarding including decorative displays and facilities for public viewing, where appropriate
- vi) wheel cleaning facilities
- vii) measures to control the emission of dust and dirt during construction
- viii) details of noise reduction measures
- ix) a scheme for recycling/disposing of waste resulting from demolition and construction works
- x) the hours during which machinery may be operated, vehicles may enter and leave, and works may be carried out on the site
- xi) site working and delivery hours

Reason

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

(5) Condition

The development shall be built out in accordance with the scheme of archaeological investigation approved under application reference DM/0540/15/CND, unless otherwise approved in writing by the Local Planning Authority.

Reason

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

(6) Condition

The development shall be built out in accordance with the Ecological Protection and Mitigation scheme approved under application reference DM/0540/15/CND, unless otherwise approved in writing by the Local Planning Authority.

Reason

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

(7) Condition

The development shall be built out in accordance with the Lighting Management Scheme approved under application reference DM/1036/15/CND, unless otherwise approved in writing by the Local Planning Authority.

Reason

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

(8) Condition

Development shall only be carried out in accordance with the Working Methods Statement at page 9 of the submitted Great Crested Newt Report approved under planning application ref: DC/107/12/HUM.

Reason

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

(9) Condition

The development shall be built out in accordance with the Arboricultural Method Statement approved under application reference DM/0540/15/CND, unless otherwise approved in writing by the Local Planning Authority.

Reason

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

(10) Condition

No trees or hedges on the appeal site shall be wilfully damaged, cut down, uprooted, pruned, felled or destroyed except for the trees and hedges to be removed to facilitate the development as shown in the approved Illustrative Masterplan (drg. no. 4587-P-10 Rev J) without the prior written consent of the local planning authority.

Reason

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

(11) Condition

None of the dwellings hereby permitted shall be occupied until the access road has been constructed to at least base course level, and lit, in accordance with details first submitted to and approved in writing by the local planning authority.

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).

(12) Condition

Prior to the occupation of any dwelling on phases 8, 9 or 10 of the development, a detailed plan shall be submitted to and approved in writing by the local planning authority that secures an additional 30 dwellings, to those 57 dwellings already provided in earlier phases as detailed on plan ref: 4035-42-AWSM-XX-XX-DR-A-100 P2, in Phases 8, 9 and 10, all of which are to be restricted to occupation only by (i) persons aged 55 years and over; (ii) persons who are living as part of a single household with a person aged 55 years or over; and (iii) persons who were previously living in that dwelling as part of a single household with a person aged 55 years or over who has since died.

The plan shall detail how these dwellings will be subject to a marketing period of at least 6 months at true market value and in a full and proper way. If a dwelling remains unsold after this period details of the marketing exercise shall be submitted to the local planning authority. If the submitted marketing exercise is approved in writing by the Local Planning Authority, the dwelling may then be offered for sale to the open market.

#### Reason

To create sustainable mixed communities in accordance with Policies 15 and 16 of the North East Lincolnshire Local Plan 2013-2032 (adopted 2018).

#### (13) Condition

If, during development, contamination is discovered that has not previously been identified, the local planning authority shall be notified immediately and no further work carried out until a method statement, detailing a scheme for dealing with the contamination discovered, has been submitted to and approved in writing by the local planning authority. Development shall thereafter proceed only in accordance with the approved details. If, during development, no contamination is found, a written statement confirming that fact must be submitted to the local planning authority upon completion of the construction works.

#### Reason

In the interest of health and safety in accordance with Policy 5 of the North East Lincolnshire Local Plan 2013-2032 (adopted 2018)

#### (14) Condition

The development shall be built out in accordance with the Residential Travel Plan approved under application reference DM/0129/17/CND, unless otherwise approved in writing by the Local Planning Authority.

#### Reason

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

### **Informatives**

#### 1 Informative

The applicant should be aware that conditions from this outline permission are still relevant and must be adhered to.

#### 2 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, 15, 16, 18, 22, 33, 39, 41 and 43.

3 Added Value Statement

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

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

4 Informative

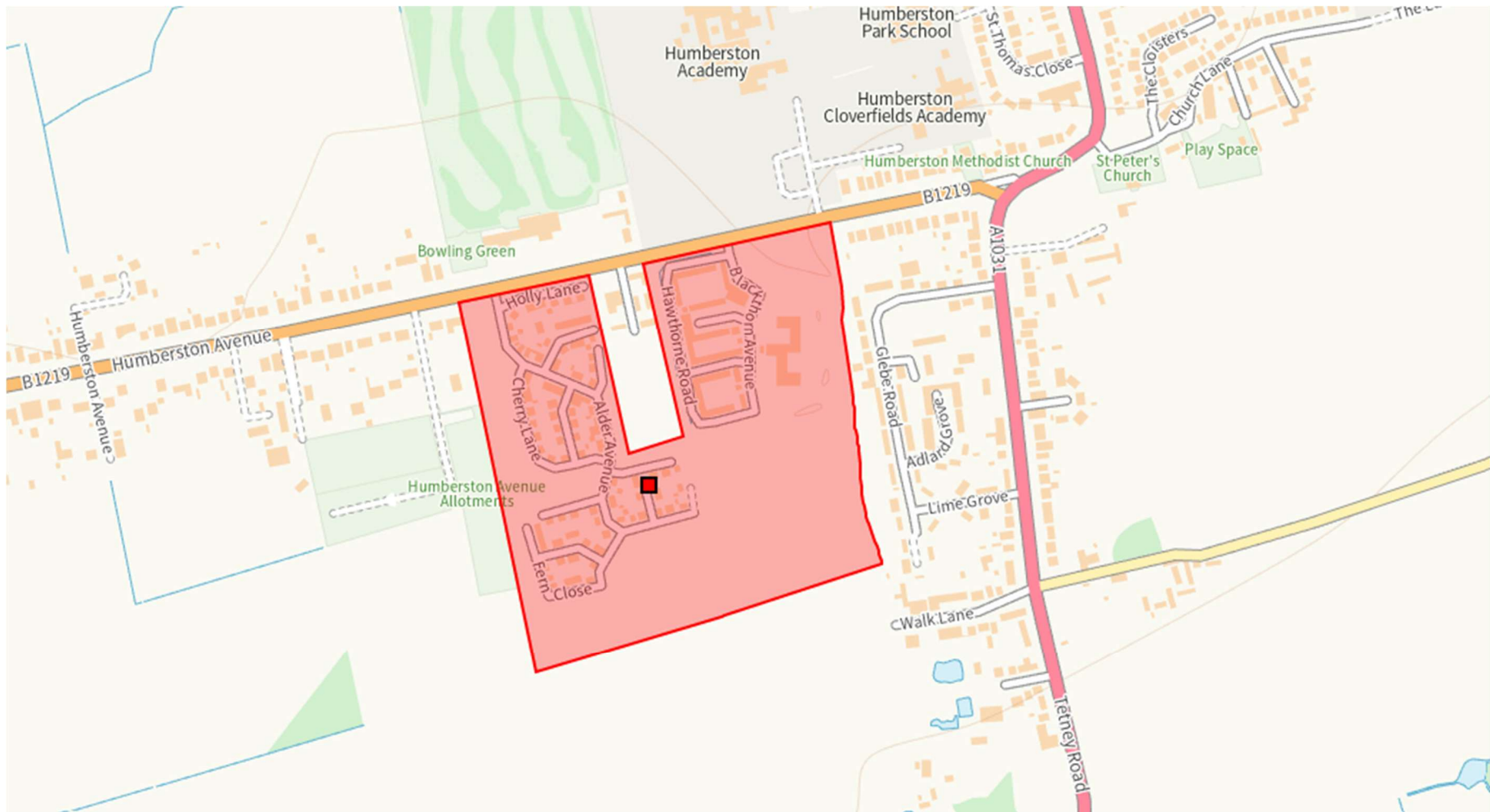
This application will require the creation of new postal addresses. You are advised to contact the Street Naming & Numbering Team on 01472 323579 or via email at [snn@nelincs.gov.uk](mailto:snn@nelincs.gov.uk) to discuss the creation of new addresses.

5 Informative

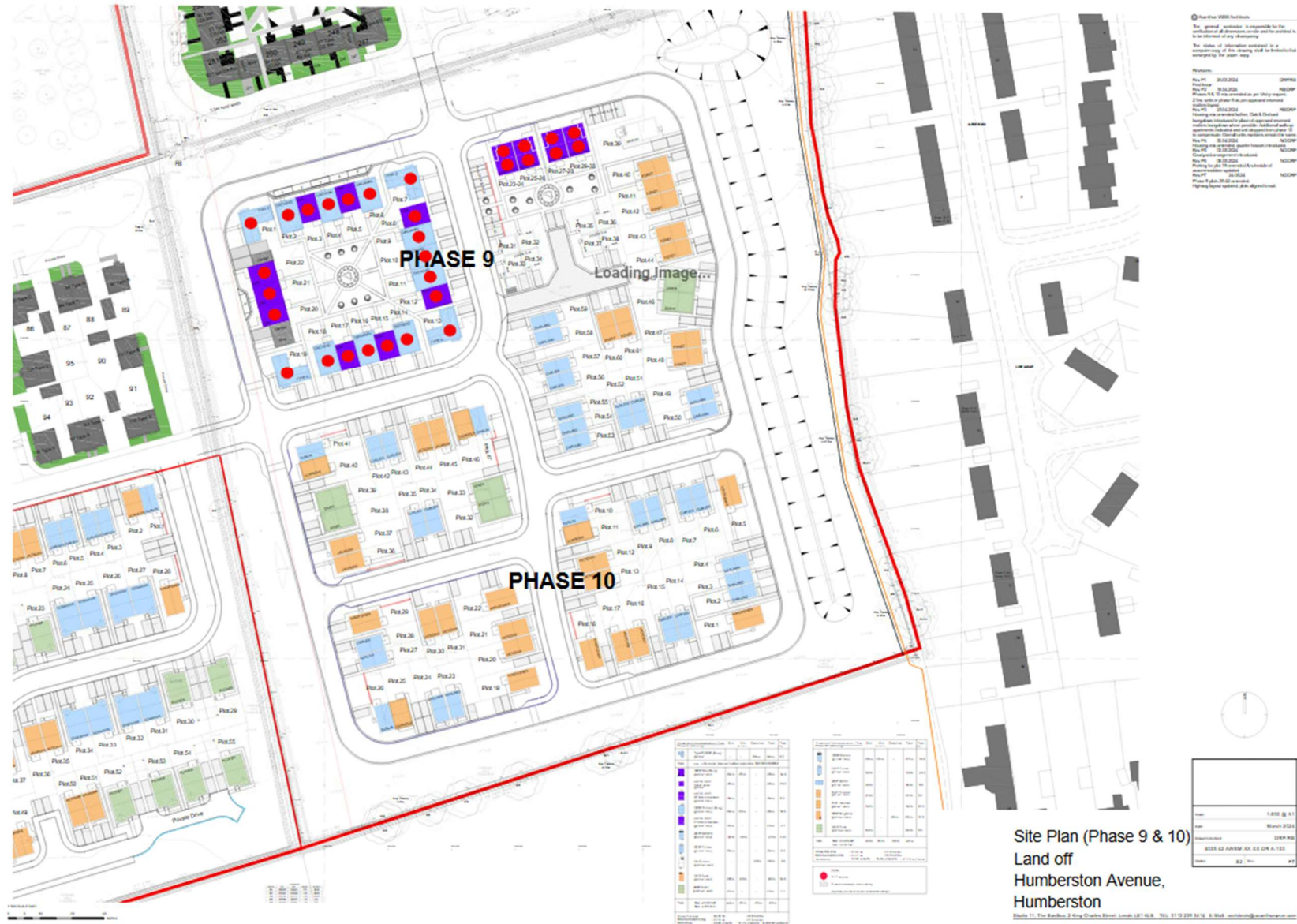
Please note that you may also require Building Regulations. You are advised to contact them in advance of work on site commencing (Tel: 01472 326289 - Option 2).



DM/0175/25/OUT – LAND SOUTH SIDE OF HUMBERSTON AVENUE, HUMBERSTON



# DM/0175/25/OUT – LAND SOUTH SIDE OF HUMBERSTON AVENUE, HUMBERSTON







Studio 11, The Radisson 2 King Charles Street, London E2T 6LR. TEL: 01753 239 3414. E-Mail: [architects@eastthornton.com](mailto:architects@eastthornton.com)

**PLANNING COMMITTEE - 1st October 2025**

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

**APPLICATION No: DM/0599/25/FUL**

**APPLICATION TYPE: Full Application**

**APPLICATION SITE: Grimsby Golf Club , Little Coates Road, Grimsby, North East Lincolnshire, DN34 4LU**

**PROPOSAL: Variation of Condition 1 (Plans) following DM/0315/24/FUL to alter site plan (move plot 5 3m back in the plot)**

**APPLICANT:**

Mr Paul Bannister  
Land Developers (Lincs) Ltd  
D B C House  
Grimsby Road  
Laceby  
Grimsby  
North East Lincolnshire  
DN37 7DP

**DEPOSITED: 11th July 2025**

**AGENT:**

Mr Daniel Snowden  
Rose Davy Associates  
Pelham House  
1 Grosvenor Street  
Grimsby  
North East Lincolnshire  
DN32 0QH

**ACCEPTED: 11th July 2025**

**TARGET DATE: 5th September 2025**

**PUBLICITY EXPIRY: 17th August 2025**

**AGREED EXTENSION OF TIME DATE:**

**CONSULTATION EXPIRY: 14th August 2025**

**CASE OFFICER: Richard Limmer**

**PROPOSAL**

The proposal is to vary the approved site layout plan by moving the dwelling in plot 5 three metres back in the plot.

This application has been brought to Planning Committee due to the number of objections from the local community.

**SITE**

The site is located to the north of the main golf course area fronting onto Great Coates

Road. The site has a strip of mature landscaping along the north and west boundaries which ranges approximately between 15 and 20 metres thick with a range of trees of varying heights. This is also a hawthorn hedge along the northern boundary adjacent to Great Coates Road. To the south and east of the site is main golf course this has now been separated off by a 2m close board fence and works have commenced on site.

## **RELEVANT PLANNING HISTORY**

DM/1032/20/FUL - Erect 5 detached dwellings with garages to include new access point, landscaping and boundary treatments (amended site plan, drainage information, golf course layout, heritage information and financial information 29th November 2021) - Refused - Allowed at Appeal.

DM/0334/22/FUL - erect 5 detached dwellings with garages with new access, landscaping, boundary treatments and relocation of 5th tee box - approved.

DM/0315/24/FUL - variation of the approved plans on DM/0334/22/FUL to amend house types on plots 3 and 4 - approved.

DM/0316/24/CND - discharge of conditions attached to DM/0334/22/FUL - approved.

## **RELEVANT PLANNING POLICIES AND BACKGROUND PAPERS**

### National Planning Policy Framework (2023)

NPPF5 - Delivering a sufficient supply of homes  
NPPF8 - Promoting healthy and safe communities  
NPPF12 - Achieving well designed places  
NPPF16 - Conserv. & enhance the historic environ.  
NPPF14 - Climate, flooding & coastal change  
NPPF15 - Conserv. & enhance the natural environ.

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

PO5 - Development boundaries  
PO22 - Good design in new developments  
PO33 - Flood risk  
PO34 - Water management  
PO39 - Conserve and enhance historic environ  
PO41 - Biodiversity and Geodiversity  
PO42 - Landscape  
PO43 - Green space and recreation

Section 38(6) of the Planning and Compulsory Purchase Act 2004 states "if regard is to be had to the development plan for the purpose of any determination to be made under the planning Acts the determination must be made in accordance with the plan unless

material considerations indicate otherwise". This is recognised in paragraph 11 of the NPPF, with paragraph 12 stating that the framework does not change the statutory status of the development plan as the starting point for decision making. The development plan for the area is comprised of the North East Lincolnshire Local Plan 2013-2032 (Adopted 2018).

## **REPRESENTATIONS RECEIVED**

Tree Officer - no objections

Environmental Health Officer - no comments

Sport England - no objections

Environment Agency - no comments

Drainage - no objections

Highways - no objections

Heritage Officer - no comments

Civic Society - oppose the application as all it seems to do is allow access for future development.

Neighbours

Nos. 9, 34 and 62 Great Coates Road and the Humber Royal Hotel have objected to the proposed development with the following concerns:

- The proposal seems to be only to allow access for future development which is unacceptable.
- The proposal increases the risk of ball strikes from the golf course;
- Locating the dwelling closer to the bunker increases the risk of subsidence;
- Archaeological investigations have not been completed as required;
- The proposal would result in the loss of trees;
- The proposal would impact on views over the golf course from the Hotel;
- Loss of green space;
- Noise and disruption from construction.

## **APPRAISAL**

Main Issues

1. Principle of Development
2. Impact on Neighbours
3. Impact on the Character of the Area

## 4. Other Matters

### 1. Principle of Development

The principle of development on this site has been established through the previous planning permissions DM/1032/20/FUL and DM/0334/22/FUL. The pre-commencement conditions on both of these applications have been discharged and works have commenced on site under DM/0334/22/FUL. This proposal is move the dwelling on plot 5 three metres back in the plot. The proposed change is relatively minor and does not affect the principle of development. It is therefore considered that the development would remain in accordance with Policy 5 of the NELLP.

It is noted that neighbours and the Civic Society have raised concerns over the proposal only being proposed so as to allow access through to future development of the golf course. At this time there is no planning application under consideration for such development and the plans do not show the creation of any access to neighbouring land. As a result it is not considered that this matter weighs against the application. If a formal planning application is submitted for further development then its merits will be judged at that time.

### 2. Impact on Neighbours

The site has one direct residential neighbour, no.9 Great Coates Road, which is to the east of the site. Other neighbours on the opposite side of the road are separated by a significant distance. The proposed amendment is to move the dwelling on plot 5 three metres back in the plot. This would not result in any detrimental impacts on the neighbouring properties amenities as this plot is well separated from neighbours. It is therefore considered that the proposed amendment is in accordance with Policy 5 of the NELLP.

### 3. Impact on the Character of the Area

The proposed amendment would not change the appearance of the development in the street scene or from the golf course. The principle of development has already been established by the previous permissions and the proposed amendment is minor and would not cause harm to the immediate or wider appearance of the area in accordance with Policies 5 and 22 of the NELLP.

It is noted that concerns have been raised by neighbours in regards to the further loss of trees on the site. However, the proposal would not result in any further loss of trees and an amended landscaping plan has been provided which follows the same themes as the previously approved scheme. The Tree Officer has confirmed that the proposal is acceptable.

#### 4. Other Matters

It is noted that concerns have been raised by a neighbour about the potential for increased ball strikes due to the proposed location of the dwelling in plot 5. However, the original application DM/0334/22/FUL considered this matter in detail and secured mitigation to protect both the then proposed dwellings and their gardens. This mitigation will remain secured and the risk of ball strikes therefore remains as previously approved.

The application which is subject to this proposed variation had conditions attached to it which have been discharged under DM/0316/24/CND. The relevant conditions included drainage (3) details, bin collection point (4), highway construction details (7), landscaping (8), boundary treatment details (10), water use (11) and archaeology (12).

Other conditions on the previous approval including time (1), construction management plan (5), visibility splays (6), Ecology Recommendations (9) remain relevant and the details as per the approval. The detail of these conditions should carry through to this permission.

The details approved for these conditions remains relevant and the conditions should be carried through to this permission.

DM/0334/22/FUL was subject to a Section 106 legal agreement which secured the funds from the sale of the land to the developer to support the financial well being of the golf club. Confirmation that the funds have been paid is understood to be forthcoming. However, the Section 106 allows for s.73a application such as this and so remains in force through this application.

#### **CONCLUSION**

In conclusion it is considered that the proposed amendments would not cause harm in regard to neighbours amenities or the visual character of the area. The conditions attached to the previous permission should be followed through along with the details approved in the discharge of conditions application. The proposal is therefore in accordance with Policies 5 and 22 of the NELLP.

#### **RECOMMENDATION**

##### **Approved with Conditions**

##### **(1) Condition**

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



RD4072-10L Proposed site plan

Approved under DM/0315/24/FUL

RD4072-14B Plot 3 plans and elevations

RD4072-15C Plot 4 plans and elevations

RD4072-18K External works plan

Approved under DM/0334/22/FUL:

RD4072-01A Site location plan

RD4072-12A Plot 1 plans and elevations

RD4072-13A Plot 2 plans and elevations

RD:4072-16A Plot 5 plans and elevations

RD4072-18E External works plan

Reason

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

(2) Condition

The development shall be built out in accordance with the surface and foul water plans approved under DM/0316/24/CND, unless otherwise agreed in writing with the Local Planning Authority.

Reason

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

(3) Condition

The development shall be built out and occupied in accordance with the bin collection point plans approved under DM/0316/24/CND, unless otherwise agreed in writing with the Local Planning Authority.

Reason

To maintain and protect the visual appearance of the area in accordance with Policy 22 of the North East Lincolnshire Local Plan 2013-2032 (adopted 2018).

(4) Condition

The development shall be built out in accordance with the Construction Management submitted 14th April 2022 and Plan ref:RD4072-18 rev K under DM/0334/22/FUL or in accordance with a replacement plan formally submitted to and approved in writing by the Local Planning Authority.

Reason

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

(5) Condition

The existing hedgerow shall be removed to allow for the relevant visibility splays of 2,4m x 43m in both directions from the proposed site access point as shown on plan ref: RD4072-10K prior to the occupation of any dwelling on the site. The visibility splays shall then be maintained at all times thereafter.

Reason

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

(6) Condition

The development shall be built out and then occupied in accordance with the highway and access construction plans approved under DM/0316/24/CND, unless otherwise agreed in writing with the Local Planning Authority.

Reason

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

(7) Condition

The development shall be built out in accordance with the landscaping plans and thereafter maintained in accordance with plan ref: RD4072-46, unless otherwise agreed in writing with the Local Planning Authority. The approved Arboricultural Method Statement and Impact Assessment (under DM/0316/24/CND) shall be fully implemented in accordance with their terms and the approved tree protection measures shall be fully installed prior to any construction works commencing on the site and shall be retained in place throughout construction works. The landscaping shall then be fully completed in accordance with the approved details and thereafter managed in accordance with the approved management plan (under DM/0316/24/CND).

Reason

In the interest of visual amenity in accordance with Policies 5, 22 and 41 of the North East Lincolnshire Local Plan 2013-2032 (adopted 2018).

(8) Condition

The development shall be built out in full accordance with the recommendations set out in the Ecology Appraisal submitted on 14th April 2022 under DM/0334/22/FUL unless otherwise agreed in writing with the Local Planning Authority. The measures shall be

implemented prior to the occupation of any house to which it relates in relation to bat bricks and prior to the occupation of any dwelling in relation to all other measures.

**Reason**

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

**(9) Condition**

The development shall be built out in accordance with the boundary treatment plans approved under DM/0316/24/CND, unless otherwise agreed in writing with the Local Planning Authority.

The approved boundary treatments shall then be fully installed prior to the occupation of any dwelling on the site and the hedging fully planted out in accordance with the details required and approved under condition 7 of this permission prior to the occupation of any dwelling.

**Reason**

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

**(10) Condition**

The development shall be built out in accordance with the water use and recycling plans approved under DM/0316/24/CND and the details shall be adhered to at all times following first occupation of each dwelling, unless otherwise agreed in writing with the Local Planning Authority.

**Reason**

To ensure the efficient use of water and to accord with Policy 34 of the North East Lincolnshire Local Plan 2013-2032 (Adopted 2018).

**(11) Condition**

The development shall be built out in accordance with the scheme of Archaeological Investigation approved under DM/0316/24/CND, unless otherwise agreed in writing with the Local Planning Authority.

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

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

#### Reason

To ensure the archaeological recording of the site to accord to Policy 39 of the North East Lincolnshire Local Plan 2013-2032 (adopted 2018)

#### (12) Condition

Prior to the occupation of any dwelling the 5th tee box, its ball netting (in accordance with plan ref: RD4072-21 ) and hedging and 8th green on the golf course shall be relocated and fully installed to the positions shown on the plan referenced RD4072-10H and RD4072-20G (all as approved under DM/0334/22/FUL) and they shall then be retained and maintained in the approved locations and not relocated at any time. The hedge shall be maintained at a minimum height of 4m and 1.5m depth.

#### Reason

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

### **Informatives**

#### 1 Reason for Approval

The Local Planning Authority has had regard to development plan policies and especially those in the North East Lincolnshire Local Plan. The proposal would not harm the area character or residential amenity and is acceptable under all other planning considerations. This proposal is approved in accordance with the North East Lincolnshire Local Plan 2013-2032 (adopted 2018), in particular policies 5, 22, 33, 39, 41 and 43.

#### 2 Added Value Statement

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

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

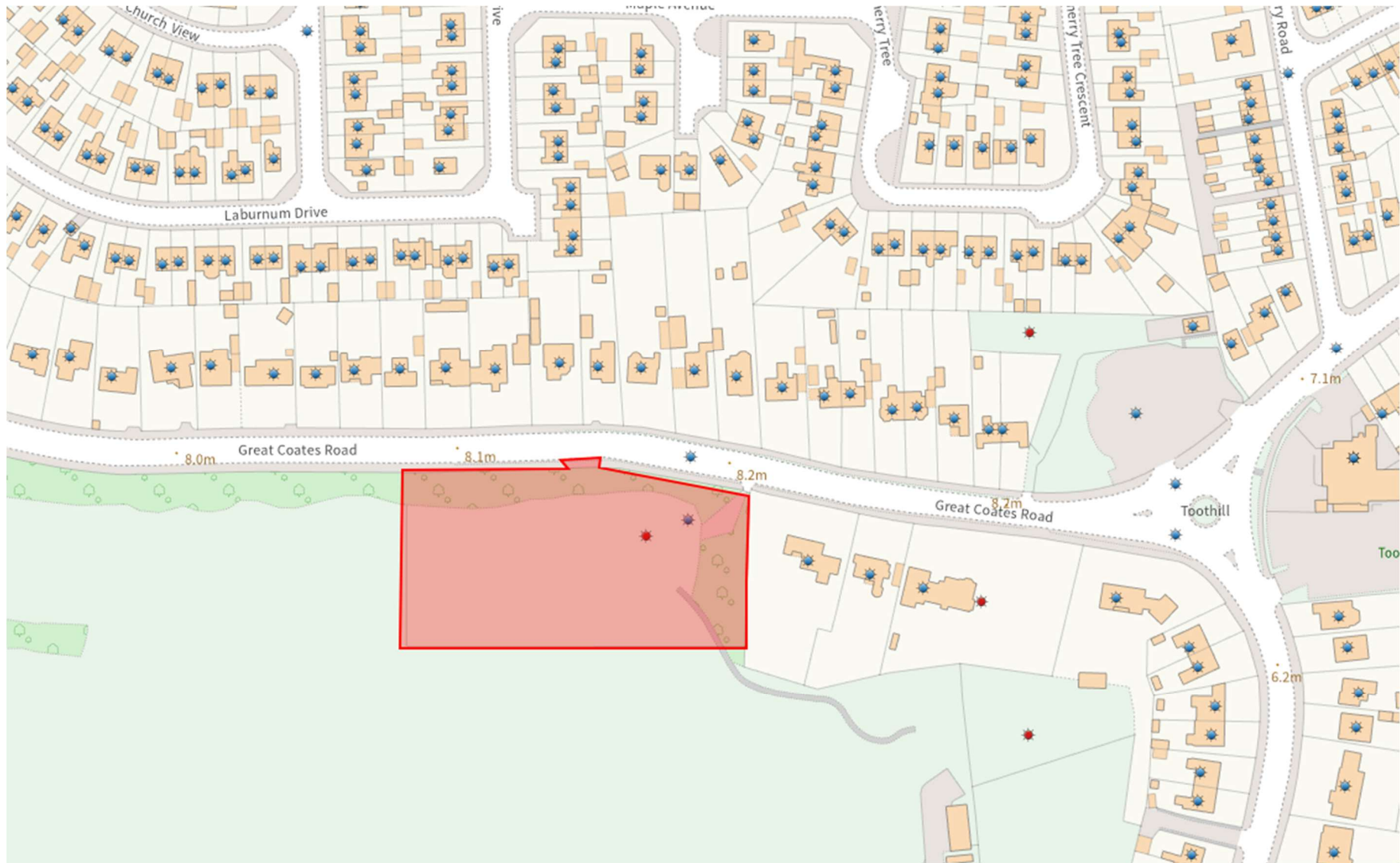
#### 3 Informative

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

#### 4 Informative

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

DM/0599/25/FUL – GRIMSBY GOLF CLUB, LITTLECOATES ROAD, GRIMSBY



[illegible]

**PLANNING COMMITTEE - 1st October 2025**

**ITEM: 4**                      **RECOMMENDATION: Approved with Conditions**

**APPLICATION No: DM/0357/25/ADV**

**APPLICATION TYPE: Advertisement Consent**

**APPLICATION SITE: Grimsby Islamic Cultural Centre , 79A Weelsby Road,  
Grimsby, North East Lincolnshire, DN32 0PY**

**PROPOSAL: Display 3 non illuminated tray signs (amended description)**

**APPLICANT:**

Mr Helal Aahmed  
Grimsby Islamic Cultural Centre  
79A Weelsby Road  
Grimsby  
North East Lincolnshire  
DN32 0PY

**AGENT:**

Mr Alan Scoffin  
Ross Davy Associates  
Pelham House  
1 Grosvenor Street  
Grimsby  
North East Lincolnshire  
DN32 0QH

**DEPOSITED: 2nd May 2025**

**ACCEPTED: 12th May 2025**

**TARGET DATE: 7th July 2025**

**PUBLICITY EXPIRY: 20th June 2025**

**AGREED EXTENSION OF TIME DATE:**

**CONSULTATION EXPIRY: 7th June 2025**

**CASE OFFICER: Jonathan Cadd**

**PROPOSAL**

This application seeks advert consent for 3 x non-illuminated signs at the Islamic Cultural Centre/ Grimsby Central Mosque, Weelsby Road, Grimsby.

Sign A is located above the entrance doors to the building facing Weelsby Road some 1.54 metres wide by 0.64m high.

Sign B is positioned on the side wall of the 1950/60s building fronting Weelsby Road and is 4.75 metres by 1.12 metres in height. The sign is positioned 2.3m above ground level.

Sign C is located on the gable fronting Legsby Avenue and is 2.9 metres by 0.7 metres.



The sign is positioned 3.4m above ground level.

All signs have been constructed with a composite tray with vinyl individual letters in a shiny finish. The application has changed during the course of the application with external illumination being removed from sign B fronting Weelsby Road.

The application is presented to planning committee as a result of the number of objections received.

## **SITE**

The application site is the Islamic Cultural Centre on Weelsby Road in Grimsby. Positioned on the corner of Weelsby Road and Legsby Avenue, the site is made-up of three main buildings. Fronting Legsby Avenue is the original church building, this is a locally listed building. The former church is linked to a smaller but still substantial traditional school room building which fronts Weelsby Road. The final main structure is a 1950/60s large hall building which faces Weelsby Road but which has its gable to Legsby Avenue. Linking all three structures is a 1960s single and two storey structure which includes later additions including a domed cupola. Vehicle access to the site is from Weelsby Road with exit onto Legsby Avenue. Parking is to the front of the 1950/60 hall building but is limited.

The centre is located within a residential area with houses to all sides. This includes houses which face the site from across both Weelsby Road and Legsby Avenue. Houses also directly adjoin the site to Weelsby Road and Legsby Avenue.

## **RELEVANT PLANNING HISTORY**

DM/0508/25/FUL Retrospective application for the installation of CCTV cameras, security lights and associated works. Pending.

DM/0673/18/FUL Erect first floor extensions with 1 domed skylight. Approved 2019.

## **RELEVANT PLANNING POLICIES AND BACKGROUND PAPERS**

### National Planning Policy Framework (2023)

NPPF8 - Promoting healthy and safe communities  
NPPF12 - Achieving well designed places  
NPPF16 - Conserv. & enhance the historic environ.

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

PO5 - Development boundaries  
PO22 - Good design in new developments  
PO39 - Conserve and enhance historic environ

Section 38(6) of the Planning and Compulsory Purchase Act 2004 states "if regard is to be had to the development plan for the purpose of any determination to be made under the planning Acts the determination must be made in accordance with the plan unless material considerations indicate otherwise". This is recognised in paragraph 11 of the NPPF, with paragraph 12 stating that the framework does not change the statutory status of the development plan as the starting point for decision making. The development plan for the area is comprised of the North East Lincolnshire Local Plan 2013-2032 (Adopted 2018).

## **REPRESENTATIONS RECEIVED**

All comments in summary.

Heritage Officer: No input required.

Environmental Protection: If concerns arise over the position and illumination level of the sign the applicant should provide details to show that the sign conforms with the requirements of PLG05 The Brightness of Illuminated Adverts a professional guide published by the Institute of Lighting Professionals (2023).

Highways: The positions of the signage are well set back from the highway and are outside of the typical drivers eye line and are therefore unlikely to pose a distraction to road users. The content of the signs are also simplistic with no great swathes of information which would require excessive concentration to assimilate. As such the Highway Authority are content that the signs do not present an unacceptable risk to highway safety. This includes levels of illumination. Approval standard advert condition requested.

Site and Public Notice and Neighbours:

Neutral 27a Parker Street:

- Seeks spelling correction.

Support: 113, 132 Legsby Avenue:

- Serves a function identifying the building for visitors, delivery drivers and emergency vehicles.
- Signs are tasteful and respectful of the surrounding area.
- Promotes inclusion and accessibility in our diverse society.
- Parking noted however, as an issue.

Object - 90, 92, 94, 98, 100, 102 (x2), 104, 106 Weelsby Road, 189, 191 Legsby Avenue, 8 Lansdowne Avenue, 8 Brunel Close Grimsby, 103 Columbia Road, Cleethorpes, 17 Parker Road Humberston, 14 Torrington Street:

- Signs facing road are too large, particularly sign 'B' and inappropriate for residential setting and the scale of building to which they are attached. Style and finish of signage is

more appropriate to commercial area.

- Too many signs proposed/ erected.
- Illumination is too bright and late at night - glow disrupts sleep and enjoyment of home and detracts from Victorian character of area. Getting children to sleep is an issue due to time of illumination.
- No consultation or planning application before signage was erected and illumination.
- Parking is a major problem at certain times due to worshippers.
- Late night/early morning noise from worshippers leaving the site.

In response, in this particular application: spelling mistakes, noise from worshippers leaving the site, poorly parked vehicles, congestion and societal inclusion are not material considerations.

## **APPRAISAL**

Main issues

- 1) Visual amenity incorporating design and heritage
- 2) Public safety
- 3) Other issues

Appraisal

- 1) Visual amenity incorporating design and heritage

Policy 22 of the NELLP seeks to promote good design and has a specific section, section 4, which relates to adverts. The policy states: Proposals for express consent to display advertisements will be permitted if the proposal respects the interest of amenity and public safety, taking account of cumulative impacts. Similarly, Policy 5 requires all development proposals to have regard to suitability and sustainability having regard to: A. the size, scale, and density of the proposed development; and impact upon neighbouring land uses by reason of noise, air quality, disturbance or visual intrusion. Finally Policy 39 states proposals will be permitted where they sustain the cultural distinctiveness and significance of the area's historic urban, rural and coastal environment by protecting, preserving and, where appropriate, enhancing the character, appearance, significance and historic value of designated and non-designated heritage assets and their settings.

These policies accord with the National Planning Policy Framework (NPPF) which states, para 141: 'The quality and character of places can suffer when advertisements are poorly sited and designed. ... Advertisements should be subject to control only in the interests of amenity and public safety, taking account of cumulative impacts.'

In this instance, the three signs are of varying sizes. All are of a similar design and type face but are all now non-illuminated. The sign over the main entrance doors, sign A, is set back from the site frontage and is quite small (1.54m by 0.64m) and does not have a significant impact on the appearance of the building and wider area. Sign C sits on the end gable elevation of the 1950/60s hall extension some 3.4m above ground level and is 2.96m by 0.7m. Whilst not insubstantial in scale, the blank gable wall it is positioned upon

is also quite large ensuring that the sign does not look out of keeping nor does it detract neighbours visual amenity. The final sign sought 'B' is located to the Weelsby Road frontage and is again positioned on the 1950/60's building. This is the largest sign proposed at 4.75m by 1.12m. It is positioned slightly off centre, some 2.3m above ground level. The sign has caused significant objection from the local community due to its size and illumination. The applicant has recognised these concerns and has agreed to forgo the illumination. This will reduce the prominence of the sign after dark. The sign, however, is otherwise to be determined as installed. Whilst, it is accepted that sign 'B' is large, it is positioned on a large building, some 21m wide by 6.5m in height to eaves. In many ways, unlike the locally listed section of the mosque, this hall building is utilitarian in character with limited features to break its massing. As such the sign, which is positioned below the dark grey windows, work together to break up this massing in an acceptable manner. The choice of colours also works well with the existing pallet of materials on site. It is also the only sign which is attached to this building, creating a clean uncluttered appearance.

It is noted that, a number of objections state that the signage is not of a traditional design or scale as seen in other religious institutions, or other structures found within residential areas. Whilst noting this, Policy 22, does not outline any specific limitations/ requirements for these types of uses and/or areas. Whilst the site incorporates a traditionally designed and indeed locally listed former church building the actual building the sign is attached to is very utilitarian in appearance and dominates the frontage. The Heritage Officer has not raised any concerns from a heritage perspective recognising the nature of this more modern structure, upon which the sign is placed. In this way, a traditional approach to signage is less critical and keeps the more historic sections of the building free from additional signage. Whilst located within a residential area, this is not a residential building but a large Class F1 - Learning and non-residential institution. As such the signage is commensurate with the size of the structure and does not appear out of keeping with it or the streetscene now that the illumination has been removed from this application. As such this is positive and it is considered that the signage proposed accords with Policies 5, 22 and 39 of the NELLP.

## 2) Public safety

All signage is against the wall of the mosque, which is set back from the property boundary and the public highway. As such the signage does not represent a safety concern for passing pedestrians or users of the building in terms of obstruction. Signage, however, can cause a distraction to highway users leading to accidents. Again the positioning of the signs parallel to the adjoining highway, mostly within set back positions limits the potential for them to be a distraction. Finally, their now non-illuminated nature removes any concern that the signs would be a dominating distraction to road users after dark. This overall stance is supported by the highways team who does not offer an objection to the scheme.

## 3) Other Issues

The application has attracted a number of objections and the applicant has sought to reduce concerns by removing the illumination. If advertisement consent is approved, it is

not possible to condition that the illumination installed is removed. As such the permission granted would be for non-illuminated signs only. The existing illumination of the signage erected would then be dealt with via other regimes.

Other comments within the neighbour comments relate to parking and noise as a result of activities at the site. These are not matters which, in this case can be considered through this application and should be investigated through enforcement regimes outside of the planning system.

## **CONCLUSION**

The proposed signage accords with the character and appearance of the buildings and streetscene maintaining visual amenity and maintaining public safety in acceptable manner in accordance with NELLP Policies: 5, 22 and 39.

## **RECOMMENDATION**

### **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**

- (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.

#### (3) Condition

The development is approved in accordance with the following plans :

RD:5897/01C Plans and Elevations

RD5897/02 B Block and Site Plan

RD:5897/03 Site Location Plan

#### Reason

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

### **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 adverts do not cause harm to the area character nor prejudice public safety and are acceptable under all other planning considerations. This proposal is approved in accordance with the North East Lincolnshire Local Plan 2013-2032 (adopted 2018), in particular policies 5, 22 and 39.

#### 2 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 amendments to respond to neighbour concerns.

DM/0357/25/ADV – GRIMSBY ISLAMIC CULTURAL CENTRE,  
79A WEELSBY RD, GRIMSBY



DM/0357/25/ADV – GRIMSBY ISLAMIC CULTURAL CENTRE,  
79A WEELSBY RD, GRIMSBY

