



## **PLANNING COMMITTEE**

**10<sup>th</sup> June 2026 at 9.30 a.m.**

### **Present:**

Councillor Patrick (in the Chair)

Councillors Batson, Bright, Callison, Crofts (substitute for Lindley), Emmerson, Haggis (substitute for Goodwin), Hudson, Kaczmarek and Mayne.

### **Officers in attendance:**

- Martin Dixon (Planning Manager)
- Cheryl Jarvis (Development Manager)
- Lauren Birkwood (Senior Town Planner)
- Bethany Loring (Senior Town Planner)
- Adam Brockbank (Highway Development Control Officer)
- Lara Hattle (Highways and Transport Planner)
- Tracy Lovejoy (Agency Solicitor)
- Charlotte Trench (Trainee Solicitor)
- Sophie Pickerden (Committee Support Officer)

### **Others in attendance:**

- Councillor Goodwin (South Ward Councillor)

There were seventeen members of the public and no member of the press present.

## **P.1 APPOINTMENT OF CHAIRMAN AND DEPUTY CHAIRMAN**

It was noted that at the Annual General Meeting of the Council held on 21<sup>st</sup> May 2026, Councillor Patrick had been appointed Chairman and Councillor Goodwin had been appointed Deputy Chairman of this Committee for the Municipal Year 2026/2027.

## **P.2 APOLOGIES FOR ABSENCE**

Apologies for absence were received for this meeting from Councillor Goodwin, Councillor Lindley and Councillor Parkinson.

## **P.3 DECLARATIONS OF INTEREST**

Councillor Emmerson declared a pecuniary interest in P.5 Item 1 DM/0069/26/FUL as he worked at a premises nearby and would therefore leave the room during that application's determination.

Councillor Hudson declared a pecuniary interest in P.5 Item 6 DM/0864/25/FUL as the applicant was his wife's hairdresser. He had only realised this during the meeting and took advice from Ms Lovejoy. Councillor Hudson did not leave the room but took no part in the vote.

Ms Hattle stated that she knew the applicant for P.5 Item 2 DM/0594/25/FUL but would stay in the meeting during the application's determination as she has had no involvement with the application.

Mr Dixon stated that he knew the objector for P.5 Item 4 DM/0845/25/OUT and would therefore leave the room during that application's determination.

## **P.4 MINUTES**

RESOLVED – That the minutes of the Planning Committee meeting held on 22<sup>nd</sup> April 2026 be approved as a correct record

## **P.5 DEPOSITED PLANS AND APPLICATIONS**

Councillor Emmerson left the meeting at this point.

### **Item 1 - DM/0069/26/FUL - Willows Social Club, Crosland Road, Grimsby.**

Ms Loring introduced the application and explained that it had been brought before the Planning Committee due to the number of objections received. She outlined to the committee the key matters regarding the application as detailed in the officer's report within the agenda papers. Ms Loring said that the wording of condition nine needed to be amended to make clear it referred solely to external loudspeakers and external amplified music. She stated that the application was recommended for approval with conditions.

Mr Snowden spoke as the agent for the application. He said that the application was for an extension to the current social club to provide additional space for members, a self-contained flat for the manager and

changing the roofs to pitch roofs. Mr Snowden explained that the changes would allow for a bar and for function space for other activities such as bingo. He said that the proposed flat would be used by the manager of the social club and explained that there had been a flat at the premises previously, but it had been changed to offices by E Factor. Mr Snowden said that whilst there had been objections received, the site was located in an area of local business and the use was well established. He stated that the required sound proofing would be installed and there had been no concerns raised around the current use and management would continue to respect residents. Mr Snowden said that the Highways Department had raised no concerns and the users of the social club tended to be local residents who walked to the premises. Whilst he noted the comments regarding parking, the site was in a sustainable location, and parking was available off Crosland Road Car Park. He asked committee members to approve the application.

Councillor Hudson said that he thought the proposed pitch roofs would be an improvement and would alter the street scene in a positive way. He said that he was satisfied that the manager would be using the flat and that it sounded like a lot of people walked to the social club so he wasn't concerned with parking. Councillor Hudson said that the planning application was simply an application asking for a business to be able to expand.

Councillor Bright said that Willow Social Club was in his ward and there were parking spaces adjacent to it that were for the shops, which during the evening time, would most likely be free. He asked whether the outside area could be used for smoking and drinking, as a designated outside space.

Ms Loring responded that the outside area was an existing area and, as part of the application, the applicant was going to do some planting in that area.

Councillor Bright sought clarification that there was nothing in the application about the space being used as an area for drinking.

Ms Loring said that there wasn't.

Councillor Bright said that it was not a nice-looking building and the pitch roofs would improve it. He said that the bungalows were away from the premises by a considerable distance and he thought if there were complaints, they would be dealt with by the Licensing Department.

Ms Loring responded that any complaints would be dealt with by the Licensing Department and Environmental Health. She said that planning officers had spoken to Environmental Health and it was likely that there would be an application from the applicant to vary the premises licence as a result of the additional ancillary floor space and additional controls, that were not naturally part of the planning system, would come from the licensing provision.

Councillor Bright sought clarification that neighbours would have the opportunity to raise any issues as part of that application process.

Ms Loring confirmed that was correct.

Councillor Hudson proposed that the application be approved and that condition nine be amended as outlined by Ms Loring.

Councillor Crofts seconded the proposal to approve the application.

RESOLVED - That the application be approved with conditions.

(Note - the committee voted unanimously for the application to be approved.)

Councillor Emmerson returned to the meeting.

## **Item 2 - DM/0594/25/FUL - Valley Cottage, Hatcliffe Road, West Ravensdale.**

Ms Loring introduced the application and explained that it had been brought before the Planning Committee due to the number of objections received. She outlined to the committee the key matters regarding the application as detailed in the officer's report within the agenda papers. Ms Loring stated that the application was recommended for approval with conditions.

Mr Kloosterboer spoke in objection to the application. He said that he objected to the application on the grounds that insufficient evidence had been provided to demonstrate that the application would conserve and enhance the character of the scenic beauty of the Lincolnshire national landscape. Mr Kloosterboer said that the application would double the footprint of the current buildings and would sit outside the curtilage of the plot. He firmly believed that the application would result in the building of a second home. Mr Kloosterboer said that the applicant's planning history demonstrated continued expansion with applications for a replacement dwelling, subsequent alterations, extensions and entrance works. He said that whilst each application may be considered individually, it appeared that insufficient weight had been given to the cumulative effect of the successive developments. Mr Kloosterboer said that one of the particular concerns was that a previous application for development on the site was refused and that decision was upheld at appeal. He said that the officer's report stated that the current proposal has been reduced in size and was therefore not harmful, however, little evidence had been provided to explain how the concerns identified by the Planning Inspectorate had been overcome. Mr Kloosterboer stated that the officer's report did not clearly assess the Planning Inspectorate's findings in relation to scale, cumulative development and landscape character. He said that in absence of that analysis, it was difficult to find that the previous findings were no longer relevant. Mr Kloosterboer said

that the Lincolnshire Wolds protected landscape officer had also objected to the application on grounds of urbanising effect, scale, visual impact, excavation works, bio-diversity and lighting. He said that the concerns from the Lincolnshire Wolds protected landscape officer had not been fully addressed and the fact that stable buildings were common place in rural areas did not answer the key policy question as to whether the proposal conserves and enhances the national landscape. Mr Kloosterboer said that the proposed development appeared to be substantial for private domestic equestrian use, with the application proposing five stables with a tap room, feed room and machinery barn. He said that the report provided little evidence to demonstrate why facilities of that scale were reasonable, necessary and proportionate for the needs of a single private dwelling. Mr Kloosterboer said that given the size and permanence of the buildings, the Planning Committee should require clear evidence that the proposal was genuine, ancillary in nature and would not create pressure for future residential developments. He said that the applicant was an avid fan of flying and there was a wind sock on the paddock and frequent air traffic from microlights and helicopters. Mr Kloosterboer stated that those toys did not mix with horses. He said that it was also noted that a planning condition had been considered necessary prohibiting commercial equestrian activity and that raised a legitimate question as to whether the scale exceeded what would be expected for a purely domestic equestrian facility. Mr Kloosterboer said that he believed the applicant was happy with that restriction as he had no intention of having a commercial equestrian facility but instead a redevelopment of the building. He said that the officer's report acknowledged visibility from roads, public highways and the Wanderlust way walking route but provided limited assessment of seasonal visibility, longer distance views and the cumulative impact of the development. Mr Kloosterboer said that significant landscaping was proposed to mitigate visual impacts and if extensive planting was required to make the development acceptable, that suggested the development had potential to cause harm. He said that the Lincolnshire Wolds protected landscape officer had also raised concerns regarding lighting, but no lighting assessment had been undertaken and no specific lighting controls were proposed. Mr Kloosterboer said that the scale, design and permanence seem to be for supporting more intensive uses than those described in the application. He stated that in the specific location, new residential development would normally be resisted and the Planning Committee should not be persuaded that the building was ancillary and proportionate for the stated private equestrian use. Mr Kloosterboer said that he didn't think the application demonstrated that the development would conserve and enhance the area and the scale and proposal were not justified. He asked committee members to refuse the application as the previous Planning Committee had done as well as the Planning Inspectorate.

Mr Newton spoke as the agent for the application. He said that the officer's report was thorough, balanced and well considered. Mr Newton stated that he was pleased with the officer's recommendation that the application be approved. He said that the Planning Committee had

previously approved an application for a replacement dwelling on the site which had now been completed. Mr Newton said that the quality of the craftsmanship of that dwelling was exceptional and the care and attention to detail was evident. He said that it stood as a testament to the applicant's commitment to creating a beautiful family home that respected and enhanced its setting. Mr Newton said that the dwelling sat within approximately five acres of land were the applicant wished to keep animals, which was a traditional feature in the countryside. He said that it was not an intensive use but one that reflected the rural character of the area. Mr Newton stated that the land had already been laid to grass. He said that the paddock would have no adverse effects on the character of the landscape. Mr Newton said that the applicant would be keeping five horses, and the responsible way of keeping animals required facilities, where they were able to be safe, and the machinery needed to maintain the land also needed to be stored safely. He said that there had been recent thefts in the area, which highlighted the need for secure facilities. Mr Newton said that the proposed outbuilding had been carefully designed to fill those practical needs whilst also maintaining a high standard of design. He said that the applicant had had discussions with planning officers to ensure that the final proposal responded sensitively to its surroundings with the resulting scheme drawing inspirations from local residents and reflecting the character of traditional Lincolnshire farmsteads. Mr Newton stated that the location had been carefully selected through a sequential design approach and was close to both the road and the dwelling in order to create a compact recent farmstead cluster rather than a scattered farm development. He said that the use of the road side boundary wall and courtyard arrangement echoed the established vernacular found throughout the area. Mr Newton said that the building was modest and appropriate in scale to the proposed use and the extent of the land it would serve. He said that by the building being located close to the road that minimised the need for engineering works, therefore reducing disruption. Mr Newton said that the Planning Inspectorate had accepted on the previous application, the principle of stables being on the site but had raised concerns about the scale, design and location. He said that those concerns had been carefully considered and directly addressed. Mr Newton stated that the current scheme was completely different to one that had been previously refused. He said that all technical matters had been fully examined and there were no outstanding objections. Mr Newton concluded that the application was a thoughtful, sensitive, well-designed application which respected the rural setting of the area and would support the responsible management of the land, complement the recently approved dwelling and preserve the character of the countryside. He said that the application should be judged on its own merits. Mr Newton asked committee members to approve the application.

Councillor Hudson said that committee members kept hearing that it was modest, but when you looked at the previous application that was refused, that was also for five stables with a barn. He said that the only thing that had changed was the slight size of the stable block and the Planning Inspectorate had said that was too big when he considered the previous

application. Councillor Hudson said that the applicant had approached him and he had told him he needed a good reason to build on open countryside and suggested that he build a wooden stable block set back in the woodland as that way the applicant could keep horses but in time the wooden stable block could be removed and the land could go back to being open countryside. He said that the applicant didn't want that, he wanted five stables. Councillor Hudson said that the applicant would have to give up his helicopters and the committee members had heard from the objector that there was a wind socket on the field and the field was used like an airfield. He said that micro lights and helicopters did not mix with horses and he could therefore understand why residents thought that it was a myth that this was for stables for horses, as it did look like a bungalow. Councillor Hudson said that the most important comment in the officer's report was from the Lincolnshire Wolds protected landscape officer who had said that the proposed development would cause harm to a nationally protected landscape and would not enhance the protected landscape. He stated that it was the Lincolnshire Wolds protected landscape officer's job to protect the Wolds for future generations and he thought her statement carried a lot of weight. Councillor Hudson said that the Lincolnshire Wolds protected landscape officer was also agreeing with the previous Planning Inspectorate. He understood the applicant had moved the stable block further south and it was slightly smaller but it was still a vast development. Councillor Hudson said that one stable would be reasonable. He said that committee members had to remember that the Wolds was a special place and they didn't want to end up setting a precedent for stables being built in the area as that could change the character of the Wolds. He said that what was proposed was far too big and the applicant needed to go back to the drawing board.

The Chair commented that committee members should stay focused on the application and not speculation.

Councillor Kaczmarek said that he had looked at the previous application that was refused and compared it to the current one and whilst the stable block was proposed to be smaller than the one proposed in the previous application, it was still nearly the size of the house. He said that he had never personally kept a horse but after listening to others that seemed excessive in size. Councillor Kaczmarek said that the stables had been moved nearer to the road, and nearer to the house and that might be considered an improvement to some, but he could also see that it was another very large building in the open countryside. He said that he thought the detrimental impact to the natural area and the outstanding beauty definitely needed to be considered.

Councillor Bright said that when considering the application he thought the most important consultee was the Lincolnshire Wolds protected landscape officer and they had given a resounding no to the application and had listed the various policies the application didn't satisfy. He stated that he was convinced by the Lincolnshire Wolds protected landscape officer's submission that the proposed development would be detrimental.

Councillor Crofts said that he thought that what was proposed was of a good design but he had also taken into consideration what the Lincolnshire Wolds protected landscape officer had said. He said that the reduction in size of what was proposed had not been well explained and the cumulative impact would have a visual impact and that had not been considered enough in the officer's report. Councillor Crofts said that he thought that what was proposed was too large.

Councillor Hudson proposed that the application be refused.

The Chair sought clarification on the reason for the proposal of refusal.

Councillor Hudson stated that he agreed with the Lincolnshire Wolds protected landscape officer in that the application would not enhance the landscape and would instead cause harm.

Mr Dixon stated that based on the debate, members were concerned that the proposed development would have a detrimental impact on the countryside and that the size of the building would have an adverse visual impact and would be detrimental to the character of the national landscape which was in contrary to policies five and forty two of the National Planning Policy Framework.

Councillor Hudson agreed with that.

Councillor Batson seconded the proposal to refuse the application.

RESOLVED – That the application be refused.

(Note - the committee voted unanimously for the application to be refused.)

### **Item 3 – DM/0039/26/FUL – 4 Kings Chase, Barnoldby Le Beck.**

Ms Loring introduced the application and explained that it had been brought before the Planning Committee due to an objection from Barnoldby Le Beck Parish Council. She outlined to the committee the key matters regarding the application as detailed in the officer's report within the agenda papers. Ms Loring stated that the application was recommended for approval with conditions.

Mr Snowden spoke as the agent for the application. He said that the application was a simple proposal for a boundary wall and Barnoldby Le Beck Parish Council had objected to the application on the grounds of loss of the existing hedge, mixed boundary treatments and the impact on the rural character of the area. Mr Snowden said that the applicant had taken these concerns on board and had worked with the council's planning officer, trees officer and ecology officer and the proposal had been amended to include a native hedgerow along the rear boundary of the front wall. He stated that the trees officer and ecology officer had

accepted the amended proposal. Mr Snowden said that the proposed wall would reflect the established character of the immediate surroundings with the proposed wall matching the neighbouring properties and the garage by being constructed with masonry brickwork. He said that the concerns originally raised had been addressed through amendments and there were no objections from any technical consultees. Mr Snowden said the wall would also provide improved security of the property and the officer's report concluded that the hedgerow would soften the appearance of the wall. He confirmed that there would be no unacceptable impact on neighbouring amenity. He stated that the applicant would work with planning officers to make sure all conditions were fully complied with. Mr Snowden asked committee members to approve the application.

Councillor Crofts was initially shocked by the height of the proposed wall but having looked at the officer's photos, his concerns had been alleviated. He said that the applicant had amended the scheme, softened it, and the main concern for the applicant was security, which he understood.

Councillor Hudson supported the officer's recommendation as the hedge was being retained and the trees officer no longer objected to the application.

Councillor Bright said that he wasn't sure why the applicant would not put a large hedge in instead of installing a wall and then hiding it with a hedge, but he had no issue with the application.

Councillor Emmerson said that there were no neighbours objecting to the application and these applications typically attracted neighbour objections. He stated that he had no issues with what was proposed.

Councillor Crofts proposed that the application be approved.

Councillor Kaczmarek seconded the proposal to approve the application.

RESOLVED – That the application be approved with conditions.

(Note - the committee voted unanimously for the application to be approved with conditions.)

Mr Dixon left the meeting.

#### **Item 4 - DM/0845/25/OUT - Land Adj 61 Ings Lane, Waltham.**

Ms Birkwood introduced the application and explained that it had been brought before the Planning Committee due to a call in from Councillor Pettigrew. She outlined to the committee the key matters regarding the application as detailed in the officer's report within the agenda papers. Ms Birkwood explained that the site was located in a high-risk flood area

and the application had not passed the Sequential Test. She stated that the application was therefore recommended for refusal.

Mr Snowden spoke as the agent for the application. He said that the application was for two dwellings and that prior to the submission of the outline planning application, a pre-application was submitted first. Mr Snowden said that at that time the Council could demonstrate a five-year housing supply and the site was not located within a flood risk zone. He stated that the site was directly adjacent to the development boundary with a recently approved and constructed Paddington house to the South. Mr Snowden said the site was the final piece of land that joined Ings Lane on an infill piece of land. He said that as noted in the officers report, there was no principal objection but the Environment Agency had now updated their mapping and the site now sat partially in flood zones two and three. Mr Snowden explained that they had liaised with officers and the Environment Agency. He said that additional information had been provided that demonstrated the site and surrounding dwellings were the same in the event of any potential flooding. Mr Snowden said that the finished floor levels had been raised by 300ml above ground levels, only a further 150ml on the usual. Mr Snowden said that a surface water strategy had also been provided to show that any flood water would be held on site at the rear garden and would not affect neighbouring properties. He said that following the additional information being provided, the Environment Agency had removed their objection and they were content that the dwellings would be safe. He stated that no other technical consultees had raised an objection and the only objection that had been raised was from the residents on the recently completed development on Brook Lane and their concerns had been addressed. Mr Snowden said that the site had good transport links to local facilities and whilst the site was now within a flood zone, mitigation had been provided to remove the Environment Agency objection. He said that there were no objections other than the objection regarding the Sequential Test. Mr Snowden said that as there was a severe housing need and as mitigation had been provided to the Environment Agency, the application should be approved.

Councillor Bright said that he had no issue with the development but the Sequential Test was the sticking point. He said that he appreciated the goal posts had been moved regarding the mapping of flood areas, but the Sequential Test had not been satisfied. Councillor Bright said that he couldn't see how the Planning Committee could approve the application without the Sequential Test being satisfied.

Councillor Hudson said that he agreed with Councillor Bright and that on the plans it looked like a simple infill development, but it hadn't met the requirements of the Sequential Test. He said that he would listen to the rest of the debate.

Councillor Crofts said that he didn't really agree with building on green belt land but that was his opinion. He said that he didn't think that the development would impact the housing needs of the borough as it was

for two large dwellings. Councillor Crofts said that he couldn't understand why conditions regarding solar panels were not included as part of the application in order to improve bio diversity net gain on the site.

Councillor Batson said that he couldn't see any reason to refuse the application other than the concerns about drainage which could be addressed through conditions. He said that the proposed development was in keeping with the character of the other houses that had been built.

Councillor Emmerson sought clarification about the Sequential Test.

Ms Jarvis responded that the Sequential Test had not been passed which meant that it was found that the proposed development could be accommodated elsewhere. She explained that in most cases, the only time to override the Sequential Test would be if the development was located on a brownfield site with regeneration benefits. Ms Jarvis said that in terms of the Environment Agency and the mitigation proposed to make the proposed development safe, significant contouring would be needed to ensure that the rear gardens were capable of flood storage and therefore the mitigation was not straightforward.

Councillor Hudson proposed that the application be refused.

Councillor Bright seconded the proposal to refuse the application.

RESOLVED – That the application be refused.

(Note - the committee voted 8 against and 2 for the application to be refused.)

Mr Dixon returned to the meeting.

### **Item 5 - DM/0124/26/FUL - 36 The Drive, Waltham.**

Ms Birkwood introduced the application and explained that it had been brought before the Planning Committee due to an objection from Waltham Parish Council. She outlined to the committee the key matters regarding the application as detailed in the officer's report within the agenda papers. Ms Birkwood stated that the application was recommended for approval with conditions.

Mr Snowden spoke as the agent for the application. He said that the application was for the varying of a dwelling and to provide further information to discharge conditions. Mr Snowden said that the application was before the Planning Committee due to an objection from Waltham Parish Council. He explained that the principle of the development had already been established through the previous approval but the applicant wished to amend the design of the dwelling to make it look more traditional in appearance with the materials being more reflective of the immediate area. Mr Snowden said that the dwelling

would sit within a similar position with good separation from existing neighbours as well as plot one, and the garage would sit further north and be detached to allow for greater space from the dwelling and also allow a landscaping area to be provided. He stated that a drainage strategy had been provided and deemed acceptable by officers. Mr Snowden said that access to the site remained the same as the previous approval with construction details now provided which had been deemed acceptable. He said that Waltham Parish Council had expressed concerns about the landscaping and the removal of some trees. Mr Snowden said they had liaised with the council's trees officer and, as an amendment, there would be additional tree planting on site along with protective fencing. He said that there were no objections from any technical consultees. He asked committee members to approve the application.

Councillor Crofts said that proposed changes to the original plan didn't concern him, but what did concern him was that there was no mention of the hedgerow being removed within the application. He felt that was concerning as what other alterations could there be, and he was concerned that had been mentioned by Waltham Parish Council and not by planning officers.

Councillor Hudson said that what was proposed were minor amendments and he was happy to support the application.

Councillor Bright said that he had no objections to the application. However, he said that there appeared to be ample space to put the trees elsewhere rather than putting them adjacent to the neighbouring plot, but the trees officer was happy with the application. Councillor Bright said that he saw no reason to refuse the application.

Councillor Emmerson said that there had been no neighbour objections against the application, and there were no issues such as loss of light or dominance. He said that the application was simply a tweak to an already approved application.

Councillor Bright stated that there was a neighbour objection and it was in relation to the trees.

Councillor Hudson proposed that the application be approved.

Councillor Callison seconded the proposal to approve the application.

Councillor Crofts asked whether a condition could be added regarding the hedgerow being retained.

Ms Birkwood responded that the applicant was going to plant a new hedgerow and the only one that would be removed would be the one located in the middle of the site. She said that landscaping was a consideration but it was considered by the trees officer that what was

proposed was acceptable. She referred committee members to condition ten as outlined in the officer's report.

RESOLVED – That the application be approved with conditions.

(Note - the committee voted unanimously for the application to be approved with conditions.)

### **Item 6 – DM/0864/25/FUL – Land Adj Ashby View, Barton Street, Ashby Cum Fenby.**

Ms Birkwood introduced the application and explained that it had been brought before the Planning Committee due to a call in from Councillor Pettigrew. She outlined to the committee the key matters regarding the application as detailed in the officer's report within the agenda papers. Ms Birkwood explained that the proposed development was not considered 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. She stated that the application was therefore recommended for refusal.

Mr Snowden spoke as the agent for the application. He said that the application was for a detached dwelling and a stable block for domestic use. Mr Snowden said that the site was located in an area of residential development with a café further south. He said that the application had been called in by the former Ward Councillor and the parish council supported the application. Mr Snowden said that the site was located outside of the development boundary, however, an application was previously approved in Humber View to allow for the demolition of a property and for two new dwellings to be built. He stated that the council could not demonstrate a five-year housing supply and whilst the application was for a single dwelling, it would still add to the housing supply numbers. Mr Snowden said that the officer's recommendation was based on sustainability only as all other technical consultees had raised no objections to the application. He said that it was important for committee members to take into account the views of the parish council and that the neighbour also supported the application. Mr Snowden said that he believed the design and scale of the proposed dwelling complemented the area. He said that the applicant wished to build a family home and in regard to sustainability, Willow Lakes was along the street and had a café and restaurant and the available school transport could also be considered sustainable. Mr Snowden stated that Waltham village was also close by. He said that the dwelling had been well designed and would not cause harm to the visual character of the area. He said that ten new trees would be planted along with native hedgerows. Mr Snowden reiterated that the council could not demonstrate a five-year housing supply.

Ms Appleyard spoke as the applicant for the application. She said that the application was for a family home and she had lived in the area all of her life. Ms Appleyard said that she loved and respected the local countryside. She said that there were bus services to schools in the area and also

shops in Waltham. Ms Appleyard said that she had attended the parish council meeting where her application was considered and everyone was supportive of the application. She said that she wanted to provide a similar upbringing for her daughter and for them to be able to keep horses. Ms Appleyard said that she currently had four horses and she owned four acres to the rear of the plot which would be used as grazing land. She stated that a lot of thought had been put into the design of the dwelling and making it in keeping with others. Ms Appleyard said that on one side of the site there was a bungalow and on the other there was a house, so they had decided on a dormer design. She said that there was also a stable block situated on site but she wished to replace that, and have a stable further right on the site, so that it blended in with the tree line and that would also mean it would be below the eyeline of neighbours. Ms Appleyard said that the site had previously had planning permission for two dwellings, and this application was for only the one dwelling. She asked committee members to approve the application.

Councillor Hudson said that he wasn't sure how the other houses in the area had gotten planning permission, and if they had not been built, the Planning Committee would not be considering the current application. He said that he was unsure about the application as it could be argued that the site was now an infill plot but it could also be argued that the site was open countryside.

Councillor Bright said that it was recommended for refusal as it would cause harm to the area, and we had refused an earlier application for similar reasons. He said that developers were using the tilted balance argument but that did not take away other planning policies. Councillor Bright said that he was unsure about the application as he wasn't sure that development on the site would be detrimental. He said that he would listen to the debate.

Councillor Crofts said that it was important to remember that the site had outline planning permission for two dwellings. He said that the proposed dwelling and stables would be in keeping with the area and he didn't think they would be too detrimental to the view from Willow Lakes. Councillor Crofts said that he didn't support building on green belt land but to him this was instead infill development. He said that he couldn't understand why the Planning Committee would not approve the application.

The Chair clarified that there was no green belt land in the borough.

Councillor Callison stated that he disagreed with the officer's recommendation. He said that the proposed dwelling would be in keeping with the other properties and the area.

Mr Dixon said that there was no extant planning permission on the site. He said that the site was opposite national landscape. Mr Dixon said that any infill development would be an intrusion to the open countryside and that had to be considered. He said that Willow Lakes was a site that was used predominantly for leisure use and that was not a reason to justify

residential development. Mr Dixon said that the site was not close to services and that Ashby Cum Fenby was not defined as a main settlement. He said that the tilted balance had been taken into consideration, but that needed to be balanced against visual intrusion on the open countryside and the issue of sustainability.

Councillor Emmerson said that he didn't see anything wrong with the application. He said that the site was located within a built-up area and was amongst commercial development. Councillor Emmerson said that it was nice to see a local person wanting to build in the area and she had outlined that she had a love and respect for the area.

Councillor Callison proposed that the application be approved.

The Chair sought reasons for the proposal of approving the application.

Councillor Callison said that other dwellings in the area had been granted planning permission and he had no issue with the application.

Mr Dixon said that based on the debate, committee members felt that there would not be a detrimental impact to the character of the area or a detrimental visual impact. He asked whether members felt that the development was sustainable.

Councillor Callison agreed that they were the reasons for the proposal.

Councillor Crofts said that sustainability was in line with the other developments that had to also use local amenities and those services did not have to be next door. He seconded the proposal to approve the application.

Mr Dixon outlined the conditions.

Councillor Callison and Councillor Crofts agreed to those conditions.

Councillor Hudson said that the applicant was his wife's hairdresser. Ms Lovejoy advised that he not take part in the vote.

RESOLVED – That the application be approved with conditions.

(Note - the committee voted 6 for 3 against and 1 abstention for the application to be approved.)

### **Item 7 - DM/0204/26/FUL - 56 Westfield Road, Waltham**

Mr Dixon introduced the application and explained that it had been brought before the Planning Committee due to the number of objections received. He outlined to the committee the key matters regarding the application as detailed in the officer's report within the agenda papers. Mr Dixon stated that the application was recommended for approval with conditions.

Councillor Crofts said that he thought the application was of a good design and whilst he understood neighbour's comments, he didn't think the proposal would be too detrimental to them.

Councillor Kaczmarek said that the upstairs extension was notable, but it seemed like other properties in that area had done the same thing. He said that committee members could consider adding a condition regarding the obscuring of the bathroom window then that would mean there would still only be one window potentially overlooking their properties as there already was.

Councillor Bright said that he saw no reason to refuse the application and the adjacent house window was already there and this window would be further away.

Councillor Crofts proposed that the application be approved.

Councillor Bright seconded the proposal to approve the application.

RESOLVED – That the application be approved with conditions.

(Note - the committee voted unanimously for the application to be approved with conditions.)

## **P.6 PLANS AND APPLICATIONS DETERMINED UNDER DELEGATED POWERS**

The committee received plans and applications determined by the Director of Economy, Environment and Infrastructure under delegated powers during the period 10<sup>th</sup> April 2026 – 27<sup>th</sup> May 2026.

RESOLVED – That the report be noted.

## **P.7 PLANNING APPEALS**

The committee received a report from the Director of Economy, Environment and Infrastructure regarding outstanding planning appeals.

RESOLVED – That the report be noted.

## **P.8 EXCLUSION OF PRESS AND PUBLIC**

RESOLVED – That the press and public be excluded for the following business on the grounds that its discussion was likely to disclose exempt information within paragraph 6 of Schedule 12A of the Local Government Act 1972 (as amended).

## **P.9 ENFORCEMENT ISSUES**

The committee considered any requests from any member of the committee to discuss any enforcement issues.

RESOLVED – That the enforcement matters raised by committee members be further investigated.

There being no further business, the Chair closed the meeting at 12.00pm.

## Minute of the Planning Committee 10th June 2026

**Item:** 1

**Application Number:** DM/0069/26/FUL

**Application Type:** Full Application

**Application Site:** Willows Social Club Crosland Road Grimsby North East Lincolnshire

**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)

<b>Applicant's Name and Address:</b> Mr Karl Piddington Smith Carmand Ltd Willows Social Club Crosland Road Grimsby North East Lincolnshire DN37 9DS	<b>Agent's Name and Address:</b> Mr Harry Snowden Ross Davy Associates Pelham House 1 Grosvenor Street Grimsby North East Lincolnshire DN32 0QH
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**Deposited:** 29th January 2026

**Accepted:** 13th February 2026

**Expiry Date:** 10th April 2026

**Agreed Extension of Time Date:**

**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 - 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 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.

- 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.

## Minute of the Planning Committee 10th June 2026

**Item:** 2

**Application Number:** DM/0594/25/FUL

**Application Type:** Full Application

**Application Site:** Valley Cottage Hatcliffe Road West Ravendale North East Lincolnshire

**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)

<b>Applicant's Name and Address:</b> Mr Aidan Jones C/o Agent	<b>Agent's Name and Address:</b> Mr Liam Riggall Lincs Design Consultancy 12 Vickers Lane Louth LN11 9PJ
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**Deposited:** 2nd July 2025

**Accepted:** 30th July 2025

**Expiry Date:** 29th October 2025

**Agreed Extension of Time Date:** 12th June 2026

**Case Officer:** Bethany Loring

**Decision:** Refused

- 1 The proposed development, by reason of its size, scale and position, would result in an adverse visual intrusion detrimental to the rural character of the area and wider Lincolnshire Wolds National Landscape. This is contrary to Policies 5, 22 and 42 of the North East Lincolnshire Local Plan 2013-2032 (Adopted 2018) and advice in the National Planning Policy Framework.

## Minute of the Planning Committee 10th June 2026

**Item:** 3

**Application Number:** 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)

<b>Applicant's Name and Address:</b> Mr Mathew Allsopp 8 Blue Bell Road Scarho Grimsby North East Lincolnshire DN33 3AY	<b>Agent's Name and Address:</b> Mr Harry Snowden Ross Davy Associates Pelham House 1 Grosvenor Street Grimsby North East Lincolnshire DN32 0QH
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**Deposited:** 20th January 2026

**Accepted:** 9th April 2026

**Expiry Date:** 4th June 2026

**Agreed Extension of Time Date:**

**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 - 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.

## Minute of the Planning Committee 10th June 2026

**Item:** 4

**Application Number:** 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)

<b>Applicant's Name and Address:</b> Mrs Hayley White 48 Skinners Lane Waltham Grimsby North East Lincolnshire DN37 0EU	<b>Agent's Name and Address:</b> Mr Daniel Snowden Ross Davy Associates Pelham House 1 Grosvenor Street Grimsby North East Lincolnshire DN32 0QH
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**Deposited:** 3rd October 2025

**Accepted:** 14th October 2025

**Expiry Date:** 9th December 2025

**Agreed Extension of Time Date:** 12th June 2026

**Case Officer:** Lauren Birkwood

**Decision:** 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.

## Informative

### 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

## Minute of the Planning Committee 10th June 2026

**Item:** 5

**Application Number:** 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

<b>Applicant's Name and Address:</b> Mr & Mrs P Ledley 95 Cheapside Waltham Grimsby North East Lincolnshire DN37 0HR	<b>Agent's Name and Address:</b> Mr Daniel Snowden Ross Davy Associates Pelham House 1 Grosvenor Street Grimsby North East Lincolnshire DN32 0QH
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**Deposited:** 18th February 2026

**Accepted:** 18th February 2026

**Expiry Date:** 15th April 2026

**Agreed Extension of Time Date:** 12th June 2026

**Case Officer:** Lauren Birkwood

**Decision:** 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.

## Minute of the Planning Committee 10th June 2026

**Item:** 6

**Application Number:** 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.

<b>Applicant's Name and Address:</b> Mrs L Appleyard 15 Ashbourne Waltham Grimsby North East Lincolnshire DN37 0UL	<b>Agent's Name and Address:</b> Mr Daniel Snowden Ross Davy Associates Pelham House 1 Grosvenor Street Grimsby North East Lincolnshire DN32 0QH
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**Deposited:** 10th October 2025

**Accepted:** 10th October 2025

**Expiry Date:** 5th December 2025

**Agreed Extension of Time Date:** 12th June 2026

**Case Officer:** Lauren Birkwood

**Decision:** Approved with Conditions

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

Reason

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

2 Condition

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

Site Location Plan - RD:5818-01

Proposed Site Plan - RD:5818-03 REV D

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

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

Existing and Proposed Site Sections - RD: 5818-05 A

Drainage Layouts - 1115-2517-CIV-10 P1

Proposed Sight Lines - RD:5818 - 07 REV A

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

Reason

For the avoidance of doubt 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

The proposal shall be constructed using materials specified on drawings RD: 5818-04B (Proposed Floor Plans and Elevations) and RD:5818-06 A (Proposed Stable Floor Plans and Elevations) unless otherwise first approved in writing by the Local Planning Authority.

Reason

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

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

Reason

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

5 Condition

The development shall be built out in strict accordance with the Construction Management and Traffic Plan (ref: RD5818, received 20th April 2026) unless otherwise agreed in writing by the Local Planning Authority.

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).

6 Condition

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

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).

7 Condition

The dwelling hereby approved 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 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).

8 Condition

The scheme of landscaping and tree planting shown on drawing RD:5818-03 REV D (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.

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).

- 9 Condition  
The approved menage and stable shall be used only for domestic and ancillary use associated with the dwelling hereby approved on land adjacent to Ashby View and shall not be let, sold, or disposed of separately.

Reason

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

- 10 Condition  
The development shall accord with the mitigation measures outlined in the Preliminary Ecological Appraisal (dated January 2026 by CGC Ecology) unless otherwise agreed in writing by the Local Planning Authority.

Reason

In the interest of protecting ecology in accordance with Policies 5 and 41 of the North East Lincolnshire Local Plan 2013-2032 (Adopted 2018).

- 11 Condition  
Before development commences a Construction Environmental Management Plan shall be submitted to and approved in writing by the Local Planning Authority. Once approved, the Plan shall be implemented and adhered to throughout the duration of the construction works.

Reason

In the interests of ecology and in accordance with Policies 5 and 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.

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 Added Value  
Article 31(1)(cc) Statement - Positive and Proactive Approach  
In accordance with paragraph 187 of the National Planning Policy Framework, the Local Authority has worked in a positive and proactive manner with the applicant to seek solutions to problems arising, by requesting additional information to overcome concerns.
  
- 3 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.
  
- 4 Informative  
Please note that you may also require Building Regulations. You are advised to contact them in advance of work on site commencing (Tel: 01472 326289 - Option 2).
  
- 5 Informative  
The applicant's attention is drawn to the comments from the Council's Ecology Officer, Northern Powergrid and Cadent Gas. Please go to [www.nelincs.gov.uk](http://www.nelincs.gov.uk) to view the comments.
  
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](mailto:snn@nelincs.gov.uk) to discuss the creation of new addresses.

## Minute of the Planning Committee 10th June 2026

**Item:** 7

**Application Number:** 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

<b>Applicant's Name and Address:</b> Mrs Jo Mason 1 Conisborough Avenue Grimsby North East Lincolnshire DN36 4PZ	<b>Agent's Name and Address:</b>
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**Deposited:** 19th March 2026

**Accepted:** 2nd April 2026

**Expiry Date:** 28th May 2026

**Agreed Extension of Time Date:** 12th June 2026

**Case Officer:** Becca Soulsby

**Decision:** Approved with Conditions

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

Reason

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

2 Condition

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

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.