

Planning Committee Dated: 26th November 2025

Summary List of Detailed Plans and Applications

Recommendation: Approved with Conditions	
Item:	1
Application No:	DM/0657/25/FUL
Application Type:	Full Application
Application Site:	174 - 176 Cleethorpe Road Grimsby North East Lincolnshire DN31 3HW
Proposal:	Subdivide existing retail unit into two retail units (Class E), to include installation of new shopfronts and shutters, new entrance to front, change of use of first floor into a nine bedroom house in multiple occupation (HMO), installation of external stair case, creation of cycle and bin store with shared yard to rear and associated works
Applicant:	Mr Michael McCarthy
Case Officer:	Mark Danforth
Recommendation: Approved with Conditions	
Item:	2
Application No:	DM/0223/25/FUL
Application Type:	Full Application
Application Site:	Land North Of Wellfits Main Road Wold Newton North East Lincolnshire
Proposal:	Erection of self-service coffee shed with external benches and car parking provision (Additional Operational Management Statement received 14th May 2025) - Amended Plans 2025
Applicant:	Mrs Claire Ollard
Case Officer:	Abigail Hattersley

Recommendation: Approved with Conditions	
Item:	3
Application No:	DM/0838/25/FUL
Application Type:	Full Application
Application Site:	Agriculture Land South View Humberston North East Lincolnshire
Proposal:	Variation of Condition 11 (Approved Plans) following DM/0354/25/FUL to amend house design for Plot 6
Applicant:	Dave Hughes
Case Officer:	Jonathan Cadd

Recommendation: Approved with Conditions	
Item:	4
Application No:	DM/0814/25/FULA
Application Type:	Accredit Agnt - Hseholder application
Application Site:	27 Meadowbank Great Coates North East Lincolnshire DN37 9PG
Proposal:	Erect detached outbuilding in rear garden with associated drainage
Applicant:	Mr Darren Broughton
Case Officer:	Ellie Mitchell

Recommendation: Approved with Conditions	
Item:	5
Application No:	DM/0810/25/FULA
Application Type:	Accredit Agnt - Hseholder application
Application Site:	12 Southfield Road Grimsby North East Lincolnshire DN33 2PL
Proposal:	Demolish existing shed to rear and erect a detached garden room to rear with roof lights to include a games room and dance studio - Amended Plans and Drainage 2025
Applicant:	Mr Matthew North
Case Officer:	Abigail Hattersley

Recommendation: Approved with Conditions	
Item:	6
Application No:	DM/0721/25/FULA
Application Type:	Accredit Agnt - Hseholder application
Application Site:	Woodland View Old Main Road Barnoldby Le Beck North East Lincolnshire
Proposal:	Erect two storey side and rear extensions with juliet balconies proposed within rear and side elevations to include alterations to the existing roof and repositioning of rooflights, erect single storey rear extension with a roof lantern, with associated drainage and various associated works (Amended Plans Received 2.09.2025 detailing sun tubes to the west side roof elevation)
Applicant:	The Owner C/O DMC Architecture Limited
Case Officer:	Owen Toop

PLANNING COMMITTEE - 26th November 2025

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

APPLICATION No: DM/0657/25/FUL

APPLICATION TYPE: Full Application

APPLICATION SITE: 174 - 176 Cleethorpe Road, Grimsby, North East Lincolnshire, DN31 3HW

PROPOSAL: Subdivide existing retail unit into two retail units (Class E), to include installation of new shopfronts and shutters, new entrance to front, change of use of first floor into a nine bedroom house in multiple occupation (HMO), installation of external stair case, creation of cycle and bin store with shared yard to rear and associated works.

APPLICANT:

Mr Michael McCarthy
McCarthy Shoebridge Property Ltd
Unit 7, Mulberry Place
Pinnell Road
Eltham
London
SE9 6AR

AGENT:

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

DEPOSITED: 29th July 2025

ACCEPTED: 8th August 2025

TARGET DATE: 3rd October 2025

PUBLICITY EXPIRY: 7th September 2025

AGREED EXTENSION OF TIME DATE: 26th November 2025

CONSULTATION EXPIRY: 4th September 2025

CASE OFFICER: Mark Danforth

PROPOSAL

The proposal seek to subdivide an existing large retail unit into two separate units at ground floor and convert the first floors into a nine-bedroom house in multiple occupation with various external alterations. The alterations entail the provision of a new external staircase, remove chimneys and additional windows. The ground floor layout to number 176 will remain as existing with the shop front and entrances retained. The shop front to number 174 will be replaced to include two new entrance doors to the retail unit and

accommodation above.

The application is brought to planning committee due to being called in by Ward Councillors.

SITE

The building is a two-storey end terrace property in an established retail area as defined in the North East Lincolnshire Council Local Plan. The property was formerly a lighting showroom and became vacant in early 2025.

North of the frontage onto Cleethorpe Road there are three storey retail premises on the opposite side of the main road. South of the site is the frontage onto Strand Street with the access gate to the rear yard. Opposite are the grounds of Strand Street school with a vehicular entrance adjacent.

To the West is the attached building 172 Cleethorpe Road along with a terrace up to and including 164 Cleethorpe Road. All these premises are retail units at ground floor level with some residential uses above.

To the East is the frontage onto Bridge Street North with the former Albion Public House opposite, which is derelict and has been vacant for the past fifteen years.

RELEVANT PLANNING HISTORY

P41678 - Change of use of ground floors to tandoori restaurant with first floor staff quarters above no. 176. Approved 25.09.1989

P42991 - Change of use and alterations to first floor from stores and offices to showrooms. Approved 29.05.1991

P43307 - Internal and external alterations to shop. Approved 23.12.1991

DC/97/00/MAR - Change of use and alterations to form 3 No flats on 1st floor. Approved 27.03.2000

RELEVANT PLANNING POLICIES AND BACKGROUND PAPERS

National Planning Policy Framework (2023)

NPPF5 - Delivering a sufficient supply of homes

NPPF7 - Ensuring the vitality of town centres

NPPF9 - Promoting sustainable transport

NPPF14 - Climate, flooding & coastal change

NPPF15 - Conserv. & enhance the natural environ.

NPPF16 - Conserv. & enhance the historic environ.

PO33 - Flood risk

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

PO3 - Settlement hierarchy

PO15 - Housing mix

PO34 - Water management

PO36 - Promoting sustainable transport

PO38 - Parking

S13 - Shop Fronts

S14 - Security Grilles and Shutters

PO5 - Development boundaries

PO4 - Distribution of housing growth

PO22 - Good design in new developments

PO34 - Water management

PO41 - Biodiversity and Geodiversity

PO2 - The housing requirement

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

REPRESENTATIONS RECEIVED

Local Highway Authority - No objections. Comments about the need for sufficient cycle store and waste collections from private contractors.

Heritage - No input required.

Ecology Officer- Confirms that the proposal is exempt from the requirements of Biodiversity Net Gain and provides the standard ecology informative.

Drainage Officer- No adverse comments.

Environmental Health - Advise to condition hours of work and suitable sound proofing to the satisfaction of building regulations.

Environment Agency - No objections in principle. It is noted that the first floor habitable accommodation is above the 2115 breach flood depths for this site and the proposed ground floor is classified as 'less vulnerable' development only, as per Annex 3 of the National Planning Policy Framework.

FEPO officer - Content with the amended evacuation plan

Housing Officer - HMO can meet size requirements.

Ward Councillors Aisthorpe and Beasant have called the proposal to committee due to concerns that this application will cause increased problems with anti social behaviour and noise nuisance. It is considered that the application will have a detrimental impact on the street scene, as there will be 9 tenants living in this HMO, and within the application we cannot see anywhere for a bin storage area.

No neighbour representations

Other representations

Grimsby Civic Society - The Civic Society feel that a 9 bed HMO is too excessive. There will be potential road safety issues with possibly 9 extra vehicles trying to park in a very restricted area.

APPRAISAL

The planning considerations are:

- 1) Principle of Development
- 2) Design and Heritage
- 3) Impact on Future Occupier Amenity
- 4) Local Amenity
- 5) Highways and parking
- 6) Flood Risk and drainage
- 7) Designing out Crime
- 8) Ecology and Biodiversity Net Gain

- 1) Principle of Development

The property is located within the development area of Grimsby (Policy 5 of the NELLP 2018) and relates to a change of use of the first floor into an 9 bed House in Multiple Occupation (HMO) and splitting the ground floor unit into two units. Cleethorpe Road is in close proximity to Grimsby Town Centre and is in a sustainable location. Under Policy 3 of the NELLP, the site is within the Urban Area which provides the greatest accessibility to key services and amenities and has historically delivered the greatest number of new homes.

Policies within the current NELLP 2018 seek to assess development by taking account of various detailed considerations and site specific considerations as noted below in 2)

Design and Heritage, 3) Impact on Future Occupiers 4) Local Amenity, 5) Highways and Parking, 6) Flood Risk and Drainage and 7) Designing out Crime 8) Ecology.

As such, subject to detailed considerations, there are no policies in principle within the Local Plan that would prohibit the change of use proposed.

2) Design and Heritage

The application is primarily for the change of use and associated alterations to create a 9 person house in multiple occupation (HMO) including the erection of a replacement external stair case, alterations to the shop frontages as well as the creation of a cycle store. The proposal seeks to subdivide the existing retail unit into two smaller premises and convert the first floor to the residential HMO which will include changing a small area of the ground floor into an entrance lobby off Cleethorpe Road.

The premises are located within a mixed use area including residential and commercial operations. It is considered that the change of use and associated works would not be at odds with the area more generally. The splitting of the ground floor retail unit may encourage a smaller retailer to take on the lease and therefore has benefit.

The properties along this particular stretch of road frontage are little used with current open shops and businesses located more to the north side of Cleethorpe Road than the south side.

The proposed staircase will be slightly larger in scale but would be to the rear of the site generally away from public view. The materials of the staircase will be metal coated. New windows on the rear south and western elevations would be of a matching profile and colour which would be acceptable.

To the front of 174 new aluminium shop fronts are proposed together with new roller shutters. Adjoining premises have aluminium style roller shutters so it would be beneficial for continuity to have the same to retain the appearance of the street frontage.

Other changes of note are the removal of a chimney stack to the rear. The agents advise the roof would be made good with matching tiles. An existing boarded over window will be permanently blocked up and rendered over with masonry recessed to retain the outline of the existing opening.

At the rear a current store room would be used for a covered bin store this would be inside the high boundary walls away from view. A secure cycle store will also be located in an existing store room just inside the rear access gate. None of the alterations are considered unreasonable and are all required in order to bring the property back into a sustainable use and provide bins and cycle storage facilities to ensure the HMO can operate appropriately.

In regard to Heritage Assets and how they would be affected Policy 39 advises Proposals for development will be permitted where they would sustain the cultural distinctiveness and significance of North East Lincolnshire's historic urban, rural and coastal environment by protecting, preserving and, where appropriate, enhancing the character, appearance, significance and historic value of designated and non-designated heritage assets and their settings.

The Strand Community Primary School to the rear of the application site is listed. However, it is not considered the minor physical changes to these properties would adversely affect the setting of the school building. If anything, the setting would be enhanced by bringing the property back into use given the number of empty properties in the local area. This goes for the wider character as well. The Heritage Officer has been consulted as part of this application and has no objections to the works proposed.

The proposal is therefore considered to be in accordance with Policies 5, 22 and 39 of the NELLP with respect to good visual design considerations taking into account the character of the locality.

3) Impact on Future Occupier Amenity

The proposed development comprises of residential accommodation which spans the two first floors to provide a HMO. The change of use would create 9 separate residential rooms all with an associated shower room. All of the bedrooms have windows which allow a reasonable outlook and amount of light. A communal kitchen and dining area would be provided, and they are of sufficient size.

The Housing team have been consulted on the proposal, and the rooms would meet the requirements for a HMO. HMO licensing requirements would also need to be adhered to which is separate to planning permission and this process would cover final kitchen design.

4) Local Amenity

There are a number of new openings proposed two to the rear overlooking the enclosed yard and one to the side west elevation also looking into the yard area. It is not considered that these windows would create any adverse overlooking of adjacent properties given their location, the joint boundary wall and intervening distance to No 172 Cleethorpe Road. There would be limited opportunity to look into the school grounds given the location of windows and the existing high boundary wall between.

Whilst there would be increased activity at the site, the level of noise and disturbance to neighbours is not considered harmful. In terms of general noise and disturbance, which the National Planning Policy Framework requires an authority to assess, measures to reduce noise and disturbance this can be achieved by incorporating soundproofing, which can be controlled through Building Regulations. No objections have been raised from Environmental Protection.

The proposal therefore would not cause any adverse impacts with regards neighbouring residential or business amenity and is in accordance with Policy 5 of the NELLP.

5) Highways and parking

The proposal does not include any vehicular parking provision, however due to the nature of the development and its urban location this is not considered necessary despite the concerns that have been raised. The premises would take advantage of the sustainable location which includes regular public bus services along Cleethorpe Road which all future occupants would have easy access to, negating the need to use their own motor vehicles. No objections are raised by the Highways Officer.

The proposed change of use will provide an enclosed bicycle store for future occupants to the rear of the site. This will cater for the retail users as well as those in the residential accommodation.

The proposal therefore would not cause any adverse impacts with regards to highway safety or amenity and is in accordance with Policy 5 and 38 of the NELLP.

6) Flood risk and drainage

The agents have provided a Flood Risk Assessment (FRA) for the premises. The report advises the site falls within Flood Zone Three and the potential 1 in 200 and 1:1000-year flooding depths are noted as up to 1m above existing ground level. The site is generally level and the average ground level around the site is 4.3m above Ordnance Datum.

In terms of flood resilient it is intended that all occupants will be provided with information regarding the Environment Agency's Automated Flood Warning System. This will be in the form of the agency's information leaflet, which will be provided as part of the building's handover documentation. The tenant and building owner will be required to subscribe to the Environment Agency's "Warning Direct "flood warning. A Flood Evacuation Plan has also been provided with the proposal. The Flood Risk Emergency officer has commented that the Flood Evacuation Plan details are acceptable. The Environment Agency raise no objections.

The living accommodation is above the flood risk in terms of the Ordnance Datum and the development subject to the above flood risk measures being implemented is considered acceptable.

The proposal therefore would not cause any adverse impacts with regards to flooding or future residents' safety and is in accordance with Policy 33 of the NELLP.

7) Designing out Crime

It is noted that the representations received refer to an increase in crime and disorder

due to the HMO, particularly in regard to its number of occupants concentrated in one location. Designing out crime and designing in community safety is a material planning consideration.

Despite the concerns expressed above given the nature of the proposal it is considered that there would not be, or likely to be, an increase in crime or disorder or the potential for such an increase. There is nothing to suggest HMO occupants are more or less likely to be involved in crime than residents in other accommodation or that they would be at greater risk of being a target of crime. The Police have been consulted and have not made any formal comments to this scheme.

Having regard to the above, the proposal accords with Policies 5 and 22 of the NELLP with regard to designing out crime considerations.

8) Ecology and Biodiversity Net Gain

The Ecology Officer has no objections and has confirmed that the development is exempt from the Biodiversity Net Gain Condition. An ecology informative is recommended for the works given the alterations to the roof, removal of chimney stacks and works to windows.

The proposal therefore accords with Policy 41 of the NELLP and Section 15 of the NPPF with regard to Ecology and Biodiversity Net Gain.

CONCLUSION

The application seeks planning permission to convert the existing first floor into a nine bed HMO including the installation of a new rear staircase and new ground floor front access point. The proposal would not present any adverse impacts with regards to design, flooding or neighbouring residential amenity. The proposal is therefore recommended for approval in accordance with Policies 5, 22, 33 and 39 of the NELLP (2018).

RECOMMENDATION

Approved with Conditions

(1) Condition

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

Reason

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

(2) Condition

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

Site location plan RD5889 - 05 A

Proposed floor plans as amended -RD5889-03 C

Proposed Elevations - RD5889 - 04 C

Flood Evacuation Plan RD5889LA13-05-25

Reason

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

(3) Condition

The development permitted by this planning permission shall be occupied in accordance with the approved Flood Evacuation Plan RD5889LA13-05-25 Rev A submitted with the application for the lifetime of the development.

Reason

To reduce the risk of flooding to the proposed development and protect the safety of future occupants to accord with policies 5 and 33 of the North East Lincolnshire Local Plan 2013-2032 (adopted 2018).

(4) Condition

The covered cycle store shall be retained for the lifetime of the development unless otherwise approved by the Local Planning Authority.

Reason

In order to provide sufficient cycle storage for both the uses to accord with policies 5 and 38 of the North East Lincolnshire Local Plan 2013-2032 (adopted 2018).

(5) Condition

Prior to any occupation or use of the development, a final site specific refuse disposal management plan, including details of: collection methods, operator and cleaning/ maintenance of refuse storage area, and its plan form, scale and finish shall be submitted to and approved in writing by the Local Planning Authority. The plan and the storage area shall be implemented in accordance with the approved scheme before any part of the House in Multiple Occupation is occupied. It shall be retained as such thereafter.

Reason

To maintain residential amenity in accordance with Policies 5 and 22 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, setting of listed buildings 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 policy 5, 22, 33 and 39.

2 Added Value Statement

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

In accordance with paragraph 187 of the National Planning Policy Framework, the Local Authority has worked in a positive and proactive manner with the applicant to seek solutions to problems arising, by ensuring sufficient cycle storage for both the retail units and the HMO.

3 Informative

The applicant's attention is drawn to the comments made by the Environment Agency under this application.

4 Informative

The applicant's attention is drawn to the comments made by the Ecology Officer under this application in respect of protected species and construction works.

5 Informative

To enable this proposal to take place within the existing highway, a S177 (highway projection) licence is required, please contact the Highway Streetworks Team (Tel: 01472 323154). Without this Highway Licence, you cannot place any permanent structure or any part of a structure, which will overhang, project over, or oversail, the adopted highway, regardless of the Planning Approval. If a Highway licence is not obtained, you may be liable to Enforcement action.

6 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.

DM/0657/25/FUL - 174-176 CLEETHORPE ROAD, GRIMSBY



DM/0657/25/FUL - 174-176 CLEETHORPE ROAD, GRIMSBY



PLANNING COMMITTEE - 26th November 2025

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

APPLICATION No: DM/0223/25/FUL

APPLICATION TYPE: Full Application

APPLICATION SITE: Land North Of Wellfits, Main Road, Wold Newton, North East Lincolnshire,

PROPOSAL: Erection of self-service coffee shed with external benches and car parking provision (Additional Operational Management Statement received 14th May 2025) - Amended Plans 2025

APPLICANT:

Mrs Claire Ollard
The Manor
Wold Newton
North East Lincolnshire
LN8 6BP

AGENT:

Mrs Helen Lavric Robinson
Design Intervention
14 The Avenue
Healing
North East Lincolnshire
DN41 7NG

DEPOSITED: 24th March 2025

ACCEPTED: 27th March 2025

TARGET DATE: 22nd May 2025

PUBLICITY EXPIRY: 3rd November 2025

**AGREED EXTENSION OF TIME DATE: 30th
November 2025**

CONSULTATION EXPIRY: 1st May 2025

CASE OFFICER: Abigail Hattersley

PROPOSAL

The application seeks to erect a self-service coffee shed with external benches.

The application is brought to planning committee due to the number of objections received by neighbours.

SITE

The proposal site is made up of vacant hardstanding within the curtilage of an existing farmyard known as North Farm Yard in Wold Newton, a small village. The site falls within

a designated National Landscape (formerly and is commonly utilised by walkers, runners and cyclists for recreational purposes given its countryside location. There are residential properties located to the south of the site.

RELEVANT PLANNING HISTORY

No relevant planning history.

RELEVANT PLANNING POLICIES AND BACKGROUND PAPERS

National Planning Policy Framework (2023)

NPPF12 - Achieving well designed places

NPPF15 - Conserv. & enhance the natural environ.

NPPF16 - Conserv. & enhance the historic environ.

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

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

REPRESENTATIONS RECEIVED

Consultees

Public Rights of Way Officer - Does not affect network. Informative advice.

Environment Agency - No comments to make, not necessary to consult.

Environmental Protection Team - No comments.

Ecology Officer - Exempt from mandatory BNG requirements, no known ecological issues.

Trees and Woodlands Officer - No impact to trees and not considered intrusive to the street scene.

Heritage Officer - No input required.

Drainage Officer - No drainage comments.

Environmental Health - No comments.

Cadent Gas - No objection, informative advice.

Licensing Officer - No license required.

Highways Officer - Approval, within-curtilage parking provision to be made available at all times the coffee shed is in operation.

Neighbour and public representations.

Objections have been received from the following addresses broadly on the grounds of inappropriate development within the village, noise, disturbance and nuisance, littering, impacts to serenity and appearance of the village, security and privacy concerns, anti-social behaviour and crime, impacts to wildlife, road safety, lack of parking, potential vermin, damage to verges, increased traffic, lack of street lighting and footpaths, lack of supervision

Autumn Lodge, Wold Newton, Market Rasen
Harrys House, Ravendale Road, Wold Newton
Shepherds Cottage, Main Road, Wold Newton
The Wellfits, Wold Newton, Market Rasen
8 Wood Farm Close, Nettleton, Market Rasen

A neutral comment has been received from the following address broadly on the grounds of parking.

Church Cottage, Wold Newton, Market Rasen

Support comments have been received from the following addresses broadly on the grounds of welcomed provision for ramblers, location at the end of village, wonderful asset, defined need, encourage walkers/visitors to the Wolds AONB, reference to similar successful setups, benefits to the community, diversification project, provides amenity not available close by and attract more visitors.

102 Brookfield Road, Grimsby
36 Church Lane, Holton Le Clay
2 Church View, Main Street, Barnetby
Field House, Kelstern, Louth
9 Finsbury Street, Alford
85 Forest Way, Humberston
Greetham House, Greetham, Horncastle
Hainton Hall, Church Lane, Hainton
Holt Farm, Stainton Lane, Station By Langworth, Lincoln

10 Kirmington Gardens, Grimsby
71 Marian Avenue, Mablethorpe
1 Oxford Court, Oxford Street, Market Rasen
Park Court, Grainsby
64 Phelps Street, Cleethorpes
50 Queen Elizabeth Road, Humberston
14 Southfield Road, Grimsby
19 St Johns Gate, Tetney
Station Road, New Waltham
The Grange, Wold Newton, Market Rasen
The Nettles, Walesby, Market Rasen
The Old Rectory, Wold Newton, Market Rasen
The Paddocks, Main Road, Brigsley
15 Thorganby Road, Cleethorpes
Chalk Cottage, Wold Newton, Market Rasen

Some further suggestions made for operating hours, security of the shed and waste management as part of the support comments received.

APPRAISAL

The material planning considerations are:

1. Principle of Development
2. Design and Visual Impact to the Character of the Area
3. Highways and Parking
4. Impact to Neighbours

1. Principal of Development

The site is located outside of the defined settlement boundary for Wold Newton (Policy 5 of the Local Plan) and as such, Part 3 of Policy 5 is a key consideration for the proposal. Part 3 details that development proposals that meet any of the following criteria may be supported in principle:

- a) Supports a prosperous rural economy, particularly where it promotes the development and diversification of agriculture and other land based rural business;
- b) Promotes the retention and development of local services and community facilities;
- c) Supports rural leisure and tourism developments;

A development of this nature, which supports community and rural leisure tourism and allows for farm diversification is considered compatible with this part of Policy 5 and policy 42 which seeks to ensure the protection and enhancement of the landscape character and natural beauty and setting of the National Landscape (former AONB designation) the site is located in.

Paragraph 189 of the National Planning Policy Framework states;

'Great weight should be given to conserving and enhancing landscape and scenic beauty in National Parks, the Broads and National Landscapes which have the highest status of protection in relation to these issues. The conservation and enhancement of wildlife and cultural heritage are also important considerations in these areas, and should be given great weight in National Parks'

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

2. Design and Visual Impact to the Character of the Area

The shed is already in situ on the site. However, the internal works have not been installed and therefore it is not currently operational. The shed is of a small scale covering around 11.2sqm in area, at only 3.4 metres in height. The shed is constructed of timber with a metal roof covering and includes a small roof overhang which also provides a covered area to the frontage. A window and door opening is included to the front which would remain open due to no physical door being included. An area for bench sitting has been included which would be positioned to the southeast of the shed on existing hardstanding/grassland. These would be of a traditional structure and constructed of timber.

The site is located within the open countryside, given its position outside of the development boundary, and also within the area of National Landscape. Policy 5, 22 and 42 of the NELLP requires due consideration to the impact of any development proposals on the character and appearance of the area. The works are considered to be minor in nature and the design is considered to demonstrate a sympathetic finish, in character with the existing buildings on site, to the open countryside location and is considered reflective of its intended use and purpose. It sits within an existing farmyard which includes relatively large agricultural buildings. In such a setting there is no adverse impact on local character.

3. Highways and Parking

The original proposal did not include parking provision. However, concerns were raised by the Councils Road Safety Officer that the proposed works would actively encourage people to stop or park within the highway, above what is currently happening on an informal basis. As a result, consultation was undertaken with the applicant and an amended plan detailing six parking spaces has been submitted. The Highways Officer is content this will satisfactorily mitigate perceived highway safety risk to an acceptable degree and prevent any impact on vehicle movements. A condition relating to within-curtilage parking provision being made available at all times the coffee shed is in operation is recommended.

It is acknowledged that the site is positioned on an existing bend. It is considered that the proposal in itself would not exasperate the current parking and traffic issues being experienced.

It is therefore considered that the proposal is acceptable under Policy 5 and 38 of the NELLP in relation to highways.

4. Impact on Neighbours

There have been objections received from neighbours which are acknowledged. The shed is situated on land associated with the existing farmyard which hosts various buildings and operations. The closest residential neighbour is positioned to the south, known as The Wellfits, at over 28 metres from the boundary and over 33 metres from the property itself. In regard to other neighbours these are positioned a significant distance away from the area of works.

An Operational Management Statement has been provided to respond to some of the concerns raised by residents. This includes details relating to hours of operation which have been indicated as Monday-Sunday 08:00hrs to 20:00hrs. Furthermore, the machine would be solely contactless and therefore can be switched off remotely which would render the shed closed. This would assist with the perceived noise and disturbance highlighted by residents. Moreover, the contactless nature of the shed would ensure that the potential for crime and/or theft would be minimised and therefore justifies the unmanned nature of the operation. In addition, CCTV is included with additional CCTV present within the farmyard itself to allow for monitoring. The concerns relating to waste and litter are also acknowledged and the supporting statement includes details of how this would be managed to include bins which would be monitored by the applicant on a daily basis to ensure that litter and waste is managed appropriately.

In terms of comings and goings it is not considered that this will be detrimental due to the small scale of what is proposed and that it will likely serve recreational users already in the area.

The proposal is acceptable is in accordance with Policy 5 of NELLP in relation to local amenity.

5. Other Matters

The application is exempt from the mandatory BNG requirements as this would not affect more than 25sqm of habitat. This has been confirmed by the comments made by the Ecology Officer.

There are no concerns in regard to drainage, trees and landscaping or heritage.

CONCLUSION

In conclusion, it is considered that the proposed development would accord with Policies 5, 12 and 22 of the NELLP. The application is therefore recommended for approval.

RECOMMENDATION

Approved with Conditions

(1) Condition

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

Reason

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

(2) Condition

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

Site Location Plan and Block Plan - 293.01.03

Proposed Floor Plans and Elevations - 293.01.01

Proposed Layout Plan - 293.01.02

Proposed Parking Plan Layout - 293.01.04

Reason

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

(3) Condition

The proposal shall be retained using materials specified within the application form received 24th March 2025 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 and 42 of the North East Lincolnshire Local Plan 2013-2032 (Adopted 2018).

(4) Condition

The development shall be operated and managed in accordance with the Operational Management Statement (received 15th May 2025).

Reason

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

(5) Condition

Parking provision, detailed on the approved plans Proposed Parking Plan Layout dated 03 October 2025, should be made available at all hours the self-service coffee shed is in operation. The parking spaces must be retained for the lifetime of the development.

Reason

In the interests of highways safety and to accord with Policies 5, and 38 of the North East Lincolnshire Local Plan 2013-2032 (adopted 2018).

(6) Condition

The use hereby permitted shall not operate outside the hours of 0800 to 2000 on any day.

Reason

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

(7) 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 as amended would not harm the area character or residential amenity and is acceptable under all other planning considerations. This proposal is approved in accordance with the North East Lincolnshire Local Plan 2013-2032 (adopted 2018), in particular policies: 5, 12, 22, 38, 41 and 42 and the provisions of the National Planning Policy Framework (2025).

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 by working with the applicant to resolve emerging issues.

3 Informative

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

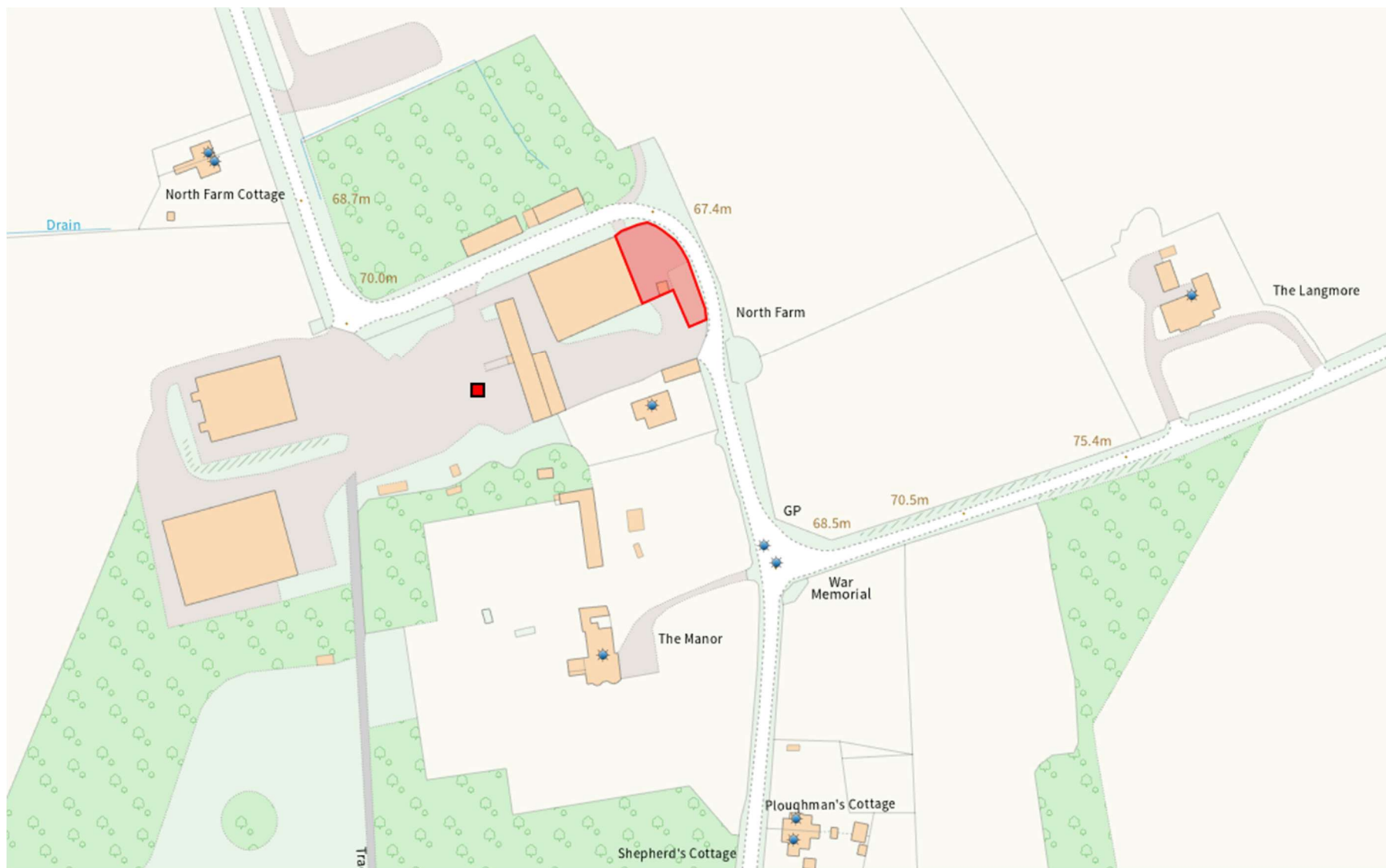
4 Informative

The applicant's attention is drawn to the comment made by the Public Rights of Way Officer, received 16th May 2025, regarding a QR disc.

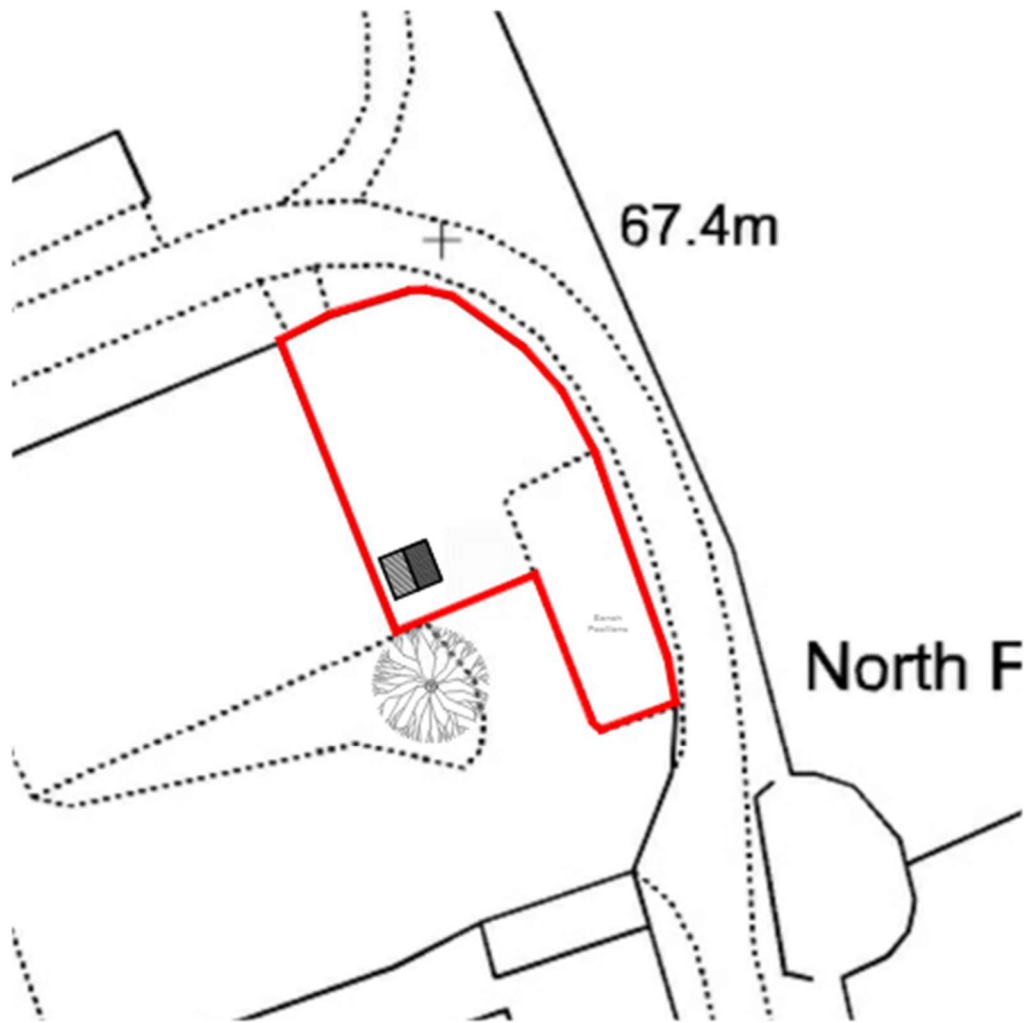
5 Informative

Cadent Gas Ltd own and operate the gas infrastructure within the area of your development. Prior to carrying out the works, please register on www.linsearchbeforeudig.co.uk to submit details of the planned works for review, ensuring requirements are adhered to.

DM/0223/25/FUL – LAND NORTH OF WELLFITS, MAIN ROAD, WOLD NEWTON



DM/0223/25/FUL – LAND NORTH OF WELLFITS, MAIN ROAD, WOLD NEWTON



Block Plan 1:500

PLANNING COMMITTEE - 26th November 2025

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

APPLICATION No: DM/0838/25/FUL

APPLICATION TYPE: Full Application

**APPLICATION SITE: Agriculture Land , South View, Humberston, North East
Lincolnshire, DN36 4XA**

**PROPOSAL: Variation of Condition 11 (Approved Plans) following DM/0354/25/FUL
to amend house design for Plot 6**

APPLICANT:

Dave Hughes
WHT Partnership Ltd
35 Louth Road
Grimsby
North East Lincolnshire
DN33 2HP

AGENT:

Simon Coyne
CDC Architecture Limited
35 Louth Road
Scartho
Grimsby
North East Lincolnshire
DN33 2HP

DEPOSITED: 1st October 2025

ACCEPTED: 14th October 2025

TARGET DATE: 13th January 2026

PUBLICITY EXPIRY: 20th November 2025

AGREED EXTENSION OF TIME DATE:

CONSULTATION EXPIRY:

CASE OFFICER: Jonathan Cadd

PROPOSAL

This application seeks permission for changes to the approved house design at plot 6 which was originally approved under a wider planning permission granted by the Planning Committee in 2024, ref. no. DM/1052/23/FUL but which itself was subsequently amended under several individual planning permissions, most recently ref. no. DM/0354/25/FUL.

The main changes to plot 6 include: an extended first floor to the rear to accommodate larger bedrooms along with other internal alterations and an altered main roof area. This would replace the previously approved first floor balcony. The proposal would extend the

first floor accommodation by 2.3m but would not increase the previously approved footprint of the dwelling. To accommodate this, the main roof would be shallower in pitch but would increase in height (ridge only) by 163mm. This would allow the two bedrooms within the roof to increase in area. Minor changes to the rear elevation in terms of the replacement of the balcony doors with the standard windows along with an additional window to the ground floor side elevation.

Otherwise the overall design and appearance would remain as previously approved.

The application is presented to Planning Committee following an objection from Humberston Village Council.

SITE

The application site is located on land adjacent to South View in Humberston. It is approximately 0.97 hectares in area and originally comprised of open grass land, a number of trees and hedges. Following the grant of planning permission for 10 houses in 2024 (ref. no. DM/1052/23/FUL) development has commenced on site. The majority of the plots have already had their designs varied formally.

A temporary access road has been installed with a temporary culvert formed over the ditch. On a number of the plots foundations have been installed with works complete to damp course level. On other plots construction is well advanced. At plot 6 development has only reached ground floor level and has not yet extended to the first floor. At this stage the development remains in accordance with the current planning permission, rather than the amended design now under consideration. The main drainage linked to the porous road design is also complete.

The properties surrounding the site remain as described within the committee report (DM/1052/23/FUL).

The site is allocated within the NELLP for residential development HOU082 under Policy 13.

The site is also located within Flood Zone 1 area which is the least vulnerable flood risk zone (Flood Map for Planning)

RELEVANT PLANNING HISTORY

DM/0354/25/FUL Variation of Condition 11 (Approved Plans) following DM/0205/25/FUL to amend the house designs for Plots 1 and 5. Approved 31.10.2025.

DM/0205/25/FUL Variation of Condition 11 (Approved Plans) following DM/0771/24/FUL to amend house designs for plots: 2, 6, 7, 8, 9 & 10 (This application consolidates into one, various individual planning applications which were submitted and previously consulted on to change various plot and house designs separately. This amended

application brings all the changes sought together under one reference and a clear overall layout plan showing all the changes proposed, including a further slight amendment to the position of plot 7. The previous application numbers were: DM/1066/24/FUL, DM/0045/25/FUL, DM/0047/25/FUL, DM/0049/25/FUL, DM/0110/25/FUL and DM/0205/25/FUL). Approved 11.07.2025.

DM/0110/25/FUL Variation of Condition 12 (Approved Plans) following DM/1052/23/FUL to amend house design and layout for plot 7. Combined into DM/0205/25/FUL.

DM/0049/25/FUL Variation of Condition 12 (Approved Plans) following DM/1052/23/FUL to amend house design and layout for plot 6. Combined into DM/0205/25/FUL.

DM/0045/25/FUL Variation of Condition 12 (Approved Plans) following DM/1052/23/FUL to amend house design and layout for plot 10. Combined into DM/0205/25/FUL.

DM/0047/25/FUL Variation of Condition 12 (Approved Plans) following DM/1052/23/FUL to amend house design and layout for plot 2. Combined into DM/0205/25/FUL.

DM/1066/24/FUL Variation of Condition 12 (Approved Plans) following DM/1052/23/FUL to revise design for plot 8. Combined into DM/0205/25/FUL.

DM/0771/24/FUL Variation of Condition 11 (Approved Plans) following DM/0765/24/FUL to revise the house design and positioning for plot 4. Approved 09.12.2024.

DM/0765/24/FUL Variation of Condition 12 (Approved Plans) following DM/1052/23/FUL to revise house design and positioning for plot 2. Approved 06.12.2024.

DM/0626/24/CND Details in Discharge of Conditions 4 (Landscaping and Ecology) and 8 (Balcony Screens) pursuant to DM/0771/24/FUL. Discharged 30.01.2025.

DM/0585/24/NMA Minor amendments to the house designs of Plots 3 and 4 including: Plot 3 - Alteration of window designs, reduction in height and depth and change in materials and Plot 4 removal of detached garage and replacement with integral garage within house, removal of single storey wing to side and reduction in width and swimming pool reorientation, pursuant to DM/1052/23/FUL. Approved 05.08.2024.

DM/0482/24/CND Details in discharge of Condition 1 (Materials), 2 (Highway) and 6 (Screen Walls and Fences) pursuant to DM/0771/24/FUL. Discharged 30.01.2025.

DM/0440/24/CND Details in discharge of Condition 5 (Surface water drainage) pursuant to DM/0771/24/FUL. Discharged 30.01.2025.

DM/0435/24/CND Details in discharge of Condition 10 (Construction Management Plan) pursuant to DM/1052/23/FUL (Erect 10 detached dwelling houses with their associated garages, driveways and access (amended layout and house designs) (Amended

Document). Discharged 27.06.2024.

DM/1052/23/FUL Erect 10 detached dwelling houses with their associated garages, driveways and access (amended layout and house designs). Approved 25.04.2024.

RELEVANT PLANNING POLICIES AND BACKGROUND PAPERS

National Planning Policy Framework (2023)

NPPF5 - Delivering a sufficient supply of homes
NPPF8 - Promoting healthy and safe communities
NPPF11 - Making effective use of land
NPPF12 - Achieving well designed places
NPPF14 - Climate, flooding & coastal change
NPPF15 - Conserv. & enhance the natural environ.

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

PO5 - Development boundaries
PO13 - Housing allocations
PO22 - Good design in new developments
PO33 - Flood risk
PO34 - Water management
PO38 - Parking
PO41 - Biodiversity and Geodiversity

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

REPRESENTATIONS RECEIVED

Humberston Village Council: Object on the grounds of over development of the plot and the possibility of overlooking neighbouring much smaller dwellings.

Drainage: No comment to make.

Anglian Water: Does not object.

Highways: Approval no objections.

Rights of Way: Variation does not affect the Rights of Way network.

Humberside Fire & Rescue: Provides advice re access for fire appliances and water connection.

Heritage Officer: No input required.

Environmental Protection: No comment.

Ecology Manager: No comment.

Trees and Woodlands: No comment.

Publicity, site notice and neighbours: None.

APPRAISAL

Main issues

- 1) Principle
- 2) Design and Character
- 3) Amenity
- 4) Drainage
- 5) Biodiversity Net Gain (BNG) and Ecology
- 6) Existing Conditions

1) Principle

The proposal seeks to amend the design of plot 6 that was granted permission as part of a wider variation of plot designs last month (ref DM/0354/25/FUL). This permission was itself the most recent of a number of amendment house design applications granted on the wider site which altered the original planning permission on this site ref. no. DM/1052/23/FUL, granted by the Planning Committee in 2024.

The wider development has commenced and the previously approved scheme for all the plots on site including plot 6 under consideration is extant. As such, the principle of housing on this site has been established. In addition, the site is allocated for Housing within the North East Lincolnshire Local Plan 2013 - 2032 (adopted 2018).

2) Design and Character

Policies 5 and 22 of the NELLP seek developments to be suitable and sustainable and have regard to (amongst other things): A. the size, scale, and density of the proposed development and achieve a high standard of sustainable design informed by A. a thorough consideration of the particular site's context (built and natural environment, and social and physical characteristics).

The main change to the design would be the increase in first floor area to the rear of the property. As a result of this, there would be an increase in massing and volume at first floor and an increase in roof height. It would also lead to the loss of the previously approved balcony and some minor changes in detail including some new and some alternative window positions and designs. Despite this, there would be no increase in the building's footprint including its width and depth. Overall, therefore, the appearance and design of the dwelling would remain in keeping with the design of the rest of the estate and would not be that different from the approved design particularly when viewed from the front of the property.

Concerns have been raised over whether the proposal would represent an over development of the site and plot. As noted above, the scheme would not alter the footprint of plot 6 which has been granted previously. As such whilst increasing the level of accommodation on site, the dwelling would nevertheless remain in a generous, irregularly shaped site. The first floor extension would be within 3.5m from the site boundary to the adjoining public right of way. Whilst the first floor extension would be 2.3m closer to this boundary than the previously approved first floor accommodation, it would not be an unreasonable situation nor represent an over development of the plot in design terms. As such it is considered that the development would accord with Policies: 5, 17 and 22 of the NELLP.

3) Amenity

Humberston Village Council outlined concerns that the development would represent an over development of the site which would have a detrimental impact on future occupants of adjoining properties. Of particular note is the outline permission (ref. no. DM/0493/22/OUT) for 5 dwellings to the east, which remains extant until April 2026. The extension of the first floor accommodation 2.3m backwards would bring it closer to the boundary of the site next to the public right of way. This would create a more dominant upper structure to the path than previously approved. Although of a different design, the impact of the previously approved balcony on the adjoining footpath would have some similarities to that now proposed due to the need for high privacy screens to its sides. It would perhaps appear equally obtrusive and obvious to users of the footpath when the balcony was in use. In comparison, the massing of a standard brick two storey rear elevation, despite its proximity to the boundary and footpath would be enclosed, more traditional and perhaps less intrusive. The extension would also be approximately 6.5m at its closest point to the rear boundary of the approved outline housing site to the east. Whilst the outline permission includes no detail, the indicative layout plan submitted with the application and transposed onto the current block plan shows that the future dwellings would have the potential for substantial 20m plus rear gardens. This together with approximate 6.5m set back of the proposed dwelling from very nearest point of the adjoining proposed garden boundaries would be sufficient to ensure the massing of the structure would not appear unreasonable or overly dominant.

In terms of privacy, the windows of the revised design would face directly south which would provide views of the footpath but also parts of the housing site to the east. However, so would the previously approved balcony to the rear, indeed it could be

argued that even with the privacy screens, the balcony would allow greater overlooking of the footpath and housing site. In comparison with the balcony, the proposal, whilst establishing permanent first floor accommodation at this level, would limit any views of the adjoining footpath and housing land to the vista from standard windows indicating a reduced impact. It is also considered that any overlooking of the footpath may be seen as a positive providing a small additional element of security to users on a more regular basis. This together with the extent of the potential gardens within the adjoining housing site would ensure future development of that site would not be hampered and acceptable levels of privacy for future occupiers of that site could be established.

In terms of the impact on adjoining properties within the wider development site, the rear wing of plot 5 and the juxtaposition of this plot with the enlarged development would be such that amenities would not be unreasonably impacted upon. The applicant has also confirmed that the other members of the self build consortium have seen the proposals and do not object to the scheme.

Taking all aspects into account, it is considered that the proposal would not have an unreasonable impact on the amenity of the surrounding area and footpath and would accord with Policy 5 of the NELLP.

4) Drainage

The site has been approved previously and an acceptable surface water drainage scheme agreed. As with the most recent previous approval, ref. no. DM/0354/25/FUL, the applicant seeks to maintain the previously agreed drainage approach. This is based on a porous estate road which links to the northern ditch to the front of the site. To accommodate the additional surface water from the development, the applicant has previously included further areas of permeable driveways with connections to the estate road, with supporting evidence to show this would be sufficient to accommodate the increased flows. In this application, however, as the changes proposed at plot 6 do not increase the area of hard surfacing at the site, there would be no alteration to the drainage designs approved previously. The drainage team have not raised any concerns with this approach.

Plot 6 is located close to an Anglian Water mains pipe. As noted previously the position and footprint of plot 6 has not altered since being approved previously and so would not change its relationship with the water main. The applicant has also confirmed that the foundations of the dwelling would remain in accordance with their build over agreement with Anglian Water. It is also noted that Anglian Water has not objected to the application.

5) Biodiversity Net Gain (BNG) and Ecology

The proposed development is a variation of an application that was granted permission prior to the implementation of BNG. As such this amendment forms an exception to the BNG regulations and biodiversity net gain is not required.

In addition, there are no amendments to the landscape designs approved previously. The Council's Ecology Manager and the Trees and Woodlands Officer has not objected to the

scheme nor made any further recommendations. As such the development would accord with Policies 5 and 41 of the NELLP.

6) Existing Conditions

Should this application be permitted, it will create a new planning permission for the whole estate. As such it is important to consider whether the original conditions are required to be reimposed, amended or deleted.

- 1) Materials - reimpose.
- 2) Access road - construction and retention - reimpose.
- 3) Ecology Construction Management Plan - reimpose.
- 4) Landscaping and Biodiversity Enhancement Scheme - amend to include new block plan revision only and impose.
- 5) Drainage - amend to include new block plan revision only and impose.
- 6) Fencing - reimpose.
- 7) Obscure glazing - reimpose.
- 8) Balcony screens - remove reference to plot 6 as no longer relevant and impose.
- 9) Construction Management Plan - reimpose.
- 10) Contamination - reimpose.
- 11) Approved plans - amend and reimpose.
- 12) Flats roof - plot 2 - reimpose.
- 13) BNG - reimpose.

CONCLUSION

This proposal would increase the scale of the dwelling at plot 6 through an enlarged first floor and roof area. Despite this, the dwelling would remain of a similar scale to the surrounding properties of the new estate and from the front would be almost identical to the approved design. Whilst the additional massing would be more evident to the side and rear, particularly from the footpath and the allocated housing site to the east, which has an extant outline permission, the scale and positioning would be such that the amenities of users and future occupiers would not be unreasonably impacted upon. Similarly, whilst some over looking of the adjoining areas would occur, it is considered that this would not be dissimilar to that which would have been experienced with the previously approved balcony and in any case, the orientation and length of the likely adjoining gardens areas would be such that sufficient private amenity area for existing and future adjoining housing remains. Drainage would not be affected by the changes to the design and the Anglian Water main would remain adequately protected. Access would not alter, and the approved landscaping and ecology enhancement scheme for the site would also remain unchanged. As such it is considered that the proposal would accord with Policies: 5, 17, 22, 33, 34, 38 and 41 of the NELLP.

RECOMMENDATION

Approved with Conditions

(1) Condition

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

Reason

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

(2) Condition

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

Reason

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

(3) Condition

The development shall proceed in strict accordance with the Construction Ecology Management Plan agreed under condition discharge approval ref. no. DM/0459/24/CND, including the timescales for its implementation, maintenance and management approved.

Reason

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

(4) Condition

The development shall be completed in strict accordance with the Landscaping and Biodiversity Enhancement scheme details approved under condition discharge approval DM/0626/24/CND, except where amended by plan no. 23-516-101 rev Y which supersedes plan no. 23-516-101 rev X. The scheme shall thereafter be retained and maintained in accordance with the approved details thereafter.

Reason

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

(5) Condition

The development shall be carried out in strict accordance with the drainage scheme details approved under condition discharge approval DM/0440/24/CND except where amended at: Plot 1, 2, 5, 6, 7, 8, 9 and 10 where the scheme shall accord with amended plans and details notably: PermCalc Report - South View Plot 1, 2, 5, 6, 7, 8, 9 and 10 Permeable Pavement Designs Suggestion dated 4 June 2025 and drawing nos. 23-516 101 rev Y and 23-516 105 rev J.

The drainage scheme approved shall be completed and be ready for operation before the any dwelling on site is first occupied and shall be retained and maintained as such in strict accordance with the Management Plan approved under condition discharge application DM/0482/24/CND thereafter.

Notwithstanding this, before any of the dwellings at plots 1, 2, 5, 6, 7, 8, 9 and 10 are first occupied a management scheme outlining how permeable driveways within plots will be retained and maintained shall be submitted to and approved in writing by the Local Planning Authority. The approved scheme shall thereafter be completed before first occupation and these areas retained and maintained as such thereafter and in accordance with the management plan approved.

Reason

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

(6) Condition

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

Reason

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

(7) Condition

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

The exception to this is:

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

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

Plot 5 - all first floor windows to the northern eastern elevation and south western elevation shown on drawing no. 23-516 205 rev H shall be glazed in obscure glass (equivalent to Pilkington Glass level 3 or above) before the dwelling is first occupied and shall be so retained thereafter.

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

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

Reason

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

(8) Condition

The balcony screen designs shall be completed in accordance with the details approved under condition discharge approval: DM/0626/24/CND before that dwelling is first occupied and shall be retained as such thereafter.

Reason

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

(9) Condition

The Construction Management Plan (CMP) approved under condition discharge approval, ref. DM/0435/24/CND shall be implemented in full and adhered to at times during construction.

Reason

In the interests of highway safety and to protect the residential amenities of the neighbouring properties in accordance with Policy 5 of the North East Lincolnshire Local Plan 2012 - 2032 (adopted 2018).

(10) Condition

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

Reason

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

(11) Condition

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

23-516 -100 Site Location Plan

23-516 -101 rev Y Proposed Site Plan

23-516 -201 rev E Plot 1 Layout and Plans

23-516 -202 rev G Plot 2 Layout and Plans

23-516 -203 rev F Plot 3 Layout and Plans

23-516 -204 rev E Plot 4 Layout and Plans

23-516 -205 rev H Plot 5 Layout and Plans

23-516 -206 rev L Plot 6 Layout and Plans

23-516 -207 rev E Plot 7 Layout and Plans

23-516 -208 rev G Plot 8 Layout and Plans

23-516 -209 rev F Plot 9 Layout and Plans

23-516 -210 rev F Plot 10 Layout and Plans

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

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

LTP/5289/P1/01.01 1 of 1 South View Visibility Splay

LTP/5289/T1/01.01 1 of 1 South View Refusal Swept Path Analysis

LTP/5289/T1/01.02 2 of 2 South View Refusal Swept Path Analysis

23-516.DAS rev A Design and Access Statement

RLC-1312-OSDS-01-1 Outline Sustainable Drainage Strategy

Humberside Materials Laboratory Ltd Phase 1 Desktop Report - 002/4331/P

Wold Ecology Ltd Preliminary Ecology Appraisal July 2023 Issue 3

Reason

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

(12) Condition

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

Reason

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

(13) Biodiversity Net Gain

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

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

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

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

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

In Summary: Based on the information available this permission is considered to be one which will not require the approval of a biodiversity gain plan before development is begun because one or more of the statutory exemptions or transitional arrangements in the list below is/are considered to apply. It is considered that exemption number 3i

applies.

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

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

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

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

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

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

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

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

4.3 Development which is subject of a householder application within the meaning of article 2(1) of the Town and Country Planning (Development Management Procedure) (England) Order 2015. A "householder application" means an application for planning permission for development for an existing dwellinghouse, or development within the

curtilage of such a dwellinghouse for any purpose incidental to the enjoyment of the dwellinghouse which is not an application for change of use or an application to change the number of dwellings in a building.

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

4.5 Self and Custom Build Development, meaning development which:

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

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

Irreplaceable habitat

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

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

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

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

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

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

- i) do not affect the post-development value of the onsite habitat as specified in the earlier Biodiversity Gain Plan, and
- ii) in the case of planning permission for a development where all or any part of the onsite habitat is irreplaceable habitat the conditions do not change the effect of the development on the biodiversity of that onsite habitat (including any arrangements made to compensate for any such effect) as specified in the earlier 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 as amended would not harm the area character or residential amenity, would maintain the integrity and safety of Anglian Water mains, ensure adequate surface water drainage, access and safety and landscaping and ecology and is acceptable under all other planning considerations. This proposal is approved in accordance with the North East Lincolnshire Local Plan 2013-2032 (adopted 2018), in particular policies: 5, 13, 17, 20, 22, 33, 34, 36, 38 and 41 and the provisions of the National Planning Policy Framework (2025).

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

In accordance with paragraph 187 of the National Planning Policy Framework, the Local Authority has worked in a positive and proactive manner with the applicant to seek solutions to problems arising, by resolving issues with Anglian Water and the drainage team.

3 Informative

Access for Fire Service

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

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

Water Supplies for Fire Fighting

Adequate provision of water supplies for fire fighting appropriate to the proposed risk should be considered. If the public supplies are inadequate it may be necessary to augment them by the provision of on-site facilities. Under normal circumstances hydrants for a industrial unit and high risk areas should be located at 90m intervals. Where a building, which has a compartment of 280m² or more in the area is being erected more

than 100m from an existing fire hydrant, hydrants should be provided within 90m of an entry point to the building and not more than 90m apart. Hydrants for low risk and residential areas should be located at intervals of 240m.

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

4 Informative

A) Notification of intention to connect to the public sewer

Notification of intention to connect to the public sewer under S106 of the Water Industry Act Approval and consent will be required by Anglian Water, under the Water Industry Act 1991.

Contact Development Services Team 0345 606 6087.

B) Protection of existing assets

A public sewer is shown on record plans within the land identified for the proposed development. It appears that development proposals will affect existing public sewers. It is recommended that the applicant contacts Anglian Water Development Services Team for

further advice on this matter. Building over existing public sewers will not be permitted (without agreement) from Anglian Water.

C) Building near to a public sewer

No building will be permitted within the statutory easement width of 3 metres from the pipeline without agreement from Anglian Water. Please contact the Development Services Team on 0345 606 6087.

D) Sewer adoption

The developer should note that the site drainage details submitted have not been approved for the purposes of adoption. If the developer wishes to have the sewers included in a sewer adoption agreement with Anglian Water (under Sections 104 of the Water Industry Act 1991), they should contact the Development Services Team on 0345 606 6087 at the earliest opportunity. Sewers intended for adoption should be designed and constructed in accordance with Sewers for Adoption guide for developers, as supplemented by Anglian Water's requirements.

5 Informative

As works are required within the existing highway, in accordance with Section 278, Highways Act 1980, in order to enable the development to take place, please contact the Highway Management Team at least 6 months in advance of the commencement of works (Tel: 01472 324505).

6 Informative

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

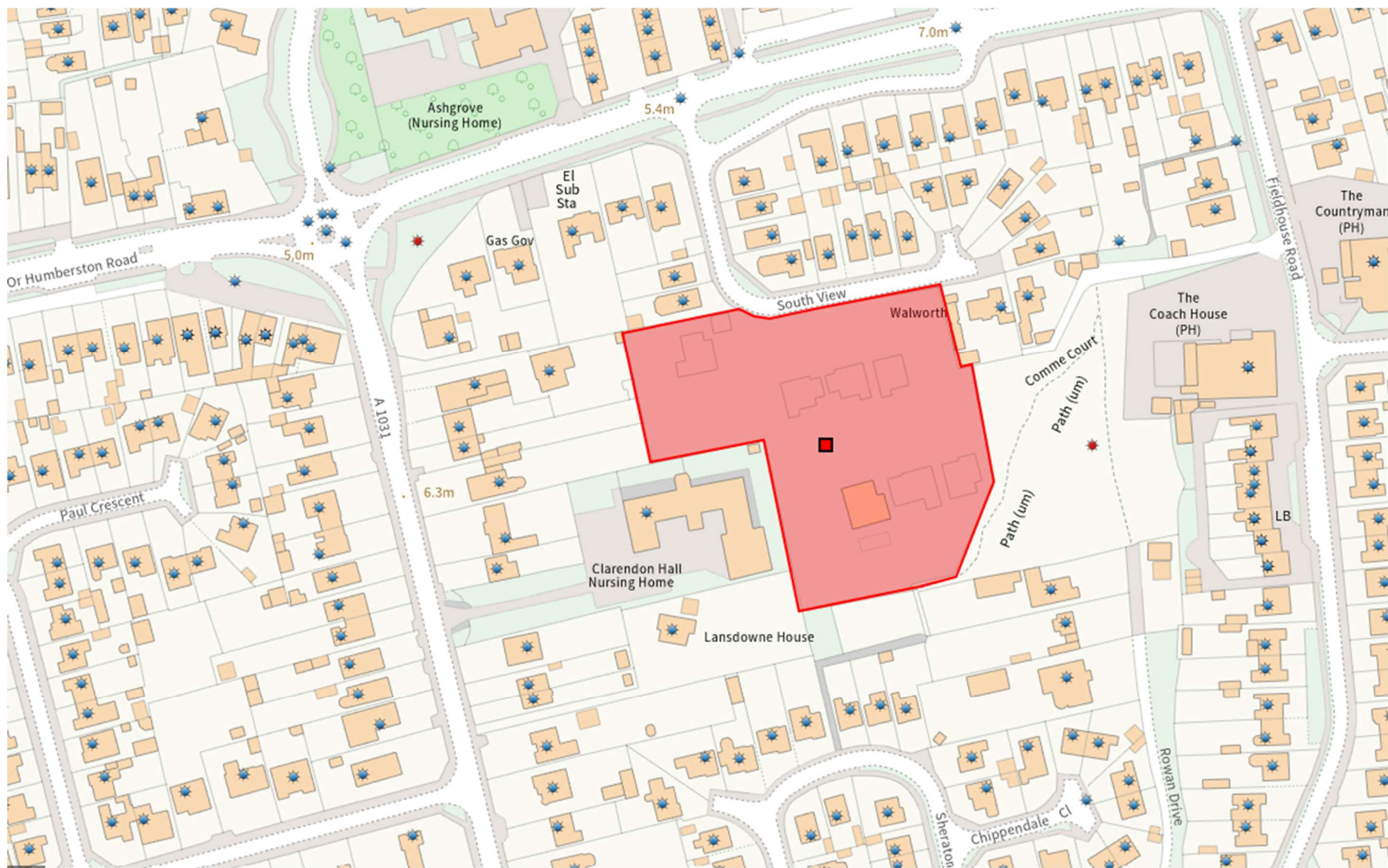
7 Informative

Cadent Gas Ltd own and operate the gas infrastructure within the area of your development. Prior to carrying out works, please register on www.linesearchbeforeudig.co.uk to submit details of the planned works for review, ensuring requirements are adhered to.

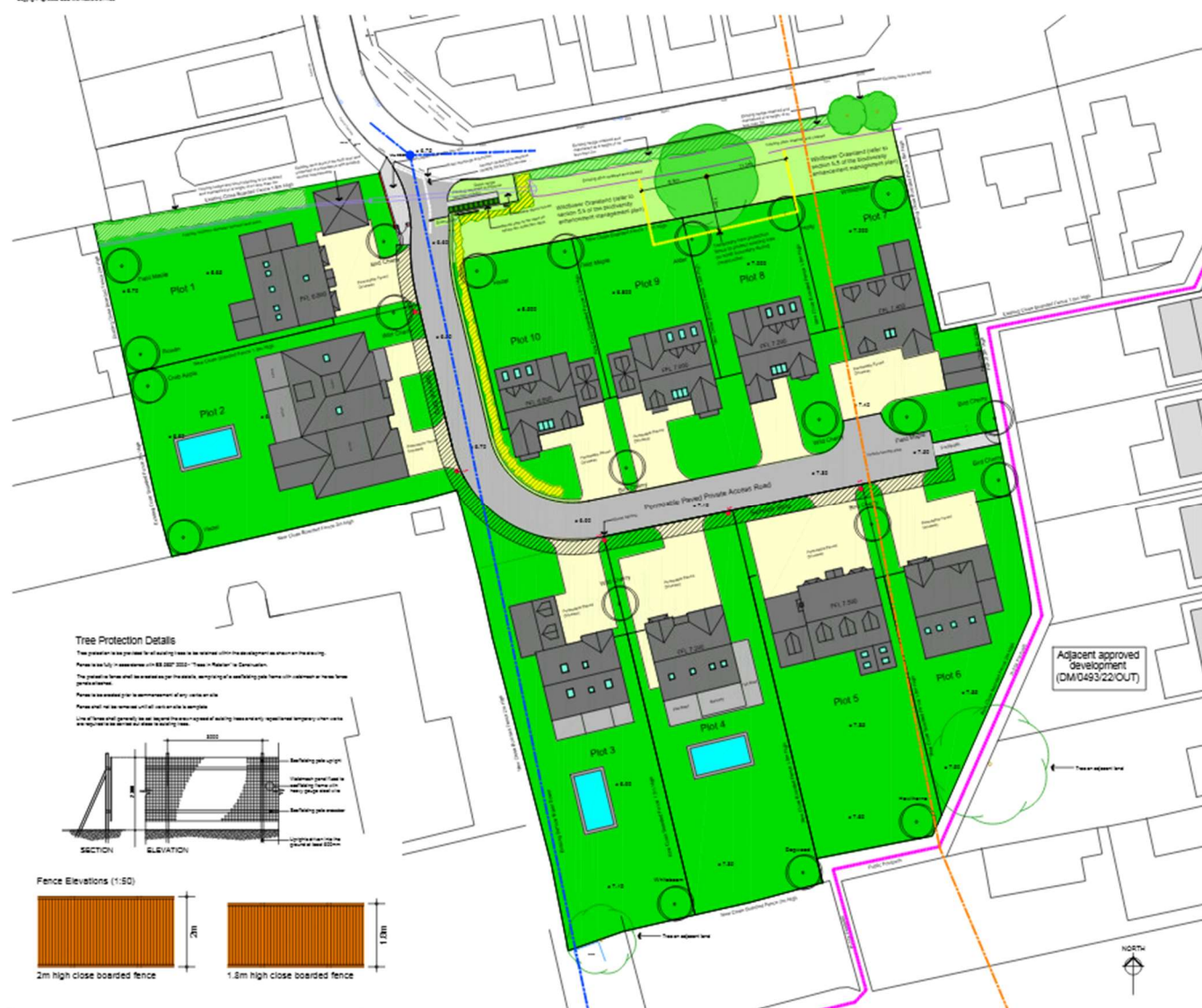
8 Informative

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

DM/0838/25/FUL – AGRICULTURAL LAND, SOUTH VIEW, HUMBERSTON



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PLANNING COMMITTEE - 26th November 2025

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

APPLICATION No: DM/0814/25/FULA

APPLICATION TYPE: Accredited Agent - Homeholder application

APPLICATION SITE: 27 Meadowbank, Great Coates, North East Lincolnshire, DN37 9PG

PROPOSAL: Erect detached outbuilding in rear garden with associated drainage

APPLICANT:

Mr Darren Broughton
27 Meadowbank
Great Coates
North East Lincolnshire
DN37 9PG

AGENT:

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

DEPOSITED: 23rd September 2025

ACCEPTED: 23rd September 2025

TARGET DATE: 18th November 2025

PUBLICITY EXPIRY: 9th November 2025

AGREED EXTENSION OF TIME DATE:

CONSULTATION EXPIRY: 18th October 2025

CASE OFFICER: Ellie Mitchell

PROPOSAL

The proposal is for the erection of a detached outbuilding in the rear garden with associated drainage at 27 Meadowbank in Great Coates.

The application is brought to Planning Committee due to a call in request from Councillor Downes.

SITE

27 Meadowbank is a detached property in Great Coates. The area surrounding the property is predominantly residential in nature and made up of mostly detached

properties. The site is located within Great Coates Conservation Area. To the south is John Whitgift Academy.

RELEVANT PLANNING HISTORY

DC/78/06/FRE - Change of use from amenity space to residential (garden) - Approved with Conditions - 26th June 2006.

RELEVANT PLANNING POLICIES AND BACKGROUND PAPERS

National Planning Policy Framework (2023)

NPPF16 - Conserv. & enhance the historic environ.

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

PO41 - Biodiversity and Geodiversity

PO5 - Development boundaries

PO22 - Good design in new developments

PO34 - Water management

PO39 - Conserve and enhance historic environ

NPPF12 - Achieving well designed places

NPPF14 - Climate, flooding & coastal change

NPPF15 - Conserv. & enhance the natural environ.

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

REPRESENTATIONS RECEIVED

Heritage Officer - No objections.

Highways Officer - No objections.

Ecology Officer - No objections.

Tree Officer - No objections.

Drainage Officer - No objections.

Great Coates Village Council - No objections.

Neighbour Representations

Objections have been received from 24 and 30 Meadowbank.

Issues raised are broadly on the grounds of the proposal setting a precedent for other residents, covenants, noise concerns.

APPRAISAL

The key planning material considerations are:

- Principle of Development
- Impact on the Character and Appearance of the Area, Heritage and Ecology
- Impact on Residential Amenity
- Other Matters

Principle of Development

The site is located within the development boundary of Great Coates (Policy 5) and is (mostly) within the Great Coates Conservation Area and relates to the erection of a detached outbuilding in the rear garden with associated drainage. The principle of development is therefore acceptable provided that the proposal does not give rise to significant issues in terms of flood risk, drainage management, bio diversity, heritage, ecology, residential amenity and that the design is in accordance with Policies 5, 22, 34, 39 and 41 of the North East Lincolnshire Local Plan 2013- 2032 (Adopted 2018) and sections 12, 14, 15 and 16 of the NPPF.

Impact on the Character and Appearance of the Area, Heritage and Ecology

The requirements under Section 72 of the Planning (Listed buildings and Conservation Areas) Act 1990 to pay special attention to the desirability of preserving or enhancing the character or appearance of a conservation area apply.

The outbuilding proposed would be sited within the south east side of the plot. The outbuilding is proposed to span a width of approximately 4 metres with a length of approximately 11 metres with a pitched roof design. The overall height of the proposed outbuilding would be approximately 3.8 metres. The materials proposed in the construction of the outbuilding are timber cladding to the external walls with grey uVPC doors, consisting of 3 pane bifold doors and 4 pane bifold doors. The roof is proposed to be completed in grey concrete roof tiles.

In 2006 (DC/78/06/FRE) planning permission was granted to enclose a strip of the land to the south of properties in Meadowbank into domestic gardens. As part of this permission, permitted development rights were removed, and this included Class E (amongst other)

which is for the erection of outbuildings. The reason being 'to protect visual amenity and wildlife value of the land'. Removal of permitted development doesn't mean that future development is automatically unacceptable, but that careful consideration should be given to proposals put forward.

The site very much now appears as a residential garden and has matured as such. The outbuilding would have limited visibility outside of the plot given its position at the rear and therefore would have limited impacts on the wider area. It is akin to a typical domestic outbuilding in a garden. In terms of heritage, the Heritage Officer has confirmed that there are no objections. Materials such as those proposed are not uncommon for domestic residential outbuildings.

In terms of ecology, the land is not allocated as a wildlife area in the NELLP and it is noted that the Council's Ecologist has not raised any ecological issues associated to the development.

On this basis, it is considered to be in accordance with Policies 5, 22, 39 and 41 of the North East Lincolnshire Local Plan 2013-2032 (Adopted 2018) and sections 12, 15 and 16 of the NPPF.

Impact on Residential Amenity

Neighbouring properties include 26, 28 and 29 Meadowbank to the sides, 30 Meadowbank and John Whitgift Academy are to the rear. To the front there are properties on Meadowbank.

The proposed works sit closest to the boundaries with 26 and 30 Meadowbank. The proximity of the outbuilding to these neighbours is not deemed to pose an adverse impact on the neighbours' amenity in respect of massing, dominance, overshadowing or overlooking given its position and overall scale.

No adverse impacts are expected to any other neighbours given the size and position of the outbuilding.

Concerns have been raised from 24 and 30 Meadowbank. Comments relating to covenants sit outside of the planning remit for consideration. In terms of the previous planning application DC/78/06/FRE noted above, the removal of permitted development rights and impacts on wildlife are noted and are addressed above. The conditions of the historic application do not forbid planning applications for such works to be submitted and equally should be assessed on their merits on a case by case basis.

In respect of neighbouring amenity considerations, the proposal is considered to be in accordance with Policies 5 and 22 of the North East Lincolnshire Local Plan 2013-2032 (Adopted 2018).

Other Matters

The Council's Highways Officer and Heritage Officer have reviewed the details provided and have no objections to the scheme. This is also the case for the Tree Officer who has assessed the potential impact to TPO trees and hedges and has no objections.

The Council's Drainage Officer has reviewed the information and confirmed that the surface water drainage proposals are satisfactory.

The Council's Ecology Officer confirms in terms of Biodiversity Net Gain, the proposal is subject to exemptions as it is a householder application.

Great Coates Village Council have raised no objections.

CONCLUSION

It is considered that the works will not pose an adverse impact to the amenity of neighbouring properties, the street scene, or the wider character and appearance of the area or conservation area. Ecology would also not be adversely impacted. The proposal is considered to be in accordance with Policies 5, 22, 34, 39 and 41 of the NELLP 2018 and is therefore recommended for approval.

RECOMMENDATION

Approved with Conditions

(1) Condition

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

Reason

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

(2) Condition

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

Existing Site Plan, Proposed Site Plan, Proposed Floor Plan, Proposed Elevations - RD5983-02

Site Location Plan - RD5983-01

Reason

For the avoidance of doubt in the interests of proper planning and in accordance with

Policies 5, 22, 34, 39 and 41 of the North East Lincolnshire Local Plan 2013-2032 (adopted 2018).

(3) Condition

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

Reason

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

(4) Condition

Surface water drainage shall be via the water butts shown on plan RD5983-02 which shall be installed before the outbuilding is brought into use and shall thereafter be so retained unless an alternative is submitted to and approved in writing by the Local Planning Authority.

Reason

In the interests of flood risk and drainage and to accord with Policy 34 of the North East Lincolnshire Local Plan 2013-2032 (adopted 2018).

(5) Biodiversity Net Gain

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

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

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

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

legislation.

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

In Summary: Based on the information available this permission is considered to be one which will not require the approval of a biodiversity gain plan before development is begun because one or more of the statutory exemptions or transitional arrangements in the list below is/are considered to apply. It is considered that exemption number 4.3 applies.

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

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

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

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

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

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

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

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

Irreplaceable habitat

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

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

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

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

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

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

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

Informatives

1 Reason for Approval

The Local Planning Authority has had regard to development plan policies and especially those in the North East Lincolnshire Local Plan. The proposal would not harm the area character or residential and local amenity and is acceptable under all other planning considerations. This proposal is approved in accordance with the North East Lincolnshire Local Plan 2013-2032 (adopted 2018), in particular policies 5, 22, 34, 39 and 41.

2 Added Value Statement

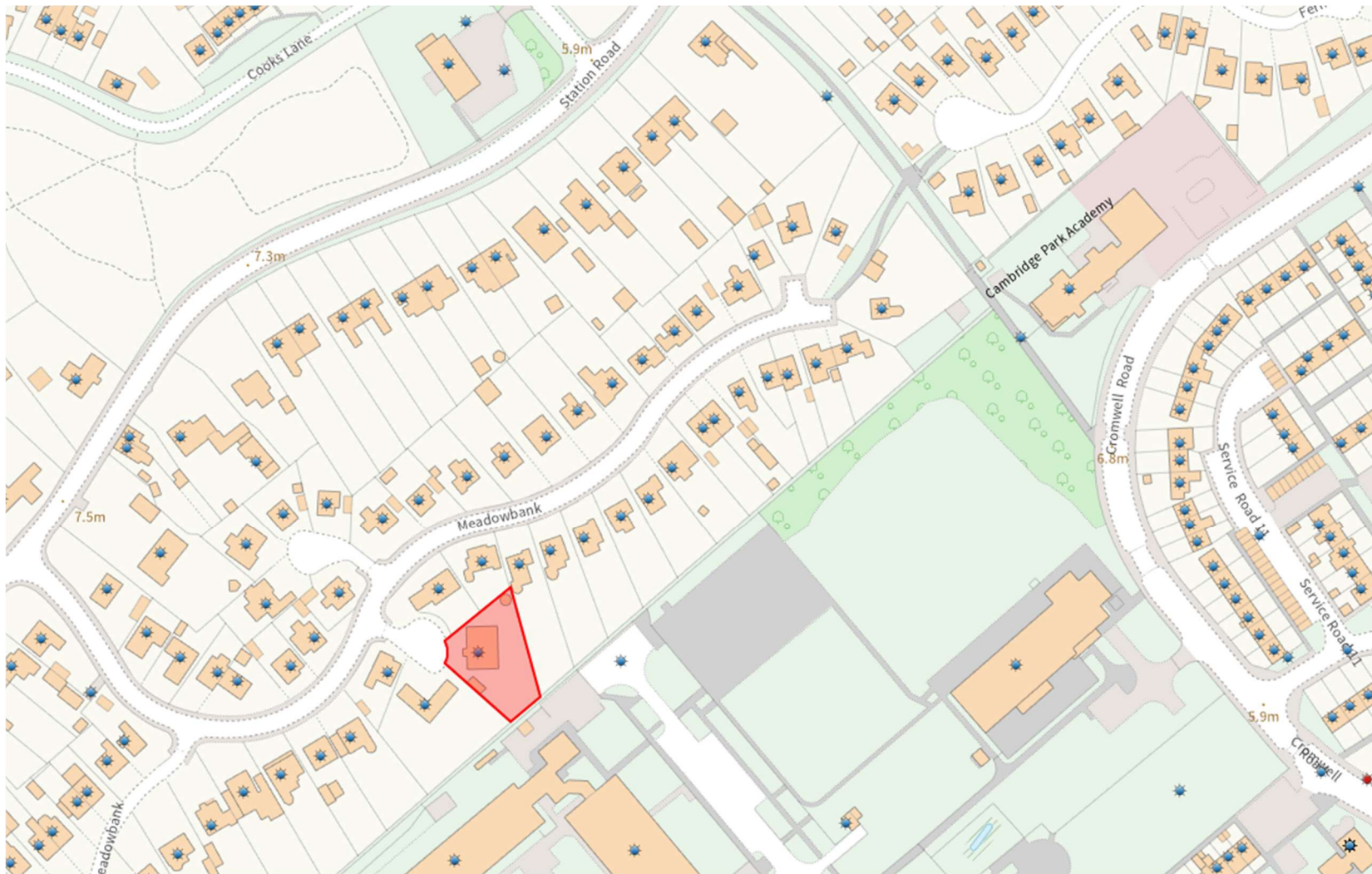
Article 31(1)(cc) Statement - Positive and Proactive Approach

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

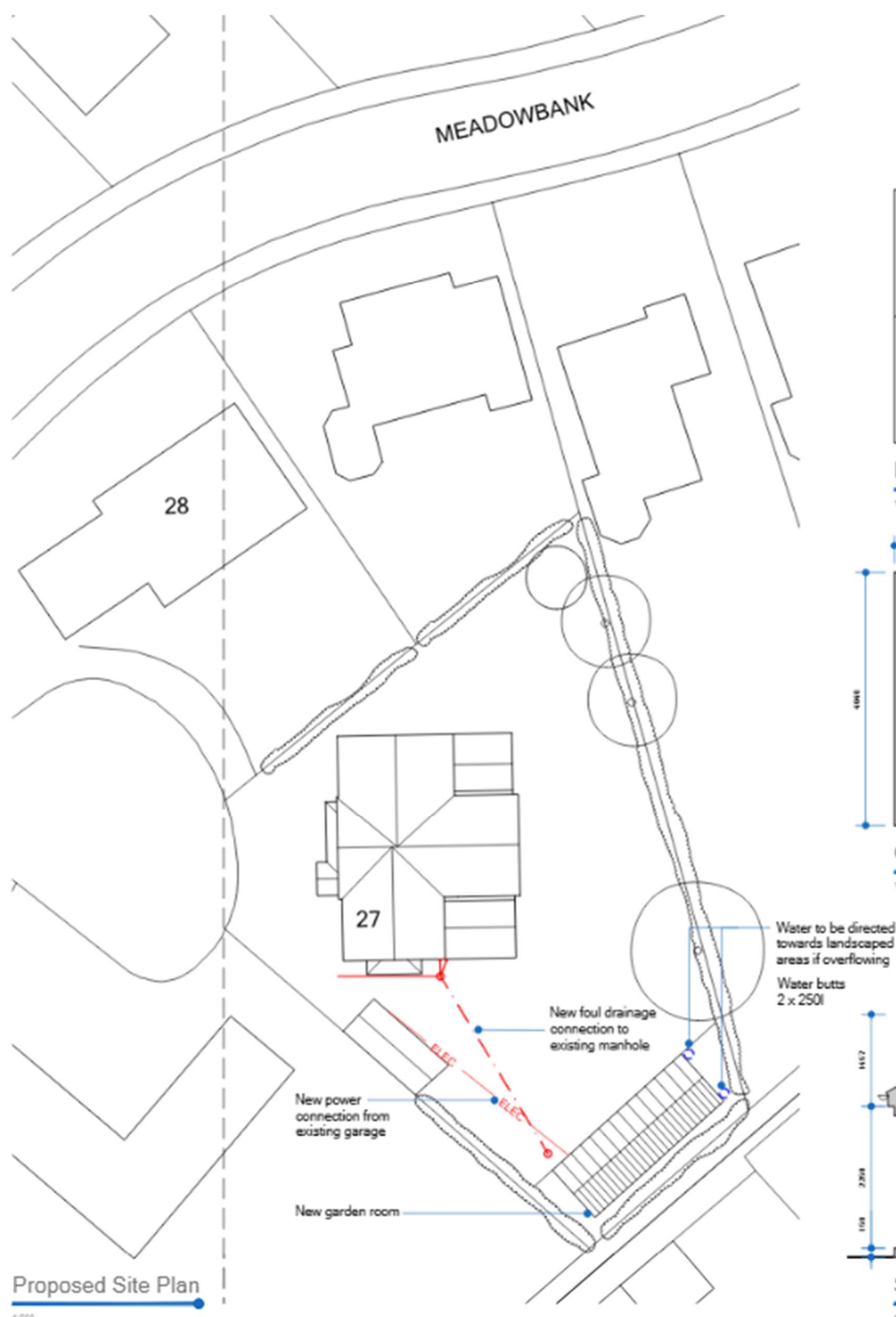
3 Informative

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).

DM/0814/25/FULA – 27 MEADOWBANK, GREAT COATES



DM/0814/25/FULA – 27 MEADOWBANK, GREAT COATES



PLANNING COMMITTEE - 26th November 2025

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

APPLICATION No: DM/0810/25/FULA

APPLICATION TYPE: Accredited Agent - Homeholder application

APPLICATION SITE: 12 Southfield Road, Grimsby, North East Lincolnshire, DN33 2PL

PROPOSAL: Demolish existing shed to rear and erect a detached garden room to rear with roof lights to include a games room and dance studio - Amended Plans and Drainage 2025

APPLICANT:

Mr Matthew North
12 Southfield Road
Grimsby
North East Lincolnshire
DN33 2PL

AGENT:

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

DEPOSITED: 23rd September 2025

ACCEPTED: 23rd September 2025

TARGET DATE: 18th November 2025

PUBLICITY EXPIRY: 13th November 2025

AGREED EXTENSION OF TIME DATE: 30th November 2025

CONSULTATION EXPIRY: 18th October 2025

CASE OFFICER: Abigail Hattersley

PROPOSAL

The proposal seeks permission to demolish the existing shed and erect a detached garden room with roof lights which will form a dance studio and games room to the rear of 12 Southfield Road.

The application is brought to Planning Committee due to the number of objections received by neighbours.

SITE

The application site is a detached two-storey property located on the south side of Southfield Road, Grimsby. Southfield Road itself is a residential street consisting of a variety of mostly detached residential houses and bungalows of differing designs and scales. Furthermore, many properties have been extended and altered over time.

RELEVANT PLANNING HISTORY

No relevant planning history.

RELEVANT PLANNING POLICIES AND BACKGROUND PAPERS

National Planning Policy Framework (2023)

NPPF12 - Achieving well designed places
NPPF14 - Climate, flooding & coastal change
NPPF15 - Conserv. & enhance the natural environ.

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

PO5 - Development boundaries
PO22 - Good design in new developments
PO34 - Water management
PO38 - Parking
PO41 - Biodiversity and Geodiversity

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

REPRESENTATIONS RECEIVED

Consultees

Drainage Team - Sustainable drainage methods have been supplied and approved by the Drainage Team, a condition requiring a soakaway test is required.

Ecology Manager - The development is subject to a householder application and subsequently is exempt from the mandatory biodiversity net gain condition. No known ecological issues.

Heritage Officer - No heritage input required.

Environmental Protection Team - A condition limiting the proposed outbuilding to domestic use only has been requested and will be attached to the report.

Highways Officer - As the works are solely for domestic use, it will not generate additional parking demand. The measures outlined in the CTMP should be adhered to throughout the construction period. Approval no conditions.

Police Crime Reduction Officer - No comments received.

Trees and Woodlands Officer - No comments to make.

Neighbour Representations

Objections have been received from the following addresses broadly on the grounds of: the height of the structure, drainage, noise, disturbance and nuisance, encroachment of the boundary, unauthorised use and disruption to the private lane to the west of the application site, parking, construction impacts, the potential of commercial use, impacts to character of the area, loss of privacy, and over-intensification for the size of the property.

8 Southfield Road
10 Southfield Road
12A Southfield Road
12B Southfield Road

APPRAISAL

The material planning considerations are:

1. Principle of Development
2. Design and Visual Impact to the Character of the Area
3. Impact on Neighbouring Amenity
4. Highways and Parking
5. Drainage Impacts
6. Other Considerations

1. Principle of Development

The proposal is located within the development boundary of Grimsby as defined within Policy 5 of the North East Lincolnshire Local Plan 2013-2032 (adopted 2018) [NELLP] and relates to the demolition of the existing shed and erection of a detached garden room with rooflights to the rear of 12 Southfield Road. Policy 5 does not preclude works of this nature in principle within the defined development boundaries. It is therefore considered in principle that the proposed development is acceptable subject to the site-specific

impacts discussed below.

2. Design and Visual Impact to the Character of the Area

The application seeks to demolish the existing shed and erect a detached garden room which will form a games room and dance studio. It is noted that the proposed works will be solely for domestic use by the applicant.

The proposed works will be situated to the south of the rear garden. The southern boundary of the application site runs diagonally and as a result, the proposed garden room will be aligned to follow this diagonal orientation. As such, the proposed garden room will span a length of approximately 11.219 metres to the western proportion of the rear garden and 5.439 metres to the eastern proportion of the rear garden, with a width of approximately 12.878 metres. The proposed works will utilise three interlocking pitched roofs, with a maximum height of approximately 4 metres. Therefore, it will be lower than the height of the existing dwelling.

The exterior walls would be completed in red-facing brickwork to match the existing property, and the roof would be completed in grey concrete interlocking tiles. Three sets of three-pane bi-folding doors are proposed to the front elevation of the proposed outbuilding, with rooflights proposed within the roof. The rooflights and bi-fold doors will be completed in aluminium. It is considered the materials proposed are sympathetic to the style of the existing dwelling and therefore would not be out of character.

The site can accommodate the scale of the development given its size without becoming overdeveloped and would be left with enough amenity space should the works be carried out.

The outbuilding is proposed at the rear of the host property and as such, will not be visible from the frontage. Due to the height of the property, the outbuilding will be visible in part to some surrounding properties within the wider area. However, it is considered that the development will have no adverse impact visual impact on the wider character of the area given its single storey nature, design and finish.

On this basis, it is considered that this proposal is in accordance with Policies 5 and 22 of the North East Lincolnshire Local Plan 2013-2032 (Adopted 2018).

3. Impact on Neighbouring Amenity

The application site adjoins 14 Southfield Road to the east and 12a Southfield Road to the rear. To the west of the property is a private driveway. Neighbour representations have been received from 12a, 12b, 10 and 8 Southfield Road objecting to the proposal, which are noted and acknowledged.

Originally, the proposed outbuilding was proposed to be situated close to the existing boundaries. However, following discussions with the applicant the plans were amended, and the outbuilding is now proposed to be sited 1 metre from the rear boundary shared with 12a Southfield Road and the east boundary shared with 14 Southfield Road. It is

considered that this will enable the proposed outbuilding to be properly maintained along the elevations and prevent any massing or dominance issues near the boundaries. It will also ensure that there will be no encroachment over the boundaries shared with these neighbours. Rooflights are proposed to the roof of the outbuilding, but it is considered that they will not pose an adverse impact in terms of overlooking due to their location and height relative to neighbours.

Concerns have been raised regarding the potential for noise, disturbance and nuisance. Whilst it is acknowledged that the proposed use of the outbuilding will be as a dance studio and games room, the use will be purely domestic and for the applicant only, and the outbuilding will remain ancillary to the residential use of the application site. Therefore, the levels of noise are unlikely to be materially different to levels of activity which could reasonably occur within the boundaries of this residential dwelling.

Concerns have further been raised regarding the height of the proposed outbuilding. The works will measure approximately 4 metres in height. There is fencing which measures approximately 1.5 metres along the boundaries surrounding the rear garden, which will partially screen the proposed works. However, it is noted that the proposed outbuilding will extend higher than the existing fencing. With regard to 12a, the proposed outbuilding will be positioned adjacent to 12a's driveway. A driveway is typically used for vehicle parking and access rather than as a primary amenity space. As such, the visibility of the outbuilding from this area is not deemed to be intrusive or harmful to their residential amenity in terms of overlooking, overshadowing, massing or dominance.

Further, with regard to 14 Southfield Road to the east, there is hedging, as well as an existing outbuilding and fencing along the boundary which will partially screen the proposed works. As such, it is considered that the position, scale and nature of the outbuilding poses no adverse impact to the amenity of no. 14 in respect of massing, dominance, overlooking or overshadowing.

The outbuilding is sited away from other adjacent properties to the west side of the application site and will be partially screened by fencing. Whilst it is accepted that the outbuilding may be visible to some of these properties, it is not considered to pose an adverse impact on neighbouring amenity given its design, position and overall size.

The works will not be visible to properties to the front of the property and, as such, there will be no impacts in this regard.

The other issues raised have been considered within the various relevant sections of the report.

The proposal is acceptable and is in accordance with Policy 5 of the North East Lincolnshire Local Plan 2013-2032 (Adopted 2018) in relation to amenity.

4. Highways and Parking

Neighbour representations have been received objecting to the development due to

disruption and potential parking issues along the private lane to the west of the application site. However, a CTMP has been submitted, which denotes that any onsite parking needed will be within the application site and will not utilise the private driveway.

The Highways Officer has reviewed and approved the CTMP, detailing that the measures proposed are commensurate to the scale of the development. It is noted that the works will not generate additional vehicle movements and parking demand due to the domestic use of the proposed outbuilding. Further, any construction related traffic, or parking is deemed to be a short-lived temporary arrangement, and the Highway Authority are satisfied availability within the public highway for such parking is good. A condition is recommended stating that the measures outlined in the CTMP should be adhered to throughout the construction period.

As such, the proposed outbuilding is in accordance with Policies 5 and 38 of the North East Lincolnshire Local Plan 2013-2032 (Adopted 2018).

5. Drainage Impacts

Neighbour representations have been received objecting to the development due to concerns that an incorrect drainage scheme could cause damage to the surrounding area. Amended drainage plans have been submitted by the applicant, which have been approved by the Drainage Officer.

A condition is recommended which requires a soakaway test to be completed and approved in writing by the Local Planning Authority before commencement of development.

With this in place, the proposed outbuilding is in accordance with Policies 5 and 34 of the North East Lincolnshire Local Plan 2013-2032 (Adopted 2018).

6. Other Considerations

The Heritage Officer, Environmental Protection Team and Trees and Woodlands Officer have no comments regarding the proposed development.

The Ecology Officer has no objections. In terms of Biodiversity Net Gain, the application is exempt because the application is a householder planning application. There are no known ecological issues.

CONCLUSION

The proposed outbuilding is considered to be of a reasonable size, scale and appearance. It is considered that the development would not harm the amenity of the neighbouring properties or the character and appearance of the area. The application is therefore considered to be in accordance with Policies 5, 22, 33, 38 and 41 of the NELLP 2018 and is recommended for approval.

RECOMMENDATION

Approved with Conditions

(1) Condition

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

Reason

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

(2) Condition

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

RD:5898 - 01 D - Site Location, Block Plan, and Elevations

Reason

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

(3) Condition

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

Reason

In the interests of character and in accordance with Policies 5 and 22 of the North East Lincolnshire Local Plan 2013-2032 (adopted 2018).

(4) Condition

Construction of the outbuilding hereby approved shall not exceed damp course level until a final surface and foul water drainage scheme has been submitted to and agreed in writing by the Local Planning Authority. This shall be based on the draft design shown on the plans:

115-2518-CIV-51 - Drainage Plan

1115-2518-CIV-50 - Drainage Detail

1115-2518-CIV-10 - Drainage Layout

1115-2518-A - Drainage Additional Info

The surface water drainage scheme submitted shall include the details and results of a

soakaway percolation test undertaken to justify the scheme proposed and a scheme for on-going maintenance of the systems.

Should the drainage scheme, following percolation tests, be deemed to be unsuitable, details of an alternative drainage scheme be shall submitted to and agreed in writing by the Local Planning Authority before construction exceeds damp course level on the outbuilding.

The outbuilding hereby approved shall not be brought into use until the approved drainage scheme has been fully implemented and it shall be retained as such thereafter.

Reason

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

(5) Condition

The development shall be used only for purposes incidental to the use of the property as a dwelling and not for any commercial, industrial or business purpose whatsoever.

Reason

To ensure the use is suitable for and in character with the existing residential area and in accordance with Policies 5 and 22 of the North East Lincolnshire Local Plan 2013-2032 (adopted 2018).

(6) Condition

The development shall be constructed only in accordance with the Construction Traffic Management Plan (received 7th October 2025).

Reason

For highway and amenity reasons and in accordance with Policies 5 and 38 of the North East Lincolnshire Local Plan 2013-2032 (adopted 2018).

(7) Biodiversity Net Gain

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

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

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

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

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

In Summary: Based on the information available this permission is considered to be one which will not require the approval of a biodiversity gain plan before development is begun because one or more of the statutory exemptions or transitional arrangements in the list below is/are considered to apply. It is considered that exemption number 4.3 applies.

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

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

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

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

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

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

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

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

4.5 Self and Custom Build Development, meaning development which:

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

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

Irreplaceable habitat

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

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

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

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

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

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

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

Informatives

1 Reason for Approval

The Local Planning Authority has had regard to development plan policies and especially those in the North East Lincolnshire Local Plan. The proposal would not harm the area character or 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, 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 imposing conditions for amenity and drainage.

3 Informative

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

4 Informative

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

5 Informative

The applicant's attention is drawn to the comments from the Council's Highways Officer. Please go to www.nelincs.gov.uk to view the comment.

6 Informative

The applicant's attention is drawn to the comments from the Council's Drainage Officer. Please go to www.nelincs.gov.uk to view the comment.

DM/0810/25/FULA – 12 SOUTHFIELD ROAD, GRIMSBY



12a

10a

T2

Denotes existing trees removed

Existing screen fences retained

Proposed garden room

Existing timber shed demolished

T1

10

T3

Existing timber framed outbuilding

Hatched area denotes private driveway within the ownership of others - no construction parking, traffic or deliveries through this area under any circumstances

14

16

Parking and deliveries for site traffic within site only

16b 16a

SOUTHFIELD ROAD

Any on street parking by contractors to be clear of existing driveways, observing any on street restrictions

Proposed Site Plan

Proposed Site Plan

PLANNING COMMITTEE - 26th November 2025

ITEM: 6 **RECOMMENDATION: Approved with Conditions**

APPLICATION No: DM/0721/25/FULA

APPLICATION TYPE: Accredited Agent - Homeholder application

APPLICATION SITE: Woodland View, Old Main Road, Barnoldby Le Beck, North East Lincolnshire, DN37 0BE

PROPOSAL: Erect two storey side and rear extensions with Juliet balconies proposed within rear and side elevations to include alterations to the existing roof and repositioning of rooflights, erect single storey rear extension with a roof lantern, with associated drainage and various associated works (Amended Plans Received 2.09.2025 detailing sun tubes to the west side roof elevation)

APPLICANT:

The Owner
C/O DMC Architecture Limited

AGENT:

DMC Architecture - Darrell Crawford
5 Coral Drive
Waltham
Grimsby
North East Lincolnshire
DN37 0YD

DEPOSITED: 11th August 2025

ACCEPTED: 13th August 2025

TARGET DATE: 8th October 2025

PUBLICITY EXPIRY: 12th October 2025

AGREED EXTENSION OF TIME DATE:

CONSULTATION EXPIRY: 8th September 2025

CASE OFFICER: Owen Toop

PROPOSAL

This proposal seeks planning permission for a number of works to an existing residential property in Barnoldby-Le-Beck.

The development includes the erection of a two storey side and rear extension with associated Juliet balconies. There would also be alterations to the existing roof in the form of rooflights and rooflight tubes. It also involves the erection of a single storey rear extension with an associated roof lantern.

As part of the application revised plans have been submitted to provide a sustainable surface water drainage scheme and to provide rooflight tubes to the west elevation and proposed bedroom.

The application is brought to the attention of Planning Committee due to the objection received from Barnoldby-Le-Beck Parish Council.

SITE

The site, Woodland View, is a detached dwellinghouse and associated garden which is located off of Old Main Road in Barnoldby Le Beck at the eastern edge of the village. The surrounding area is established as residential containing detached properties. To the west is the Oakes and to the south and south west is the Hollow. To the east are open fields separated by tree planting associated with the original planning application for Woodland View.

RELEVANT PLANNING HISTORY

DM/0732/16/FUL - Erection of detached dwelling with attached two storey garage, rear first floor balcony, rooms in the roof space with roof lights to rear, provision of woodland belt and orchard planting. Approved 11th November 2006.

This application granted planning permission for the dwellinghouse to which this current application relates.

RELEVANT PLANNING POLICIES AND BACKGROUND PAPERS

National Planning Policy Framework (2023)

NPPF12 - Achieving well designed places
NPPF14 - Climate, flooding & coastal change
NPPF15 - Conserv. & enhance the natural environ.

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

PO5 - Development boundaries
PO22 - Good design in new developments
PO33 - Flood risk
PO34 - Water management
PO41 - Biodiversity and Geodiversity

Section 38(6) of the Planning and Compulsory Purchase Act 2004 states "if regard is to be had to the development plan for the purpose of any determination to be made under the planning Acts the determination must be made in accordance with the plan unless material considerations indicate otherwise". This is recognised in paragraph 11 of the

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

REPRESENTATIONS RECEIVED

Trees and Woodlands - No comments.

Local Highway Authority - No objections.

Ecology - Confirms that the application is exempt from the Biodiversity Net Gain Condition and provides standard ecology advice for works proposed to be undertaken.

Heritage - No heritage input required.

Drainage - No objections to the proposed surface water drainage scheme.

Barnoldby Le Beck Parish Council - Objects to the planning application on the grounds of loss of residential amenity, over-intensification of the plot and drainage concerns.

Public Representations

Neighbour representations received from the following addresses:

- The Hollow
- The Oakes, Old Main Road
- Summerfield House, 3 The Paddocks

The Hollow - Objects on grounds of massing, dominance, loss of privacy and loss of light to the neighbouring property, The Oakes.

The Oakes - Objects on grounds of loss of light and overshadowing, dominance and massing, loss of privacy, harm to residential amenity and has suggested alternatives for the applicant to consider.

Summerfield House, 3 The Paddocks - Refers to original site as a bungalow and how the site has changed since planning permission was approved. The main concerns raised are in relation to light and the surface water drainage of the development.

APPRAISAL

The planning considerations are:

- 1) Principle of Development
- 2) Design and Visual Amenity

- 3) Impact on Neighbouring Amenity
- 4) Surface Water Drainage
- 5) Ecology and Biodiversity Net Gain
- 6) Highways

1) Principle of Development

The proposal is located outside of the development boundary as defined within Policy 5 of the North East Lincolnshire Local Plan 2013-2032 (adopted 2018) but is located at an existing residential property and relates to a domestic development in the form of extensions and alterations to that property. The principle of development at this location is acceptable as a result. The development is then subject to the site assessment discussed below.

2) Design and Visual Amenity

The proposed development seeks planning permission for extensions and alterations to the property. This includes a west two storey rear extension and an east two storey side and rear extension connected by a single storey rear extension. The patio area would also be extended as a result of the rear extension works and includes a set of steps leading down onto the rear garden.

The plot itself contains a large rear garden and it would remain of a large size when taking into account the extensions and alterations to the property.

External materials for the walls, roof and windows and doors have been included on the application and these would all match the host dwelling.

It is noted that as part of the consultation of the application, comments from neighbouring properties and Barnoldby-Le-Beck Parish Council refer to the design and scale being out of character together and how this would potentially affect 'The Oakes' and this will be discussed below in section 3.

Policies 5 and 22 of the NELLP seek good design in all new developments. In this case the application relates to several large extensions, and these would be focused to the side and rear. The open character of the area is noted to the rear and side nonetheless but the property is of a structure and scale that can accommodate such extensions. Even more longer distance views whilst apparent, would not be unduly harmful in what is a domestic residential plot. The form, materials and design are akin to the host dwelling and are therefore in accordance with policies 5 and 22 of the NELLP.

3) Impact on Neighbouring Amenity

As noted above, the proposal site is located to the east of the adjacent neighbour (The Oakes) which is also a large property. The westerly extension proposed would project in a northerly direction from the neighbour. The neighbour has objected on the loss of light

that would be incurred on their kitchen window and their rear patio area on the eastern side of their property.

Acknowledging the neighbours comments, it is considered that given the intervening gap between the properties, combined with the existing boundary, orientation and the design and projection of the extension; which includes a lower hipped roof than the main house, any impacts to the neighbour in this regard would not be detrimental.

With the intervening boundary hedge being of a significant height the feeling of dominance would be reduced and this type of relationship is not particularly unusual in this type of residential setting.

In respect of overlooking there is a substantial hedge along the joint boundary as stated and the new ground floor windows would not have any opportunity to overlook as a result. At first floor though there are three new side windows; two to an existing bedroom and one to the ensuite area of the proposed new bedroom. The neighbours at The Oakes have objected on privacy grounds to these windows. If these windows were clear officers would be very concerned in terms of overlooking. However the proposed new windows would all be obscure glazed to Pilkington Level 4 as annotated on the proposed plans. This will be recommended as a condition on any grant of approval. This would maintain levels of amenity towards The Oakes.

In respect of the large rear windows and doors within the Juliet balcony of the proposed first floor bedroom this would have limited opportunity to overlook and would not lead to any adverse overlooking. The realigned roof lights and large glazed lantern light over the rear extension would not be particularly visible therefore would not create adverse amenity issues.

The extensions on the east side would not impact on neighbouring amenity by reason of being overbearing or overlooking as there are no neighbours to the north or east sides. All windows of the single storey rear extension and side extension to the east will look into the host dwellings rear garden area or over open fields therefore resulting in no adverse neighbour impacts.

It is considered that despite the concerns raised, the orientation, design and the intervening gap between the properties ensures the proposal would not cause any significant adverse impacts with regards neighbouring residential amenity and is in accordance with Policy 5 of the NELLP.

4) Surface Water Drainage

The issue of flooding and drainage has been raised by the neighbouring property to the north west of the application site. The neighbour reports the original permission sought trees to be planted off Woodland View. However they comment that insufficient trees have been planted to solve the issues. The neighbour confirms they have planted numerous trees to counter the drainage problems but note there are still issues.

Whilst the neighbours comments are noted, the Councils' Drainage Officer has not objected to the proposed scheme noting the use of water butts to collect water and reduce run-off is acceptable. These have been shown on amended plans that will form the basis of a condition.

Although there would potentially be more surface water run-off, a drainage scheme has been provided to mitigate this which is acceptable to the Drainage Officer. On this basis the proposal is considered to comply with Policies 33 and 34 of the NELLP.

5) Ecology and Biodiversity Net Gain

The Ecology Officer has no objections and has confirmed that the development is exempt from the Biodiversity Net Gain Condition being a householder application. Standing advice is recommended via an informative in respect of bats and birds.

6) Highways

The Local Highway Authority have reviewed the application and have no objections. They acknowledge the increase in the number of bedrooms but also recognise there is a double garage and a substantial driveway for parking numerous vehicles on. On this basis this proposal would not lead to an increase in parking demand elsewhere or create highway safety or amenity concerns.

The proposal therefore would not cause any adverse impacts with regards to parking capacity and safety and is in accordance with Policies 5 and 38 of the NELLP.

CONCLUSION

This application seeks planning permission for two storey side and rear extensions with juliet balconies proposed within rear and side elevations to include alterations to the existing roof and repositioning of rooflights and to erect a single storey rear extension with a roof lantern. Although the extensions are quite large this is a large property within large grounds and the extensions are regarded as subservient to the host dwelling. The proposals would not present any significant adverse impacts with regards to design, dominance and overlooking of neighbouring properties that would warrant a refusal of permission. Equally drainage, highway and ecology matters are also acceptable. The proposal, with conditions, is therefore recommended for approval in accordance with Policies 5, 22, 34 and 41 of the NELLP.

RECOMMENDATION

Approved with Conditions

(1) Condition

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

Reason

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

(2) Condition

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

Proposed Plans and Elevations - DMC 25694/003 Rev B

Proposed Roof Plans, Section and Block Plan - DMC 25694/004 Rev A

Proposed Second Floor Plan - DMC 25694/005 Rev A

Site Location Plan - DMC25694/002

Reason

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

(3) Condition

The proposed development shall be constructed using materials specified within the submitted application form, unless otherwise first approved in writing by the Local Planning Authority.

Reason

In the interest of good visual design considerations in order to comply with Policies 5 and 22 of the North East Lincolnshire Local Plan 2013-2032 (Adopted 2018).

(4) Condition

The development shall be carried out in strict accordance with the sustainable surface water drainage scheme as shown in DMC 25694/003 Rev B. The sustainable surface water drainage scheme shall be implemented in its entirety prior to any first use of the development hereby approved and then shall be retained for the lifetime of the development.

Reason

In the interest of sustainable surface water drainage management and to accord with Policies 5, 33 and 34 of the North East Lincolnshire Local Plan 2013-2032 (Adopted 2018).

(5) Condition

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

Reason

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

(6) Condition

The new first floor side windows as shown on the drawing DMC 25694/003 Rev B shall be obscurely glazed to a minimum level of 3 on the Pilkington Scale. The obscurely glazed windows shall be installed prior to any first use of the development and shall be retained at this level of obscurity for the lifetime of the development.

Reason

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

(7) Biodiversity Net Gain

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

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

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

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

Where this permission has the effect of requiring or permitting the development to proceed in phases, the modifications in respect of the biodiversity gain condition which

are set out in Part 2 of the Biodiversity Gain (Town and Country Planning) (Modifications and Amendments) (England) Regulations 2024 apply.

In Summary: Based on the information available this permission is considered to be one which will not require the approval of a biodiversity gain plan before development is begun because one or more of the statutory exemptions or transitional arrangements in the list below is/are considered to apply. It is considered that exemption number 4.3 applies.

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

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

* "original planning permission to which the section 73 planning permission relates" means a planning permission which is the first in a sequence of two or more planning permissions, where the second and any subsequent planning permissions are section 73 planning permissions.
 - 4.2 Development below the de minimis threshold, meaning development which:
 - i) does not impact an onsite priority habitat (a habitat specified in a list published under section 41 of the Natural Environment and Rural Communities Act 2006); and
 - ii) impacts less than 25 square metres of onsite habitat that has biodiversity value greater

than zero and less than 5 metres in length of onsite linear habitat (as defined in the statutory metric).

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

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

4.5 Self and Custom Build Development, meaning development which:

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

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

Irreplaceable habitat

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

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

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

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

If planning permission is granted on an application made under section 73 of the Town and Country Planning Act 1990 (application to develop land without compliance with conditions previously attached) and a Biodiversity Gain Plan was approved in relation to

the previous planning permission ("the earlier Biodiversity Gain Plan") there are circumstances when the earlier Biodiversity Gain Plan is regarded as approved for the purpose of discharging the biodiversity gain condition subject to which the section 73 planning permission is granted.

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

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

Informatives

1 Reason for Approval

The Local Planning Authority has had regard to development plan policies and especially those in the North East Lincolnshire Local Plan. The proposal would not harm the area character or 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, 34 and 41.

2 Added Value Statement

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

In accordance with the National Planning Policy Framework, the Local Authority has worked in a positive and proactive manner with the applicant to seek solutions to problems arising, by receiving amended plans to respond to design matters raised.

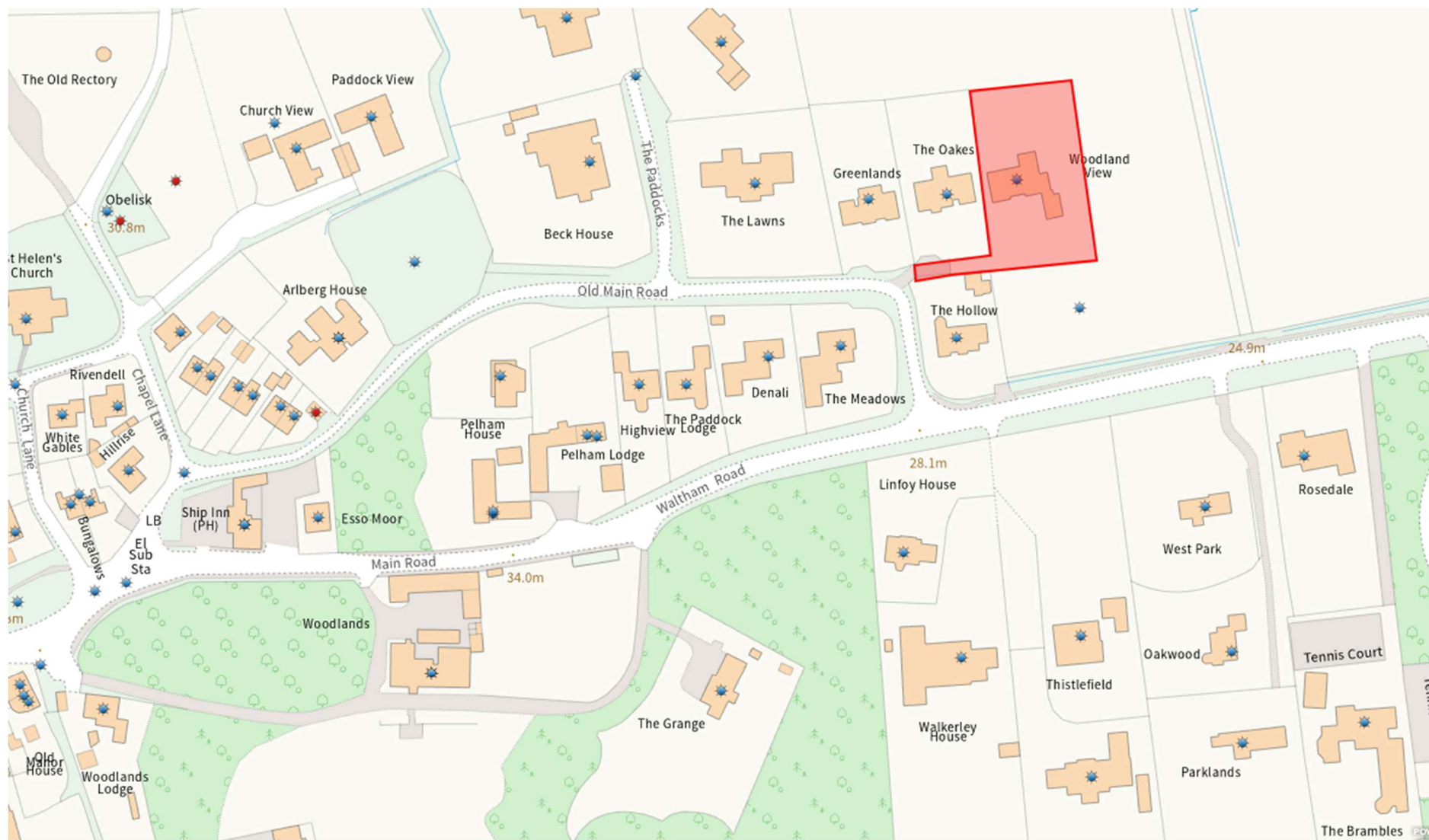
3 Informative

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

4 Informative

The applicant is advised to note the comments made by the Ecologist in respect of this proposal.

DM/0721/25/FULA – WOODLAND VIEW, OLD MAIN ROAD, BARNOLDBY LE BECK



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