

Minute of the Planning Committee 9th July 2025

Item: 1

Application Number: DM/0806/24/FUL

Application Type: Full Application

Application Site: Land Adjacent To 9 Ashby Close And 19 Glenfield Road
Grimsby North East Lincolnshire

Proposal: Erection of two pairs of two storey semi-detached dwellings totalling four units to include associated tree works, hardstanding and landscaping (Amended plans received 17th March 2025 - omission of bay windows and canopies to all four plots, plot 2 garage omission replaced by car port, alterations to turning head and footpath dimensions)

Applicant's Name and Address: Ramella Rameco Ltd Unit 2A Charlton Street Grimsby North East Lincolnshire DN31 1SQ	Agent's Name and Address: Mike Berryman Design & Innovate Ltd 56 Augusta Street Grimsby DN34 4TJ
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Deposited: 18th September 2024

Accepted: 1st October 2024

Expiry Date: 26th November 2024

Agreed Extension of Time Date:

Case Officer: Owen Toop

Decision: Deferred

- 1 It was resolved, following legal advice regarding the Public Rights of Way Definitive Modification Order, to defer the application.

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Item: 2

Application Number: DM/0259/25/FUL

Application Type: Full Application

Application Site: Units 1-6 Block 5 Kiln Lane Stallingborough

Proposal: Retrospective application for the change of use to gym

Applicant's Name and Address: Mr Matt Tofton Muscleflex Units 1-6 Block 5 Kiln Lane Stallingborough North East Lincolnshire	Agent's Name and Address:
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Deposited: 31st March 2025

Accepted: 9th May 2025

Expiry Date: 8th August 2025

Agreed Extension of Time Date:

Case Officer: Bethany Loring

Decision: Resolved to Approve with Conditions

- 1 Resolved to approve subject to conditions and notification to Health and Safety Executive.

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Item: 3

Application Number: DM/0314/25/FUL

Application Type: Full Application

Application Site: 3 Buddleia Close Healing North East Lincolnshire DN41 7JH

Proposal: Change of use from residential dwelling to children's home

Applicant's Name and Address: Mr Paul Cowling NELC Municipal Offices Town Hall Square Grimsby North East Lincolnshire DN31 1HU	Agent's Name and Address: Mrs Sarah Perry Equans Professional Services (Architecture) Municipal Offices Town Hall Square Grimsby North East Lincolnshire DN31 1HU
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Deposited: 16th April 2025

Accepted: 23rd April 2025

Expiry Date: 18th June 2025

Agreed Extension of Time Date: 11th July 2025

Case Officer: Bethany Loring

Decision: Approved with Conditions

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

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

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

Site Location Plan - PS041-25 P-001

Block Plan - PS041-25 P-002

Existing and Proposed Floor Plans - PS041-25 P-003 REV A

Reason

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

- 3 Condition
The development shall be operated and managed in accordance with the Operational Statement (dated April 2025) in so far as the number of children are concerned.

Reason

To clarify the permission and to protect residential amenity 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 4.2 applies.

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

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

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

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

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

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

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

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

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

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

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

4.3 Development which is subject of a householder application within the meaning of article 2(1) of the Town and Country Planning (Development

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

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

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

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

Irreplaceable habitat

If the on-site 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 and 38.
- 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).

Minute of the Planning Committee

9th July 2025

Item: 4

Application Number: DM/0205/25/FUL

Application Type: Full Application

Application Site: Agriculture Land South View Humberston North East
Lincolnshire

Proposal: Variation of Condition 11 (Approved Plans) following DM/0771/24/FUL to amend house designs for plots: 2, 6, 7, 8, 9 & 10 (This application consolidates into one, various individual planning applications which were submitted and previously consulted on to change various plot and house designs separately. This amended application brings all the changes sought together under one reference and a clear overall layout plan showing all the changes proposed, including a further slight amendment to the position of plot 7. The previous application numbers were: DM/1066/24/FUL, DM/0045/25/FUL, DM/0047/25/FUL, DM/0049/25/FUL, DM/0110/25/FUL and DM/0205/25/FUL).

Applicant's Name and Address: Dave Hughes WHT Partnership Ltd 35 Louth Road Grimsby DN33 2HP	Agent's Name and Address: Simon Coyne CDC Architecture Limited 35 Louth Road Scartho Grimsby DN33 2HP
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Deposited: 19th March 2025

Accepted: 26th March 2025

Expiry Date: 25th June 2025

Agreed Extension of Time Date: 14th July 2025

Case Officer: Jonathan Cadd

Decision: Approved with Conditions

- 1 Condition
The materials used to build the walls and roof of the development shall accord with the details agreed within condition discharge application DM/0482/24/CND unless otherwise agreed in writing by the Local Planning Authority.

Reason

To ensure the development has an acceptable external appearance and is in keeping with the visual amenity and character of the area and in accordance with policies: 5 and 22 of the North East Lincolnshire Local Plan 2013 - 2032 (adopted 2018).

- 2 Condition
The construction of the access road, and all associated features, shall be constructed in accordance with all the details outlined and approved under condition discharge application DM/0482/24/CND and shall be completed before not more than 6 houses have been occupied. The access and associated features shall thereafter be maintained in accordance with the approved management and maintenance plan also approved under DM/0482/24/CND.

Reason

To ensure provision of a safe satisfactory access, drainage, vehicle parking arrangements for the development and in accordance with Policies: 5 and 36 of the North East Lincolnshire Local Plan 2013 - 2032 (adopted 2018).

- 3 Condition
The development should proceed in strict accordance with the Construction Ecology Management Plan agreed under condition discharge approval ref. no. DM/0459/24/CND.

Reason

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

- 4 Condition
The development and shall be completed in strict accordance with the Landscaping and Biodiversity Enhancement scheme details approved under condition discharge approval DM/0626/24/CND, except for amended plan no. 23-516-101 rev U superseding plan no. 23-516-101 rev T. The scheme shall thereafter be retained and maintained in accordance with the approved details thereafter.

Reason

To maintain biodiversity, ecology and to ensure a satisfactory appearance and setting for the development and protection of existing features in the interests of local amenity and in accordance with Policies: 5, 22 and 41 of the North East Lincolnshire Local Plan 2013 -2032 (adopted 2018).

5 Condition

The development shall be carried out in strict accordance with the drainage scheme details approved under condition discharge approval DM/0440/24/CND except where amended at:

Plot 2, 6, 7, 8, 9 and 10 where the scheme shall accord with amended plans and details notably: PermCalc Report - South View Plot 1,2, 5, 6, 7, 8, 9 and 10 Permeable Pavement Designs Suggestion dated 4 June 2025 and drawing nos. 23-516 101 rev U and 23-516 105 rev J.

The drainage scheme approved shall be completed and be ready for operation before the any dwelling on site is first occupied and shall be retained and maintained as such in strict accordance with the Management Plan approved under condition discharge application DM/482/24/CND thereafter.

Notwithstanding this, before any of the dwellings at plots 2, 6, 7, 8, 9 and 10 are first occupied a management scheme outlining how permeable driveways within plots will be retained and maintained shall be submitted to and approved in writing by the Local Planning Authority. The approved scheme shall thereafter be completed before first occupation and these areas retained and maintained as such thereafter and in accordance with the management plan approved

Reason

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

6 Condition

The screen walls and fences (including hedgehog holes) on site shall erected in accordance with details approved under condition discharge application DM/0482/24/CND and each plot boundary be completed before that dwelling is first occupied and shall thereafter be retained, unless otherwise agreed in writing with the Local Planning Authority.

Reason

To ensure a satisfactory appearance for the development and to safeguard residential amenity in accordance with Policies: 5, 22 and 41 of the North East Lincolnshire Local Plan 2013 -2032 (adopted 2018).

7 Condition

The windows shown obscured glazed on the approved plans and conditioned under planning permission ref. no. DM/1052/23/FUL, DM/0585/24/NMA, DM/0771/24/FUL, shall be glazed in obscure glass (equivalent to Pilkington Glass level 3 or above) before the development is occupied and shall be so retained thereafter.

The exception to this is:

Plot 2 - the first floor ensuite window to the northern elevation, shown on drawing no. 23-516-202 REV G shall be glazed in obscure glass (equivalent to Pilkington Glass level 3 or above) before the dwelling is first occupied and shall be so retained thereafter.

Plot 4 - all first floor windows the eastern and western elevations of the dwelling, shown on drawing no. 23-516 204 rev E shall be glazed in obscure glass (equivalent to Pilkington Glass level 3 or above) before the dwelling is first occupied and shall be so retained thereafter.

Plot 7 - the first floor ensuite window to the eastern elevation, shown on drawing no. 23-516-207 REV E shall be glazed in obscure glass (equivalent to Pilkington Glass level 3 or above) before the dwelling is first occupied and shall be so retained thereafter.

Plot 10 - the first floor ensuite window to the western elevation, shown on drawing no. 23-516-210 REV F shall be glazed in obscure glass (equivalent to Pilkington Glass level 3 or above) before the dwelling is first occupied and shall be so retained thereafter.

Reason

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

8 Condition

The balcony screen designs shall be completed in accord with the details approved under condition discharge approval: DM/0626/24/CND and shall be retained as such thereafter.

Notwithstanding the above and approved plans, details of side balcony screens for plots 6 of obscure glazing (minimum 1.8m in height and obscured to (or equivalent) Pilkington Glass level 3 or greater) shall be submitted to and approved in writing with the Local Planning Authority. The approved screens shall be installed prior the dwelling being first occupied and shall be retained as such thereafter.

Reason

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

9 Condition

The Construction Management Plan (CMP) approved under condition discharge approval, ref. DM/0435/24/CND shall be implemented in full and adhered to at 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 2012 - 2032 (adopted 2018).

10 Condition

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

Reason

To ensure all contamination within the site is dealt with and in accordance with Policy 5 of the North East Lincolnshire Local Plan 2013 -2032 (adopted 2018).

11 Condition

The development shall not be carried out except in complete accordance with the approved plans and specifications. Approved plans include the following drawings/ documents:

23-516 -100 Site Location Plan
23-516 -101 rev U Proposed Site Plan
23-516 -201 rev A Plot 1 Layout and Plans
23-516 -202 rev G Plot 2 Layout and Plans
23-516 -203 rev F Plot 3 Layout and Plans
23-516 -204 rev E Plot 4 Layout and Plans
23-516 -205 Plot 5 Layout and Plans
23-516 -206 rev H Plot 6 Layout and Plans
23-516 -207 rev E Plot 7 Layout and Plans
23-516 -208 rev G Plot 8 Layout and Plans
23-516 -209 rev F Plot 9 Layout and Plans
23-516 -210 rev F Plot 10 Layout and Plans

4265/10/001 A 1 of 2 Topographical Survey Clugston
4265/10/001 A 2 of 2 Topographical Survey Clugston

LTP/5289/P1/01.01 1 of 1 South View Visibility Splay
LTP/5289/T1/01.01 1 of 1 South View Refusal Swept Path Analysis
LTP/5289/T1/01.02 2 of 2 South View Refusal Swept Path Analysis

23-516.DAS rev A Design and Access Statement

RLC-1312-OSDS-01-1 Outline Sustainable Drainage Strategy
Humberside Materials Laboratory Ltd Phase 1 Desktop Report - 002/4331/P
Wold Ecology Ltd Preliminary Ecology Appraisal July 2023 Issue 3

Reason

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

12 Condition

The canopy shown to the rear elevation of plot 2 shall not at any time be used as balcony.

Reason

To maintain residential amenity and in accordance with Policy 5 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 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 3i 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

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, would maintain the integrity and safety of Anglian Water mains, adequate surface water drainage, access and safety and landscaping and ecology and is acceptable under all other planning considerations. This proposal is approved in accordance with the North East Lincolnshire Local Plan 2013-2032 (adopted 2018), in particular policies: 5, 13, 20, 22, 33, 34. 38 and 41 and the provisions of the National Planning Policy Framework (2025)

2 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 resolving issues with Anglian Water and the drainage team.

3 Informative

Access for Fire Service

It is a requirement of Approved Document B5, Section 15 Commercial Properties or B5, Section 13 for Domestic Premises that adequate access for fire fighting is provided to all buildings or extensions to buildings.

Where it is a requirement to provide access for high reach appliances, the route and hard standing should be constructed to provide a minimum carrying capacity of 24 tonnes.

Water Supplies for Fire Fighting

Adequate provision of water supplies for fire fighting appropriate to the proposed risk should be considered. If the public supplies are inadequate it may be necessary to augment them by the provision of on-site facilities. Under normal circumstances hydrants for industrial unit and high risk areas should be located at 90m intervals. Where a building, which has a compartment of 280m² or more in the area is being erected more than 100m from an existing fire hydrant, hydrants should be provided within 90m of an entry point to the building and not more than 90m apart. Hydrants for low risk and residential areas should be located at intervals of 240m.

If further information is required, it is recommended that the developer contact Humberside Fire and Rescue for advice.

- 4 Informative
- A) Notification of intention to connect to the public sewer
Notification of intention to connect to the public sewer under S106 of the Water Industry Act Approval and consent will be required by Anglian Water, under the Water Industry Act 1991. Contact Development Services Team 0345 606 6087.
- B) Protection of existing assets
A public sewer is shown on record plans within the land identified for the proposed development. It appears that development proposals will affect existing public sewers. It is recommended that the applicant contacts Anglian Water Development Services Team for further advice on this matter. Building over existing public sewers will not be permitted (without agreement) from Anglian Water.
- C) Building near to a public sewer
No building will be permitted within the statutory easement width of 3 metres from the pipeline without agreement from Anglian Water. Please contact the Development Services Team on 0345 606 6087.
- D) Sewer adoption
The developer should note that the site drainage details submitted have not been approved for the purposes of adoption. If the developer wishes to have the sewers included in a sewer adoption agreement with Anglian Water (under Sections 104 of the Water Industry Act 1991), they should contact the Development Services Team on 0345 606 6087 at the earliest opportunity. Sewers intended for adoption should be designed and constructed in accordance with Sewers for Adoption guide for developers, as supplemented by Anglian Water's requirements.
- 5 Informative
As works are required within the existing highway, in accordance with Section 278, Highways Act 1980, in order to enable the development to take place, please contact the Highway Management Team at least 6 months in advance of the commencement of works (Tel: 01472 324505).
- 6 Informative
This application will require the creation of new postal addresses. You are advised to contact the Street Naming & Numbering Team on 01472 323579 or via email at snn@nelincs.gov.uk to discuss the creation of new addresses.
- 7 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).

8 Informative

Please note that the exemption in regard to BNG is based on the information provided, should any information change in relation to your proposal you are advised to contact the Local Planning Authority for advice.

Minute of the Planning Committee 9th July 2025

Item: 5

Application Number: DM/0107/25/FUL

Application Type: Full Application

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

Proposal: Erection of two dwellings with shared access road, parking spaces, landscaping and associated works (Preliminary Ecological Appraisal received 27th May 2025)

Applicant's Name and Address: Mr And Mrs Bryan And Eileen Blanchard 2 Abbey Park Road Grimsby North East Lincolnshire DN32 0HR	Agent's Name and Address: Mr Sisir Debnath Hodson Architects The Old Post Office Yarra Road Cleethorpes DN35 8LS
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Deposited: 14th February 2025

Accepted: 18th February 2025

Expiry Date: 15th April 2025

Agreed Extension of Time Date: 11th July 2025

Case Officer: Bethany Loring

Decision: Approved with Conditions

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

Reason

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

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

Site Location Plan - 2546.E001_P01
Proposed Site Plan - 2546-P001_P04
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
Proposed Ground Floor Plan for House Type B - 2546-P200_P03
Proposed First Floor Plan for House Type B - 2546-P201_P01
Proposed Roof Plan for House Type B - 2546-P202_P01
Proposed Front and Rear Elevations for House Type B - 2546-P203_P02
Proposed Side Elevations for House Type B - 2546-P204_P02

Reason

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

- 3 Condition
The proposed development shall be 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, 2546-P104_P02, 2546-P203_P02 and 2546-P204_P02 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
No development shall 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 of each dwelling. 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

No dwelling shall 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 dwellings 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

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

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

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

Reason

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

8 Condition

Development shall not begin until details showing the location, layout, design and method of construction of the altered vehicular access, driveway, parking and manoeuvring space, including any necessary piping or culverting of any ditch or

watercourse, have been submitted to and approved in writing by the Local Planning Authority, and before any part of the development hereby permitted is brought into use the vehicular access, driveway, parking and manoeuvring space shall be constructed in accordance with those approved details and shall thereafter be so retained.

Reason

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

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

No development shall commence until a scheme of landscaping, to accord with the principles as shown on drawing no. 2546-P001_P04, showing the details of the number, species, sizes, planting positions and maintenance schedules of all trees and shrubs to be planted have been submitted to and approved in writing by the Local Planning Authority. All planting shall be carried out in accordance with the approved details within 12 months of the date of commencement of the development or within such longer time as agreed in writing with the Local Planning Authority and all planting shall thereafter be maintained for a period of 5 years with all losses in that period replaced with the same plant and standard.

Reason

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

11 Condition

The development must be carried out in line with the recommendations identified in Paragraph 5 of the Preliminary Ecological Appraisal (dated May 2025) submitted 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).

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

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

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

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

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

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

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

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

planning permission relates was made before 12 February 2024.

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

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

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

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

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

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

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

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

4.5 Self and Custom Build Development, meaning development which:

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

4.5 Development forming part of, or ancillary to, the high speed railway transport

network (High Speed 2) comprising connections between all or any of the places or parts of the transport network specified in section 1(2) of the High Speed Rail (Preparation) Act 2013.

Irreplaceable habitat

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

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

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

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

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

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

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

Informatives

1 Reason for Approval

The Local Planning Authority has had regard to development plan policies and especially those in the North East Lincolnshire Local Plan. The proposal would not harm the area character or residential amenity and is acceptable under all other planning considerations. This proposal is approved in accordance with the North East Lincolnshire Local Plan 2013-2032 (adopted 2018), in particular policies 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
This application will require the creation of new postal addresses. You are advised to contact the Street Naming & Numbering Team on 01472 323579 or via email at snn@nelincs.gov.uk to discuss the creation of new addresses.

- 5 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.

Minute of the Planning Committee

9th July 2025

Item: 6

Application Number: DM/0191/25/PAAF

Application Type: Prior Approval - Agric Build - Flex Use

Application Site: Moorhouse Farm Brigsley Road Ashby Cum Fenby North East Lincolnshire

Proposal: Prior approval for change of use of grain store to retail unit (Agricultural to Class E)

Applicant's Name and Address: Mr Ian Robinson Moorhouse Farm Brigsley Road Ashby Cum Fenby North East Lincolnshire DN37 0QN	Agent's Name and Address: Mr Dieter Nelson Dieter Nelson Planning Consultancy Unit 2 Cleethorpes Business Centre Jackson Place Wilton Road Humberston Grimsby North East Lincolnshire DN36 4AS
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Deposited: 14th March 2025

Accepted: 14th March 2025

Expiry Date: 9th May 2025

Agreed Extension of Time Date: 11th July 2025

Case Officer: Owen Toop

Decision: Prior Approval Granted

Minute of the Planning Committee 9th July 2025

Item: 7

Application Number: DM/0302/25/FUL

Application Type: Full Application

Application Site: Waltham Gateway Academy Sunningdale Waltham North East Lincolnshire

Proposal: Variation of Condition 5 (Hours of Construction) following DM/0448/23/FUL to amend working hours

Applicant's Name and Address: Mr Ian Wilburn Hobson and Porter Clifford House Malmo Road Sutton Fields Industrial Estate Kingston Upon Hull HU7 0YF	Agent's Name and Address: Watson Batty Architects Ltd (MB) Shires House Shires Road Guiseley Leeds LS20 8EU
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Deposited: 14th April 2025

Accepted: 23rd April 2025

Expiry Date: 2nd July 2025

Agreed Extension of Time Date: 18th July 2025

Case Officer: Owen Toop

Decision: Approved with Conditions

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

Proposed Fences and Gates - TD034-22 A012 B
Proposed Site Plan - TD034-22 A004 H
Landscape Plan - LP01_060623_AH
Proposed Site Plan Drainage Strategy - TD034-22 A007 A
Proposed Elevations - TD034 -22 A104 B

Proposed Floor Plan and Roof Plan - TD034-22 A103 A
Exterior Lighting - ASD-DN-MR-0523-030 R00
Site Location Plan - TD034 - A001 A

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).

2 Condition

All external materials to be used in construction of the buildings shall be constructed in accordance with the approved details under application: DM/0618/24/CND.

Reason

To ensure the development has an acceptable external appearance and is in keeping with the visual amenity and character of the area in accordance with Policies 5 and 22 of the North East Lincolnshire Local Plan 2013-2032 (Adopted 2018).

3 Condition

All drainage of the development shall be constructed in accordance with the approved details under application DM/0051/25/CND and implemented prior to occupation. Once implemented, all drainage of the development shall be retained as approved 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 and foul water disposal in accordance with Policies 5, 33 and 34 of the North East Lincolnshire Local Plan 2013-2032 (Adopted 2018).

4 Condition

Construction work shall only be carried out between the following hours and as stated: Monday to Friday - 08:00 - 18:00 Saturday - 08:00 - 16:30 (No external works permitted after 13:00). Sundays and Bank Holidays - No construction work permitted.

Reason

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

5 Condition

Notwithstanding condition 4 of this application, the development shall be built out as per the approved details under application: DM/0618/24/CND in respect of construction traffic management. The approved details shall be adhered to at all

times during construction.

Reason

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

6 Condition

The access for the development shall be built out per the approved details under application: DM/0631/24/CND and retained once completed.

Reason

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

7 Condition

The landscaping shall be carried out in strict accordance with the details on plan no. LP01_060623_AH, as approved under DM/0448/23/FUL. All planting shall be carried out in accordance with the approved details within 12 months of the date of commencement of the development or within such longer time as agreed in writing with the Local Planning Authority and all planting shall thereafter be maintained for a period of 5 years with all losses in that period replaced with the same plant and standard.

Reason

To ensure a satisfactory appearance and setting for the development and protection of existing features in the interests of local amenity in accordance with Policies 5 and 42 of the North East Lincolnshire Local Plan 2013-2032 (adopted 2018).

8 Condition

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

Reason

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

9 Condition

The development shall proceed in strict accordance with the recommendations set out in the Preliminary Ecological Appraisal dated 30th November 2022, as

approved under DM/0448/23/FUL, and occupied as per the approved details under application: DM/0618/24/CND for swift boxes, bat boxes and the future habitat area.

Reason

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

10 Condition

The development hereby permitted shall operate in accordance with the submitted Ball Strike Assessment dated 20/07/2023, as approved under DM/0448/23/FUL, unless otherwise agreed in writing by the Local Planning Authority.

Reason

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

11 Condition

Prior to the development being brought into use, a Community Use Scheme shall be submitted to and approved in writing by the Local Planning Authority, after consultation with Sport England. The scheme shall include details of pricing policy, hours of use, access by non-school users/non-members, management responsibilities and include a mechanism for review, all of which shall follow the hazard controls stated within the submitted Ball Strike Risk Assessment. The approved scheme once implemented shall be retained throughout the lifetime of the development.

Reason

In the interest of providing a community use in accordance with Policies 5 and 43 of the North East Lincolnshire Local Plan 2013-2032 (adopted 2018).

12 Condition

Prior to the use of the school commencing, final details of the acoustic fence following on from the principles detailed within TD034-22 A012 B, approved under DM/0448/23/FUL, shall be submitted to and agreed in writing by the Local Planning Authority. The approved details shall then be implemented prior to the use of the school commencing.

Reason

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

13 Condition

No use of any part of the school hereby permitted shall take place until a Travel Plan has been submitted to and approved in writing by the Local Planning Authority. The school hereby permitted shall then be used in accordance with the measures approved.

Reason

In the interest of promoting sustainable transport in accordance with Policy 36 of the North East Lincolnshire Local Plan 2013-2032 (adopted 2018).

14 Condition

The hours of operation of the outdoor sports pitches shall be restricted to:
08:00hrs to 16:30hrs - Monday to Friday 10:00hrs to 16:00hrs - Saturday and Sunday

Reason

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

15 Condition

Prior to any use of the development commencing, a scheme for Closed-circuit television (CCTV), shall be submitted to and agreed in writing by the Local Planning Authority. The CCTV agreed shall be implemented in accordance with the details approved prior to any part of the school being used.

Reason

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

16 Condition

The Traffic Regulation Order shall be implemented in accordance with the details approved under application: DM/0631/24/CND prior to any use of the school commencing.

Reason

In the interests of highway safety reasons and in accordance with Policies 5 and 36 of the North East Lincolnshire Local Plan 2013 - 2032 (adopted 2018).

17 Condition

Prior to the use hereby permitted commencing details shall be submitted to and approved in writing by the Local Planning Authority of all external ventilation and extraction equipment and air source heat pumps including their acoustic performance. Such a scheme as approved shall be implemented in accordance with the details approved.

Reason

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

Informatives

- 1 Reason for Approval
The Local Planning Authority has had regard to development plan policies and especially those in the North East Lincolnshire Local Plan. The proposal would not harm the area character or residential amenity and is acceptable under all other planning considerations. This proposal is approved in accordance with the North East Lincolnshire Local Plan 2013-2032 (adopted 2018), in particular Policies 5, 6, 22, 33, 34, 41 and 42.
- 2 Added Value Statement
Article 31(1)(cc) Statement - Positive and Proactive Approach
In accordance with the National Planning Policy Framework, the Local Authority has worked in a positive and proactive manner with the applicant to seek solutions to problems arising, by seeking amendments and applying conditions in the interest of protecting residential 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 applicant's attention is drawn to the comments made by Northern Powergrid received and Humberside Fire & Rescue received on the application and the original application.
- 5 Informative
The applicant's attention is drawn to the comments made by Sport England on the original application.
- 6 Informative
The applicant's attention is drawn to the following guidance
New_Schools_2014.pdf (securedbydesign.com)
https://www.securedbydesign.com/images/SBD_New_Schools_Application_Form_V2.docx relating to secured by design.

Minute of the Planning Committee 9th July 2025

Item: 8

Application Number: DM/0349/25/ADV

Application Type: Advertisement Consent

Application Site: New Clee Constitution Club 179 Grimsby Road Cleethorpes
North East Lincolnshire

Proposal: Remove existing sign and display one illuminated digital
sign to sit above the existing fence line

Applicant's Name and Address: Mr David White Grimsby Town Football Club Blundell Park Cleethorpes North East Lincolnshire DN35 7PY	Agent's Name and Address: Miss Georgina Walker Hodson Architects The Old Post Office Yarra Road Cleethorpes DN35 8LS
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Deposited: 1st May 2025

Accepted: 12th May 2025

Expiry Date: 7th July 2025

Agreed Extension of Time Date: 11th July 2025

Case Officer: Bethany Loring

Decision: Approved with Conditions

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

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

- 2 Condition
- (i) No advertisement is to be displayed without the permission of the owner of the site or any other person with an interest in the site entitled to grant permission.
 - (ii) No advertisement shall be sited or displayed so as to-
 - (a) endanger persons using any highway, railway, waterway, dock, harbour or aerodrome (civil or military);
 - (b) obscure, or hinder the ready interpretation of, any traffic sign, railway signal or aid to navigation by water or air; or
 - (c) hinder the operation of any device used for the purpose of security or surveillance or for measuring the speed of any vehicle.
 - (iii) Any advertisement displayed, and any site used for the display of advertisements, shall be maintained in a condition that does not impair the visual amenity of the site.
 - (iv) Any structure or hoarding erected or used principally for the purpose of displaying advertisements shall be maintained in a condition that does not endanger the public.
 - (v) Where an advertisement is required under these Regulations to be removed, the site shall be left in a condition that does not endanger the public or impair visual amenity.
 - (vi) The intensity of the illumination of the advertising unit permitted by this consent shall at all times accord with the thresholds set out in the Institute of Lighting Professionals publication "Brightness of Illuminated Advertisements"(PLG05:2023) and in particular the intensity of illumination from dusk until dawn shall not exceed 300cd m2.
 - (vii) The minimum display time for each advertisement shall be 20 seconds and there shall be no special effects (including noise, smell, smoke, animation, flashing, scrolling, intermitted or video elements) of any kind, during or after the display of any advertisement.
 - (viii) The sequencing of messages relating to the same product is prohibited.
 - (ix) The interval between successive displays shall be no greater than 1 second and the complete display screen shall change without visual effects (including fading, swiping or other animated transition methods) between each advertisement. The display shall include a mechanism to default to a blank or black screen in the event of malfunction, or if the advertisement is not in use.
 - (x) No images to be displayed on the advertisement shall resemble official road traffic signs, traffic signals or traffic matrix signs.

Reason

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

- 3 Condition
- The advertisement shall be displayed in accordance with the following plans and document:

Site Location Plan - 2516.E002

Existing and Proposed Elevations - 2516.P013

Applicant Response to Queries - Version P02 (dated 14.06.25)

Reason

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

Informatives

- 1 Reason for Approval
The Local Planning Authority has had regard to development plan policies and especially those in the North East Lincolnshire Local Plan. The proposal would not harm visual amenity or public safety and is acceptable under all other planning considerations. This proposal is approved in accordance with the North East Lincolnshire Local Plan 2013-2032 (adopted 2018), in particular policies 5 and 22.
- 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 securing further details to protect amenity.