



To be submitted to the Council at its meeting on 24th July 2025

PLANNING COMMITTEE

26th February 2025 at 9.30 a.m.

Present:

Councillor Hasthorpe (in the Chair)

Councillors Bright, Dawkins (substitute for Parkinson), Emmerson, Goodwin, Hudson, Kaczmarek, Lindley, Patrick, Pettigrew and Shutt.

Officers in attendance:

- Lauren Birkwood (Senior Town Planner)
- Adam Brockbank (Highway Development Control Officer)
- Paul Chaplin (Trees and Woodlands Officer)
- Martin Dixon (Planning Manager)
- Lara Hattle Fitzgerald (Senior Highway Development Control Officer)
- Bethany Loring (Senior Town Planner)
- Sophie Pickerden (Committee Support Officer)
- Hannah Steer (Lead Solicitor)

Others in attendance:

Councillors Augusta and Humphrey (for minute P.68 Item 1 only)

There were 11 members of the public present and one member of the press.

P.66 APOLOGIES FOR ABSENCE

Apologies for absence from this meeting were received from Councillor Parkinson.

P.67 DECLARATIONS OF INTEREST

There were no declarations of interests made from members with regard to items on the agenda for this meeting.

P.68 DEPOSITED PLANS AND APPLICATIONS

Item 1 - DM/0864/24/FUL - Land Off Torbay Drive, Waltham

Ms Birkwood introduced the application and displayed the proposed site layout, proposed elevations and photographs of the current site and its immediate surroundings. She detailed the key matters contained within the officer's report and noted that the application was recommended for approval subject to amendment of condition nine to state that all surface water drainage shall be implemented and maintained in accordance with the outlined plans.

Mr Vince spoke in objection to the application. He resided to the rear of the proposed bungalows and was concerned about the proximity of the bungalows to his property and the loss of view.

Mr Tutill, the applicant's agent, spoke in support of the application. He noted that the application proposed minor amendments to the previously approved plans. Floor levels and ridge heights had not changed and in some cases were lower. He felt that the street scene had been improved and there had been some adjustments to the road layout. He reiterated that plots previously approved as bungalows would remain so and therefore there would be no additional impact through overlooking.

Councillor Humphrey was invited to address the committee in his capacity as a ward councillor for Scartho ward. He raised concerns about the lack of communication with residents and the lack of detail within the report. He felt that there had been a missed opportunity to improve relations with those affected by the application. He asked the committee to consider whether they had sufficient information to approve the application.

Mr Dixon explained the proposed layout and explained the location of the bungalows and their garages in relation to Mr Vince's property.

Councillor Hudson felt that the application would see an improvement for neighbouring residents and felt that the lack of understanding of what was proposed was unfortunate.

The committee sought further clarification over the boundary with Mr Vince's property. Mr Dixon explained that the position of the bungalows was virtually the same as that previously approved on appeal. The scale of the site was lower, and massing had been reduced due to there being detached houses rather than semi-detached. Overall, he felt that there had been no material change in terms of outlook and probably a betterment.

The committee did raise concerns about the lack of assurance provided by the applicant to affected residents, although Councillor Lindley felt that the applicant had been prepared to listen, and this may have influenced the redesign that was now before the committee.

Councillor Pettigrew felt that there would be no detrimental impact and no significant changes from the previously approved application. Therefore,

he moved approval of the application. This was seconded by Councillor Hudson.

RESOLVED - That the application be approved with conditions.

(Note - the committee voted 8 for and 3 against for the application to be approved with conditions.)

Item 2 - DM/0889/24/FUL - Land Off Hamont Road, Grimsby

Ms Loring introduced the application and displayed the proposed site layout, proposed elevations and photographs of the current site and its immediate surroundings. She detailed the key matters contained within the officer's report and noted that the application was recommended for approval with conditions.

Mr Snowden, the applicant's agent, spoke in support of the application. He provided background to the application and noted the absence of objections to the proposals.

Councillor Patrick noted that he had spoken to Councillor Farren, who had asked for the application to be considered by the committee, to understand what her concerns were. However, given that there were no objections, he felt that this was straight-forward and moved approval of the application. This was seconded by Councillor Lindley who felt that the application was appropriate for the area.

The committee enquired whether there was a need to strengthen condition 7 so that it was clear that the site could not be used for a dwelling. Mr Dixon advised that it would be possible to state that it couldn't be used as sleeping accommodation. The committee agreed with this amendment.

RESOLVED – That the application be approved with conditions.

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

Item 3 – DM/0860/24/FUL - 122 Middlethorpe Road, Cleethorpes

The Chair informed the committee that it had been requested that this item be deferred until the next meeting of this committee as the applicant and his agent were both on holiday.

The Chair proposed that the application be deferred and Councillor Pettigrew seconded that proposal of deferment.

RESOLVED – That the application be deferred until the next meeting of this committee.

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

Item 4 – DM/0733/24/FUL – The Boundary, Barnoldby Road, Waltham

Mr Dixon introduced the application and displayed the proposed site layout, proposed elevations and photographs of the current site and its immediate surroundings. He detailed the key matters contained within the officer's report and noted that the application was recommended for approval with conditions.

Councillor Kaczmarek moved approval of the application. This was seconded by Councillor Shutt.

RESOLVED – That the application be approved with conditions

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

Item 5 - DM/0003/25/FUL - 36 Humberston Avenue Humberston

Ms Loring introduced the application and displayed the proposed site layout and photographs of the current site and its immediate surroundings. She detailed the key matters contained within the officer's report and noted that the application was recommended for approval with conditions.

Mr Snowden, the applicant's agent, spoke in support of the application. He noted that the application proposed minor variations. Referring to the objection made by Humberston Village Council, he commented that a clear development principle had been determined. He noted that there were no objections from neighbouring residents and asked the committee to approve the application.

Councillor Dawkins moved approval of the application. This was seconded by Councillor Lindley.

The committee raised concern with the village council's apparent blanket objection to any backyard development on Humberston Avenue.

RESOLVED - That the application be approved with conditions.

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

Item 6 - DM/0935/24/FUL - 43 Humberston Avenue Humberston

Ms Loring introduced the application and displayed the proposed site layout and photographs of the current site and its immediate surroundings. She detailed the key matters contained within the officer's report and noted that the application was recommended for approval with conditions.

Mr Snowden, the applicant's agent, spoke in support of the application. He noted that the application proposed minor variations. He asked the committee to approve the application.

The committee repeated its concerns from the previous item around the village council's objection to this application. Councillor Dawkins, as a ward councillor for the Humberston and New Waltham ward, agreed to raise this with the village council, noting their statutory right to raise objections, and suggested that the offer of further training might be helpful.

Mr Dixon noted that officers did offer training for parish councils.

Councillor Lindley moved approval of the application. This was seconded by Councillor Dawkins.

RESOLVED – That the application be approved with conditions.

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

P.69 CONFIRMATION OF TREE PRESERVATION ORDER

The committee considered a report on a provisional Tree Preservation Order that had not yet been confirmed by the Committee.

Mr Chaplin provided background information on the Tree Preservation Order and displayed photographs of the tree's location. It was recommended that the Tree Preservation Order be confirmed without modification.

Ms Martin spoke in objection to the confirmation of the Tree Preservation Order. Her main objection was with regard to the neighbouring vacant building and concerns that the order could prohibit any future sale.

The committee sympathised with Ms Martin's concerns but felt that the vacant building was a separate issue, and it had to listen to the expert advice of the Trees and Woodland Officer. The committee felt that the tree offered significant amenity value and confirmation of the order would support the council's Tree Strategy.

Councillor Goodwin moved approval of confirmation of the Tree Preservation Order. This was seconded by Councillor Pettigrew.

RESOLVED – That Tree Preservation Order North East Lincolnshire Council No. NEL 262, (land at 14 Church Lane, Humberston) Tree Preservation Order 2024 be confirmed without modification.

(Note - the committee voted unanimously for the Tree Preservation Order to be confirmed without modification.)

P.70 PLANS AND APPLICATIONS DETERMINED UNDER DELEGATED POWERS

The committee received plans and applications determined by the Director of Economy, Environment and Infrastructure under delegated powers during the period 15th January 2025 – 12th February 2025.

RESOLVED – That the report be noted.

P.71 PLANNING APPEALS

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

RESOLVED – That the report be noted.

P.72 EXCLUSION OF PRESS AND PUBLIC

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

P.73 ENFORCEMENT ISSUES

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

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

There being no further business, the Chair closed the meeting at 11.30am.