PLANNING COMMITTEE

28th October 2026 at 9.30 a.m.

Present:

Councillor Patrick (in the Chair)
Councillors P.Batson, Bright, Callison, Goodwin, Hudson, Jackson (substitute for Parkinson), Kaczmarek, Lindley and Mayne.

Officers in attendance:

- Martin Dixon (Planning Manager)
- Lauren Stinson (Senior Town Planner)
- Lara Hattle (Senior Highway Development Control Officer)
- Adam Brockbank (Assistant Transport Planner Highway Development Control)
- Tracy Lovejoy (Agency Lawyer)
- Charlotte Trench (Solicitor)
- Sophie Pickerden (Committee Support Officer)

Others in attendance:

- Councillor Freeston (Croft Baker Ward Councillor)
- Councillor Morland (Croft Baker Ward Councillor)

There were six members of the public and one member of the press present.

P.34 APOLOGIES FOR ABSENCE

Apologies for absence were received for this meeting from Councillors Emmerson and Parkinson.

P.35 DECLARATIONS OF INTEREST

There were no declarations of interest declared.

P.36 MINUTES

RESOLVED – That the minutes of the Planning Committee meeting held on 30th September 2026 be approved as a correct record.

P.37 DEPOSITED PLANS AND APPLICATIONS

Item 1 - DM/0662/26/FUL – 10 Whites Road Cleethorpes.

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

Ms Millman spoke as the applicant for the application. She said that she had been a barber for twelve years and was now able to be fully self-employed. Ms Millman said that running a small business was very hard especially with rising costs so when she had come up with the idea of renovating her existing outbuilding, she felt it was the perfect choice and it allowed her to save £300 a month. She said that this was a significant opportunity and that anyone in the same position would likely have made the same choice, understanding the reasons behind her decision. Ms Millman said that before she began to renovate the outbuilding, she had written to the Council about her plans but due to her own naivety had thought she wouldn't need planning permission as she was making no structural changes and was running a strict appointment only barber's, therefore having no negative impact. Ms Millman accepted her application was retrospective and fully recognised the importance of planning but asked committee members to consider the reality of her business rather than making a decision based on hypothetical concerns. She said that the main concern was the access and she used an alleyway which was shared with her fifteen neighbours. Ms Millman said that although she trusted her neighbours, she didn't believe she should have to use her property as the access to her business when she had an access route which would avoid this. She explained that whilst she was aware there was a supporting document that stated that she would use her property as the access, she felt she had been backed into a corner to make that decision as she was told she wouldn't be granted planning permission without changing her access and she didn't want to lose something she had built. Ms Millman understood concerns about safety and valued her own and wouldn't have brought the business to her home if she thought her customers would jeopardise that. She said that after listening to concerns she installed a key safe box for customers to use. Ms Millman stated that the key was not left overnight and the code was changed monthly. She felt that the arrangement provided controlled access whilst allowing the gate to remain locked when not in use, addressing the neighbours' concerns about security. Ms Millman stated that she had sought to understand the Crime Reduction Officer's statement, which suggested that her business primarily catered to men and that residents using the gated area could encounter unknown male non-residents in a poorly lit alleyway, potentially discouraging them from using the shared space. She asked committee members to consider whether that concern was supported by actual

evidence relating to her business rather than assumptions made about the people who may use it. She stated that her customers were individuals attending an appointment and should be assessed on the evidence of their conduct not their gender. Ms Millman said that before starting the renovation, she had written to her immediate neighbours and spoke to others and received only positive feedback so was shocked to hear her application had caused concern. She said that roof work and bathroom refitting work had taken place at neighbouring properties during which the gate to the alleyway had been left open for full working days allowing unrestricted access. Ms Millman said that she was not told the gate would be left open or how long it would be left open for. She stated that she was not suggesting that those types of works shouldn't be done, but was asking that she be assessed fairly and consistently. Ms Millman said that her business was quiet, she didn't work unsociable hours and was respectful of her neighbours as were her customers. She said that since her business began, she was not aware of a single complaint made to the police regarding criminal activity or customer misconduct and if anything were to happen she would be able to pin point who was there due to her appointment system. Ms Millman stated that the Highways Department had confirmed that they had received no complaints about any increase in parking associated with her business. She said that was consistent with how she ran her business, operating single appointments lasting a minimum of thirty minutes. Ms Millman stated that the vast majority of her customers lived locally and were able to walk to her property which was another reason why she thought it was a good idea to have her business at home. She said that she was not asking committee members to disregard her neighbours' concerns but was asking them to look at the evidence, the safeguards introduced, the way the business operated, and the absence of harm demonstrated from her business. Ms Millman asked committee members to support her application allowing her to continue running her business, pay her way and make an honest living doing something she loved.

Councillor Freeston spoke as a Ward Councillor for the Croft Baker Ward. He stated that he was in favour of the application. Councillor Freeston said that Ms Millman was a young lady who had taken the leap to run her business from home and many people would know how important that could be but also daunting. He said that due to the costs of energy bills and rents, many businesses were now taking the opportunity to work from home. Councillor Freeston stated that society was changing and he thought the Council should be supportive where possible, notwithstanding that where there were material planning objections they must be considered. He found the Crime Reduction Officer's statement to be disgraceful to say that there was a risk from unidentified males down an alleyway made men who go for a haircut sound like monsters and was a distasteful statement. Councillor Freeston said that the business was men going for a haircut during the daytime and he didn't see what the problem was. He said that Ms Millman had said the gate would be locked on a key code basis and the outbuilding was in keeping with the local area. Councillor Freeston stated that there was nothing in the local plan that outlined that these types of developments shouldn't be going ahead. He

said that Ms Millman had said that there would be an appointments system. Councillor Freeston said that the Council needed to support local businesses and people who were paying their taxes doing the right thing. He said that he felt sorry for the applicant who had to spend hundreds of pounds on the application and coming to the Planning Committee when there were businesses who flouted the law. Councillor Freeston said that to say she should have to have people come through the front door was wrong when she had an access through the alleyway. He asked committee members to approve the application and he was sure Ms Millman would be happy to review the arrangements if it wasn't working. Councillor Freeston stated that we had to give businesses a fair chance to succeed and it would mean a sole trader closing down if the application was refused.

Councillor Morland spoke as a Ward Councillor for the Croft Baker Ward. He stated that he wanted to make it clear that he regrettably had to oppose the local business. Councillor Morland stated that he was all for local businesses and didn't disagree with what Councillor Freeston had said about supporting local businesses and he also admired Ms Millman for keeping the business going. He said that he was not opposing the application on business grounds but on community safety and environment grounds. Councillor Morland said that he understood that the opening hours were a late addition to the application. He said that when you looked at the people supporting the business and those opposing, it was the people opposing who were in the local community and those supporting who were outside the local community. Councillor Morland stated that committee members had been assured that the opening hours would be adhered to but that was not what residents who he had spoken to had told him. He had been told that the business was open until late at night. Councillor Morland said that he was also aghast at statements made on gender and he had heard that police officers do go to the business for their haircuts so the business was safely run however the concern was the alleyway which was a community facility being accessed for a personal business. He said that his objection was in relation to the community, the environment and impact of the traffic. Councillor Morland said that there had also been some differences of opinion and some residents had told him they had been intimidated by some of the things that were going on. He said that he wasn't sure whether that was true or not but he was reporting what residents had told him. Councillor Morland said that he was regrettably opposing the application and committee members needed to be aware that the application did impact the local community. He said that conditions had also been applied and he wanted to know how those conditions would be policed. Councillor Morland asked why, if Ms Millman's customers were all good upright citizens, she would not allow them to enter her business through her front door, rather than imposing them on others in the community where they had a locked alleyway for their own community safety. He said that knowing the gate would be accessible for anyone was the reason that he sadly had to oppose the application. Councillor Morland asked committee members to consider how the conditions would be monitored and imposed.

Councillor Bright sought clarification regarding condition five as that prohibited use of the alleyway yet the applicant had referred to wanting to use it.

Mr Dixon responded that the application as it was, included a condition that did not allow use of the alleyway as the access point as officers had concerns about doing so and the applicant had submitted a statement saying she wouldn't use it. He said that the applicant had in her speech put forward that she did now want to use it. Mr Dixon stated that the written statement however had said the applicant wouldn't use the alleyway as the access and that was why the condition was included and it was considered an important planning consideration.

Ms Lovejoy said that if committee members were minded to consider the application without that condition, it would have to be an alternative recommendation as the recommendation was made with that condition.

Councillor Bright asked how the conditions would be enforced. He asked whether that relied on neighbours reporting issues.

Mr Dixon confirmed that was correct. He said that it was not uncommon for there to be conditions about access. Mr Dixon said that was one of the reasons why there was a condition for a twelve-month assessment, and when the twelve months was over, there would be a re-consideration of the arrangements.

Councillor Bright sought clarification that condition one was there as a safeguard.

Mr Dixon stated that it was.

Councillor Bright stated that no one was complaining about the business. He said that the main concern was security with the alleyway. He asked whether the key safe arrangement would be feasible.

Mr Dixon responded that the issue was about the principle of the access altogether as it had a locked gate. He said that there was concern from local residents on the use of the access.

Councillor Bright asked whether the key box arrangement was a planning consideration.

Mr Dixon responded that it wasn't.

Councillor Bright said that he would listen to the debate.

Councillor Lindley said that when he initially had looked at the application, he had thought it would be straightforward, but he heard now two different arguments about it. He said that the building was fine. Councillor Lindley said that the only rear access was the alleyway as it was a terraced house. He said that it was one tiny studio and there would be one customer at a

time. Councillor Lindley stated that the alleyway was not going to become a mad haven with people there all the time attracting anti-social behaviour. He said that he didn't think the objections were valid and the Council needed to be seen supporting small businesses. Councillor Lindley said that the access issue was a bit of a red herring and it was not for committee members to speculate on working hours as they were set out in the conditions, and if there breaches, that would be an issue for Planning Enforcement. He referred to condition one and said that he didn't like temporary permissions and that valid reasons were needed for them, and he didn't think this application was contentious enough for that. Councillor Lindley stated that he saw nothing in the application that screamed anti-social behaviour. He said that he would be supporting the application.

Councillor Mayne supported the application and applauded the applicant for trying to run a business in such a difficult environment. He said that he was offended by Councillor Morland's remarks that men who were going to get their haircut somehow became monsters just because they were walking down an alleyway.

The Chair stated that Councillor Morland never said that.

Councillor Mayne said that was what he had took from what he had said. He said that an alleyway was designed as a route to a house, and he couldn't understand why the alleyway was a problem.

Councillor Hudson said that it was important to understand that the current application was to not use the alleyway and no one had a problem with that. He said that if committee members were minded to change that, we would need a proposal to remove condition five and Councillor Lindley also sounded minded to want to remove condition one as well. Councillor Hudson said that he thought the key safe arrangement was reasonable.

Ms Lovejoy stated that the application was not just about condition five, it was a retrospective application for a change of use of the existing building and the recommendation was to approve the application with the conditions including condition five. She said that committee members could consider conditions and could approve the application with or without condition five, but it was important to remember that the application was not solely about condition five.

Councillor Callison said that the alleyway was clean and well maintained and he couldn't see a problem with the application. He said that he would be supporting the application.

Councillor Jackson said that he fully supported the application and he welcomed the fact that a small business was thriving in the particular locality. He thought the key safe arrangement was a satisfactory method of control to ensure limited access to the passageway. Councillor Jackson said that he would like to propose that the application be approved without condition five.

The Chair stated that he was not looking for a proposal at this point.

Councillor Goodwin sought clarification that if the application was approved as it was, customers would go through the applicant's home.

The Chair said that was correct.

Councillor Goodwin said that she was surprised by the debate as she could remember being on the Planning Committee a few years ago and there was an application for a property in Scartho and we wouldn't let customers go down a lane to go to hairdressers in the applicant's garden and there was also a condition for a twelve-month trial period on that application. She sought clarification on what we would be voting for and whether the Planning Committee could remove conditions as Councillor Jackson had indicated he would like to.

Ms Lovejoy responded that the Planning Committee could propose that the application be approved without a condition. She said that in some cases, a new application would need to be submitted but not in this case.

Councillor Bright said that if we were proposing to remove condition five, he would like to see condition one remain as if it were removed, there would be no safeguard in place.

Mr Dixon stated that if committee members were minded to approve the application without condition five, then he would advise that they then delegated that back to officers to allow for plans to be amended and a legal notice to be issued.

The Chair sought clarification that the application would then not come back before the Planning Committee.

Mr Dixon responded that was correct.

Councillor Jackson proposed that the application be approved with conditions excluding condition five and delegated back to officers to amend the plans and serve a legal notice. He said that he would like condition one to remain as it was a safeguard.

Councillor Lindley seconded the proposal to approve the application with conditions excluding condition five and delegating back to officers to amend the plans and serve a legal notice.

Mr Dixon said that the operational management statement as outlined under condition five not only included the access arrangements but also included the staggered appointment system and other matters. He advised that condition five be amended removing the prohibiting of the use of the rear access rather than removed altogether.

Councillor Jackson amended his proposal and proposed to approve the application with conditions and for condition five to be amended to remove

prohibiting the use of the rear access and delegating back to officers to amend the plans and serve a legal notice.

The Chair asked Councillor Jackson for the reason for his proposal.

Councillor Jackson stated that he thought the key safe operation provided adequate protection for the use of the alleyway and residents.

Councillor Lindley seconded the proposal.

Councillor Kaczmarek said that some committee members had said the key safe arrangement was suitable, but he wanted to know whether there would be a condition added that there must be key safe arrangement as, if not, essentially the applicant could take down the key safe and would still be in compliance with the conditions.

Ms Stinson stated that the key safe arrangements could be added to the operational management statement.

Councillor Jackson amended his proposal to include that the operational management statement be amended to include and secure the key safe arrangements. This was seconded by Councillor Lindley.

Councillor Goodwin asked whether the neighbours were happy with the key safe arrangements and how many times they would have to complain about the arrangement not working.

Mr Dixon responded that neighbours would have their own key.

Councillor Goodwin said that she felt that the neighbours' views hadn't been taken into account and there were objections from them.

RESOLVED – That the application be approved with conditions, with condition five amended and delegated back to officers.

(Note - the committee voted 7 for 3 against for the application to be approved with conditions, with condition five amended and delegated back to officers.)

Item 2 - DM/0502/24/FUL – Healing Manor, Stallingborough Road, Healing.

Ms Stinson introduced the application and explained that it had been brought before the Planning Committee due to a call in from Councillor Hasthorpe. She outlined to the committee the key matters regarding the application as detailed in the officer's report within the agenda papers. Ms Stinson said that an additional condition had been recommended by the Licensing Department ensuring that the applicant notified the local planning authority and the Event Safety Advisory Group (ESAG) of any events to be held for more than five hundred people and any event

where there would be the use of amplified entertainment. She stated that the application was recommended for approval with conditions.

Ms Bennett spoke as the applicant for the application. She said that she was the co-owner of Healing Manor and had grown up in Healing. Ms Bennett explained that Healing Manor employed more than ninety people, all of whom were local. She stated that she was passionate about hospitality and what it meant for the local economy. Ms Bennett said that the application was requesting permission to have amplified music outdoors at three events for a twelve-month trial period. She stated that they had agreed to the application being for temporary permission in order to show they could host events properly before asking for anything long term. Ms Bennett said that the events were not festivals and would be events such as a Firework Night, Christmas Fair or a marquee event for a wedding. She stated that the events would be held in assessed areas with speakers facing towards the hotel and away from residential properties. Ms Bennett said that an events management plan would be submitted twenty-eight days before the event took place. She said that they worked with Healing Comprehensive School and they allowed them to use their car park. Ms Bennett said that they had agreed to submit a form to ESAG for any event where more than five hundred people would be there. She respected the concerns of neighbours and those concerns were taken seriously. Ms Bennett stated that neighbours had personal contact numbers for herself and her partner in order to raise any concerns relating to the event. She said that the noise would be monitored at events and those readings would be available for council officers. Ms Bennett said that neighbours would also be given notice of any events taking place. She said that indoor events currently end at midnight and outdoor events would conclude at 11.00pm and any daytime community events would conclude at 8.00pm. Ms Bennett said that they had already invested heavily in the building in terms of insultation and there would also be more additional planting. She said that the grounds at Healing Manor were some of the best spaces for outdoor events and currently lots of companies held their events out of area as Healing Manor were unable to host outdoor events. Ms Bennett said that independent hospitality was also under a lot of pressure and using Healing Manor responsibly helped protect local jobs. She stated that spaces for community events were also becoming more important in society.

Councillor Jackson said that it was very important to support small businesses and the Council did need to be doing all it could to do so, particularly for small businesses in the hospitality sector. He stated that he was fully supportive of the application and that the events area was on the side furthest away from local housing. Councillor Jackson said that limiting the premise to only having three events a year, was an opportunity to see how well the arrangement worked. He said that it was also important that when people needed to hire a hospitality event, they were able to hire a local venue. Councillor Jackson said that what was proposed would provide more facilities for local people whilst also protecting residents.

Councillor Bright agreed with Councillor Jackson and was pleased to hear from the applicant of the safeguards that would be in place. He stated that he was fully supportive of the application.

Councillor Hudson stated that Healing Parish Council hadn't objected to the application and more residents were supportive of the application than objecting.

Councillor Lindley said that the Council should support businesses of this nature. He said that people didn't always want events to be indoors and venues like Healing Manor were very popular.

Councillor Jackson proposed that the application be approved with conditions and the additional condition recommended by the Licensing Department. This was seconded by Councillor Bright.

RESOLVED – That the application be approved with conditions.

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

Item 3 - DM/0007/26/FUL – 42 Hollingsworth Avenue, Immingham.

Mr Dixon introduced the application and explained that it had been brought before the Planning Committee due to the number of objections from neighbours and an objection from Immingham Town Council. 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 Jackson said that the application would bring a building back into use that was not being fully utilised and provide accommodation that was needed. He said that whilst he accepted that there were some potential downsides to the application, on balance he thought the application was acceptable.

Councillor Bright stated that he supported the application. He asked about the issue regarding land ownership.

Mr Dixon responded that land ownership was not a material planning consideration of the Planning Committee, however, the applicant had provided the relevant information regarding ownership.

Councillor Kaczmarek proposed that the application be approved with conditions.

Councillor Jackson seconded the proposal to approve the application with conditions.

RESOLVED – That the application be approved with conditions.

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

Item 4 - DM/0029/26/FUL – Franklin College, Chelmsford Avenue, Grimsby.

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

Councillor Jackson said that what was proposed would be a very positive addition to Franklin College and would provide additional facilities for the local community. He said that there was a clear need for the facility and it would be located on a site fairly away from residential areas and he therefore didn't think the flood lighting would be a problem. Councillor Jackson noted that there was extensive off road parking at Franklin College and that the pitch would mostly be used outside of educational hours. He stated that he would be supporting the application.

Councillor Bright said that the key point that stood out for him was that the facility would promote health and activity.

Councillor Lindley stated that he supported the comments made by Sports England in that there was a strategic need for the facility. He said that the facility would support the Council's wellbeing strategy and what was proposed was a welcome addition to the area.

Councillor Jackson proposed that the application be approved with conditions. This was seconded by Councillor Bright.

RESOLVED – That the application be approved with conditions.

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

Item 5- DM/0538/26/FUL – Car Park, British Legion Barnoldby 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 from neighbours. 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.

Miss Pickerden read out a statement on behalf of the applicant, Mr Smith.

Mr Smith wrote that Ross Hall and the Waltham Royal British Legion Club had been and still were very important and necessary parts of Waltham Heritage, not just serving Waltham but also the surrounding villages of North East Lincolnshire. Unfortunately the only storage area the premises had was a small attic located over the front foyer, but due to health and safety issues around the access/egress to the attic, they were forced to stop using that room for storage. Mr Smith wrote that the attic room had been used for storing historic documents and accounts for the Club as well as equipment for the Waltham Royal British Legion Branch associated with the several war memorial events that took place each year. He wrote that they had had to find an alternative storage facility on the premises that would not affect the day to day running of the business. Mr Smith thought that a storage container would be an ideal solution on the basis that it would only be accessed a few times a year, causing minimal noise to neighbouring properties. He wrote that they had not realised planning permission would be required for a steel storage facility which was not connected to power, water or drainage and would not be used for storing any hazardous or flammable materials. Mr Smith acknowledged that they were wrong with that opinion, planning permission was required. He believed that they had tried to be as sympathetic as possible in their choice of container and had decided to buy a brand new container unit in a colour that blended in best with the bordering trees, fencing and bush surroundings. Mr Smith wrote that they had also chosen a location that in their opinion would not affect neighbouring properties, their well-being and that would cause minimal visual intrusion. He disagreed with the comments made from neighbouring properties about the activities that took place in the car park. Mr Smith wrote that the car park to the rear of the premises was an overspill parking area, it's use was minimal, it was not a pedestrian or public gathering area and if the comments that had been made were valid then the siting of the container would reduce the impact that the parking area brought to the neighbouring properties.

Councillor Bright said that looking at the presentation photos, the container did not look like it was causing a visual intrusion. He said that he saw no issue with the application.

Councillor Jackson said that on balance due to the location and that it was far away from residential properties, he would be supporting the application. He added that it was unfortunate that it was a retrospective application.

Councillor Mayne said that the type of container that had been used was used in lots of common areas in the United Kingdom. He said that the container was needed as otherwise they wouldn't have it. Councillor Mayne said that the outlook from the nearby gardens was a gravel car park and he didn't think the container was spoiling that outlook as it was also partially screened by a tree.

Councillor Hudson stated that the container had excellent screening and was smaller than the garage. He said that he was surprised that the container needed to have planning permission as it was a temporary building.

Mr Dixon responded that the container had a degree of permanence.

Councillor Bright proposed that the application be approved with conditions. This was seconded by Councillor Hudson.

RESOLVED – That the application be approved with conditions.

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

P.38 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 18th September 2026 – 18th October 2026.

RESOLVED – That the report be noted.

P.39 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.40 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.41 ENFORCEMENT ISSUES

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

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

There being no further business, the Chair closed the meeting at 11.45am.

Minute of the Planning Committee
28th October 2026

Item: 1

Application Number: DM/0662/26/FUL

Application Type: Full Application

Application Site: 10 Whites Road Cleethorpes North East Lincolnshire DN35 8RP

Proposal: Retrospective application for proposed change of use of existing outbuilding to barber studio with alterations to door and window with associated works - Supporting information rec 02-10-2026

Applicant's Name and Address:	**Agent's Name and Address:**
Miss Chelsey Millman 10 Whites Road Cleethorpes North East Lincolnshire DN35 8RP	

Deposited: 19th August 2026 **Accepted:** 7th September 2026

Expiry Date: 2nd November 2026

Agreed Extension of Time Date:

Case Officer: Lauren Stinson

Decision: Approved subject to updated operational management plan to enable use of alleyway and submission of amended red line plan, and then issue of decision delegated to Assistant Director Regeneration and subject to the following conditions, with proposed variations to Conditions 2 and 5:

1 Condition
The use of the outbuilding as a barber studio shall cease from the 28th October 2027 after which time it shall be used only for domestic use incidental to the enjoyment of 10 Whites Road unless, before that date, an extension of the period has been granted on a further application by the Local Planning Authority.

Reason
To enable the Local Planning Authority to monitor the implementation of the proposal, in accordance with Policy 5 of the North East Lincolnshire Local Plan 2013-2032 (Adopted 2018).

2 Condition
The development is approved in accordance with the following plans and documents:

Site Location Plan - Received 2nd September 2026
Proposed Block Plan - Received 5th September 2026
Proposed Floor Plan and Elevations - Received 5th September 2026
Operational Management Statement - Received 2nd October 2026

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
No activities shall take place at the premises outside of the times specified below:

Monday to Saturdays 08:00hrs to 18:00hrs
Nor at any time on Sundays, Public and Bank Holidays

Reason
The use of the premises outside of these hours would be detrimental to the residential amenity of the area by virtue of noise and disturbance in accordance with Policy 5 of the North East Lincolnshire Local Plan 2013-2032 (Adopted 2018).

4 Condition
The approved barber studio shall not be let, sold or disposed of separately from the main dwelling at 10 Whites Road.

Reason
To protect residential amenity in view of the proximity to the main dwelling and access in accordance with Policy 5 of the North East Lincolnshire Local Plan 2013-2032 (Adopted 2018).

5 Condition
The barber studio shall operate is strict accordance with the submitted Operational Management Statement (Received 2nd October 2026) including the client access arrangements. There shall be no customer access via the rear alleyway.

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

6 Biodiversity Net Gain

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

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

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

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

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

In Summary: Based on the information available this permission is considered to be one which will not require the approval of a biodiversity gain plan before development is begun because one or more of the statutory exemptions or transitional arrangements in the list below is/are considered to apply. It is considered that exemption number 4.2 applies.

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

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

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

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

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

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

i) the application for planning permission was made before 2 April 2024;
ii) planning permission is granted which has effect before 2 April 2024; or
iii) planning permission is granted on an application made under section 73 of the Town and Country Planning Act 1990 where the original permission to which the section 73 permission relates* was exempt by virtue of (i) or (ii).
* "original planning permission to which the section 73 planning permission relates" means a planning permission which is the first in a sequence of two or more planning permissions, where the second and any subsequent planning permissions are section 73 planning permissions.

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

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

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

4.5 Self and Custom Build Development, meaning development which:
i) consists of no more than 9 dwellings;
ii) is carried out on a site which has an area no larger than 0.5 hectares; and

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

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

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

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

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

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

Those circumstances are that the conditions subject to which the section 73 permission is granted:
i) do not affect the post-development value of the onsite habitat as specified in the earlier Biodiversity Gain Plan, and
ii) in the case of planning permission for a development where all or any part of the onsite habitat is irreplaceable habitat the conditions do not change the effect of the development on the biodiversity of that onsite habitat (including any arrangements made to compensate for any such effect) as specified in the earlier Biodiversity Gain Plan.

Informatives

1 Reason for Approval

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

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 amendments 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).

Minute of the Planning Committee
28th October 2026

Item: 2

Application Number: DM/0502/24/FUL

Application Type: Full Application

Application Site: Healing Manor Stallingborough Road Healing North East Lincolnshire

Proposal: Variation of Condition 2 (Noise Abatement), Condition 3 (Management Plan) and Condition 5 (Outside Speakers) attached to DM/0505/16/FUL to allow amplified music to be played outside with a maximum number of 3 events per year - Amended description

Applicant's Name and Address:	**Agent's Name and Address:**
Mrs Charlotte Bennett Healing Manor Hotel Healing Manor Stallingborough Road Healing North East Lincolnshire DN41 7QF	Mr James Lockwood Studio Lockwood Flat B 5 Albert Road Cleethorpes DN35 8LX

Deposited: 29th May 2024 **Accepted:** 18th February 2025

Expiry Date: 15th April 2025

Agreed Extension of Time Date: 20th June 2025

Case Officer: Lauren Stinson

Decision: Approved with Conditions

1 Condition
The use of the site for up to the three events specified in Supporting Statement (received 30th September 2026) including any loudspeakers or amplified entertainment in an external location within the site shall cease within 12 months of commencement of the first event (with the date of commencement confirmed to the Local Planning Authority in writing when it occurs) unless, before that date,

an extension of the period has been granted on a further application by the Local Planning Authority.

Reason
To enable the Local Planning Authority to monitor the implementation of the proposal, in accordance with Policy 5 of the North East Lincolnshire Local Plan 2013-2032 (Adopted 2018).

2 Condition
The approved plans and documents are the following:

Supporting Statement - Received 30th September 2026
Noise Impact Assessment - NIA/11129/23/11386/V2
Management Plan - Received 19th May 2026

Approved under DM/0505/16/FUL:

Site Location Plan and Block Plan - DMC14367/100
Proposed Floor Plan and Elevations (Function Room) - DMC14367/101
Proposed Floor Plans (Function Room) and Proposed Floor Plan and Elevations (Boat House) - DMC14367/102
Proposed Floor Plans and Elevations (Stable) - DMC14367/103
Proposed Floor Plans and Elevations (Stable and Public House) - DMC14367/104

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

3 Condition
The development shall operate in strict accordance with the following documents:

Supporting Statement - Received 30th September 2026
Noise Impact Assessment - NIA/11129/23/11386/V2
Management Plan - Received 19th May 2026

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

4 Condition
The function suite and public house shall not be used outside of the following hours:

Monday to Saturday	8am to 12am (midnight)
Sundays, public and bank holidays	8am to 12am (midnight)

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

5 Condition
No less than 12 weeks before any event with an expected attendance of over 500 people, the Local Planning Authority shall be notified that there has been a submission of an Event Safety Advisory Group (ESAG) notification form.

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

6 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 4.1 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 From 6 August 2026, BNG does not apply to planning applications for developments where the site area within the red line boundary is 0.2 hectares or below, provided the development does not have an adverse impact on an onsite priority habitat.

4.6 From 6 August 2026, BNG does not apply to short-term developments, provided the development does not adversely effect onsite priority habitat, if:

- the whole development is temporary
- planning permission is granted for 5 years or less

4.7 Self and Custom Build Development within an application received before 6th August 2026 applies, consisting of 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).

4.8 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, 39 and 41.

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

3 Informative
At no time shall the Public Footpath that runs through the site be obstructed or blocked at any time.

Minute of the Planning Committee
28th October 2026

Item: 3

Application Number: DM/0007/26/FUL

Application Type: Full Application

Application Site: 42 Hollingsworth Avenue Immingham North East Lincolnshire DN40 2ET

Proposal: Erect first floor extension to rear to create three self-contained flats to include creation of external cycle/bin store areas, new boundary treatments, alterations to existing vehicle access point with various associated works (amended plans received July 2026 to internalise two staircases and addition of high level windows within first floor side elevation)

Applicant's Name and Address:	**Agent's Name and Address:**
Mr Noel-Dilibarajah Ernest 42 Hollingsworth Avenue Immingham North East Lincolnshire DN40 2ET	Mr Shahin Mohammed SM10 Studio Architecture 2 West Chantry Harrow HA3 6NX

Deposited: 6th January 2026 **Accepted:** 12th May 2026

Expiry Date: 7th July 2026

Agreed Extension of Time Date: 26th 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 and documents:

SM-XX-S-DR-A-001 - Site Location Plan
SM-XX-S-DR-A-002 - Existing and Proposed Site Plans
SM-XX-00-DR-A-102 - Proposed Plans and Elevations
SM-XX-00-DR-A-103 - Proposed Street Elevations
SM-XX-00-3D-A-900 - 3D Isometric View Perspectives
SM-XX-S-DR-A-004 - Proposed Sunlight Analysis
Boundary Treatments and Cycle Store Specification received 22nd January 2026
Cycle Store Details received 22nd January 2026
Design and Access Statement received 6th January 2026
Biodiversity Net Gain Statement received 6th January 2026

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

3 Condition
Prior to commencement of construction for the residential units hereby approved, final external material details shall be submitted to and approved in writing by the Local Planning Authority. Once approved, the development shall proceed in strict accordance with the materials agreed 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 Condition
No construction work shall be carried out on or before 08:00 or after 18:00 Mondays to Fridays inclusive, before 08:00 or after 13:00 on Saturdays and at any time on Sundays or Bank Holidays.

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

5 Condition
Prior to occupation of the residential units hereby approved, the cycle parking facilities shall be implemented in their entirety and shall thereafter be so retained

for the lifetime of the development unless otherwise approved in writing by the Local Planning Authority.

Reason
To ensure appropriate facilities are provided for cyclists as part of the development and in accordance with Policy 5 of the North East Lincolnshire Local Plan (adopted 2018).

6 Condition
Prior to the occupation of any residential unit, the bin storage area shall be provided and thereafter retained in accordance with Proposed Site Plan reflected on drawing no. SM-XX-S-DR-A-002 unless otherwise agreed in writing by the Local Planning Authority.

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

7 Condition
The bathroom windows to be created in the first floor side elevations of the residential flats hereby approved shall be glazed in obscure glass only to an obscurity level of 3 or above as measured on the 'Pilkington Scale' and shall be non-opening below a height of 1.7 metres measured from the internal finished floor level. The windows shall not thereafter be altered in any way without the prior written approval of the Local Planning Authority.

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

8 Condition
Development shall not begin until details showing the location, layout, design and method of construction of the altered vehicular access, driveway, parking and manoeuvring space, including any necessary piping or culverting of any ditch or watercourse, have been submitted to and approved in writing by the Local Planning Authority, and before the development hereby permitted is brought into use the vehicular access, driveway, parking and manoeuvring space shall be constructed in accordance with those approved details and shall thereafter be so retained.

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

9 Condition
No residential unit shall be occupied until a scheme for water re-use to achieve an efficiency standard of 110 litres per person per day has been submitted to and approved in writing by the Local Planning Authority. Once approved, the residential units 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).

10 Condition
Prior to development commencing a scheme for the inclusion of swift boxes for each residential unit shall be submitted to and approved in writing by the Local Planning Authority. The development shall then be built out in accordance with the approved details prior to occupation and shall thereafter be retained.

Reason
In the interest of biodiversity improvements in accordance with Policy 41 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 not require the approval of a biodiversity gain plan before development is begun because one or more of the statutory exemptions or transitional arrangements in the list below is/are considered to apply. It is considered that exemption number 4.2 applies.

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

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

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

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

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

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

i) the application for planning permission was made before 2 April 2024;
ii) planning permission is granted which has effect before 2 April 2024; or
iii) planning permission is granted on an application made under section 73 of the Town and Country Planning Act 1990 where the original permission to which the section 73 permission relates* was exempt by virtue of (i) or (ii).
* "original planning permission to which the section 73 planning permission relates" means a planning permission which is the first in a sequence of two or more planning permissions, where the second and any subsequent planning permissions are section 73 planning permissions.

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

4.3 Development which is subject of a householder application within the meaning of article 2(1) of the Town and Country Planning (Development Management Procedure) (England) Order 2015. A "householder application"

means an application for planning permission for development for an existing dwellinghouse, or development within the curtilage of such a dwellinghouse for any purpose incidental to the enjoyment of the dwellinghouse which is not an application for change of use or an application to change the number of dwellings in a building.

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

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

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

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

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

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

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

Those circumstances are that the conditions subject to which the section 73 permission is granted:
i) do not affect the post-development value of the onsite habitat as specified in the earlier Biodiversity Gain Plan, and
ii) in the case of planning permission for a development where all or any part of the onsite habitat is irreplaceable habitat the conditions do not change the effect of the development on the biodiversity of that onsite habitat (including any arrangements made to compensate for any such effect) as specified in the earlier Biodiversity Gain Plan.

Informatives

1 Reason for Approval
The Local Planning Authority has had regard to development plan policies and especially those in the North East Lincolnshire Local Plan. The proposal would not harm the area character or neighbouring amenity and is acceptable under all other planning considerations. This proposal is approved in accordance with the North East Lincolnshire Local Plan 2013-2032 (adopted 2018), in particular Policies 5, 22, 33, 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 securing amended details to alleviate a concern and negotiating to seek a betterment to the original scheme submitted.

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
Soundproofing should be installed in line with the requirements under Building Regulations. Consideration should be given to lighting and security measures in relation to the access to the east.

5 Informative
Please note that at least six months in advance of work commencing on site you are required to contact the Highway Management Team with respect to the formation of a vehicular access within the existing highway. This will enable a S184 licence to be granted within appropriate timescales. No works should commence within the highway boundary until such licence is obtained. (Tel:

01472 325734)

6 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.

7 Informative
The applicant's attention is drawn to the comments received from the Environmental Enforcement Officer and the Waste Management Officer in respect of household waste.

8 Informative
The applicant should make their own enquiries regarding any private utility companies which may operate in the area who may be affected by the proposed works.

Minute of the Planning Committee
28th October 2026

Item: 4

Application Number: DM/0029/26/FUL

Application Type: Full Application

Application Site: Franklin College Chelmsford Avenue Grimsby North East Lincolnshire

Proposal: Creation of an Artificial Grass Pitch (APG) with perimeter fencing, access gates, floodlighting columns, storage container, access footpath, hardstanding areas and associated works - FLOOD RISK ASSESSMENT REC - 08-09-26

Applicant's Name and Address:	**Agent's Name and Address:**
Mr Matthew Donson Franklin College Chelmsford Avenue Grimsby North East Lincolnshire DN34 5BY	Mr Luke Storey Surfacing Standards Limited Office 2 Empingham House Ayston Road Uppingham LE15 9NY

Deposited: 14th January 2026 **Accepted:** 4th March 2026

Expiry Date: 29th April 2026

Agreed Extension of Time Date: 30th October 2026

Case Officer: Lauren Stinson

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 - G-225626 02 REV1
Proposed Site Plan (North) - G-225626 03
Proposed Site Plan (South) - G-225626 03
Proposed APG Plan - G-225626 04 REV1
Proposed Container Floor Plans and Photos - G-225626 11
Proposed Elevations - G-225626 05 REV1
Proposed Perimeter Elevations - G-225626 12
Playing Field Layout - G-225626 09

Reason
For the avoidance of doubt in the interests of proper planning and in accordance with Policies 5, 6, 22, 33, 34, 38 and 41 of the North East Lincolnshire Local Plan 2013-2032 (Adopted 2018).

3 Condition
Notwithstanding the information provided, development shall not be commenced until a scheme for the provision of surface water drainage works has been submitted and approved in writing by the Local Planning Authority. Such scheme shall be implemented before the artificial pitch is brought into use. It shall be retained as approved thereafter.

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

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

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

7. Details of wheel washing facilities (locations, types etc.).

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

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

5 Condition
The existing vehicular parking areas within the application site, identified within the Design and Access Statement (received 8th May 2026), shall be retained, and made available for use in connection with the approved development at all times when the artificial grass pitch is in use.

Reason
To ensure that adequate off-street parking provision is available to serve the development in the interests of highway safety and to prevent overspill parking on the surrounding highway network in accordance with Policies 5 and 38 of the North East Lincolnshire Local Plan 2013-2032 (Adopted 2018).

6 Condition
Prior to first use of the artificial grass pitch, an Operational Management Plan shall be submitted to and approved in writing by the Local Planning Authority. The approved plan shall thereafter be implemented and adhered to for the lifetime of the development. The plan shall include, but not be limited to:

-Measures to manage and coordinate bookings to prevent peak-time congestion and parking accumulation;
- Staggering the start and finish times for pitch use;
- Details of on-site supervision or management during periods of peak use;
- Measures to ensure that all users park within the designated on-site parking areas and to prevent overspill parking on the surrounding highway network;
- Details of any signage and communication to facility users with regards to access and parking arrangements.

Reason
To ensure the development operates in a manner that does not give rise to an unacceptable impact on highway safety or result in overspill parking on the surrounding network in accordance with Policies 5 and 38 of the North East Lincolnshire Local Plan 2013-2032 (Adopted 2018).

7 Condition
Notwithstanding the information provided and prior to any installation, final details of the external lighting and lighting pools shall be submitted to and approved in writing by the Local Planning Authority. The lighting shall thereafter be retained and maintained as approved.

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

8 Condition
The development shall be operated in accordance with the Noise Management Plan presented in the Noise Impact Assessment (reference 12096/NT by Acoustic Consultants Ltd). The measures shall be fully implemented prior to first use and shall thereafter be retained.

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

9 Condition
No activities associated with the artificial pitch shall take place at the premises outside of the hours specified below:

Monday to Sunday 08:00hrs to 22:00hrs

All lighting associated with the artificial pitch shall be switched off by 22:15 hours each day.

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

10 Condition
No development shall commence until details of the design and layout of the artificial grass pitch (AGP), including, carpet specification, shock pad inclusion, sub base construction, infill mitigation measures, drainage strategy, maintenance strategy and associated equipment and compliance with the requirements to be on the Football Association 3G Pitch Register have been submitted to and approved in writing by the Local Planning Authority. The AGP shall not be constructed other than in accordance with the approved details.

Reason
To ensure the development is fit for purpose and sustainable in accordance with Policies 5 and 6 of the North East Lincolnshire Local Plan 2013-2032 (Adopted 2018).

11 Condition
Use of the development shall not commence until:

(a) certification that the Artificial Grass Pitch hereby permitted has met FIFA Quality Concept for Football Turf - FIFA Quality or equivalent International Artificial Turf Standard (IMS) and;
(b) confirmation that the facility has been registered on the Football Association's Register of Football Turf Pitches have been submitted to and approved in writing by the Local Planning Authority.

Reason
To ensure the development is fit for purpose and sustainable and provides sporting benefits in accordance with Policies 5 and 6 of the North East Lincolnshire Local Plan 2013-2032 (Adopted 2018).

12 Condition
No development shall commence above the sub-base level of the Artificial Grass Pitch (AGP) hereby approved until a community use agreement prepared in consultation with Sport England has been submitted to and approved in writing by the Local Planning Authority, and a copy of the completed approved agreement has been provided to the Local Planning Authority. The agreement shall include use
of the AGP along with access to car parking and changing rooms and shall include details of pricing policy, hours of use, management responsibilities and a mechanism for review. The development shall not be used otherwise than in strict compliance with the approved agreement.

Reason
To secure well managed safe community access to the sport facility to ensure sufficient benefit to the development of sport and to accord with Policies 5 and 6 of the North East Lincolnshire Local Plan 2013-2032 (Adopted 2018).

13 Condition
The development shall be constructed, implemented and operated in strict accordance with the recommendations set out in the Preliminary Ecological Appraisal (received 14th January 2026 by Crow Ecology) including those set out in the Council Ecologist's representation uploaded 3rd June 2026.

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

14 Condition
The development shall be constructed in accordance with the Arboricultural Impact Assessment (Barnes Associates).

Reason
In the interests of visual amenity and landscaping and to accord with Policies 5 and 42 of the North East Lincolnshire Local Plan 2013-2032 (Adopted 2018).

15 Biodiversity Net Gain

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

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

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

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

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

In summary: Based on the information available this permission is considered to be one which will 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.

Informatives

1 Reason for Approval
The Local Planning Authority has had regard to development plan policies and especially those in the North East Lincolnshire Local Plan. The proposal would not harm the area character or residential amenity and is acceptable under all other planning considerations. This proposal is approved in accordance with the North East Lincolnshire Local Plan 2013-2032 (Adopted 2018), in particular policies 5, 6, 22, 33, 34, 38 and 41.

2 Added Value Statement

Article 31(1)(cc) Statement - Positive and Proactive Approach
In accordance with paragraph 187 of the National Planning Policy Framework, the Local Authority has worked in a positive and proactive manner with the applicant to seek solutions to problems arising, by 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 informative advice received from Sport England, the Council's Ecology Officer, the Environment Agency and the Council's Environmental Health Officer. Please go to www.nelincs.gov.uk to view the comments.

Minute of the Planning Committee
28th October 2026

Item: 5

Application Number: DM/0538/26/FUL

Application Type: Full Application

Application Site: Car Park, British Legion Barnoldby Road Waltham North East Lincolnshire

Proposal: Retrospective application for erection of steel storage container with associated works

Applicant's Name and Address:	**Agent's Name and Address:**
Keith Smith Waltham Royal British Legion Club 15 Barnoldby Road Waltham North East Lincolnshire Grimsby DN37 0RQ	

Deposited: 16th July 2026 **Accepted:** 19th August 2026

Expiry Date: 14th October 2026

Agreed Extension of Time Date:

Case Officer: Becca Soulsby

Decision: Approved with Conditions

1 Condition
The development is approved in accordance with the following plans:

WRBL-01 - Existing and Proposed Site Plan
WRBL-02 REVB - Site Location Plan
WRBL-03 - Proposed Container Plans and Elevations

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

2 Biodiversity Net Gain

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

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

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

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

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

In Summary: Based on the information available this permission is considered to be one which will not require the approval of a biodiversity gain plan before development is begun because one or more of the statutory exemptions or transitional arrangements in the list below is/are considered to apply. It is considered that exemption number 4.2 applies.

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

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

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

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

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

4.1 Development which is not 'major development' (within the meaning of article 2(1) of the Town and Country Planning (Development Management Procedure) (England) Order 2015) where:
i) the application for planning permission was made before 2 April 2024;
ii) planning permission is granted which has effect before 2 April 2024; or
iii) planning permission is granted on an application made under section 73 of the Town and Country Planning Act 1990 where the original permission to which the section 73 permission relates* was exempt by virtue of (i) or (ii).
* "original planning permission to which the section 73 planning permission relates" means a planning permission which is the first in a sequence of two or more planning permissions, where the second and any subsequent planning permissions are section 73 planning permissions.

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

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

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

4.5 From 6 August 2026, BNG does not apply to planning applications for developments where the site area within the red line boundary is 0.2 hectares or below, provided the development does not have an adverse impact on an onsite

priority habitat.

4.6 From 6 August 2026, BNG does not apply to short-term developments, provided the development does not adversely effect onsite priority habitat, if:
- the whole development is temporary
- planning permission is granted for 5 years or less

4.7 Self and Custom Build Development within an application received before 6th August 2026 applies, consisting of 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).

4.8 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 does 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, 33, 34 and 41.

2 Added Value Statement

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

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

3 Informative

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).