

## Planning Committee Dated: 10th June 2026

### Summary List of Detailed Plans and Applications

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<b>Recommendation: Approved with Conditions</b>	
<b>Item:</b>	<b>1</b>
<b>Application No:</b>	DM/0069/26/FUL
<b>Application Type:</b>	Full Application
<b>Application Site:</b>	Willows Social Club Crosland Road Grimsby North East Lincolnshire
<b>Proposal:</b>	Erect two storey and single storey extensions to side/rear to create ancillary space to the social club at ground floor and creation of self-contained flat at first floor, erect first floor extension to front to create archive room, installation of pitched roofs to existing flat roofed areas with various internal and external alterations and associated works (Amended Description)
<b>Applicant:</b>	Mr Karl Piddington Smith
<b>Case Officer:</b>	Bethany Loring

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<b>Recommendation: Approved with Conditions</b>	
<b>Item:</b>	<b>2</b>
<b>Application No:</b>	DM/0594/25/FUL
<b>Application Type:</b>	Full Application
<b>Application Site:</b>	Valley Cottage Hatcliffe Road West Ravendale North East Lincolnshire
<b>Proposal:</b>	Change of use of agricultural grassland to paddock, erect single storey outbuilding to include stables and associated stores, installation of new entrance gates, wall and pillars to front boundary to include driveway and courtyard with associated fencing, landscaping and works (Amended Plans received 12th January 2026 to revise stable design and boundary treatment to frontage and updated BNG details)
<b>Applicant:</b>	Mr Aidan Jones
<b>Case Officer:</b>	Bethany Loring

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**Recommendation: Approved with Conditions**

**Item:** 3

**Application No:** DM/0039/26/FUL

**Application Type:** Full Application

**Application Site:** 4 Kings Chase Barnoldby Le Beck North East Lincolnshire

**Proposal:** Erection of red brick wall to side and rear boundary to include hedge (Amended Description and Plans received 9th April 2026 to include hedge and amended red edge)

**Applicant:** Mr Mathew Allsopp

**Case Officer:** Bethany Loring

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**Recommendation: Refused**

**Item:** 4

**Application No:** DM/0845/25/OUT

**Application Type:** Outline Application

**Application Site:** Land Adj 61 Ings Lane Waltham North East Lincolnshire

**Proposal:** Outline application to erect two dwellings with garages and access to be considered (rec flood risk details - 26th mar)

**Applicant:** Mrs Hayley White

**Case Officer:** Lauren Birkwood

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**Recommendation: Approved with Conditions**

**Item:** 5

**Application No:** DM/0124/26/FUL

**Application Type:** Full Application

**Application Site:** 36 The Drive Waltham North East Lincolnshire DN37 0FB

**Proposal:** Variation of Conditions 2 (Approved Plans) to allow for revised layout of Plot 2 with supporting information relating to Conditions 3 (Materials), 4 (Drainage), 5 (Water Efficiency), 7 (Construction Traffic Management Plan), 8 (Access) and 10 (Landscaping) pursuant to DM/0944/25/FUL - amended plan (landscaping and highways) - rec 22-04-2026

**Applicant:** Mr & Mrs P Ledley

**Case Officer:** Lauren Birkwood

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**Recommendation: Refused**

**Item:** 6

**Application No:** DM/0864/25/FUL

**Application Type:** Full Application

**Application Site:** Land Adj Ashby View Barton Street Ashby Cum Fenby North East Lincolnshire

**Proposal:** Alterations to vehicular access and erection of a detached dwelling with Juliet balcony to rear. Remove existing outbuilding to rear of site, creation of menage and stable block for domestic use. Installation of sewerage treatment plant and associated works

**Applicant:** Mrs L Appleyard

**Case Officer:** Lauren Birkwood

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**Recommendation: Approved with Conditions**

**Item:** 7

**Application No:** DM/0204/26/FUL

**Application Type:** Full Application

**Application Site:** 56 Westfield Road Waltham North East Lincolnshire DN37 0DX

**Proposal:** Erect single storey extension to form link between existing dwelling and garage, erect first floor extension to side with associated works

**Applicant:** Mrs Jo Mason

**Case Officer:** Becca Soulsby

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**PLANNING COMMITTEE - 10th June 2026**

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

**APPLICATION No: DM/0069/26/FUL**

**APPLICATION TYPE: Full Application**

**APPLICATION SITE: Willows Social Club , Crosland Road, Grimsby, North East Lincolnshire, DN37 9DS**

**PROPOSAL: Erect two storey and single storey extensions to side/rear to create ancillary space to the social club at ground floor and creation of self-contained flat at first floor, erect first floor extension to front to create archive room, installation of pitched roofs to existing flat roofed areas with various internal and external alterations and associated works (Amended Description)**

**APPLICANT:**

Mr Karl Piddington Smith  
Carmand Ltd  
Willows Social Club Crosland Road  
Grimsby  
North East Lincolnshire  
DN37 9DS

**AGENT:**

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

**DEPOSITED: 29th January 2026**

**ACCEPTED: 13th February 2026**

**TARGET DATE: 10th April 2026**

**PUBLICITY EXPIRY: 31st March 2026**

**AGREED EXTENSION OF TIME DATE:**

**CONSULTATION EXPIRY: 16th March 2026**

**CASE OFFICER: Bethany Loring**

**PROPOSAL**

The proposal seeks to erect two storey and single storey extensions to the side/rear to create ancillary space to the social club at the ground floor and creation of a self-contained flat at the first floor, to erect a first floor extension to the front to create an archive room, installation of pitched roofs to existing flat roofed areas with various internal and external alterations and associated works.

The application is brought to planning committee following the number of objections from neighbours.

## **SITE**

The existing property houses both the social club, Willows Social Club, and a former mental health care operation facility, known as Pure Care Solutions, contained within the overall footprint however separate from one another. However, Pure Care Solutions has since permanently closed. The site is within Wingate Parade Local Centre (LC16). The building sits centrally within the site with Crosland Road and Willows Mews surrounding the site boundaries. The wider site to the southeast is made up of car parking with residential properties to the northeast and southwest.

## **RELEVANT PLANNING HISTORY**

DC/792/08/FRE - Part change of use to offices, extension and alterations and installation of security shutters - Approved with Conditions.

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

### National Planning Policy Framework (2025)

- NPPF5 - Delivering a sufficient supply of homes
- 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)

- PO33 - Flood risk
- PO34 - Water management
- PO41 - Biodiversity and Geodiversity
- PO42 - Landscape
- PO5 - Development boundaries
- PO22 - Good design in new developments
- PO23 - Retail hierarchy and town centre develop
- PO28 - Local centres

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**

Highways Officer - CTMP requested. Submitted and deemed acceptable. No objections.

Heritage Officer - No input required.

Environment Agency - No objection. Flat is at first floor. Advice relating to overtopping, flood warning and evacuation and flood warnings.

Drainage Officer - Sustainable drainage condition recommended.

Environmental Health - Hours of construction/demolition condition and no amplified external music condition, soundproofing and license informative.

Trees and Woodlands Officer - No objection in principle.

Ecology Officer - Satisfied with BNG metric.

### Neighbour Representations

Objections have been received from the following addresses broadly on the grounds of issues with existing parking, increased traffic, noise and disturbance, anti-social behaviour, litter, overlooking and loss of privacy.

11 Crosland Road, Grimsby  
13 Crosland Road, Grimsby  
15 Crosland Road, Grimsby  
17 Crosland Road, Grimsby

## **APPRAISAL**

The material planning considerations are:

1. Principle of Development
  2. Design and Visual Impact to the Area
  3. Impact on Neighbours
  4. Drainage and Flood Risk
  5. Highways and Parking
  6. Landscaping, Ecology and BNG
- 
1. Principle of Development

The application site is located within the development area of Grimsby, and as such Policy 5 of the North East Lincolnshire Local Plan 2013-2032 (Adopted 2018) applies. There is nothing in Policy 5 which restricts this type of development in principle. The area

surrounding the site features a range of uses, including residential and commercial. The neighbouring properties that directly adjoin the application site are in commercial use, to the north, with some residential properties to the east and west. The site also falls within Wingate Parade Local Centre (LC16) and therefore Policy 28 also applies. This policy supports proposals which are appropriate to the scale and character of the Local Centre. Given that the use of the site would be retained, with works that only enhance this existing provision, it is therefore considered that the development is acceptable and proportionate to this local centre in principle.

The principle of development is therefore acceptable provided that the proposal does not give rise to significant issues in terms of amenity, flood risk, drainage, ecology and that the design is in accordance with policies 5, 22, 28, 33, 34, 41 and 42 of the North East Lincolnshire Local Plan 2013-2032 (Adopted 2018) and sections 5, 12, 14 and 15 of the NPPF.

## 2. Design and Visual Impact to the Area

The single storey and two storey extensions would adjoin one another and be positioned to the rear of the building. It would project a total of 14.6 metres, 9.6 metres at first floor, covering an overall width of 13.8 metres. The overall eaves height would be 4.8 metres, and the maximum overall height would be 7.1 metres with a pitched roof to the two-storey element and a hipped roof to the single storey element. This addition would provide ancillary facilities to the social club, at the ground floor, to include a bar, kitchen, seating, games area and toilets with a new entrance point. To the first floor, a new three-bedroom flat would be created however, access would be taken from the ground floor to the side. The extension would include window and door openings to all elevations.

A first-floor extension would be erected above the existing office positioned within the proportion of building which serves the former Pure Care Solutions operation. This would project 12.5 metres covering a width of 6.7 metres. The eaves height would be 5 metres and the maximum overall height would be 6.5 metres with a hipped roof incorporated into the design. This addition would provide an archive room adjoining the existing first floor office space. Window openings would be installed to the front and side elevations.

The existing flat roofs to the front and side would be replaced with a new hipped roof which would increase the height from 3.6 metres to 4.1 metres.

The extensions would be constructed of red brickwork with red concrete roof tiles which are similar in appearance to the existing building. Furthermore, the openings would be constructed of white uPVC.

The works would be visible from the host street due to the position of these and the open nature of the site. The site has a series of eaves and ridge heights. The position and layouts would ensure an acceptable scale and design against the existing building and to neighbours, specifically in relation to the ridge heights. Developments of a similar design and nature are not uncommon in this part of Grimsby. Equally, such additions would not

be out of keeping in this mixed context.

It is therefore considered to be in accordance with Policies 5 and 22 of the North East Lincolnshire Local Plan 2013-2032 (Adopted 2018) and Section 12 of the NPPF.

### 3. Impact on Neighbours

The site is positioned in an already established area of commercial businesses and has an established use. The land is allocated as a Local Centre. Commercial operators exist to the north and south mainly and it is not considered that the works to extend the building would adversely impact on them either in terms of increased use and activity or scale and position. The proposal would remain ancillary to the existing operation.

There have been objections received from residential neighbours positioned along Crosland Road, to the west. It is noted that concerns relating to noise and disturbance have been raised along with other matters. As set out the existing site has an existing use and it is the additional impacts arising from the proposals which requires careful consideration. The works would be positioned some 40 metres away from 13 Crosland Road. The two-storey element would be positioned behind the existing building screening all the works to the upper floor. There would be no new openings facing these neighbours and therefore there would be no overlooking or loss of privacy as a result. In regard to the neighbours to the east, along Willows Mews, the two-storey element would sit closer and would include openings to this elevation however, these would serve bedrooms at first floor and the kitchen, cellar and entrance door at ground floor with a door also providing access to the flat above. This is not considered to be an unusual arrangement given the levels of separation in scale or operation.

The flat would form managers accommodation, associated with the social club, therefore the impact to future occupiers would be minimal given that this is directly linked with that of the use itself.

It is accepted that levels of noise could increase given the expansion of existing facilities. Additionally the impacts would extend closer to Willows Mews. The Environmental Health Officer has set out that soundproofing will need to be to Building Regulations and that there will need to be a restriction to prevent loudspeakers or amplified music. Conditions and informatives are recommended for these. Additionally, it is likely through separate Environmental controls, the premise license will need to be updated to reflect the increased provision and that this will likely set out additional measures which need to be adhered to, separate to this application.

With measures in place, it is considered the proposal would not be detrimental to neighbouring amenity in this instance. The proposal, subject to conditions, is acceptable in accordance with Policy 5 of the North East Lincolnshire Local Plan 2013-2032 (Adopted 2018) in relation to amenity.

#### 4. Drainage and Flood Risk

Policy 33 of the Local Plan relates to flood risk. The proposal does include an increase to the built form.

The site is within the Climate Change (2070-2125) Zone on the Environment Agency Maps therefore this is treated as Flood Zone 2. The Environment Agency raise no objections and have recommended a Flood Warning and Evacuation Plan which has been included as a prior occupation condition. The flat is at first floor only.

The Drainage Officer has requested a sustainable drainage condition which has been included.

The proposal is acceptable is in accordance with Policies 5, 33 and 34 of the North East Lincolnshire Local Plan 2013-2032 (Adopted 2018) in relation to flood risk and drainage.

#### 5. Highways and Parking

The site is situated within a sustainable area, which is located within the Local Centre which provides a series of local conveniences. It is therefore considered that this area is within a sustainable area therefore reducing the reliance for personal car travel.

Whilst the comments relating to parking are noted, the area does contain traffic management mechanisms, in the form of double yellow line restrictions, to prevent parking in unacceptable locations. In addition, the site benefits from ample parking to the south as well as adjacent. The proposal whilst introducing relatively large extensions is not expected to materially impact the highway network.

The Highways Officer has raised no objections to the scheme. A Construction Traffic Management Plan was requested and has been submitted upfront and has been deemed acceptable.

Therefore, it is considered that the development accords with Policy 5 of the North East Lincolnshire Local Plan 2013-2032 (Adopted 2018) in relation to highway considerations, safety and parking.

#### 6. Landscaping, Ecology and BNG

The works are subject to the mandatory BNG requirements as the proposal would affect more than 25sqm of habitat.

A BNG Metric has been provided to confirm the details of the site, and it is proposed that three small trees would be planted to the northeast in order to achieve the gain on site. The Ecology Officer and Trees and Woodlands Officer have reviewed the details and confirmed that this is acceptable. Conditions are required.

It is therefore considered that the proposal accords with Policy 41 and 42 of the North East Lincolnshire Local Plan 2013-2032 (Adopted 2018).

## **CONCLUSION**

In conclusion, it is considered that the proposed development would accord with Policies 5, 22, 23, 28, 33, 34, 41 and 42 of the North East Lincolnshire Local Plan 2013-2032 (Adopted 2018) and Sections 5, 12, 14 and 15 of the NPPF. The application 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 in accordance with the following plans:

Site Location Plan - RD5948-01A

Block Plan - RD5948-05A

Proposed Floor Plan - RD5948-03

Proposed Elevations and Roof Plan - RD5948-04A

#### **Reason**

In the interests of proper planning and in order to comply with Policies 5, 22, 23, 28, 33, 34, 38, 41 and 42 of the North East Lincolnshire Local Plan 2013-2032 (Adopted 2018).

#### **(3) Condition**

The proposed development shall be constructed using materials as specified within the application form received 29th January 2026 unless otherwise first approved in writing by the Local Planning Authority.

#### **Reason**

This condition is imposed in the interests of design considerations in the context of the existing buildings in order to comply with Policy 5 of the North East Lincolnshire Local

Plan 2013-2032 (Adopted 2018).

(4) Condition

No development above base course level shall commence until a final scheme for the sustainable provision of surface water drainage has been submitted to and approved in writing by the Local Planning Authority. The development shall then be built out in accordance with the approved details and the approved drainage implemented prior to any occupation which shall be retained thereafter.

Reason

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

(5) Condition

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

Reason

To protect neighbours and to accord with Policy 5 of the North East Lincolnshire Local Plan 2013-2032 (Adopted 2018).

(6) Condition

The development shall be built out in accordance with the submitted Construction Traffic Management Statement ref:RD5948 unless otherwise approved in writing by the Local Planning Authority.

Reason

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

(7) Condition

Prior to any occupation of the development, a Flood Warning and Evacuation Plan shall be submitted to and approved in writing with the Local Planning Authority. Once approved, the development shall be carried out and occupied in accordance with the agreed Flood Warning and Evacuation measures for the lifetime of the development unless otherwise agreed in writing with the Local Planning Authority.

Reason

To ensure safety in the event of a flood for the occupants of the proposed development

and future occupants and in accordance with Policy 33 of the North East Lincolnshire Local Plan (Adopted 2018).

(8) Condition

The first floor flat shall be used and occupied only in conjunction with and ancillary to the existing social club known as Willows Social Club and shall not be let, sold or rented separately from the main use.

Reason

This condition is imposed as the proposed accommodation is only considered acceptable as ancillary accommodation in accordance with Policy 5 of the North East Lincolnshire Local Plan 2013-2032 (Adopted 2018).

(9) Condition

There shall be no loudspeakers or external amplified music.

Reason

To protect the amenities of nearby residents and to accord with Policy 5 of the North East Lincolnshire Local Plan 2013-3032 (Adopted 2018).

(10) Condition

Development shall not commence until a Landscape Ecological Management Plan has been submitted to and approved in writing by the Local Planning Authority. Development shall then be implemented and managed in accordance with the Landscape Ecological Management Plan unless otherwise agreed in writing with the Local Planning Authority.

Reason

In the interest of habitat and bio-diversity improvement and protection in accordance with Policies 41 and 42 of the North East Lincolnshire Local Plan 2013-2032 (Adopted 2018).

(11) Biodiversity Net Gain

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

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

The planning authority, for the purposes of determining whether to approve a Biodiversity Gain Plan if one is required in respect of this permission, would be North East

Lincolnshire Council, or the Secretary of State (where they have determined under sections 62A, 76A or 77 of the Town and Country Planning Act 1990 (as amended) that such applications must be made to them) or the Planning Inspectorate or Secretary of State where they have so specified in determining an appeal under s 78 of the Town and Country Planning Act 1990 (as amended).

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

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

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

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

1. The application for planning permission was made before 12 February 2024.
2. The planning permission relates to development to which section 73A of the Town and Country Planning Act 1990 (planning permission for development already carried out) applies.
3. The planning permission was granted on an application made under section 73 of the Town and Country Planning Act 1990 and
  - (i) the original planning permission to which the section 73 planning permission relates\* was granted before 12 February 2024; or
  - (ii) the application for the original planning permission to which the section 73 planning permission relates was made before 12 February 2024.
4. The permission which has been granted is for development which is exempt being:
  - 4.1 Development which is not 'major development' (within the meaning of article 2(1) of the Town and Country Planning (Development Management Procedure) (England) Order 2015) where:
    - i) the application for planning permission was made before 2 April 2024;
    - ii) planning permission is granted which has effect before 2 April 2024; or

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

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

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

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

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

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

4.5 Self and Custom Build Development, meaning development which:

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

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

Irreplaceable habitat

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

The Biodiversity Gain Plan must include, in addition to information about steps taken or to be taken to minimise any adverse effect of the development on the habitat, information

on arrangements for compensation for any impact the development has on the biodiversity of the irreplaceable habitat.

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

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

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

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

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

## **Informatives**

### **1 Reason for Approval**

The Local Planning Authority has had regard to development plan policies and especially those in the North East Lincolnshire Local Plan. The proposal would not harm the area character or residential amenity and is acceptable under all other planning considerations. This proposal is approved in accordance with the North East Lincolnshire Local Plan 2013-2032 (adopted 2018), in particular policies 5, 22, 23, 28, 33, 34, 41 and 42.

### **2 Informative**

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

In accordance with paragraph 187 of the National Planning Policy Framework, the Local Authority has worked in a positive and proactive manner by determining the application in a timely manner.

3 Informative

Please note that you may also require Building Regulations. You are advised to contact them in advance of work on site commencing (Tel: 01472 326289 - Option 2). Soundproofing shall be installed in line with the requirements under Building Regulations.

4 Informative

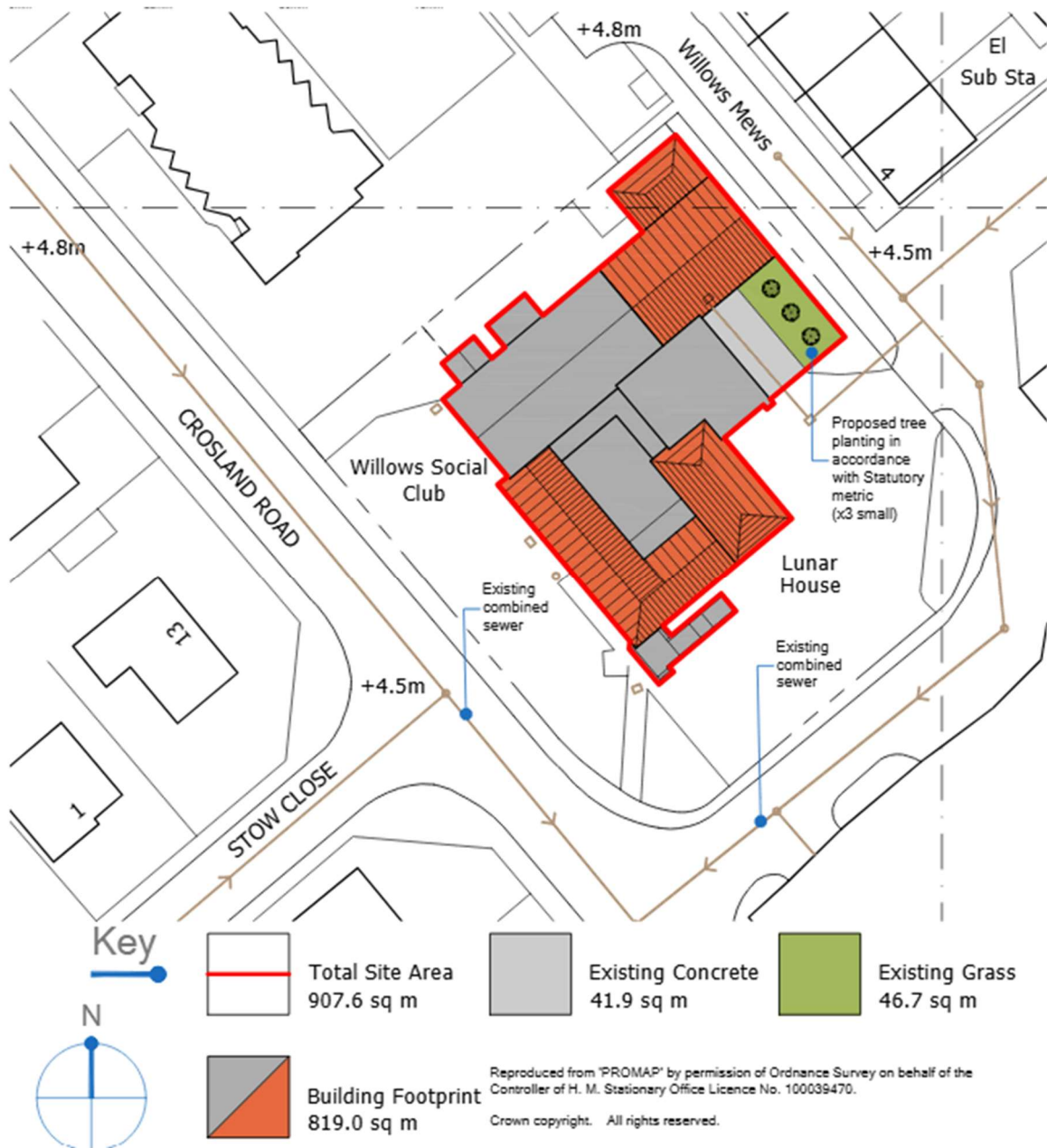
The applicant's attention is drawn to the comments made by the Environment Agency received 12th March 2026.

5 Informative

You may require a change to the premise license and you should make your own enquiries in this regard.



DM/0069/26/FUL – WILLOWS SOCIAL CLUB, CROSLAND ROAD, GRIMSBY



**PLANNING COMMITTEE - 10th June 2026**

**ITEM: 2**                      **RECOMMENDATION: Approved with Conditions**

**APPLICATION No: DM/0594/25/FUL**

**APPLICATION TYPE: Full Application**

**APPLICATION SITE: Valley Cottage, Hatcliffe Road, West Ravendale, North East Lincolnshire, DN37 0RY**

**PROPOSAL: Change of use of agricultural grassland to paddock, erect single storey outbuilding to include stables and associated stores, installation of new entrance gates, wall and pillars to front boundary to include driveway and courtyard with associated fencing, landscaping and works (Amended Plans received 12th January 2026 to revise stable design and boundary treatment to frontage and updated BNG details)**

**APPLICANT:**  
Mr Aidan Jones  
C/o Agent

**AGENT:**  
Mr Liam Riggall  
Lincs Design Consultancy  
12 Vickers Lane  
Louth  
LN11 9PJ

**DEPOSITED: 2nd July 2025**

**ACCEPTED: 30th July 2025**

**TARGET DATE: 29th October 2025**

**PUBLICITY EXPIRY: 2nd February 2026**

**AGREED EXTENSION OF TIME DATE:**

**CONSULTATION EXPIRY: 23rd August 2025**

**CASE OFFICER: Bethany Loring**

**PROPOSAL**

The proposal seeks to change the use of the agricultural grassland to a paddock, erect a single storey outbuilding to include stables and associated stores, installation of new entrance gates, a wall and pillars to the front boundary to include a driveway and courtyard with associated fencing, landscaping and works

This would be for private use only and ancillary to the domestic nature of the site as existing. The land is currently categorised as agricultural and therefore a change of use

to paddock is required.

The application is brought to planning committee following objections from neighbours.

## **SITE**

The site is located between the villages of East Ravendale and Hatcliffe in the open countryside and within the Lincolnshire Wolds National Landscape. The applicant also owns the mature woodland to the north known as Browns Bottom Plantation and approximately 2ha of agricultural land to the east of the cottage. The previously approved dwelling has now been mostly completed however some construction work is still present on the site.

Generally, the site rises from the south to the north away from the road. There is a residential neighbour directly to the west of the site known as Highfield. Regarding boundary treatments for the housing part of the site the northern boundary is formed by the woodland, the eastern boundary has a hedge along it, the southern boundary is open to the road, and the western is a mixture of hedging and trees with Highfield. The agricultural land is open to the north, east and south and shares the western boundary with the site for the dwelling.

## **RELEVANT PLANNING HISTORY**

DC/819/12/WOL - Demolish existing cottage and erect new detached two storey house - Approved with Conditions

DM/0350/21/FUL - Demolish an existing dwelling, erect new dwelling with a detached garage, a detached barn / stables block with boundary treatments, access, landscaping and boundary ditches. - Refused and Dismissed at Appeal

DM/0060/23/FUL - Demolish existing dwelling and erect replacement dwelling and infrastructure - Approved with Conditions

DM/0543/24/FUL - Variation of Condition 2 (Approved plans) pursuant to DM/0060/23/FUL for amendments to dwelling to include single storey extension to side with rooflights, internal and external alterations to include additional windows and roof lights. Extension above garage to provide a bedroom with ensuite, installation of dormer to side elevation and erection of 1.8m high garden wall - amended plans July 2024 - Approved with Conditions

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

National Planning Policy Framework (2025)

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

PO33 - Flood risk

PO34 - Water management

PO41 - Biodiversity and Geodiversity

PO42 - Landscape

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**

Environmental Health - Odour management plan required. Submitted and deemed acceptable and to be adhered to.

Lincolnshire Wolds National Landscape - Concerns relating to excavation and soil management, potential harm to habitats and water quality, proximity of works, scale of structure, urbanising effect of the proposal, not in-keeping with rural setting, mass of built form not considered to enhance or conserve the National Landscape, potential harm in terms of visual impact and concerns relating to lack of information on lighting.

Drainage Officer - Sustainable drainage system required. Details provided and soakaway deemed acceptable.

Anglian Water - No comment.

Highways Officer - Approval with driveway material and CTMP conditions.

Humberside Fire and Rescue - Informative advice for access and water supplies.

Heritage Officer - No input required.

Environment Agency - No comment.

Trees and Woodlands Officer - Lack of detail provided in regard to existing Sycamore tree however acknowledges this has been approved for removal under a previous

permission.

Ecology Officer - BNG metric is acceptable, BNG condition required as significant. LEMP condition and standing advice for mammals.

Lincolnshire Wildlife Trust - No comment.

Cadent Gas - No objection, informative advice.

Environmental Health Enforcement Officer - Informative advice regarding animal waste.

### Neighbour Representations

Objections have been received from the following addresses broadly on the grounds of not in-keeping and out of character, concerns with ongoing approved works, debris and mud on the road, traffic and access concerns, reference to previous refusal and history, concerns relating to potential further development, visual intrusion in a sensitive area, urbanising effect, undermining rural character, permanent harm to rural landscape, drainage issues, cumulative impact, concerns on impact to the Lincolnshire Wolds Landscape, national and local planning policy considerations, loss of agricultural land, biodiversity, impact on rural amenity and precedent. Reference is made to the previous appeal being dismissed.

Bungalow 1, Priory Farm, West Ravendale  
Bungalow 2, Priory Farm, West Ravendale  
Crossways, The Avenue, East Ravendale  
6 Cornfield Close, Grimsby  
Highfield, Hatcliffe Road, West Ravendale  
489 Laceby Road, Grimsby  
6 Leen Close, Nottingham  
Montrose, Main Road, Barnoldby Le Beck  
Priory Cottage, West Ravendale  
Top Farm, West Ravendale  
9 Waltham Road, Grimsby

### Other Representation

Civic Society - No issues.

## **APPRAISAL**

The material planning considerations are:

1. Principle of Development
2. Impact on the Character of the Area, National Landscape and Visual Amenity
3. Impact on Neighbouring Land Uses

4. Highways and Parking
5. Drainage and Flood Risk
  
1. Principal of Development

The proposal is for the development on land at Valley Cottage, Hatcliffe Road, to change the use of the land to a paddock and erect a stable building. This would be for private use only for the occupier of the adjacent dwelling.

The site is located outside of any defined settlement boundary on the North East Lincolnshire Local Plan 2013-2032 (Adopted 2018) (NELLP) and therefore considered to be open countryside. As a private equine use, associated to an existing dwelling, the development is acceptable in principle under Policy 5 of the NELLP. The proposed stable block details 5 stables, a tack and feed room and a barn for machinery. The overall land area is circa 2ha (5 acres).

It then falls to judge the site-specific impacts of the development to include the impact on the character of the area which is National Landscape (former AONB) and the impact on neighbouring land uses.

2. Impact on the Character of the Area, National Landscape and Visual Amenity;

It is noted that there have been objections received that cite the impact on the Lincolnshire Wolds National Landscape as being significant and detrimental. It is noted that the NELLP and the NPPF requires the same level of consideration to be given to the intrinsic quality of National Landscapes as National Parks. Furthermore Policy 42 of the NELLP has regard to the impact of development on the surrounding landscape.

It is acknowledged that the proposed stable building would be visible in the immediate and somewhat wider area. Views to the site would be extensive from Hatcliffe Road but also the B1203 and the public bridleway to the south. It is noted that the public bridleway to the south, and also Hatcliffe Road leading to Hatcliffe, is part of the Wanderlust Way, NELCs nationally designated walking route.

The comments from the Lincolnshire Wolds National Landscape are noted and acknowledged. Concerns are raised by the consultee. However, it is considered that buildings of this nature and scale are commonplace in rural settings such as this. Indeed, an equestrian use is most suited to an open countryside location. A stable is akin to the use of the paddock and provides the facilities required for such a use. The scale of the proposed stable block has also been raised as a concern and its prominence in the local area. However, it is considered that the size and scale of the stable block is relatively modest being single storey and not extensive in ground area. It will provide accommodation appropriate to the dwelling at the site and the land available to it. It is not unusual to see traditional domestic outbuildings of this scale. It has been designed as a traditionally formed brick and tile 'C' shaped block. This is a common design in the wider area and across the National Landscape for agricultural buildings. Furthermore, whilst the

position of the stable block would sit towards the frontage of the site, this would sit close to the existing dwelling itself which further assimilates the building into the wider site given its ancillary use and positioning.

In addition, to help soften the development, elements of landscaping scheme have been indicated to include trees and hedging along the southern boundary. It also assists with increasing and improving bio-diversity on the site which is a key consideration of Policy 41 of the NELLP.

It is noted that there is a previous appeal decision associated with the site which include the erection of stable blocks. The appeal decision for a house and outbuildings concluded that the previous scheme did not preserve the landscape and scenic beauty of the National Landscape. It is important to note that the overall size and scale of the building have been reduced significantly as has its position. Given this reduction in size and scale and the altered positioning of the stable block, presenting ancillary to the domestic house, it is considered that the scheme is much different and now not harmful.

Comments have been received that highlight the potential for the stable block to be used commercially or changed to a dwelling at a later date. The application has been submitted on the basis of private equine use and to ensure this is the case a condition is recommended restricting the use to the private stabling of horses and equine use only.

It is therefore considered that the proposed development would not offer harm to the immediate or wider area or the designation as a National Landscape. The proposal therefore accords with Policies 5, 22 and 42 of the NELLP.

### 3. Impact on Neighbouring Land Uses;

The site is located in the open countryside and only has one immediate residential neighbour, known as Highfield, to the west of the site. The stable building would be positioned to the east of the dwelling and would sit over 45 metres from the boundary, at the closest point, and over 60 metres from the side elevation of Highfield. The building would be single storey, at a maximum height of 4.2 metres. It is also noted that there are strong boundary hedges and trees that provide a level of screening.

It is considered that the proposed development would be in a position and of a scale that would not result in an unduly detrimental impact on the neighbouring properties residential amenities and in particular those of Highfield to the west of the site. There would be no adverse massing or overlooking issues. There are other residential properties in the location, but these are significantly further away and would not be impacted upon. An odour management plan has been submitted in relation to the equine use.

### 4. Highways and Parking;

The site has an existing access point to the front which would remain and therefore no

new access would be created. However, some alterations would be made to the access point in the form of the installation of a new brick wall, with pillars, and gates to the access point. This would sit at a maximum height of 1.7 metres. The scheme has evolved somewhat and has resulted in the boundary treatment being altered and kept within the site as opposed to beyond the frontage.

The proposed development would not attract a significant increase in traffic movements given that this would be ancillary to the existing dwelling. The nature and scale of the proposal means that the overall number of traffic movements would be minimal and similar to that occurring currently.

The scheme has been considered by the Highways Officers, in terms of highway safety and amenity, and no objections have been raised. A condition for a Construction Traffic Management Plan has been recommended and included to ensure that this will be dealt with in a suitable way.

On the basis of highways, parking and safety, the proposal accords with policy 5 and 38 of the NELLP.

#### 5. Drainage and Flood Risk;

The site is located in flood zone 1 and it is therefore surface water drainage that is the key consideration.

The proposal includes details of a sustainable drainage system in the form of a soakaway to serve the new stable building. The Drainage Officer has reviewed the details and considers that this approach is an acceptable method of dealing with the surface water. Furthermore, the Environment Agency and Anglian Water have raised no comments.

The proposal is acceptable in flood risk terms with the inclusion of conditions and accords with Policies 33 and 34 of the NELLP.

#### 6. Ecology and Landscaping;

The site has a number of trees on it however these are situated away from the area of works. The application has been submitted with detailed plans to show all new tree and hedge planting.

The Trees and Woodlands Officer has reviewed the details and raises no concerns with the proposal. Comments relating to the existing sycamore tree are noted however, it is important to note that this has been approved for removal under the previous permission. The proposed development with the inclusion of the landscaping elements is considered to be acceptable in accordance with Policy 42 of the NELLP.

The development is subject to BNG requirements. The proposal illustrates that the proposal would supply an "on-site" provision which is the most preferable option. The

Ecology Officer has reviewed the details and has confirmed that the BNG metric is acceptable and deems the gains to be significant. It is noted that should any changes occur, this would need to be updated as a result.

The proposal is considered to be in accordance with Policies 5, 22, 41 and 42 of the NELLP.

## **CONCLUSION**

In conclusion, it is considered that the proposal would be acceptable in the surrounding area and would not harm the appearance and character of the National Landscape. The proposal does not present any detrimental impacts with regard to local and national planning policy considerations and so is recommended for approval in accordance with Policies 5, 22, 33, 34, 41 and 42 of the NELLP with conditions.

## **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 will be carried out in accordance with the following plans:

Site Location Plan and Topographical Plan - LDC-4031-06A

Proposed Block Plan and Site Section - LDC-4031-07G

Proposed Floor Plan and Elevations (Stable and Boundary) - LDC-4031-08C

Existing and Proposed BNG Plans - LDC-4031-09A

#### **Reason**

This condition is imposed in the interests of design considerations in the context of the existing buildings in order to comply with Policy 5 of the North East Lincolnshire Local Plan 2013-2032 (Adopted 2018).

(3) Condition

The proposed development shall be constructed using materials specified within the application form received on the 17th July 2025 unless otherwise first approved in writing by the Local Planning Authority.

Reason

This condition is imposed in the interests of design considerations in the context of the existing buildings in order to comply with Policies 5 and 22 of the North East Lincolnshire Local Plan.

(4) Condition

The hereby approved stable block and paddocks shall be used for the private stabling of horses only in connection with the existing dwelling and not for any means of commercial livery/operation.

Reason

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

(5) Condition

The development shall be carried out in accordance with the details as shown on drawing no. LDC-4031-07G, relating to the soakaway, unless otherwise approved in writing by 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 Policies 33 and 34 of the North East Lincolnshire Local Plan 2013-2032 (Adopted 2018).

(6) Condition

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

Reason

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

(7) Condition

The development shall be operated in strict accordance with the Odour Management Plan and in line with the mitigation measures, as stated within section 7. These shall be adhered to at all times.

#### Reason

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

#### (8) Condition

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

1. Contact details of the person with responsibility for the implementation of the CTMP;
2. The expected number, types and size of vehicles during the entire construction period;
3. The proposed daily hours of operation during the construction period;
4. Details of on-site parking provision for construction related vehicles;
5. Details of on-site storage areas for materials and any construction compound, also relating to trees;
6. Details of expected delivery schedules and how this will be managed to eliminate waiting on the public highway (i.e. call ahead or pre-booking scheduling system), if required; and
7. Details of wheel washing facilities (locations, types etc.).
8. Means of suppressing dust and noise.

Once approved, the CTMP and CMS shall be adhered to at all times during construction.

#### Reason

In the interests of local amenity and for highway safety reasons to accord with Policy 5 of the North East Lincolnshire Local Plan 2013-2032 (Adopted 2018).

#### (9) Condition

No part of the development hereby permitted shall be brought into use until all drives and any parking or turning areas are surfaced in a hard bound material (not loose gravel) for a minimum of 10m behind the Highway boundary. They shall then be maintained in such hard bound material for the life of the development.

#### Reason

To reduce the possibility of deleterious material being deposited on the public highway (loose stones, etc.) in accordance with Policy 5 of the North East Lincolnshire Local Plan 2013-2032 (Adopted 2018).

#### (10) Condition

The scheme of landscaping and tree planting shown on drawing no. LDC-4031-07G, shall be completed within a period of 12 months, beginning with the date on which

development began or within such longer period as may be first agreed in writing by the Local Planning Authority. All planting shall be adequately maintained for 5 years, beginning with the date of completion of the scheme and during that period all losses shall be replaced during the next planting season.

**Reason**

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

**(11) Condition**

The development shall not commence until a Habitat Management and Monitoring Plan (the HMMP), prepared in accordance with an approved Biodiversity Gain Plan and including:

- (a) a non-technical summary;
- (b) the roles and responsibilities of the people or organisation(s) delivering the HMMP;
- (c) the planned habitat creation and enhancement works to create or improve habitat to achieve the biodiversity net gain in accordance with the approved Biodiversity Gain Plan;
- (d) the management measures to maintain habitat in accordance with the approved Biodiversity Gain Plan for a period of 30 years from the completion of development; and
- (e) the monitoring methodology and frequency in respect of the created or enhanced habitat to be submitted to the local planning authority

has been submitted to, and approved in writing by, the local planning authority. The development shall be undertaken and operated in accordance with the details approved.

**Reason**

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

**(12) Condition**

Development shall not commence until a Landscape Ecological Management Plan has been submitted to and approved in writing by the Local Planning Authority. Development shall then be implemented in accordance with the Landscape Ecological Management Plan unless otherwise agreed in writing with the Local Planning Authority.

**Reason**

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

### (13) 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 require the approval of a biodiversity gain plan before development is begun because none of the statutory exemptions or transitional arrangements are considered to apply.

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

1. The application for planning permission was made before 12 February 2024.
2. The planning permission relates to development to which section 73A of the Town and Country Planning Act 1990 (planning permission for development already carried out) applies.
3. The planning permission was granted on an application made under section 73 of the Town and Country Planning Act 1990 and
  - (i) the original planning permission to which the section 73 planning permission relates\*

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

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

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

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

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

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

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

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

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

4.5 Self and Custom Build Development, meaning development which:

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

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

#### Irreplaceable habitat

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

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

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

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

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

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

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

## **Informatives**

### 1 Reason for Approval

The Local Planning Authority has had regard to development plan policies and especially those in the North East Lincolnshire Local Plan. The proposal would not harm the area character or residential amenity and is acceptable under all other planning

considerations. This proposal is approved in accordance with the North East Lincolnshire Local Plan 2013-2032 (adopted 2018), in particular policies 5, 22, 33, 34, 41 and 42.

2 Informative

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

In accordance with paragraph 187 of the National Planning Policy Framework, the Local Authority has worked in a positive and proactive manner by determining the application in a timely manner.

3 Informative

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

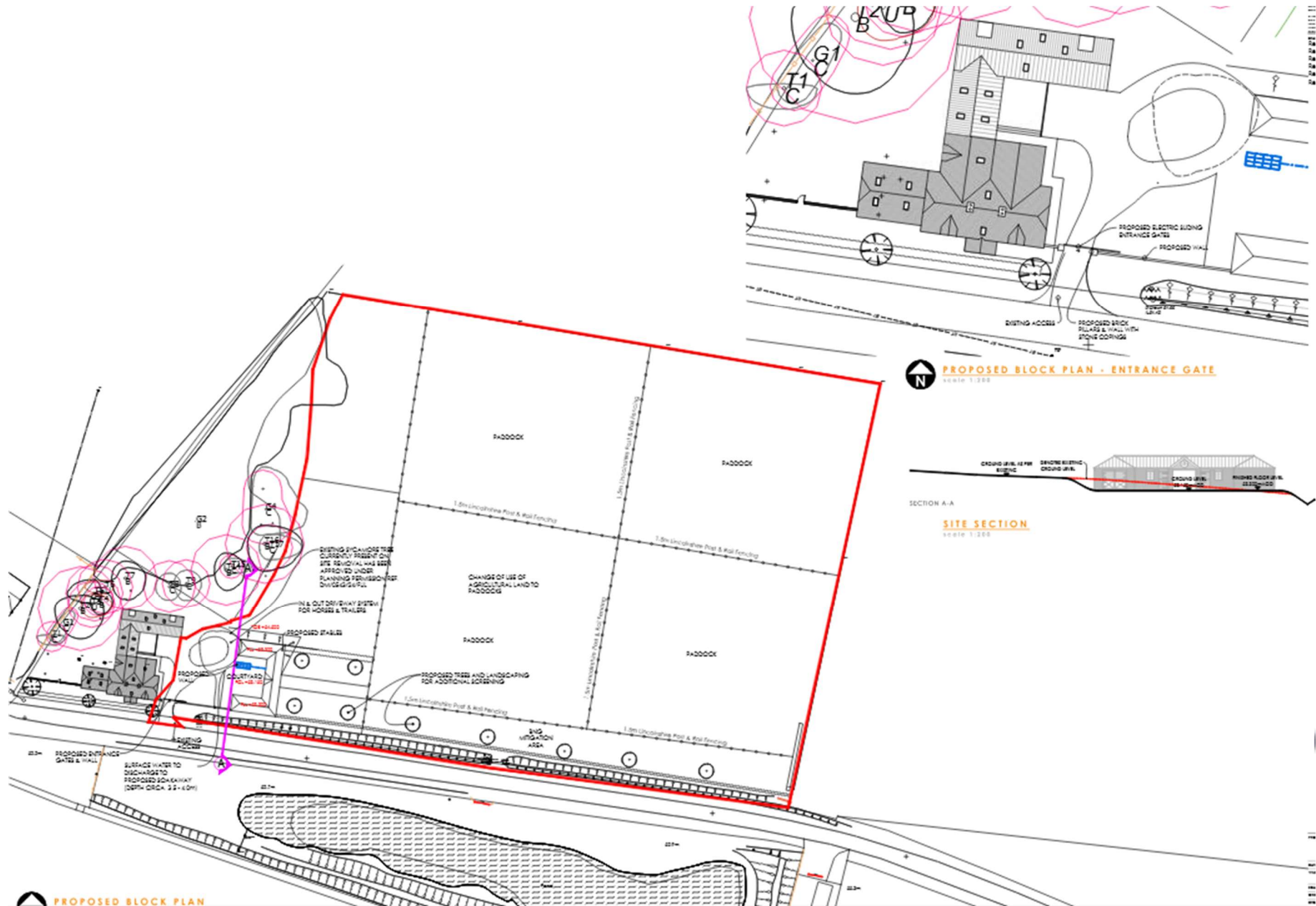
4 Informative

The applicant's attention is drawn to the comments made by Humberside Fire and Rescue, received 15th January 2026, and the Ecology Officer, received 13th May 2026.

DM/0594/25/FUL – VALLEY COTTAGE, HATCLIFFE ROAD, WEST RAVENDALE



DM/0594/25/FUL – VALLEY COTTAGE, HATCLIFFE ROAD, WEST RAVENDALE



**PLANNING COMMITTEE - 10th June 2026**

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

**APPLICATION No: DM/0039/26/FUL**

**APPLICATION TYPE: Full Application**

**APPLICATION SITE: 4 Kings Chase, Barnoldby Le Beck, North East Lincolnshire,**

**PROPOSAL: Erection of red brick wall to side and rear boundary to include hedge (Amended Description and Plans received 9th April 2026 to include hedge and amended red edge)**

**APPLICANT:**

Mr Mathew Allsopp  
8 Blue Bell Road  
Scarcho  
Grimsby  
North East Lincolnshire  
DN33 3AY

**AGENT:**

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

**DEPOSITED: 20th January 2026**

**ACCEPTED: 9th April 2026**

**TARGET DATE: 4th June 2026**

**PUBLICITY EXPIRY: 30th April 2026**

**AGREED EXTENSION OF TIME DATE:**

**CONSULTATION EXPIRY: 6th March 2026**

**CASE OFFICER: Bethany Loring**

**PROPOSAL**

The application seeks to erect a new red brick wall to the side and rear boundary to include a hedge at an existing detached dwelling.

The application is brought to planning committee following an objection from Barnoldby Le Beck Parish Council.

**SITE**

The site lies on the northern side of Barnoldby le Beck with Beck Farm Mews to the east

and the previously approved dwellings to the north and south and the open countryside to the west. All the approved dwellings are accessed off the same road as this site. The site has become developed with many of the plots fully constructed and occupied however some are still under construction. For this particular plot, it is not yet occupied and whilst the majority of the external works are completed, some works are still ongoing internally.

## **RELEVANT PLANNING HISTORY**

The site has an extensive and complicated planning history dating back to its initial concept and has had various amendments to the plots.

On this site;

DM/0951/14/OUT - Outline for the erection of 3 dwellings - Approved with Conditions

DM/1103/17/REM - Reserved matters application for 3 dwellings following outline approval under DM/0951/14/OUT - Approved with Conditions

DM/0971/21/REM - Variation of Condition 1 (Approved Plans) pursuant to DM/1103/17/REM to amend internal layout and include single storey rear extension to plot 6 - Approved with Conditions

DM/0878/21/REM - Variation of Condition 1 (Approved Plans) pursuant to DM/1103/17/REM to amend the house type of plot 5 - Approved with Conditions

DM/0262/22/REM - Variation of Condition 1 (Approved Plans) as granted on application DM/1103/17/REM to amend design of Plot 4 to include addition of rooms in the roof space, raise ridge height, alterations to internal layouts and amendments to window openings/positions - Approved with Conditions

DM/0843/22/REM - variation of Condition 1 (Approved Plans) pursuant to DM/0878/21/REM to amend the design and layout of Plot 5 - Approved with Conditions

DM/0117/23/REM - Variation of Condition 1 (Approved Plans) following DM/1103/17/REM to revise layout and dwelling design to Plot 6 - Approved with Conditions

DM/0180/23/REM - Variation of Condition 1 (Approved Plans) following DM/0843/22/REM to amend layout, position and design of dwelling and garage for Plot 5 - approved

DM/1055/23/REM - Variation of Condition 1 (Approved Plans) following DM/0180/23/REM to amend layout and design of Plot 5 - Approved with Conditions

Site to the north;

DM/0398/15/OUT - outline application with access, layout, scale, landscaping considered

for the erection of two dwellings - Refused / Allowed at Appeal

DM/1039/18/REM - Reserved Matters application for the erection of two detached dwellings and detached double garages with access, appearance, landscaping, layout and scale to be considered and Details in Discharge of Conditions 4 (Archaeology), 5 (Construction Management Plan), 6 (Surface Water Drainage), 7 (Ecology), 8 (Knotweed), 9 (Bin Store) and 10 (Access) pursuant to DM/0398/15/OUT - Approved with Conditions

DM/0294/20/CND - Details in discharge of condition 3 (Surface Water Drainage), 6 (Foundation Details), 8 (Water Reuse) and 9 (Remediation) pursuant to DM/1039/18/REM - Conditions Complied With

DM/0353/21/FUL - Variation of Conditions 1 (Approved Plans) and 2 (Materials) as granted on DM/1039/18/REM for amended layout/design of dwelling and garage (Amended Plans received 24th May 2021) - Approved with Conditions

DM/0863/21/REM - Variation of condition 1 (Approved Plans) and 2 (Materials) as granted on DM/1039/18/REM to amend house type and garage of plot 8 - Approved with Conditions

Site to the south;

DM/0279/14/OUT - Outline for the erection of 3 dwellings - Approved

DM/0230/17/REM - Reserved matters application for 3 dwellings further to DM/0279/14/OUT - Approved

DM/0311/20/FUL - Erect three dwellings with garages to include new access, parking and landscaping - approved

DM/1020/20/FUL - Variation of Condition 2 (Approved Plans) as granted on application DM/0311/20/FUL - amendments to layout and design, including balcony to rear and proposed entrance gates - Plot 3 - Approved with Conditions

DM/0084/21/FUL - Variation of Conditions 2 (Approved Plans) and 3 (External Materials) as granted on DM/0311/20/FUL for revision to house type, garage driveway layout and access and amended window materials for Plot 2 - Withdrawn

DM/0431/21/FUL - Variation of Condition 2 (Plans) as granted on DM/0311/20/FUL to amend layout and design - Approved with Conditions

DM/0653/21/FUL - Variation of Conditions 2 (Approved Plans) and 3 (External Materials) as granted on DM/0311/20/FUL for revised plans to include balcony, revised siting, drive, turning and access, landscaping and external materials for the walls, roof windows and doors - amended plans received November 2021 - Approved with Conditions

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

### National Planning Policy Framework (2025)

- 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
- PO33 - Flood risk
- PO42 - Landscape

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**

Barnoldby Le Beck Parish Council - Objects due to concerns relating to the loss of the laurel hedge, mix of boundary treatments and maintaining rural character.

Trees and Woodlands Officer - Concerns relating to loss of hedge and impact to rural character. Amended plans received to include a hedge, details now acceptable.

Drainage Officer - No comments.

Highways Officer - Approval no conditions.

Heritage Officer - No input required.

Public Rights of Way Officer - No effect to public right of way, footpath should not be obstructed during construction.

Ecology Officer - BNG exempt. Satisfied with hedge planting.

## Neighbour Representation

No neighbour representations received.

## **APPRAISAL**

The material planning considerations are:

1. Principle of Development
2. Design and Impact to the Character of the Area
3. Impact on Neighbours
4. Other Matters

1. Principle of Development

The application site is within the development area of Barnoldby Le Beck (Policy 5) and relates to minor external works at an existing detached dwelling. It is important to note that whilst the dwelling has been mostly constructed, though is not yet fully completed or occupied.

The principle of development is therefore acceptable provided that the proposal does not give rise to significant issues in terms of residential amenity and that the design is in accordance with Policies 5, 22, 33 and 42 of the North East Lincolnshire Local Plan 2013-2032 (Adopted 2018) and Sections 12, 14 and 15 of the NPPF.

2. Design and Impact to the Character of the Area

The wall would be installed to the rear boundary of the property however would only cover an expanse of around 6.2 metres therefore only covering a partial section of the boundary itself. The height would sit at a maximum of 2.5 metres, given the drop in levels along the rear boundary. Following negotiations a native mix hedgerow would be installed to the rear at a minimum height of 1.5 metres and depth of 1 metre. The wall would be constructed of red masonry brick, to match that of the existing dwelling and garage. This would be within the curtilage of the site and within the applicant's ownership. The inclusion of the hedge would soften the visual impacts of the wall and therefore protect the rural character of the area. The Trees and Woodlands Officer has reviewed the amended details and has confirmed that these are acceptable. A condition to secure the details has been included.

The works would be visible and prominent due to the positioning to the rear boundary adjacent the public right of way which runs to the west. However, the new hedge would provide a screening to help to assimilate the physical boundary. The Public Rights of Way Officer has raised no issues however has stated that the right of way should not be obstructed during construction.

It is therefore considered to be in accordance with Policies 5, 22 and 42 of the North East

Lincolnshire Local Plan 2013-2032 (Adopted 2018) and Sections 12 and 15 of the NPPF.

### 3. Impact on Neighbours

The main impact of this development would be to 5 Kings Chase, Barnoldby Le Beck.

The wall would be positioned to the rear and side boundary adjacent to that of the neighbour. The wall would sit at around 1.9 metres however would be positioned to the sit along the existing sidewall of the neighbours detached garage. Given the position of the wall, it is not considered to present any issues in regard to the neighbour in this instance and would be sufficiently screened.

In relation to other neighbours, the works are considered to be well-separated . This would therefore not cause any dominance or massing issues, specifically as the majority of the works are to the side and rear.

It is therefore considered that the proposal would not have an unacceptable impact on residential amenity in this instance and would accord with Policy 5 of the North East Lincolnshire Local Plan 2013-2032 (Adopted 2018) and Section 12 of the NPPF.

### 4. Other Matters

The application is exempt from the mandatory BNG requirements as the works are de-minimis. Furthermore, the Heritage Officer, Highways Officer and Drainage Officer have raised no issues or concerns.

## **CONCLUSION**

In conclusion, it is considered that the proposed development would not have a detrimental impact to the wider character of the area or to neighbours amenity. It would therefore accord with Policies 5, 22, 33 and 42 of the North East Lincolnshire Local Plan 2013-2032 Adopted 2018) and Sections 12, 14 and 15 of the NPPF. The application is therefore recommended for approval subject to conditions.

## **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 in accordance with the following plans:

Site Location Plan - RD6085-02A

Existing and Proposed Site Plans and Proposed Elevations - RD6085-01A

Reason

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

(3) Condition

The proposed development shall be constructed using materials specified within the application form received on the 20th January 2026 and as stated on drawing no. RD6085-01A unless otherwise first approved in writing by the Local Planning Authority.

Reason

This condition is imposed in the interests of design considerations in the context of the existing buildings in order to comply with Policies 5 and 22 of the North East Lincolnshire Local Plan 2013-2032 (Adopted 2018).

(4) Condition

Within 6 months of the wall being erected, the hedge along the rear boundary, between the proposed wall and the public right of way as detailed on drawing no. RD6085-01A, shall be planted and allowed to grow and thereafter shall be maintained at a height no lower than 1.5m high and shall not be removed or grubbed out in whole or in part without the written approval of the Local Planning Authority. Any hedge losses shall be replaced with the same plant and at the same standard within the next available planting season after the loss.

Reason

To maintain the character and appearance of the street scene in accordance with Policies 5, 22 and 42 of the North East Lincolnshire Local Plan 2013-2032 (Adopted 2018).

## **Informatives**

### **1 Reason for Approval**

The Local Planning Authority has had regard to development plan policies and especially those in the North East Lincolnshire Local Plan. The proposal would not harm the area character or residential amenity and is acceptable under all other planning

considerations. This proposal is approved in accordance with the North East Lincolnshire Local Plan 2013-2032 (adopted 2018), in particular policies 5, 22, 33 and 42.

2 Informative

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

In accordance with paragraph 187 of the National Planning Policy Framework, the Local Authority has worked in a positive and proactive manner by determining the application in a timely manner and negotiating on the landscaping.

3 Informative

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

4 Informative

The applicant's attention is drawn to the fact that the requirements of the Party Wall Act may apply and you should seek advice from your agent or suitably qualified person.

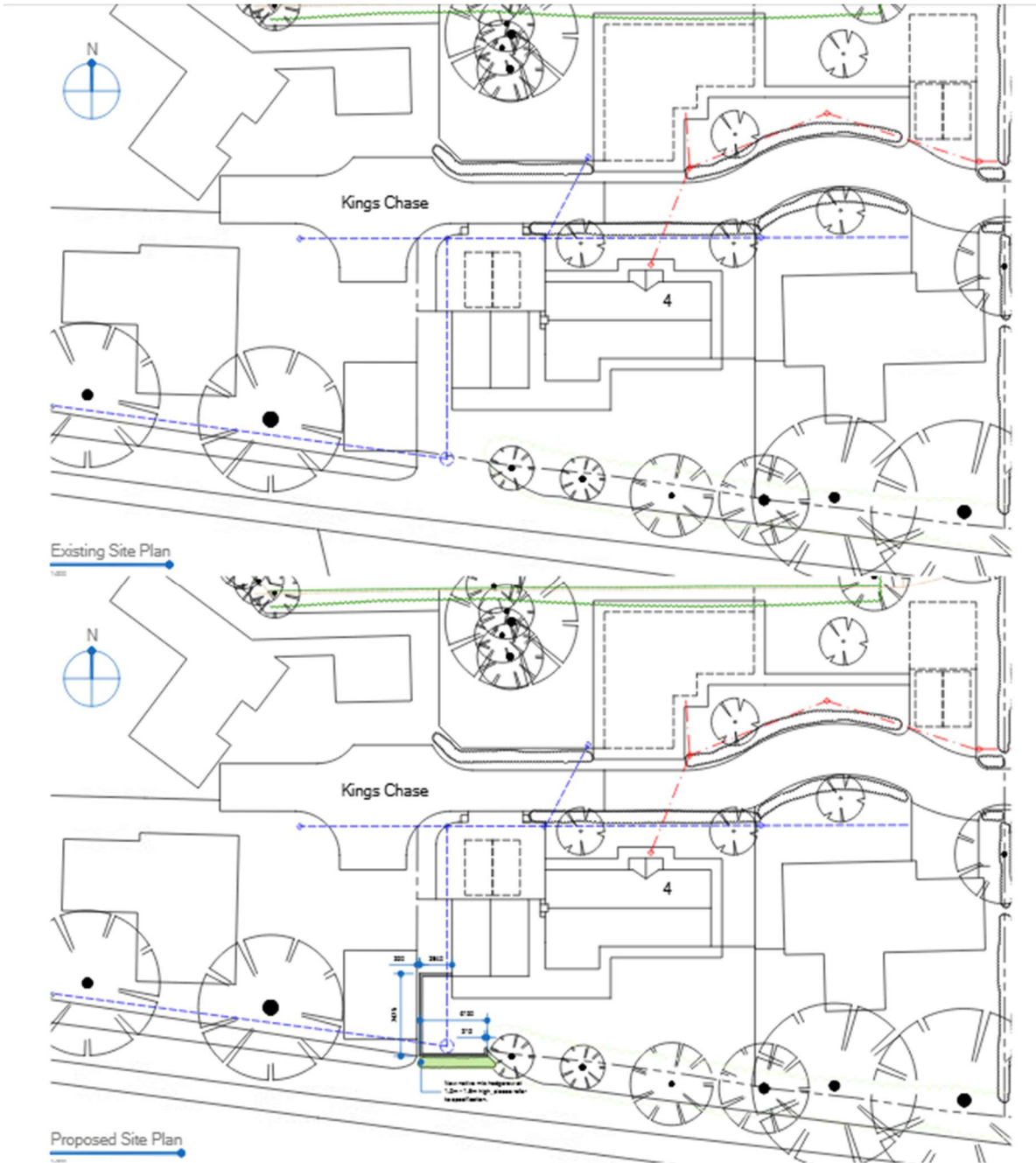
5 Informative

The public right of way shall be always kept clear of obstruction during construction.

DM/0039/26/FUL – 4 KINGS CHASE, BARNOLDBY LE BECK



DM/0039/26/FUL – 4 KINGS CHASE, BARNOLDBY LE BECK



**PLANNING COMMITTEE - 10th June 2026**

**ITEM: 4**                      **RECOMMENDATION: Refused**

**APPLICATION No: DM/0845/25/OUT**

**APPLICATION TYPE: Outline Application**

**APPLICATION SITE: Land Adj, 61 Ings Lane, Waltham, North East Lincolnshire,**

**PROPOSAL: Outline application to erect two dwellings with garages and access to be considered (REC FLOOD RISK DETAILS - 26TH MAR)**

**APPLICANT:**

Mrs Hayley White  
48 Skinners Lane  
Waltham  
Grimsby  
North East Lincolnshire  
DN37 0EU

**AGENT:**

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

**DEPOSITED: 3rd October 2025**

**ACCEPTED: 14th October 2025**

**TARGET DATE: 9th December 2025**

**PUBLICITY EXPIRY: 31st May 2026**

**AGREED EXTENSION OF TIME DATE: 12th  
June 2026**

**CONSULTATION EXPIRY: 23rd January 2026**

**CASE OFFICER: Lauren Birkwood**

**PROPOSAL**

The proposal is an outline planning application for two dwellings on land adjacent to 61 Ings Lane in Waltham. Matters relating to the site layout, scale of the development, appearance of the dwellings and landscaping are left reserved, to be considered at a later stage. Access is a matter for consideration with the details provided showing that access is proposed to be taken directly off Ings Lane.

The application is presented to planning committee as it had been called in by Councillor Pettigrew (pre local elections).

## **SITE**

The site is located on the north eastern side of Ings Lane in Waltham. The site is a generally flat, open field used as grazing land. The boundaries of the site are defined by hedging and landscaping. Beyond the north eastern boundary is open countryside. Beyond the northern, western and southern boundaries are residential properties. The main access to the site is from Ings Lane.

## **RELEVANT PLANNING HISTORY**

No relevant planning history.

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

### National Planning Policy Framework (2025)

NPPF5 - Delivering a sufficient supply of homes  
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)

PO3 - Settlement hierarchy  
PO4 - Distribution of housing growth  
PO5 - Development boundaries  
PO22 - Good design in new developments  
PO33 - Flood risk  
PO34 - Water management  
PO41 - Biodiversity and Geodiversity  
PO42 - Landscape

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**

Council's Environmental Health Officer - No objection. Conditions recommended.

Council's Waste Officer - No objections. Informative recommended.

Council's Waste Enforcement Officer - No objections. Informative recommended.

Council's Highways Officer - No objections. Conditions and informative recommended.

Council's Drainage Officer - No objections. Condition recommended.

Council's Heritage Officer - No objections.

Council's Tree Officer - No objections. Conditions recommended.

Council's Ecology Officer - No objections. BNG not required. Conditions recommended.

Environment Agency - Original objections withdrawn. Now no objections. Conditions recommended.

Cadent Gas - No objections. Informative recommended.

ESP Utilities Group Ltd - No objections. Informative recommended.

Neighbour Representations

The following neighbours object to the development:

Bridge House, Ings Lane, Waltham  
Joint response from 1 to 10 Brook Lane, Waltham

Objections raised broadly on the following grounds:

- Outside the development boundary
- Would affect greenfield land
- Would not make a significant contribution to housing supply
- Out of keeping with the area
- Highways, parking and pedestrian safety concerns
- Drainage and flood risk issues
- Landscaping and ecology concerns
- Contamination issues
- Archaeological issues
- Impact on existing services
- Construction noise issues
- Impact on amenity

## **APPRAISAL**

The key planning material considerations are:

- Principle of Development, Sustainability and Flood Risk
- Highways Impacts
- Concept, Design and Character
- Neighbouring Amenity
- Drainage
- Ecology, Biodiversity and Landscaping

#### Principle of Development, Sustainability and Flood Risk

The site is located within the Parish of Waltham and sits outside but adjacent to the development boundary of Waltham in the North East Lincolnshire Local Plan 2013-2032 (Adopted 2018). It is therefore deemed to be within the open countryside. The proposal does not meet any of the exceptions criteria for development proposals outside of the defined development boundaries in Policy 5 of the Local Plan.

However, a material factor in the determination of this application arises because the Council cannot demonstrate a 5 year supply of deliverable housing land. The figure currently sits at 3.6 years (June 2025). Therefore, under paragraph 11 of the National Planning Policy Framework (NPPF), the Local Plan housing supply policies are now considered to be out of date and there is a tilted balance in favour of sustainable housing development. The authority must now consider increasing the supply of housing by looking beyond allocated housing sites and to sites which may fall outside of the defined development area boundaries in the Local Plan. The principles of the NPPF must still be followed, which is to support sustainable development and to still comply with other relevant Local Plan Policies and the Plan as a whole. Policy 3 of the Local is clear that Waltham is a sustainable level 2 Local Service Centre capable of accommodating housing to meet need. Part 3 of Policy 5 is of particular importance and requires special regard be given to the distinctive open character, landscape quality and the role the site plays in the setting of Waltham. This Part of Policy 5 is still relevant.

In terms of the site's position, it is directly adjacent the development boundary with Waltham and positioned between existing residential properties. From a sustainability perspective, the site is in cycle and walking distance to the local centre, amenities and bus stops. There are pedestrian pathways and public rights of way in the vicinity to access the centre of Waltham.

The land itself is grazing land and it is evident that this is a small piece of land that is currently divorced from the main agricultural fields beyond by the landscape buffer to the north eastern side. This, in combination with the identified housing need, places the balance in favour of development. The loss of this land is not considered to justify a planning objection in this case. It is therefore considered that there is no 'in principle' objection to development given the 'tilted balance' that applies in light of the defined housing shortfall position.

Nevertheless, in terms of flood risk, part of the site is located within Flood Zone 2 and 3 on the Environment Agency maps. Any development must pass the sequential test and in

this case throughout the Borough there are substantial areas outside of flood risk which can provide housing. Especially so, as only two dwellings are proposed. One potential justification to considering whether or not new residential development should occur in flood risk areas can be the case for wider regeneration benefits, but this would not apply to this greenfield site. As the sequential test is not passed, the principle of residential development is not acceptable under Policies 5 and 33 of the North East Lincolnshire Local Plan 2013-2032 (Adopted 2018) and under advice in the NPPF. It is therefore not prudent to move onto the Exceptions Test.

The Environment Agency have considered the proposed development alongside the submitted Flood Risk Assessment and have no objections to the proposal subject to the mitigation measures being secured by condition. Nevertheless the Environment Agency acknowledges the need for the development to first pass the sequential test, which it does not. It is therefore contrary to established Policies in the Local Plan and advice in the NPPF.

### Highways Impacts

Policies 5, 36 and 38 of the Local Plan require proposals for new development to have due consideration to highway safety, amenity, parking and sustainable transport. Details at this stage need to demonstrate that the access can be achieved, and that the highway network is able to accommodate the increase in vehicular movements which would arise.

The details provided indicate that each of the two new properties would benefit from its own independent highway access. Access to one dwelling would be taken from an upgraded field access point that is existing. Both properties would also benefit from parking areas, garages and within-curtilage turning areas which would assist in enabling prospective future occupiers of the dwellings to enter and exit the site in a forward-facing gear. The highway network is capable of accommodating the movements from just two additional dwellings.

A Construction Traffic Management Plan has been provided. This document and the drawings provided, including the access arrangements, have been reviewed by the Council's Highways Officer, and subject to conditions, they have no objections to the development.

With regard to the above, it is considered that the proposal accords with Policies 5, 36 and 38 of the North East Lincolnshire Local Plan 2013-2032 (Adopted 2018) in terms of highways impacts and safety considerations.

### Concept, Design and Character

The applicant has set out in the Design and Access Statement principles for the layout of the proposed development. It is proposed that the development aims to respond to the setting of the site, especially the urban edge and develop two houses of mixed sizes. Given the nature of the application, the final details of this have not yet been submitted

for consideration.

In addition, and to comply with national advice in the NPPF and the National Design Guide, significant weight is attached to good design as a key aspect of sustainable development. This is also mirrored in Policies 5 and 22 of the North East Lincolnshire Local Plan 2013-2032 (Adopted 2018). In terms of the layout of the site, the indicative drawings show that the principle of two detached properties on this site would not be seen as out of character in this context as Ings Lane is considerably diverse in density, design and appearance. The proposal would not appear cramped or overdeveloped.

Whilst site layout and appearance of the development are reserved matters and these could of been considered in more detail at that later stage, it is considered that the development demonstrates at this outline stage how an acceptable scheme under Policies 5 and 22 of the Local Plan could be derived.

### Neighbouring Amenity

Policy 5 of the North East Lincolnshire Local Plan 2013-2032 (Adopted 2018) requires that regard is given to the impact of new development on the neighbouring land uses. The proposed development has immediate residential neighbours to the north, south and west on Ings Lane. These neighbours are predominately detached houses. It is noted that concerns have been raised by neighbouring properties.

As the proposal is in outline form with all matters reserved it is only the principle of development that is to be fully considered. However, the applicant has supplied a site layout plan which indicatively shows how the site could be set out to avoid any detrimental impacts to the neighbours residential amenities in terms of massing, loss of light or overlooking. The final impacts would be a material consideration in any reserved matters application. It is considered that, in principle, the site could be delivered without having a detrimental impact on the neighbours residential amenities in accordance with Policy 5 of the North East Lincolnshire 2013-2032 (Adopted 2018).

### Drainage

In terms of surface water drainage, the applicant has confirmed that surface water run-off from the development can be sustainably managed in accordance with policy guidance set out in the NPPF and Policies 33 and 34 of North East Lincolnshire Local Plan 2013-2032 (Adopted 2018). Should planning permission be granted, it would be necessary for full details of surface water run-off to be agreed prior to the commencement of development, and this could be secured adequately by a planning condition. This approach is supported by the Council's Drainage Officer whom recommend that conditions were included for full details of both surface and foul water disposal.

Only once the amount of hard standing is calculated at a reserved matters stage, could a full and proper sustainable drainage scheme be designed for the site. Indicatively the layout however shows how SUDs features could be incorporated into the development in

accordance with Policy 34 of the North East Lincolnshire Local Plan 2013-2032 (Adopted 2018).

## Ecology, Biodiversity and Landscaping

Policy 41 of the North East Lincolnshire Local Plan 2013-2032 (Adopted 2018) and Section 15 of the NPPF confirms that development should have regard to biodiversity and geodiversity, seeking specifically to minimise the loss of biodiversity features, and create opportunities to retain, protect, restore and enhance features of biodiversity value, including priority habitats and species.

Ecological reports with the application conclude that there are some ecological constraints to the site's development. The document provides recommendations including protection and mitigation measures. The Council's Ecology Officer is supportive of these recommendations, and conditions could be used to secure these measures.

The Council's Ecology Officer has also confirmed that the proposal consists of self-build dwellings and so is exempt from the mandatory Biodiversity Gain condition.

With regards to landscape, the Council's Tree Officer has no objections to the principles of the proposed landscaping plan. Clearly any landscape plans would form part of any reserved matters considerations in the event of an approval in accordance with Policy 42 of the Local Plan 2013-2032 (Adopted 2018). Though no initial objections are raised to this outline application.

## **CONCLUSION**

The proposal is for a residential development outside of the development boundary in the North East Lincolnshire Local Plan 2013-2032 (Adopted 2018) on land in Waltham. Although located with good links to public transport and local facilities, the site would be located within a high risk flood risk area. Whilst the housing need is acknowledged, there are clear and justified planning objections against the development as the sequential test is not passed and it fails to accord with Policies 5 and 33 of the North East Lincolnshire Local Plan 2013-2032 (Adopted 2018) and advice in the National Planning Policy Framework. It is therefore recommended for refusal.

## **RECOMMENDATION**

### **Refused**

(1) The proposal is contrary to Policies 5 and 33 of the North East Lincolnshire Local Plan 2013-2032 (Adopted 2018) and advice in the National Planning Policy Framework in that the residential development is located in a high risk flood zone. There is no overriding justification for the development in this location and as a result the sequential test is not passed.

## **Informatives**

### **1 Informative**

This decision relates to the following plans:

Site Location Plan - RD:5647-01A

Indicative Site Plan - RD:5647 - 03B

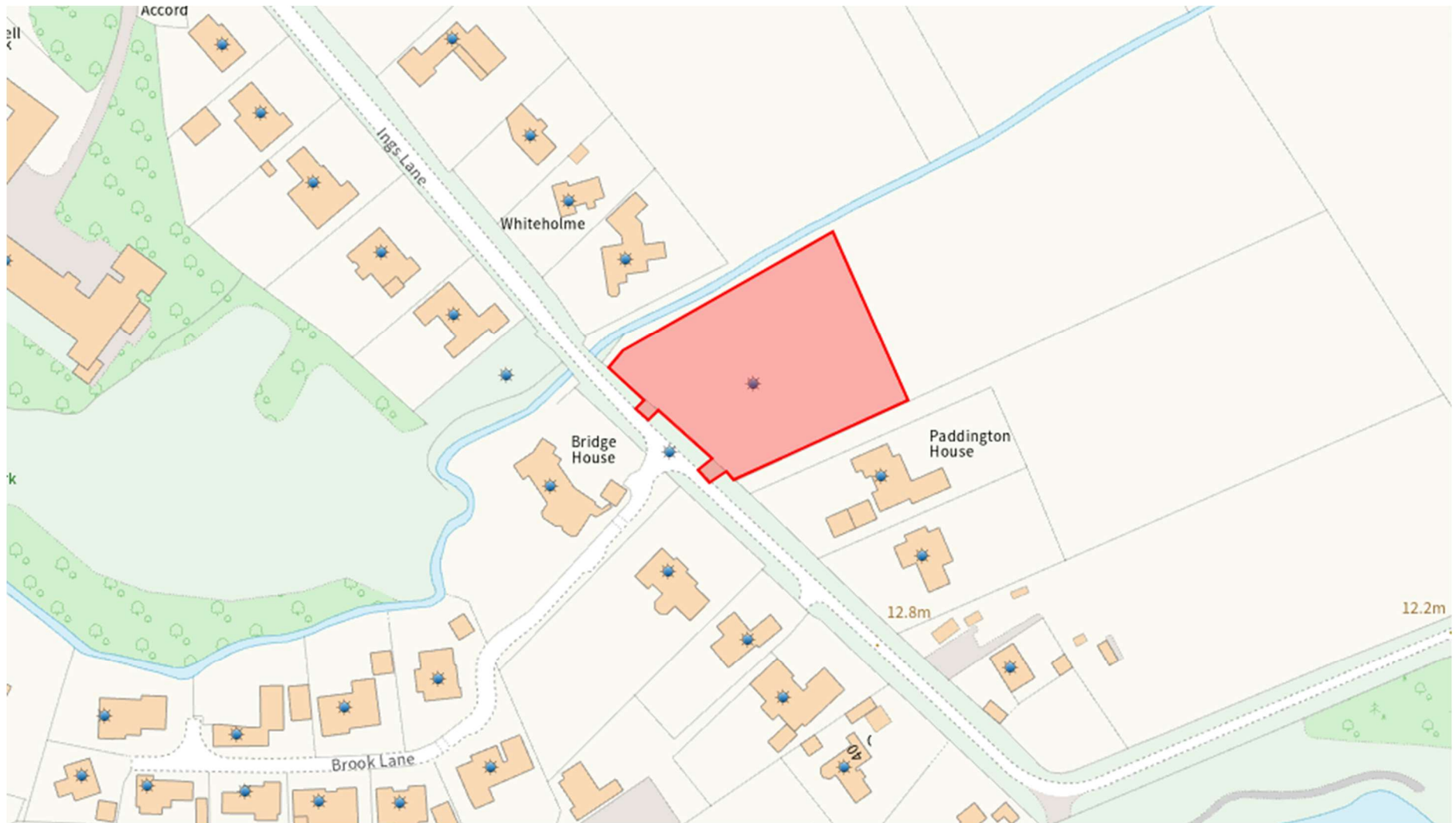
Drainage Layout - 1115-2511-CIV-10 P5

External Works Construction Details - 1115-2511-CIV-30 P5

Proposed Levels and Flood Water Levels - 1115-2511-CIV-02 P1

Proposed Levels and Flood Water Levels - 1115-2511-CIV-03 P1

DM/0845/25/OUT – LAND ADJ 61 INGS LANE, WALTHAM



DM/0845/25/OUT – LAND ADJ 61 INGS LANE, WALTHAM



**PLANNING COMMITTEE - 10th June 2026**

**ITEM: 5**                      **RECOMMENDATION: Approved with Conditions**

**APPLICATION No: DM/0124/26/FUL**

**APPLICATION TYPE: Full Application**

**APPLICATION SITE: 36 The Drive, Waltham, North East Lincolnshire, DN37 0FB**

**PROPOSAL: Variation of Conditions 2 (Approved Plans) to allow for revised layout of Plot 2 with supporting information relating to Conditions 3 (Materials), 4 (Drainage), 5 (Water Efficiency), 7 (Construction Traffic Management Plan), 8 (Access) and 10 (Landscaping) pursuant to DM/0944/25/FUL - AMENDED PLAN (LANDSCAPING AND HIGHWAYS) - REC 22-04-2026**

**APPLICANT:**

Mr & Mrs P Ledley  
95 Cheapside  
Waltham  
Grimsby  
North East Lincolnshire  
DN37 0HR

**AGENT:**

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

**DEPOSITED: 18th February 2026**

**ACCEPTED: 18th February 2026**

**TARGET DATE: 15th April 2026**

**PUBLICITY EXPIRY: 24th May 2026**

**AGREED EXTENSION OF TIME DATE: 12th  
June 2026**

**CONSULTATION EXPIRY:**

**CASE OFFICER: Lauren Birkwood**

**PROPOSAL**

This proposal is for the variation of condition 2 (Approved Plans) as granted on DM/0944/25/FUL to allow for a revised layout of Plot 2 at 36 The Drive in Waltham. Condition 2 of the previous approval relates to the approved plans. The proposal seeks to alter the overall design of the dwelling and would include a detached garage to the front garden area. The proposal also includes supporting information relating to Conditions 3 (Materials), 4 (Drainage), 5 (Water Efficiency), 7 (Construction Traffic Management Plan), 8 (Access) and 10 (Landscaping).

The application has been brought to planning committee due to an objection from Waltham Parish Council.

## **SITE**

The site consists of a vacant plot, surrounded by existing residential development, located on the southeast side of The Drive in Waltham. To the south of the site is Waltham Windmill Golf Club, mainly the associated golf course grounds and tees. To the north, east and west lies residential properties.

## **RELEVANT PLANNING HISTORY**

DC/259/98/WOL - Erect detached house - Approved with Conditions.

DM/0107/25/FUL - Erection of two dwellings with shared access road, parking spaces, landscaping and associated works (Preliminary Ecological Appraisal received 27th May 2025) - Approved with Conditions.

DM/0944/25/FUL - Variation of Condition 2 (Approved Plans) following DM/0107/25/FUL to include revised access road and relocation of parking - Approved with Conditions.

DM/0170/26/FUL - Variation of Conditions 2 (Approved Plans) to allow for revised layout of Plot 1 with supporting information relating to Conditions 3 (Materials), 4 (Drainage), 5 (Water Efficiency), 7 (Construction Traffic Management Plan), 8 (Access) and 10 (Landscaping) pursuant to DM/0944/25/FUL - Pending Consideration.

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

### National Planning Policy Framework (2025)

- NPPF5 - Delivering a sufficient supply of homes
- 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
- PO33 - Flood risk
- PO34 - Water management
- PO41 - Biodiversity and Geodiversity
- PO42 - Landscape

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**

Council's Environmental Health Officer - Details acceptable.

Council's Highways Officer - Details acceptable.

Council's Heritage Officer - No comments.

Council's Tree Officer - Details acceptable.

Council's Drainage Officer - The drainage details are acceptable.

North East Lindsey Drainage Board - No comments. Informative recommended.

Waltham Parish Council - Objects to the development on the grounds of inadequate tree retention and the absence of any meaningful landscape plan to show how appropriate compensatory measures will be taken e.g. replacement planting.

Neighbour and Public Representations

34 Sheraton Drive, Humberston - Objects to the development with concerns regarding landscaping which may cause overshadowing and loss of light to Plot 1.

## **APPRAISAL**

The key planning material considerations are:

- Principle of Development
- Visual Layout and Materials
- Residential Amenity
- Highways Matters
- Drainage and Water Efficiency
- Landscaping
- Biodiversity Net Gain

Principle of Development

The principle of development on this site has been well established through previous

consents on the site, namely DM/0107/25/FUL and DM/0944/25/FUL. This proposal seeks to vary the previously approved plans, particularly to revise the design and layout of Plot 2. It also includes supporting information relating to Conditions 3 (Materials), 4 (Drainage), 5 (Water Efficiency), 7 (Construction Traffic Management Plan), 8 (Access) and 10 (Landscaping).

S.73 of the TCPA 1990 allows for applications for amendments to be made to an existing planning permission, the application is then considered against the relevant Policies of the North East Lincolnshire Local Plan 2013-2032 (Adopted 2018).

It is considered that in principle the proposed amendments are acceptable subject to the site specific impacts. These are discussed below.

### Visual Layout and Materials

Visually, the proposal would alter the design and layout concept of Plot 2 and the garage would be detached and not integral to the dwelling. The garage would be to the front garden area, remain single storey and would reflect the overall design of other structures in the area. Although the dwelling would be of a generous footprint, it is considered to be reflective of the character of the area which is made up of large scale properties within significant grounds. The layout is not considered to be at odds with what would reasonably be expected for a site of this size. The plot would retain an ample frontage and significant rear garden space which provide the necessary facilities including a driveway and parking.

The materials would include stone and brickwork, slate roofs with grey and black aluminium for the window and door openings. In addition, glazed balustrades would be included to the rear Juliet balcony. The materials are considered acceptable and would be reflective of dwellings in the immediate area.

The proposal is in accordance with Policies 5 and 22 of the North East Lincolnshire Local Plan 2013-2032 (Adopted 2018).

### Residential Amenity

The principle of a dwelling on this site has already been established through the previous permission, and the degree of impact of the development on those neighbours was a material consideration. Nevertheless, the design and layout of Plot 2 would change from the previous approval and thus is reassessed.

The details demonstrate that the dwelling would be detached and two storeys, and could be accommodated on site with sufficient space provided between the boundaries therefore preventing undue massing and dominance issues to the neighbours whilst providing sufficient amenity space for future occupiers. The closest properties would sit to the east and west, at 38 The Drive and the new plot (considered under DM/0170/26/FUL). The side elevations would be adjacent to these neighbours, however

boundary treatments would provide a partial screening and there would be sufficient separation. In terms of loss of privacy and overlooking, the side elevations would include first floor windows, however these would be for a bathroom and ensuite, and therefore would be obscurely glazed. The rear balcony area is enclosed to the sides and thus would prevent adverse overlooking toward these neighbours.

At the rear, there would be no issues given it is the golf course grounds which adjoin the rear boundary.

The garage would be detached and positioned within the front garden area, close to the northern boundary. It would be single storey and would be sufficiently positioned ensuring no adverse dominance or massing issues, though clearly it will be more prominent on the plot.

Details regarding hours of construction, noise and dust mitigation have been submitted within the Construction Management and Traffic Plan for Plot 2. The Council's Environmental Health Officer has reviewed this document and has no objections. A condition is recommended to accord with this document.

On this basis, it is considered that the proposal would not offer a detrimental impact to neighbours in accordance with Policy 5 of the North East Lincolnshire Local Plan 2013-2032 (Adopted 2018).

#### Highways Matters

There are no changes to the access to the site and this would remain from The Drive. The dwelling is still proposed with at least two parking spaces, a turning area and a garage.

The Council's Highway Officers have reviewed the details and documents provided including the Construction Management and Traffic Plan, and have raised no objections. Thus, the proposal accords with Policies 5, 36 and 38 of the North East Lincolnshire Local Plan 2013-2032 (Adopted 2018).

#### Drainage and Water Efficiency

Details have been provided regarding foul and surface water drainage for Plot 2. The Council's Drainage Officer has assessed the details submitted and considered them to be acceptable in line with Policies 33 and 34 of the North East Lincolnshire Local Plan 2013-2023 (Adopted 2018). A condition is recommended to ensure the development accords with these details. The Drainage Board have no concerns.

Water reuse details have also been provided for Plot 2 which indicates that the proposed dwelling can achieve an efficiency standard of 110 litres per person per day in accordance with Policy 34 of the North East Lincolnshire Local Plan 2013-2023 (Adopted 2018). This is considered acceptable.

## Landscaping

It is noted that comments have been received from Plot 1 and Waltham Parish Council with concerns regarding landscaping.

A detailed landscaping scheme has been provided for Plot 2 which shows that three trees would be planted to the front garden area and four to the rear garden area. A new hedge would also be planted to the northern boundary. In terms of the comments from Plot 1 regarding loss of light, it is considered that there would be sufficient distance as to ensure any overshadowing issues would not be detrimental and the tree has sufficient space to establish.

The landscaping details for Plot 2 have been assessed by the Council's Tree Officer and they are content with the details provided. A condition is recommended to ensure the development accords with these details. The proposal therefore accords with Policy 42 of the North East Lincolnshire Local Plan 2013-2032 (Adopted 2018).

## Biodiversity Net Gain

As a variation application, it is considered that the application is exempt from the mandatory BNG requirements.

## **CONCLUSION**

This application seeks to modify an earlier approval for the erection of dwellings on land off The Drive in Waltham, namely Plot 2. The modifications proposed in this application are considered to be of an acceptable scale and nature and do not create any undue additional impacts to the character of the area or to neighbours. The technical details have been thoroughly reviewed and deemed acceptable to consultees. The application is recommended for approval.

## **RECOMMENDATION**

### **Approved with Conditions**

#### (1) Condition

The development hereby permitted shall begin by 11th July 2028.

#### Reason

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

(2) Condition

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

For Plot 2 under this application:

Proposed Site Plan - RD6007-04 REV E

Proposed Floor Plans and Elevations - RD6007-02 REV A

Proposed Garage Floor Plans and Elevations - RD6007-05 REV B

For Plot 1 under DM/0944/25/FUL:

Proposed Site Plan - 2546-P001\_P06

For Plot 1 under DM/0107/25/FUL:

Proposed Ground Floor Plan for House Type A - 2546.P100\_P03

Proposed First Floor Plan for House Type A - 2546-P101\_P02

Proposed Roof Plan for House Type A - 2546-P102\_P01

Proposed Front and Rear Elevations for House Type A - 2546-P103\_P02

Proposed Side Elevations for House Type A - 2546-P104\_P02

Reason

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

(3) Condition

Plot 2 shall be constructed using materials specified on drawing RD6007-02 REV A (Proposed Floor Plans and Elevations) and RD6007-05 REV B (Proposed Garage Plans and Elevations) unless otherwise first approved in writing by the Local Planning Authority.

Plot 1 shall be erected in strict accordance with the materials specified within the application form (received 14th February 2025) and as stated on drawing nos. 2546-P103\_P02 and 2546-P104\_P02, as approved under DM/0107/25/FUL, unless otherwise approved in writing by the Local Planning Authority.

Reason

To ensure a suitable finish to the development and in accordance with Policies 5 and 22 of the North East Lincolnshire Local Plan 2013-2032 (Adopted 2018).

(4) Condition

All foul and surface water drainage for Plot 2 shall be implemented in accordance with drawing 1115-2602-CIV-10 P2 (Engineering Layout) prior to occupation unless otherwise agreed in writing with the Local Planning Authority. It shall be retained as approved

thereafter.

Plot 1 shall not commence until a final scheme for the sustainable provision of foul and surface water drainage has been submitted to and approved in writing by the Local Planning Authority. Included shall be confirmation of existing and proposed ground levels and finished floor levels. The development shall then be built out in accordance with the approved details and the drainage implemented prior to occupation. It shall be retained thereafter.

Reason

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

(5) Condition

The water efficiency measures for Plot 2 shall be implemented in accordance with the Water Use Calculations (received 18th May 2026) prior to occupation unless otherwise agreed in writing with the Local Planning Authority. The measures shall be retained thereafter.

Plot 1 shall not be occupied until a scheme for water re-use to achieve an efficiency standard of 110 litres per person per day has been submitted to and approved in writing by the Local Planning Authority. Once approved, the dwelling shall be completed and occupied in strict accordance with the agreed details.

Reason

In the interests of efficient water management and to accord with Policies 5 and 34 of the North East Lincolnshire Local Plan 2013-2032 (Adopted 2018).

(6) Condition

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

Reason

To protect the amenities of nearby residents and ecology and in accordance with Policies 5 and 41 of the North East Lincolnshire Local Plan 2013-2032 (Adopted 2018).

(7) Condition

Plot 2 shall be built out in strict accordance with the Construction Management and Traffic Plan (Received 20th March 2026) unless otherwise agreed in writing by the Local Planning Authority.

No works to Plot 1 shall begin until a Construction Traffic Management Plan (CTMP) has been submitted to and approved in writing by the Local Planning Authority. The CTMP should include, but not be limited to the following:

1. Contact details of the person with responsibility for the implementation of the CTMP;
2. The expected number, types and size of vehicles during the entire construction period;
3. The proposed daily hours of operation during the construction period;
4. Details of on-site parking provision for construction related vehicles;
5. Details of on-site storage areas for materials, if required;
6. Details of expected delivery schedules and how this will be managed to eliminate waiting on the public highway (i.e. call ahead or pre-booking scheduling system), if required; and
7. Details of wheel washing facilities (locations, types etc.).

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

#### Reason

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

#### (8) Condition

The vehicular access, driveway, parking and manoeuvring spaces for Plot 2 shall be implemented prior to occupation in accordance with the following approved details:

Proposed Site Plan - RD6007-04 REV E

S184 Highways Works - 1115-2602-CIV-S184 P3

Engineering Layout - 1115-2602-CIV-10 P2

External Works Construction Details - 1115-2602-CIV-30 P1

unless otherwise agreed in writing with the Local Planning Authority.

Plot 1 shall not begin until details showing the location, layout, design and method of construction of the altered vehicular access, driveway, parking and manoeuvring space, including any necessary piping or culverting of any ditch or watercourse, have been submitted to and approved in writing by the Local Planning Authority, and before this dwelling is occupied the vehicular access, driveway, parking and manoeuvring spaces shall be constructed in accordance with those approved details and shall thereafter be so retained.

#### Reason

To ensure adequate parking and turning facilities are provided within the site for highway safety reasons in accordance with Policy 5 of the North East Lincolnshire Local Plan 2013-2032 (Adopted 2018).

(9) Condition

No part of the development hereby permitted shall be brought into use until all drives and any parking or turning areas are surfaced in a hard bound material (not loose gravel) for a minimum of 10m behind the Highway boundary. They shall then be maintained in such hard bound material for the life of the development.

Reason

To reduce the possibility of deleterious material being deposited on the public highway (loose stones, etc.) in accordance with Policy 5 of the North East Lincolnshire Local Plan 2013-2032 (Adopted 2018).

(10) Condition

The scheme of landscaping and tree planting for Plot 2 shown on drawing RD6007-04 REV E (Proposed Site Plan), shall be completed within a period of 12 months, beginning with the date on which development began or within such longer period as may be first agreed in writing by the Local Planning Authority. All planting shall be adequately maintained for 5 years as detailed on the plan, beginning with the date of completion of the scheme and during that period all losses shall be replaced during the next planting season with plants of the same standard and species.

Plot 1 shall not commence until a scheme of landscaping, to accord with the principles as shown on drawing no. 2546-P001\_P06, showing the details of the number, species, sizes, planting positions and maintenance schedules of all trees and shrubs to be planted have been submitted to and approved in writing by the Local Planning Authority. All planting shall be carried out in accordance with the approved details within 12 months of the date of commencement of Plot 2 or within such longer time as agreed in writing with the Local Planning Authority and all planting shall thereafter be maintained for a period of 5 years with all losses in that period replaced with the same plant and standard.

Reason

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

(11) Condition

Plots 1 and 2 must be carried out in line with the recommendations identified in Paragraph 5 of the Preliminary Ecological Appraisal (dated May 2025) submitted, as approved under DM/0107/25/FUL, unless otherwise agreed in writing with the Local Planning Authority.

Reason

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

## (12) Biodiversity Net Gain

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

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

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

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

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

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

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

1. The application for planning permission was made before 12 February 2024.
2. The planning permission relates to development to which section 73A of the Town and Country Planning Act 1990 (planning permission for development already carried out) applies.

3. The planning permission was granted on an application made under section 73 of the Town and Country Planning Act 1990 and

(i) the original planning permission to which the section 73 planning permission relates\* was granted before 12 February 2024; or

(ii) the application for the original planning permission to which the section 73 planning permission relates was made before 12 February 2024.

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

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

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

ii) planning permission is granted which has effect before 2 April 2024; or

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

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

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

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

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

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

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

4.5 Self and Custom Build Development, meaning development which:

i) consists of no more than 9 dwellings;

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

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

#### Irreplaceable habitat

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

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

## **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, as amended, would not harm the area character or residential amenity and is acceptable under all other planning considerations. This proposal is approved in accordance with the North East Lincolnshire Local Plan 2013-2032 (Adopted 2018), in particular policies 5, 22, 33, 34, 41 and 42.

### 2 Added Value Statement

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

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

### 3 Informative

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

4 Informative

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

There shall be no raising of the ground levels.

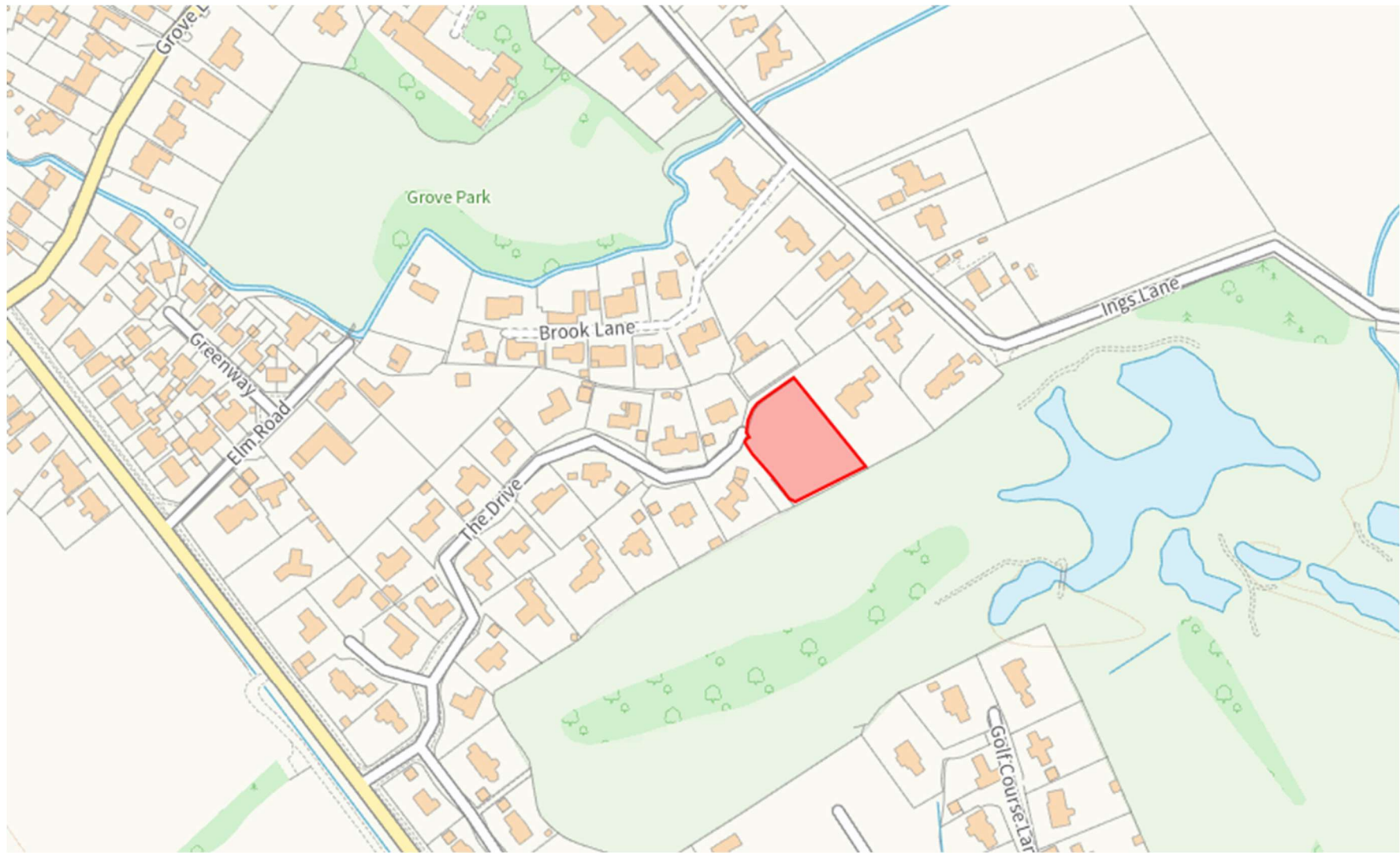
6 Informative

At least 6 months before works begin on site, you must contact Highways Management Team on 01472-324532 about forming a vehicular access within the existing highway.

7 Informative

The applicants' attention is drawn to the comments from the North East Lindsey Drainage Board. Please go to [www.nelincs.gov.uk](http://www.nelincs.gov.uk) to view the comments.

DM/0124/26/FUL – 36 THE DRIVE, WALTHAM



# DM/0124/26/FUL – 36 THE DRIVE, WALTHAM



**PLANNING COMMITTEE - 10th June 2026**

**ITEM: 6**                      **RECOMMENDATION: Refused**

**APPLICATION No: DM/0864/25/FUL**

**APPLICATION TYPE: Full Application**

**APPLICATION SITE: Land Adj Ashby View, Barton Street, Ashby Cum Fenby, North East Lincolnshire,**

**PROPOSAL: Alterations to vehicular access and erection of a detached dwelling with Juliet balcony to rear. Remove existing outbuilding to rear of site, creation of menage and stable block for domestic use. Installation of sewerage treatment plant and associated works.**

**APPLICANT:**

Mrs L Appleyard  
15 Ashbourne  
Waltham  
Grimsby  
North East Lincolnshire  
DN37 0UL

**AGENT:**

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

**DEPOSITED: 10th October 2025**

**ACCEPTED: 10th October 2025**

**TARGET DATE: 5th December 2025**

**PUBLICITY EXPIRY: 30th November 2025**

**AGREED EXTENSION OF TIME DATE: 12th  
June 2026**

**CONSULTATION EXPIRY:**

**CASE OFFICER: Lauren Birkwood**

**PROPOSAL**

This proposal seeks planning permission to erect one detached dwelling on land adjacent to Ashby View on Barton Street in Ashby cum Fenby with associated works. It also includes the removal of an outbuilding to the rear of the site and the creation of a menage and stable block for domestic use.

The application has been brought to planning committee as it has been called in by Councillor Pettigrew.

## **SITE**

The site is to the easterly side of Barton Street in Ashby cum Fenby. The site is currently used as a horse paddock. It is a grassed area with an outbuilding situated within it. To the north and south of the site lies residential properties and to the far east is open paddocks associated with Willow Lakes. The existing boundaries consist of timber fencing, gates and landscaping.

## **RELEVANT PLANNING HISTORY**

No relevant planning history.

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

### National Planning Policy Framework (2025)

- NPPF5 - Delivering a sufficient supply of homes
- 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)

- PO3 - Settlement hierarchy
- PO4 - Distribution of housing growth
- PO5 - Development boundaries
- PO22 - Good design in new developments
- PO33 - Flood risk
- PO34 - Water management
- PO41 - Biodiversity and Geodiversity
- PO42 - Landscape

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**

Council's Environmental Health Officer - No objections. Conditions recommended.

Council's Highways Officer - No objections. Conditions recommended.

Council's Drainage Officer - No objections. Details provided acceptable.

Council's Heritage Officer - No comments.

Council's Ecology Officer - No objections. Condition and informative recommended.

Council's Tree Officer - No objections. Details provided acceptable.

Northern Powergrid - No objections. Informative recommended.

Cadent Gas - No objections. Informative recommended.

Environment Agency - No comments.

Ashby cum Fenby Parish Council - Supports the proposal.

#### Neighbour Representations

Ashby View, Barton Street, Ashby cum Fenby - Objects to the development on the grounds that it would affect views of countryside.

Hollymead, Barton Street, Grimsby - Supports the proposal on the basis that the development would be sympathetically positioned and designed, would compliment other properties and due to location of stables and existing ground levels, would not be directly viewable. The development would also remove an unsightly stable block.

### **APPRAISAL**

The key planning material considerations are:

- Principle of Development and character.
- Visual Amenity
- Neighbouring Amenity
- Highways and Parking
- Drainage
- Ecology and Landscaping

#### Principle of Development and Character

The site is located outside of any of the defined development boundaries on the NELLP inset maps and outside the development boundary for Ashby Cum Fenby. Whilst there are a cluster of other dwellings and the Willow Lakes complex close to the site it is considered to be in the open countryside under Policy 5 of the NELLP. This is not a sustainable location for additional dwellings as there is poor access to sustainable

transport modes and to local services. Ashby Cum Fenby itself is defined as a Minor Rural Settlement under Policy 3 of the NELLP and one which offers very few amenities and services. The site is in an unsustainable location where future occupiers of the dwelling would be likely to be reliant on a car to access local services.

It is acknowledged that the presumption in favour of sustainable development embedded within Paragraph 11(d) of the National Planning Policy Framework (NPPF) is now engaged as a result of the Council not being able to demonstrate a 5 year land supply. Following publication of the revised NPPF in December 2024, the land supply position has been recalculated and measured against the outputs of the Standard Method; the Council has 3.6 years supply. The tilted balance requires that permission be granted unless any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against Framework policies taken as a whole. In this case it is considered that there would be such harm having to regard the sustainability concerns highlighted and the adverse impact on the visual character of the area.

The site is located within the open countryside with the National Landscape boundary (former AONB designation) directly to the west and so the site is within the setting of the National Landscape. Whilst the design of the dwelling and associated buildings themselves are reasonable as a matter of fact an additional dwelling with associated works in this location will affect the visual character of the area and cause a degree of harm to the openness and verdant character of the area. This will be by reducing the gap between existing properties with the mass and visual intrusion of the dwelling detrimental to visual amenity. The proposal would cause adverse harm and is not therefore justified by the shortfall in housing supply under Policies 5, 22 and 42 of the NELLP and advice in the NPPF.

### Neighbouring Amenity

Policy 5 of the North East Lincolnshire Local Plan 2013-2032 (Adopted 2018) requires an assessment on the impact on neighbouring land properties and users.

There would be appropriate separation distances between the proposed dwelling, stable, menage area and the immediate neighbours including Ashby View and Wingrove. The objections of Ashby View have been taken into account. It is considered impacts in terms of overlooking and dominance would be minimal as the distance from the neighbours from the proposal site would be sufficient. The access, amenity and property orientations are such that general disturbance issues to neighbours, such as dominance and overlooking, would be limited. In terms of the Juliet balcony, this would face the rear of the site and not directly onto neighbours.

The Council's Environmental Health Officer has also confirmed that they have no objections to the development, subject to a condition regarding construction hours. On this basis, the proposal would not adversely harm the amenities of existing or future occupiers, and accords with Policy 5 of the North East Lincolnshire Local Plan 2013-2032 (Adopted 2018).

## Highways and Parking

Access would be gained from Barton Street. There would be off-street parking and turning areas available to the front the site. Discussions have been undertaken with the Council's Highway Officers and the applicant regarding the access point. Proposed amendments to the existing highway access have been provided which includes a 6 metre radius kerb reflected across both sides of the shared access. This arrangement is deemed satisfactory by the Council's Highways Officer and would aid safe and efficient access to and from the public highway, including any traffic associated with the private menage and stables.

As such, the proposal accords with Policy 5 of the North East Lincolnshire Local Plan 2013-2032 (Adopted 2018) in regards to highway safety and amenity.

## Drainage

In terms of surface water drainage, the Council's Drainage Officer has reviewed the details provided and have confirmed they have no objections to the development. The proposal accords with Policies 33 and 34 of the North East Lincolnshire Local Plan 2013-2032 (Adopted 2018) in this regard.

## Ecology and Landscaping

The proposal consists of a self-build dwelling with associated menage and stables and as a result the proposal is exempt from the mandatory Biodiversity Gain requirements. A Preliminary Ecological Appraisal has been provided with the application which outlines various recommendations to safeguard protected species. The Council's Ecology Officer has reviewed this assessment and has no objections, subject to conditions.

In terms of landscaping, proposed tree planting, retained hedging and boundary treatments are shown within the development site and to most boundaries to separate the plot from neighbouring properties. The Council's Tree Officer has reviewed the details provided, and subject to safeguarding conditions, they have no objections to the development.

In terms of ecology and site landscaping the proposal accords with Policies 41 and 42 of the North East Lincolnshire Local Plan 2013-2032 (Adopted 2018).

## **CONCLUSION**

In conclusion, it is considered that the proposed development is not acceptable in principle as it would result in an additional dwelling in the open countryside in an unsustainable location and would cause harm to the visual character of the area. It is not sustainable development. As such it would not accord with Policies 5, 22 and 42 of the North East Lincolnshire Local Plan 2013-2032 (Adopted 2018) and is recommended for

refusal.

## **RECOMMENDATION**

### **Refused**

(1) The site sits outside of a development boundary as defined in the North East Lincolnshire Local Plan 2013-2032 (Adopted 2018) and the proposal would result in a unsustainable form of development which would extend into the open countryside resulting in a detrimental impact on the visual and landscape character and appearance of the area. The adverse impacts are not justified by the shortfall in the supply of deliverable housing. The proposed development represents an unsustainable form of development in the countryside contrary to the requirements of Policies 5, 22 and 42 of North East Lincolnshire Local Plan 2013-2032 (Adopted 2018) and the core principles as set out in the National Planning Policy Framework.

### **Informative**

#### 1 Informative

This decision relates to the following plans:

Site Location Plan - RD:5818-01

Proposed Site Plan - RD:5818-03 REV D

Proposed Floor Plans and Elevations - RD: 5818-04B

Proposed Stables Floor Plans and Elevations - RD:5818-06 A

Existing and Proposed Sections - RD: 5818-05 A

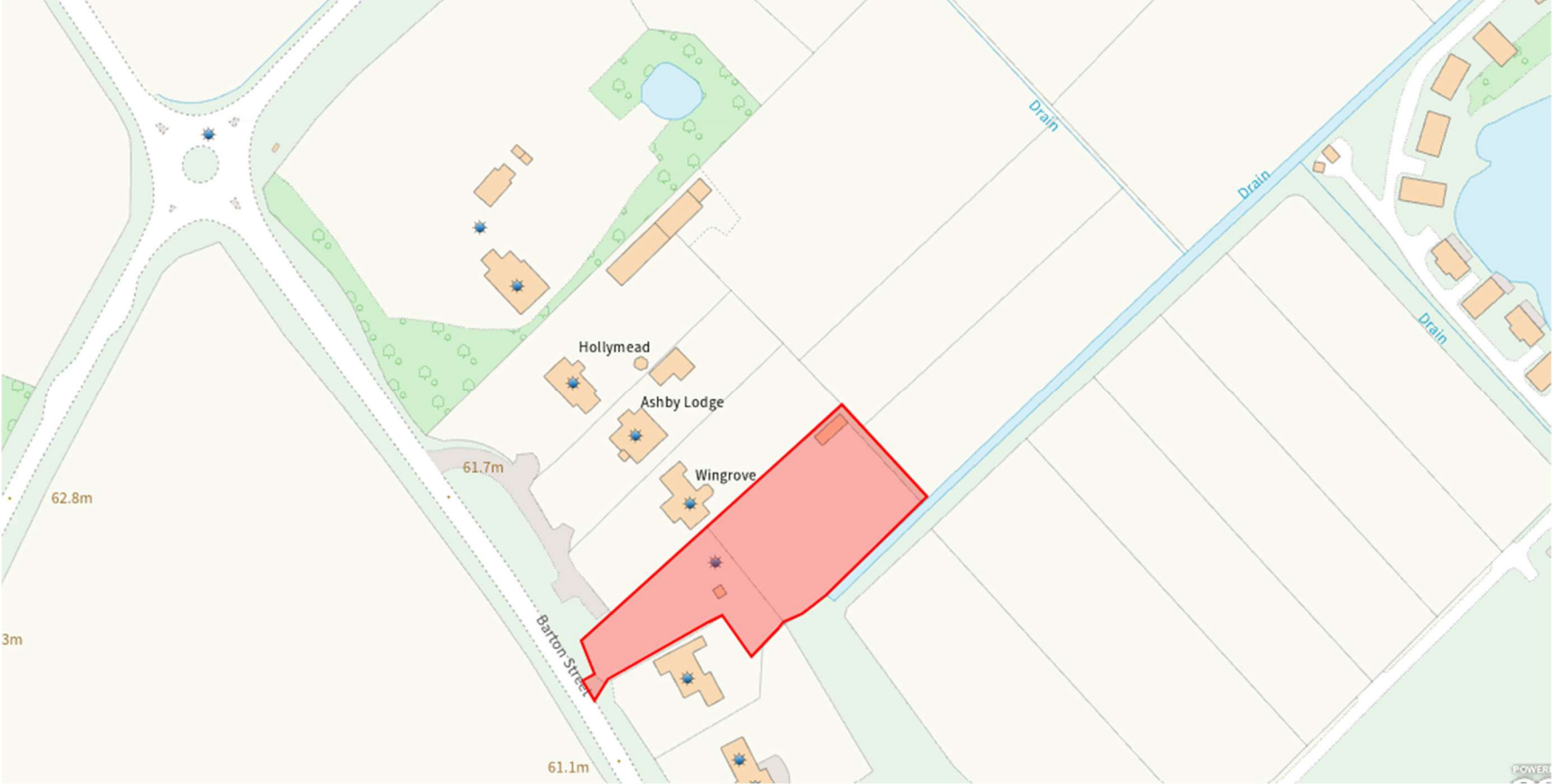
Proposed Sight Lines - RD:5818 - 07 REV A

External Works Construction Details - 1115-2517-CIV-30 P4

External Works Construction Details - 1115-2517-CIV-30 P3

Drainage Layout - 1115-2517-CIV-10 P1

DM/0864/25/FUL – LAND ADJ ASHBY VIEW, BARTON STREET, ASHBY CUM FENBY





**PLANNING COMMITTEE - 10th June 2026**

**ITEM: 7**                      **RECOMMENDATION: Approved with Conditions**

**APPLICATION No: DM/0204/26/FUL**

**APPLICATION TYPE: Full Application**

**APPLICATION SITE: 56 Westfield Road, Waltham, North East Lincolnshire, DN37 0DX**

**PROPOSAL: Erect single storey extension to form link between existing dwelling and garage, erect first floor extension to side with associated works**

**APPLICANT:**

Mrs Jo Mason  
1 Conisborough Avenue  
Grimsby  
North East Lincolnshire  
DN36 4PZ

**AGENT:**

**DEPOSITED:** 19th March 2026

**ACCEPTED:** 2nd April 2026

**TARGET DATE:** 28th May 2026

**PUBLICITY EXPIRY:** 4th May 2026

**AGREED EXTENSION OF TIME DATE:**

**CONSULTATION EXPIRY:** 4th May 2026

**CASE OFFICER:** Becca Soulsby

**PROPOSAL**

The proposal is to erect a single storey extension to link the existing dwelling and garage and erect a first-floor extension to the side with associated works.

The application is triggered for determination by planning committee due to the number of objections received to the scheme.

**SITE**

56 Westfield Road is a detached property located to the southwest side of the road. The area surrounding the property is residential in nature and comprises of predominantly detached and some semi-detached properties. Lytham Drive to the rear consists of single storey properties.

## **RELEVANT PLANNING HISTORY**

No relevant history.

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

### National Planning Policy Framework (2025)

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  
PO34 - Water management  
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 Officer - No heritage input required.

Highways Officer - Approval no conditions.

Trees and Woodlands Officer - No comment.

Drainage Officer - Informative regarding sustainable surface water drainage methods.

Waltham Parish Council - Support approval of the application.

Neighbours

Objections received from 1 Lytham Drive, 2 Lytham Drive, 4 Lytham Drive, 45 Chestnut

Road and 3 Butler Place, Cleethorpes (prospective owner of property in Waltham. Clarity has been sought to determine which neighbouring property the objection has been received on behalf of however, no response has been received). Objections broadly on the grounds of light and overshadowing, overlooking and loss of privacy and potential for loss of trees and hedges. Some comments refer to preference for the proposed first-floor rear window to be relocated to face the front or be replaced with roof lights.

- Concerns relating to light and overshadowing
- Overlooking and loss of privacy
- Preference for window to be relocated to the front of the extension or use of roof lights
- Concerns regarding loss of trees and hedges

Other Representations

None received.

## **APPRAISAL**

The key planning considerations are:

1. Principle of Development
2. Design
3. Neighbouring Amenity
4. Other Considerations

1. Principle of Development

The site is located within the development boundary of Waltham, therefore Part 1 of Policy 5 of the North East Lincolnshire Local Plan 2013-2032 (adopted 2018) (NELLP 2018) applies. Policy 5 does not preclude works of this nature in principle within the defined development boundaries. It is therefore considered in principle that the proposed development is acceptable subject to the site-specific impacts discussed below.

2. Design

The proposal includes the erection of a link extension between the existing dwelling and garage. The extension is to sit flush with the existing front elevation with the garden access gate to be removed. The extension proposes a flat roof in line with the height of the existing single storey rear extension. The exterior walls of the extension are proposed to be rendered, as is the existing dwelling. The use of similar materials will enable the extension to visually assimilate with the host property.

The proposal includes the erection of a first-floor side extension to form a master bedroom. The extension is proposed to project approximately 3.3 metres from the pitched roof line with an approximate length of 4.3 metres proposed. The extension is

designed to incorporate a gable to the side elevation which does not propose any window openings to either the front or side elevations. The roof is to utilise concrete tiles to match the existing. A new first-floor rear window is proposed within the rear elevation to serve the master bedroom proposed. The existing first-floor rear window is proposed to be reduced in scale to serve an en-suite bathroom. The extension is proposed to be rendered in line with the rest of the property, with window units proposed to be uPVC.

In addition to the above, alterations are proposed within the ground floor rear elevation to replace the existing French doors with composite bifold doors.

Due to the position of the proposed extensions and alterations, they will be visible within the street scene and wider area. However the works are well designed and are not considered to pose an adverse impact to the street scene or wider area character.

The proposal is therefore considered to be acceptable when considering design, in accordance with Policies 5 and 22 of the NELLP 2018.

### 3. Neighbouring Amenity

The host property adjoins 54 and 58 Westfield Road to the sides, 1 and 28 Chiltern Drive to the front and 2 and 3 Lytham Drive at the rear. Objections have been received as noted. These are acknowledged and addressed below.

The primary concerns raised by neighbours are in relation to overlooking and loss of privacy. The concerns relate to the addition of a window at first-floor within the rear elevation of the first-floor side extension proposed. The new window is to serve a bedroom. The existing window present within the first-floor rear elevation is to be reduced in scale to serve an en-suite bathroom. In respect of overlooking, the new window is well separated from adjacent neighbours at the rear, with the principle of rear windows at first floor already established within the existing property arrangement. The host property also has various established trees and hedges present to the boundaries which also allow for some screening. In any event, the separation distances are such that the new window is to be sited approximately 34m from the rear elevations of 2 and 3 Lytham Drive. No windows are proposed within the side or front elevation of the extension. Neighbours have expressed preference for the window to be relocated to the front elevation of the extension or alternatively roof lights be used. However due to the separation distances involved and the current situation of overlooking from first floor to the rear it is not considered that the works proposed will result in adverse overlooking so as to justify an objection to that proposed or to seek an amendment in its design and form.

Concerns relating to loss of light and overshadowing are acknowledged. In respect of overshadowing and loss of light, the extension is proposed to the first-floor side aspect of the property closest in proximity to the neighbour at 58 Westfield Road. The extension is proposed to sit flush with the existing ground floor side elevation of the property and not project beyond this. This retains the separation of approximately 2.4 metres from the side elevation to the boundary as well as retaining the distance between the host property

side elevation and the neighbours side elevation of approximately 3.7 metres. The extension is to span approximately 4.2 metres in width along the side elevation. Due to the position and scale of the extensions proposed, there is not considered to be an adverse impact in respect of overshadowing or loss of light in this regard to any neighbour either adjacent, opposite or to the rear on Lytham Drive.

In respect of the single storey link extension proposed, the scale and position of this within the overall plot is minor and will have limited visibility. The extension is not considered to pose any adverse impacts to the amenity of adjacent neighbours.

The proposal is therefore considered to accord with Policy 5 in respect of neighbouring amenity considerations.

#### 4. Other Considerations

The Council's Trees and Woodlands, Highways and Heritage Officers raise no objections to the proposal. The Drainage Officer has requested an informative be attached to the decision in respect of sustainable surface water drainage methods. Waltham Parish Council support approval of the application.

The proposal is considered to be exempt from the mandatory biodiversity net gain condition due to being subject to a householder application.

### **CONCLUSION**

The proposal is for the erection of a first-floor side extension and a ground floor, single storey link extension with associated works. The proposal is considered to be acceptable when considering the principle of development, design, neighbouring amenity and other considerations. The application is therefore recommended for approval in accordance with Policies 5, 22, 34 and 41 of the NELLP 2018.

### **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 in accordance with the following plans:

56WR-E00 REV A - Site Location Plan  
56WR-P01 REV A - Proposed Block Plan  
56WR-P02 REV B - Proposed Floor Plans  
56WR-P03 REV B - Proposed Elevations

Reason

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

(3) Condition

The proposal shall be constructed using materials specified within the application form and on the approved plans received unless otherwise first approved in writing by the Local Planning Authority.

Reason

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

(4) 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 4.3 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, 34 and 41.

### **2 Added Value Statement**

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

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

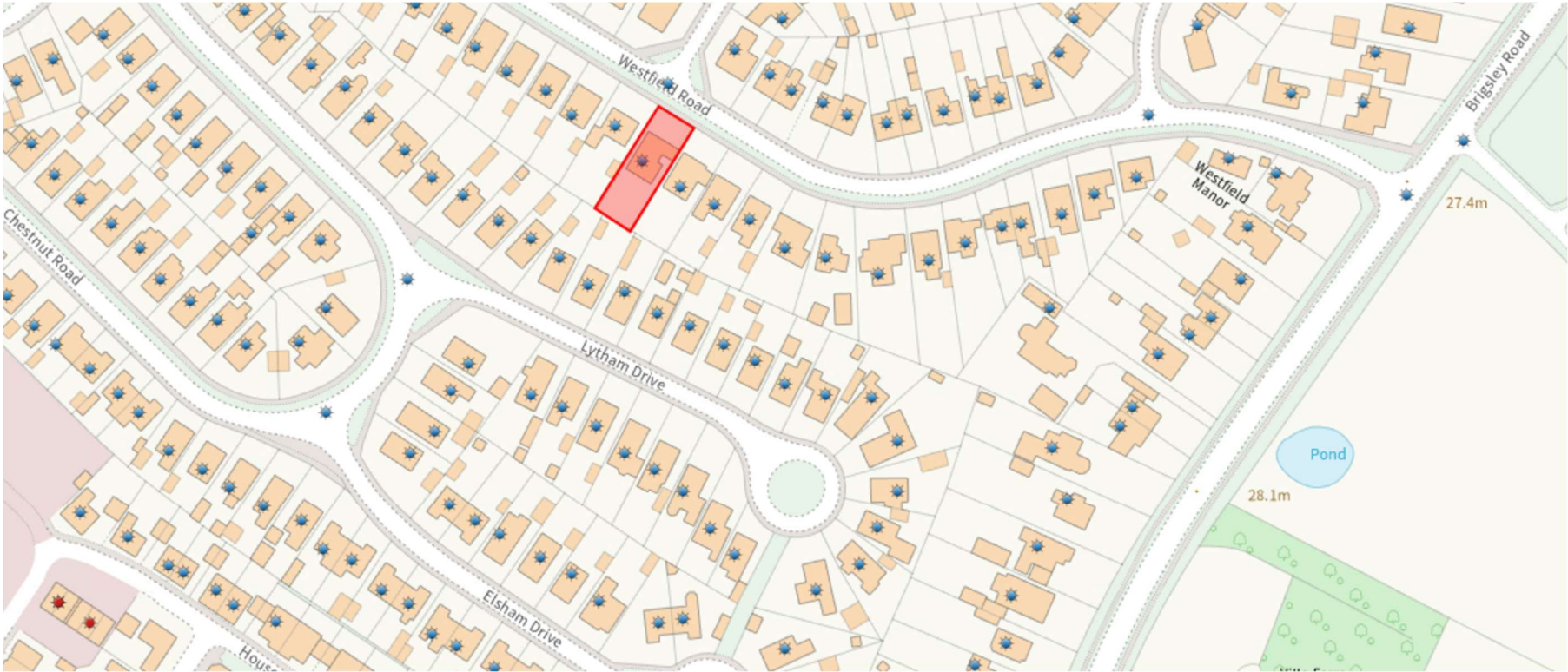
### **3 Informative**

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

### **4 Informative**

The use of water butts or similar sustainable surface water drainage arrangements such as a soakaway are encouraged on a proposal of this nature. Please refer to the drainage officers comments.

DM/0204/26/FUL – 56 WESTFIELD ROAD, WALTHAM



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