



## **PLANNING COMMITTEE**

**25th February 2026 at 9.30 a.m.**

### **Present:**

Councillor Hasthorpe (in the Chair)

Councillors Bright, Dawkins (substitute for Pettigrew), Emmerson, Hudson, Humphrey, Kaczmarek, Mickleburgh, Shutt and Silvester (substitute for Lindley).

### **Officers in attendance:**

- Martin Dixon (Planning Manager)
- Jonathan Cadd (Principal Planner)
- Lauren Birkwood (Senior Town Planner)
- Lara Hattle (Senior Highway Development Control Officer)
- Adam Brockbank (Highway Development Control Officer)
- Tracy Lovejoy (Locum Lawyer)
- Charlotte Trench (Trainee Solicitor)
- Sophie Pickerden (Committee Support Officer)

### **Others in attendance:**

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

### **P.71 APOLOGIES FOR ABSENCE**

Apologies for absence were received for this meeting from Councillor Lindley and Councillor Pettigrew.

### **P.72 DECLARATIONS OF INTEREST**

Councillor Bright declared an other registerable interest in P.74 Item 5 DM/0916/25/FULA as he is a representative of the Humberston Fitties Tenancy Group.

Councillor Humphrey declared a pecuniary interest in P.74 Item 5 DM/0916/25/FULA as his spouse worked for the agent.

## **P.73 MINUTES**

RESOLVED – That the minutes of the Planning Committee meeting held on 28<sup>th</sup> January 2026 be approved as a correct record.

## **P.74 DEPOSITED PLANS AND APPLICATIONS**

### **Item 1 - DM/0443/25/FUL – Waltham Gateway Academy, Sunningdale, Waltham – Deferred.**

Mr Dixon stated that it had been decided that the application be deferred following the site visit that took place on 23<sup>rd</sup> February 2026. He explained that this was due to more information regarding noise and the height of the sprinkler tank being provided by the applicant, which needed assessing.

Councillor Shutt asked that the noise be tested at 2.30am and 5.00am as those times seemed to be the most critical noise times.

Mr Dixon responded that the applicant was aware that those specific times were raised by neighbours and that was something that officers would discuss with the applicant. He said that there was a technical way of assessing noise, but the people who attended the site visit heard what was said and wanted to see how they could respond to the issues raised.

Councillor Hudson said that it was also important to consider how the noise readings were taken as his concern was that the noise would go over the top of the fence and be heard in the neighbour's upstairs window.

Mr Dixon said that noise readings were done to a standard and there was a set procedure. He said that Environmental Health officers would make sure the noise readings were done to the correct standard.

### **Item 2 - DM/0451/25/FUL – Land North Of Energy Park Way, Grimsby**

Ms Lovejoy referred committee members to the supplementary agenda and explained that as the application had received no objections from either members of the public or statutory consultees, it would normally be decided by officers under delegated powers. However, officers had sought to refer the decision to the Planning Committee. She read out the reasons for this, as detailed in the officer's report in the supplementary agenda. Ms Lovejoy explained that officers had taken legal advice as detailed in the report, and asked committee members if they agreed to amend the scheme of delegation for the limited purpose of determining the application.

The committee unanimously voted to approve amending the scheme of delegation for this application.

Mr Cadd introduced the application and outlined to the committee the key matters regarding the application as detailed in the officer's report within the agenda papers. He stated that the application was recommended for approval with conditions.

Ms Darrie spoke as the agent for the application. She said that the application was a proposal for a Waste Treatment Facility designed to treat a wide range of industrial hazardous waste. Ms Darrie said that there were operational hazardous waste treatment facilities in the UK, but not in the Humber region. She said that the facility would provide necessary waste treatment capacity and drive management of specialist waste up the waste hierarchy ensuring that the region was self-sufficient. Ms Darrie said that the proposed development was policy compliant. She said that in accordance with policy 47 in the local plan, the locational preference for waste treatment was amongst other places at Great Coates Business Park. Ms Darrie said that the proposal has been located, designed and would be operated to minimise impacts with specific regard to part two of the policy. She said that the co-location with other developments provided an opportunity for the offtake of steam and electricity should commercial opportunities prevail. Ms Darrie said that the proposal represented sustainable waste management in accordance with national planning policy. She said that socially the facility would generate around forty full time jobs, environmentally the facility had been designed to and would operate to the highest environmental standards controlled by an Environment Agency permit. Ms Darrie said that the proposal had been biodiversity net gain led and economically the facility would generate significant investment and income. She said that the recommendation for approval to the committee represented over three years of environmental studies, assessments and design work to get the scheme to this stage. Ms Darrie stated that there were no third party or statutory objections over the two separate rounds of consultation and this was reflected from the significant pre application work and a robust and comprehensive submission. She said that the application was for a strategically important facility which had the support of both officers and statutory consultees. Ms Darrie asked committee members to approve the application.

Mr Grime spoke as the Management Director of HRG. He said that starting in April 2023, the council's inward investment team assisted in identifying the site and securing investment of £50 million. Mr Grime said that HRG was extremely proud of the proposed development. He stated that he was pleased his team's hard work had been well received and that no objections from statutory consultees or third parties had been submitted. Mr Grime said that HRG had a thirty-year track record of excellent compliance and had direct front line experience in managing waste which would be treated by the facility. He said that their objective had been to fully align with the council's local plan and to design the finest facility of its kind in the UK. Mr Grime said that by focusing on

strong environmental stewardship, proven waste treatment technologies, economic growth enablers and community benefits, this development would become a long-term key strategic waste infrastructure asset for the region. He asked committee members to support the application.

Councillor Hudson said that he thought it was an incredible project and exactly what we needed in the area. He said that he welcomed the investment, the jobs and the business rates that it was going to bring. Councillor Hudson said that the amount of green space on the site was incredible. He proposed that the application be approved.

Councillor Mickleburgh agreed with Councillor Hudson and thanked officers for allowing the Planning Committee to make the decision on this application. Councillor Mickleburgh seconded the proposal to approve the application.

Councillor Humphrey echoed what other committee members had said but was surprised by the conditions regarding biodiversity net gain and wondered whether legal agreements had been considered to be used rather than planning conditions.

Mr Dixon said that we should use planning conditions if we could as they were more efficient as you had to wait for a Section 106 agreement to be completed, and officers were content that the planning condition was robust. He said that Section 106 legal agreements did have their place, but in this case, it was felt that a planning condition was appropriate. Mr Dixon said that it was also covered by the standard biodiversity net gain condition which was through that legislation.

Councillor Humphrey stated that this had provided some reassurance and he was minded to support the application.

Councillor Shutt said that it looked like a great facility that would provide jobs and investment. He said that he thought there would be concerns from residents about the air quality. Councillor Shutt asked if the UK Health Security Agency would be involved as the development would have an environmental permit.

Mr Cadd responded that they would be consulted through the environmental permit which would need to be obtained from the Environment Agency. He said that planning officers had also spoken to the Environment Agency and they had said that whether you had a hazardous waste facility or a non-hazardous waste facility, the omission standards were the same and therefore the impacts were the same. Mr Cadd said that the environmental permit would look at impact on human health and ecological impacts.

Councillor Shutt said that Mr Cadd's response had provided some clarity, but the information was confusing in the officer's report.

Mr Dixon said that planning officer's didn't need to consult the UK Health Security Agency, but did for completeness. He said that the UK Health Security Agency, would consider it during the permit stage. Mr Dixon stated that if there were issues, they could have raised them.

Councillor Bright said that he fully supported the application. He asked whether there was a requirement for an in-combination assessment to be undertaken with the plant next door as RWE had said that hadn't been done.

Mr Cadd responded that RWE hadn't yet submitted an application, and if they did, they would need to consider the impacts of their development and the current proposed development. He said that we couldn't ask the applicant for the current application to consider a future development that may or may not be submitted.

Councillor Bright asked if a condition was needed to prevent hazardous waste build up when the plant was to shut down.

Mr Cadd said that there was an advice note to remind the applicant about the Hazardous Substance Consent. He said that the applicant had confirmed, however, that due to the continuous processing of waste, materials stored on site would not reach a level where Hazardous Substance Consent would be required. He said that the operation of the plant would be dealt with through the Environmental Permit, which would be monitored by the Environment Agency, and this included the operation of the facility and the storage of waste on site. Mr Cadd said that there would be set times that the plant would need to close down for maintenance, and that would allow time to deal with waste on site before accepting further material.

Councillor Bright stated that he was happy to support the application.

RESOLVED – That the application be approved with conditions.

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

### **Item 3 - DM/0756/25/FUL – 21 High Street, Cleethorpes**

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

Councillor Hudson said that the location of the premise was in the defined town centre area and if you wanted a place for a takeaway, this is where you would put one. He said that the market determines whether there are too many takeaways and if the takeaway wasn't used, it would

close. Councillor Hudson said that the application would fill an empty void. He proposed that the application be approved.

Councillor Dawkins said that with more and more food places being on that street, the shutters were down during the day, and that did not look nice for people driving into Cleethorpes seeing shutters down. He said that he did not have a problem with the restaurant but the appearance of shutters being down during the day, he was against. Councillor Dawkins said that he agreed with Councillor Hudson that the takeaway and restaurant would find its own level in the market.

Councillor Kaczmarek said that he thought it was relevant to note that two of the objections were from other takeaways, He said that he thought committee members would prefer to see the shops of old being opened, but we do want to see empty properties being used, and he thought the market would figure itself out. Councillor Kaczmarek said that his main concern was that there were a lot of takeaways in the area that use the taxi ranks for deliveries, but acknowledged that was not within in the Planning Committee's remit. He seconded the proposal to approve the application.

Councillor Mickleburgh said that he thought it was a scheme which the market would work out. He said that he did not like to see empty properties and was happy to support the application.

Councillor Bright said that he was supportive of the application. He said that if there was saturation, the market would sort that out. Councillor Bright said that he agreed with Councillor Dawkins's point about the shutters, but he saw no reason to refuse the application.

Councillor Shutt said that he thought Councillor Hudson had made a valid point about market forces dictating what businesses open. He said that the premises had been empty for a while, and no other business had come along to use the premises, except a restaurant and a takeaway. Councillor Shutt said that he did agree that the shutters didn't look good but that was perhaps something Ward Councillors could look at, to see if there was a way to make them look better. He stated that he would support the proposal of approving the application.

Councillor Emmerson said that he liked to see retail in the high street but that was in decline, and he thought having something there rather than nothing was better. He said that he thought the business offered something to the tourism trade as it was a restaurant as well. Councillor Emmerson said that a lot of takeaways in the area were not restaurants as well and were just solely takeaways but you could eat your takeaway in there informally and people did also take their food outside and this could lead to issues of littering, anti-social behaviour and people congregating. He thought having a restaurant as part of the formal offer was a lot better. He said that concerns had also been raised about bins and extractor fans, but he was sure the other takeaways in the area

would have them, and he didn't think having another one would be too concerning.

RESOLVED - That the application be approved with conditions.

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

#### **Item 4 - DM/0155/25/FUL – Church Farm, 7 Station Road, Great Coates**

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

Mr Hyde spoke as the agent for the application. He said that the proposal sought to regenerate a disused and deteriorating brownfield site through sensitive conversion of the historic barns and the construction of seven carefully designed dwellings bringing the total number of dwellings to nine on the site. Mr Hyde said that the scheme was conservation led, the site was located in the Great Coates Conservation Area and there were also locally listed buildings. He said that the two historic barns would be retained as well as many of their features with the modern steel framed buildings proposed to come down. Mr Hyde thought that approach respected the historical significance of the barns and was supported by the council's heritage officer. Mr Hyde had worked extensively with planning officers to make sure the proposal was policy compliant. He said that importantly the proposal made effective use of a previously developed part of the plan, and policy five supported the proposed development in principle. Mr Hyde said that in planning policy terms, this was the exact type of sustainable site that we should be bringing forward for housing. He said that there been some objections raised regarding highways and the scheme had been scrutinised by the council's highways team and a supporting Transport Statement had been provided, with the access being re-designed to ensure appropriate visibility splays and pedestrian connectivity was provided. Mr Hyde stated that the council's highways officer had raised no objection to the application. He said that each dwelling would have two car parking spaces and provision for cycle storage. Mr Hyde said that the southern part of the development had been moved further away from neighbouring properties. He said that there were no issues of overlooking, dominance or massing as a result of the development. Mr Hyde said that the landscape buffer to the southwest would be enhanced to provide screening. He stated that the site was located within flood zone one, surface water could be managed by the pond and, subject to further conditions, there had been no objections from the council's drainage officer or the Drainage Board. Mr Hyde said that ecology was another

strength of the proposal, and the ecology reports had found evidence of bats and owls, and mitigation measures would be provided. He said that the proposed development would deliver more than a ten percent gain in bio-diversity. Mr Hyde said that when looking at the proposed development as a whole, it would bring a brownfield site back into use, preserve and enhance the conservation area and heritage assets, delivering nine high quality homes in a sustainable village, managing flood risk and drainage responsibly and enhancing the biodiversity. He stated that the proposed development would secure the long-term future use of the site. Mr Hyde asked committee members to support the application.

Councillor Hudson said that the proposed development was on a brownfield site within the development boundary, and the public were constantly asking why we do not build on brownfield sites. Therefore, he thought it would look silly if the Planning Committee refused the application. He said that the best way to preserve old deteriorating buildings was to convert them. Councillor Hudson said that there was no use for these dilapidated farmyards anymore and he thought there would be similar applications like this coming forward in North Lincolnshire. He proposed that the application be approved.

Councillor Mickleburgh agreed with Councillor Hudson. He did have a query about ownership, but he noted that it had been explained by officers that this was not an issue for the Planning Committee. Councillor Mickleburgh seconded the proposal to approve the application.

Councillor Bright said that he was pleased to see the application submitted, and that the developer had worked with the council's heritage officer to address concerns and move things around. He asked why the council's heritage officer's request for an English garden wall to be used, was not stated in condition twenty-two but it was included as an informative.

Ms Birkwood responded that, that would form part of the full detail.

Councillor Bright asked if condition twenty-two could not be strengthened as outlined in the informative.

Mr Dixon responded that from the planning officer's perspective, they wouldn't want to be beholden to that, and it was advised that condition twenty-two not be amended so the detail could be agreed with the applicant.

Councillor Bright said that he was happy with the application and that it would bring the brownfield site into use.

Councillor Silvester asked what would happen if the application was approved, and then there was boundary encroachment.

Mr Dixon said that planning officers had done what they needed to do and if that did come about, the applicant would have to address that, by potentially amending the scheme. He said that the amount of land in contention was not significant and the land issue was not for the Planning Committee to determine.

Councillor Silvester asked if planning officers had spoken to the objector.

Mr Dixon responded that they hadn't but had done all they needed to do from a planning perspective.

Councillor Humphrey said that it seemed like a sensible scheme and there weren't that many neighbour representations. He was minded to support the application.

Councillor Shutt asked if it had been looked at as to whether bins trucks could access the site.

Mr Brockbank responded that it was achievable.

Councillor Emmerson said that when he initially read the officer's report, he was torn but was more swayed in favour now as it was making use of a brownfield site and, after listening to the agent, he would support the proposal of approving the application.

RESOLVED – That the application be approved with conditions.

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

Councillor Bright and Councillor Humphrey left the meeting at this point.

## **Item 5 - DM/0916/25/FULA – 15 Humberston Fitties, Humberston**

Mr Dixon introduced the application and explained that the application had been brought before the Planning Committee due to an objection from Humberston Village Council. He outlined to the committee the key matters regarding the application as detailed in the officer's report within the agenda papers. Mr Dixon referred to the supplementary agenda which included confirmation that Humberston Village Council had withdrawn their objection to the application. He said that condition six needed amending to include the installation of the windows. Mr Dixon stated that the application was recommended for approval with conditions.

Mr Deakins spoke as the agent for the application. He said that there had been discussions with the planning officers about the application. Mr Deakins said that the chalet was looking a bit tired and needed improvements. He said that thermal improvements were also proposed as there was no insulation in the chalet. Mr Deakins said that the

proposals were to renew the cladding on the outside on a like for like basis, take away the felt roof covering and replace with a steel sheet roof, which was much more durable, and replace the plastic windows with better improved timber units. He said that all materials were in accordance with the Humberston Fitties Design Guide. Mr Deakins said that the existing workshop would be demolished and erect a rear extension of the same size, so there was no net increase in built form. He said that the council's conservation officer was happy with that approach. Mr Deakins said that the proposed works would refresh the chalet, and reasonable planning conditions were proposed. He said that he hoped committee members would support the application.

Councillor Kaczmarek said that the application was being considered due to an objection from Humberston Village Council which had now been withdrawn. He said that he saw no reason to not approve the application. Councillor Kaczmarek proposed that the application be approved with the modified condition six.

Councillor Dawkins said that this was not the first chalet on the Humberston Fitties to have these sorts of works. He seconded the proposal to approve the application with condition six modified.

Councillor Hudson said that all the works proposed would be a betterment to the chalet. He said that he was happy to support the application.

Councillor Emmerson said that it was refreshing to see only the one objection, which had now been withdrawn. He said that he thought the proposed works would be a betterment to the area.

Councillor Shutt said that he had realised that he knew the applicant and he wasn't sure if he needed to declare an interest.

Ms Lovejoy sought clarification as to how Councillor Shutt knew the applicant.

Councillor Shutt responded that he had worked with the applicant many years ago but hadn't seen them since.

Ms Lovejoy advised that he didn't need to declare an interest.

RESOLVED - That the application be approved with conditions.

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

Councillor Bright and Councillor Humphrey returned to the meeting at this point.

## **P.75**

## **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 16<sup>th</sup> January -11<sup>th</sup> February 2026.

RESOLVED – That the report be noted.

## **P.76 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.77 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.78 ENFORCEMENT ISSUES**

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

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

There being no further business, the Chair closed the meeting at 11.40am.

## Minute of the Planning Committee 25th February 2026

**Item:** 2

**Application Number:** DM/0451/25/FUL

**Application Type:** County Matter Waste

**Application Site:** Land North Of Energy Park Way Grimsby North East  
Lincolnshire

**Proposal:** Construction of a waste treatment facility (hazardous waste treated by high temperature thermal processing and energy recovery) to include 47m (approximately) high flue with ancillary related development including associated access, infrastructure, landscaping and raising of ground levels.

<b>Applicant's Name and Address:</b> Humber Resources Group Limited Great Coates Business Park Grimsby DN31 2TT	<b>Agent's Name and Address:</b> Miss Maureen Darrie GP Planning Ltd ICon Innovation Centre Eastern Way Daventry NN11 0QB
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**Deposited:** 30th May 2025

**Accepted:** 16th June 2025

**Expiry Date:** 6th October 2025

**Agreed Extension of Time Date:** 27th February 2026

**Case Officer:** Jonathan Cadd

**Decision:** Approved with Conditions

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

Reason

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

2 Condition

The development shall not be carried out except in complete accordance with the approved plans and specifications. The approved plans and reports are as follows:

Plans

G026-01 V11A Humber Gate Grimsby - 1:2500 Site Location Plan

24003-HL-ZZ-ZZ-DR-A-1002-S2-P05 Proposed Site Location Plan

24003-HL-ZZ-ZZ-DR-A-1003-S2-P01 Site Plan - Existing showing Top and OS Data

24003-HL-ZZ-ZZ-DR-A-1610-S2-P02 Site Plan - Proposed Showing Roofs Orientated True North

24003-HL-ZZ-ZZ-DR-A-1611-S2-P02 Site Plan - Proposed Showing Ground Level Orientated True North

24003-HL-ZZ-ZZ-DR-A-1612-S2-P03 Site Plan - Proposed Showing Roofs Orientated Project North

24003-HL-ZZ-ZZ-DR-A-1613-S2-P03 Site Plan - Proposed Showing Ground Level Orientated Project North

24003-HL-ZZ-ZZ-DR-A-1614-S2-P01 Site Plan - Proposed Showing Fence Line

24003-HL-ZZ-ZZ-DR-A-2120-S2-P01 Site Ele-Sections A to D

24003-HL-ZZ-ZZ-DR-A-2121-S2-P01 Site Ele-Sections E to J

24003-HL-02-ZZ-DR-A-2000-S2-P04 Water Treatment Building - Plan Roof Plan and 3D Views

24003-HL-02-ZZ-DR-A-2100-S2-P04 Water Treatment Building - Elevations and Section

24003-HL-04-ZZ-DR-A-2000-S2-P03 Substation - Sections and 3D views

24003-HL-05-ZZ-DR-A-2000-S2-P03 Air Cooled Condenser Platform - Plans Elevations, Section and 3D Views

24003-HL-06-ZZ-DR-A-2000-S2-P02 Tank farm Control Room - Plan, Elevations and 3D Views

24003-HL-08-ZZ-DR-A-2000-S2-P04 Tanker Offload - Plans Elevations, Section and 3D Views

24003-HL-09-ZZ-DR-A-2000-S2-P01 Liquid Nitrogen Tank - Plan, Elevation, Section and 3D View

24003-HL-10-ZZ-DR-A-2000-S2-P03 Nitrogen Generator - Floor Plan, Elevations, Sections and 3D Views

24003-HL-11-ZZ-DR-A-2000-S2-P04 Tank Farm East - Floor Plans

24003-HL-11-ZZ-DR-A-2100-S2-P04 Tank Farm East - Elevations

24003-HL-11-ZZ-DR-A-2200-S2-P04 Tank Farm East - Sections and 3D Views

24003-HL-12-00-DR-A-2000-S2-P03 Waste Treatment Facility (WT) Level 00 - Plan

24003-HL-12-01-DR-A-2001-S2-P03 Waste Treatment Facility (WT) Level 01 - Plan

24003-HL-12-02-DR-A-2002-S2-P03 Waste Treatment Facility (WT) Level 02 - Plan

24003-HL-12-03-DR-A-2003-S2-P03 Waste Treatment Facility (WT) Level 03 - Plan  
24003-HL-12-RF-DR-A-2004-S2-P03 Waste Treatment Facility (WT) - Roof Plan  
24003-HL-12-ZZ-DR-A-2100-S2-P05 Waste Treatment Facility (WT) - North and South Elevations  
24003-HL-12-ZZ-DR-A-2102-S2-P04 Waste Treatment Facility (WT) - 3D Views  
24003-HL-12-ZZ-DR-A-2101-S2-P04 Waste Treatment Facility (WT) - East and West Elevations  
24003-HL-12-ZZ-DR-A-2200-S2-P03 Waste Treatment Facility (WT) - Building Sections  
24003-HL-15-ZZ-DR-A-2000-S2-P04 Class 5.1 Storage - Plans, Elevations, Section and 3D Views  
24003-HL-16-ZZ-DR-A-2000-S2-P04 Class 5.2 Storage - Elevations, Section and 3D Views  
24003-HL-18-ZZ-DR-A-2000-S2-P04 Class 6.1 Storage - Plans Elevations, Section and 3D Views  
24003-HL-19-ZZ-DR-A-2000-S2-P04 Class 9 and Class 6.2/NDW Storage - Plans Elevations, Section and 3D Views  
24003-HL-21-ZZ-DR-A-2000-S2-P04 Class 8 Storage (21) & (22) - Plans Elevations, Section and 3D Views  
24003-HL-23-ZZ-DR-A-2000-S2-P04 Class 4.2/4.3 Storage - Plans, Elevations, Section and 3D Views  
24003-HL-24-ZZ-DR-A-2000-S2-P04 Class 3 Storage - Plans, Elevations, Section and 3D Views  
24003-HL-25-ZZ-DR-A-2000-S2-P04 Class 4.1 Storage - Plans, Elevations, Section and 3D Views  
24003-HL-26-ZZ-DR-A-2000-S2-P02 Waste Reception - Plan, Roof Plan and 3D Views  
24003-HL-26-ZZ-DR-A-2100-S2-P02 Waste Reception - Plan, Elevations and Section  
24003-HL-27-ZZ-DR-A-2000-S2-P02 Laboratory & Welfare - Plans, Elevations, Section and 3D Views  
24003-HL-28-ZZ-DR-A-2000-S2-P02 Engineering Store - Plans Elevations, Section and Internal 3D Views  
24003-HL-28-ZZ-DR-A-2100-S2-P02 Engineering Store - Elevations and 3D Views  
24003-HL-29-ZZ-DR-A-2000-S2-P03 Ash & Air Pollution Control Residues - Plan, Roof Plan and 3D Views  
24003-HL-29-ZZ-DR-A-2100-S2-P02 Ash & Air Pollution Control Residues - Elevations and Section  
24003-HL-33-ZZ-DR-A-2000-S2-P03 Packaged Solvent Process Area - Plan, Elevations, Sections and 3D Views  
24003-HL-34-ZZ-DR-A-2000-S2-P04 Class 3 Storage for Tank Farm - Plans, Elevations, Sections and 3D Views  
24003-HL-35-ZZ-DR-A-2000-S2-P04 Container Recycling - Plan, Roof Plan, Elevations, Section and 3D Views  
24003-HL-37-ZZ-DR-A-2000-S2-P02 Office - Floor Plans & Roof  
24003-HL-37-ZZ-DR-A-2100-S2-P03 Office - Elevations  
24003-HL-37-ZZ-DR-A-2200-S2-P01 Office - Sections and 3D Views  
24003-HL-38-ZZ-DR-A-2000-S2-P01 Weighbridge Plan - Elevations, Section and 3D Views

24003-HL-39-ZZ-DR-A-2000-S2-P01 Gatehouse - Elevations, Section and 3D Views  
24003-HL-40-ZZ-DR-A-2000-S2-P02 Water Tank - Plan, Elevation and 3D View  
24003-HL-41-ZZ-DR-A-2000-S2-P02 Drivers Dining and Welfare - Plans, Elevations, Section and 3D Views  
24003-HL-42-ZZ-DR-A-2000-S2-P02 Diesel / Kerosene Tank - Plan, Elevations, Sections and 3D Views  
24003-HL-43-ZZ-DR-A-2000-S2-P03 Tank Farm North - Floor Plans  
24003-HL-43-ZZ-DR-A-2100-S2-P03 Tank Farm North - Elevations  
24003-HL-43-ZZ-DR-A-2200-S2-P03 Tank Farm North - Sections and 3D Views  
24003-HL-44-ZZ-DR-A-2000-S2-P03 Sprinkler Tanks and Pump House - Plan and Roof Plan  
24003-HL-44-ZZ-DR-A-2100-S2-P03 Sprinkler Tanks and Pump House - Elevations  
24003-HL-44-ZZ-DR-A-2200-S2-P03 Sprinkler Tanks and Pump House - Section and 3D Views  
24003-HL-45-ZZ-DR-A-2000-S2-P01 Entrance Sub-station - Plans, Elevations, Sections and 3D Views  
24003-HL-46-ZZ-DR-A-2000-S2-P01 Bunded Liquid Packaging Emptying Area - Floor Plan, Elevations, Section and 3D Views  
24003-HL-47-00-DR-A-2000-S2-P02 Vehicle Canopy - Plan Level 00  
24003-HL-47-RF-DR-A-2001-S2-P01 Vehicle Canopy - Roof Plan  
24003-HL-47-ZZ-DR-A-2100-S2-P02 Vehicle Canopy - Elevations and 3D View  
24003-HL-47-ZZ-DR-A-2101-S2-P02 Vehicle Canopy - Elevations and 3D View Incl Site Buildings  
24003-HL-47-ZZ-DR-A-2200-S2-P02 Vehicle Canopy - Sections  
24003-HL-48-00-DR-A-2010-S2-P01 Pipe Bridge Support Plan - Level 00  
24003-HL-48-RF-DR-A-2011-S2-P01 Pipe Bridge Plan - Roof Level  
24003-HL-48-ZZ-DR-A-2110-S2-P01 Pipe Bridge - Elevations  
24003-HL-48-ZZ-DR-A-2111-S2-P01 Pipe Bridge - 3D Views  
24003-HL-48-ZZ-DR-A-2210-S2-P01 Pipe Bridge - Typical Sections

C2129-SPE-ZZ-ZZ-DRG-ECV-0001 - REV P03 Bridge - Details

1747-TCP-001-A Tree Constraints Plan  
1747-TS-V1-A Tree Schedule

GPP1009-001 Topographical Survey  
GPP1009-002 Topographical Survey  
GPP1009-003 Topographical Survey

#### Reports

Shadow Habitat Regulations Assessment (ref. BND.230059.RPE-TN.806. Habitat Regulations Assessment - 9th Dec 2025) by BMD.  
Non Technical Summary (ref. G026-01 Non-Technical Summary Revision 1/MD) by GP Planning May 2025.  
Environmental Statement (ref. G026-01 Environmental Statement Revision 1/MD) by GP Planning May 2025.  
Transport Assessment - ORI-J10593 rev 1 by Origin 20th May 2025.  
Dispersion Modelling Assessment Rev 1 (ref. 4147-0320-0002SMN) by Fichtner 11th April 2025.

#### Reason

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

#### 3 Condition

Prior to the commencement of any development a Demolition and Construction and Environmental Management Plan (DCEMP) shall be submitted to and approved in writing by the Local Planning Authority. The approved Plan shall be adhered to throughout the demolition and construction period. The Demolition and Construction Management Plan shall include the following:

(a) Measures to control the emissions of noise, dust, vibration, light and surface water during the demolition and construction period taking into account relevant guidance.

(b) Where construction involves penetrative piling, details of types and methods for piling of foundations, extent and depth piling and operational hours including measures to suppress any associated noise and vibration (including hours and months of operation).

(c) Details of the construction and piling methodology, design, grading final height and exclusion zones close to the landfill site and leachate ditch, of the construction platform for site I, and a landfill and water environment monitoring scheme, based on the principles established within the Draft Humber Gate Construction Method Statement by Mayer.

(d) Details of measures to prevent mud and other such material migrating onto the highway from all vehicles entering and leaving the site.

(e) Designation, layout and design of demolition and construction access and egress points.

(f) A delivery management plan including details for the provision of directional signage (on and off site) and how demolition, construction and servicing vehicles would be managed on the industrial estate and the public highway to avoid queuing. This should accord with details provided within CTMP by Origin ref. J10593-CTMP1.

(g) Details of contractors' compounds, materials storage and other storage arrangements, including cranes and plant, equipment and related temporary infrastructure.

(h) Details of provision on site, for all site operatives, for the loading and unloading of plant, machinery and materials.

(i) Details of provision for all site operatives, including visitors and demolition and construction vehicles for parking and turning within the site during the demolition and construction period.

(j) Routing agreement for all demolition and construction traffic to accord with CTMP by Origin ref. J10593-CTMP1.

(k) Details of the erection and maintenance of security hoarding or fencing.

(l) A waste audit and a scheme for waste minimisation and recycling/disposing of waste resulting from demolition and construction works.

(m) Management measures for the control of pest species as a result of demolition and/or construction works.

(n) Detail of measures for liaison with the local community and procedures to deal with any complaints received.

(o) Confirmation that no fires will be lit during demolition or construction phases.

(p) Contact details of the person with responsibility for the implementation of the DCEMP.

#### Reason

To maintain: amenity, highway and railway safety, ground water quality, ecological quality of sensitive areas and species using these and surrounding areas and in accordance with Policies: 5, 22, 36, 41 and 47 of the North East Lincolnshire Local Plan 2013 - 2032 (adopted 2018) and paragraph 187 of the National Planning Policy Framework.

#### 4 Condition

No demolition or construction work shall be carried out on or before 08:00 or after 18:00 Mondays to Fridays inclusive, before 08:00 or after 13:00 on Saturdays and at any time on Sundays or Bank Holidays, unless otherwise agreed in writing by the Local Planning Authority.

#### Reason

To protect ecology and in accordance with Policies: 5, 41 and 47 of the North East Lincolnshire Local Plan 2013 -2032 (adopted 2018).

#### 5 Condition

No development shall commence until a strategic non-domestic/non welfare water supply strategy has been submitted to and approved in writing by the Local Planning Authority, in consultation with Anglian Water. This strategy should identify the agreed water supply of 100m<sup>3</sup>/day of non-potable water. The non potable water must not exceed the agreed limit of 100m<sup>3</sup>/day.

#### Reason

To protect water resources and ensure sustainable development and in accordance with Policies: 6, 34 and 47 of the North East Lincolnshire Local Plan 2013 - 2032 (adopted 2018).

- 6 Condition  
Prior to operation of the main waste treatment facility, full details regarding the on-site package treatment plant must be submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in full accordance with the approved details prior to its first use and shall be retained and maintained as such thereafter.

Reason

To ensure satisfactory foul drainage from the development, to safeguard the receiving water body and ecology in accordance with Policies: 5, 33, 34, 41 and 47 of the North East Lincolnshire Local Plan 2013 -2032 (adopted 2018) and paragraph 187 of the National Planning Policy Framework.

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

Reason

To ensure adequate access, parking and turning facilities are provided for highway safety reasons and in accordance with Policies: 5, 36 and 47 of the North East Lincolnshire Local Plan 2013 - 2032 (adopted 2018).

- 8 Condition  
Prior to the operation of the Waste Treatment Facility a strategic routing plan setting out principles to be used for all vehicles bringing waste to the site from outside the North East Lincolnshire shall be submitted to and agreed in writing by the Local Planning Authority. The principles set out in the Plan shall be followed as approved upon operation of the Waste Treatment Facility unless otherwise agreed in writing by the Local Planning Authority

Reason

To maintain highway safety and capacity, amenity and ecology in accordance with Policies: 5, 36, 41 and 47 of the North East Lincolnshire Local Plan 2013 - 2013 (adopted 2018).

- 9 Condition  
No development approved by this planning permission shall commence until a remediation strategy to deal with the risks associated with contamination of the site in respect of the development hereby permitted, has been submitted to, and approved in writing by, the Local Planning Authority. This strategy will include the

following components:

1. A preliminary risk assessment which has identified:
  - all previous uses
  - potential contaminants associated with those uses
  - a conceptual model of the site indicating sources, pathways and receptors
  - potentially unacceptable risks arising from contamination at the site
2. A site investigation scheme, based on (1) to provide information for a detailed assessment of the risk to all receptors that may be affected, including those off-site.
3. The results of the site investigation and the detailed risk assessment referred to in (2) and, based on these, an options appraisal and remediation strategy giving full details of the remediation measures required and how they are to be undertaken.
4. A verification plan providing details of the data that will be collected in order to demonstrate that the works set out in the remediation strategy in (3) are complete and identifying any requirements for longer-term monitoring of pollutant linkages, maintenance and arrangements for contingency action.

Any changes to these components require the written consent of the Local Planning Authority. The scheme shall be implemented as approved.

#### Reason

To ensure that the development does not contribute to, and is not put at unacceptable risk from or adversely affected by, unacceptable levels of water pollution, maintenance of human and ecological health and to allow contamination to be dealt with correctly in line with Policies: 5, 6, 34, 41 and 47 of the North East Lincolnshire Local Plan 2013 - 2032 (adopted 2018) and paragraph 187 of the National Planning Policy Framework.

#### 10 Condition

Prior to any part of the permitted development/each phase of development being brought into use, a verification report demonstrating the completion of works set out in the approved remediation strategy and the effectiveness of the remediation shall be submitted to, and approved in writing, by the Local Planning Authority. The report shall include results of sampling and monitoring carried out in accordance with the approved verification plan to demonstrate that the site remediation criteria have been met.

#### Reason

To ensure that if remedial work is needed, that the site does not pose any further risk to the water environment, human health and ecology by demonstrating that the requirements of the approved verification plan have been met and that remediation of the site is complete. This is in line with Policies: 5, 6, 34, 41 and 47 of the North East Lincolnshire Local Plan 2013 - 2032 (adopted 2018) and paragraph 187 of the National Planning Policy Framework.

11 Condition

If, during development, contamination not previously identified is found to be present at the site then no further development (unless otherwise agreed in writing with the Local Planning Authority) shall be carried out until a remediation strategy detailing how this contamination will be dealt with has been submitted to, and approved in writing by, the Local Planning Authority. The remediation strategy shall be implemented as approved.

Reason

To ensure that the development does not contribute to, and is not put at unacceptable risk from or adversely affected by, unacceptable levels of water pollution from previously unidentified contamination sources at the development site and that contamination can be dealt with correctly to protect the water environment, human health and ecology. This is in line with Policies: 5, 6, 34, 41 and 47 of the North East Lincolnshire Local Plan 2013 - 2032 (adopted 2018) and paragraph 187 of the National Planning Policy Framework.

12 Condition

The development shall be carried out in accordance with the submitted flood risk assessment (ref: 15887-FRA-02, compiled by Waterco, dated March 2025) and the following mitigation measures it details:

- Plot I shall be set no lower than 4.26 metres above Ordnance Datum (AOD)
- Flood resistance and resilience measures shall be incorporated as stated.

These mitigation measures shall be fully implemented prior to occupation. The measures detailed above shall be retained and maintained thereafter throughout the lifetime of the development.

Reason

To reduce the risk of flooding to the proposed development and future occupants, in accordance with Policies: 33 and 47 of the North East Lincolnshire Local Plan 2013-2032 (adopted 2018).

13 Condition

Prior to the commencement of development full details of the measures to be employed during the construction and operational phases so as to mitigate potential disturbance to SPA birds based and sensitive receptors following the principles set out in the Habitat Regulations Assessment by BND (ref.23.0059.RPE-TN.806), the Noise Impact Assessment by NVC (ref. R25.0301/DRK) and Construction Method Statement by Mayer shall be submitted to and approved and in writing by the Local Planning Authority. Such measures shall include; details of the method and timing of each type of construction and piling works, details of bunding, screening and other visual/acoustic/vibration mitigation measures (including location, type and heights), details of lighting during construction and any mitigation measures and

the phasing and timing of construction works and all proposed mitigation measures. The construction of the development shall thereafter be carried out in strict accordance with the details and timescales approved.

Reason

To ensure the development does not adversely affect the integrity of the Humber Estuary SSSI, the Humber Estuary Special Area of Conservation, Special Protection Area and Ramsar Site and amenities and in accordance with Policies 5, 41 and 47 of the North East Lincolnshire Local Plan 2013 - 2032 (adopted 2018).

14 Condition

Prior to the installation of any permanent lighting a lighting scheme and assessment for the operational phases of the development including light spill assessment onto adjoining sites/areas shall be submitted to and approved in writing by the Local Planning Authority. The development shall thereafter be completed in accordance with the approved scheme and plans unless otherwise agreed in writing by the Local Planning Authority.

Reason

To assess the impact of lighting on the safety of the area, character, amenity and areas, and species, of ecological importance and in accordance with Policies: 5, 41 and 47 of the North East Lincolnshire Local Plan 2013 -2032 (adopted 2018).

15 Condition

Prior to the commencement of development, a Construction Ecology Management Plan (CEMP), based on the recommendations within the Phase 2: Further Ecological Assessment by BMD Ref. 23.0059.RPE-P2.804 and the Habitat Regulations Assessment (HRA) by BMD shall be submitted to and approved in writing by the Local Planning Authority including timescales of work. The construction of the development shall thereafter be undertaken in accordance with the approved details unless otherwise agreed in writing with the Local Planning Authority.

Reason

To protect, reduce and mitigate the impacts of development on the ecology, wildlife and habitats on site and the surrounding area during construction on site and in accordance with Policies: 5, 41 and 47 of the North East Lincolnshire Local Plan 2013 - 2032 (adopted 2018).

16 Condition

Prior to the construction a Landscape and Ecological Management Plan (LEMP), based on the recommendations of the Phase 2: Further Ecological Assessment by BMD Ref. 23.0059.RPE-P2.804, and the Habitat Regulations Assessment (HRA) by BMD ref. 23.0059.RPE-TN.806 including a timetable for implementation of proposals and their on-going retention and management shall be submitted to and approved in writing by the Local Planning Authority. The construction of the development shall thereafter be undertaken in accordance

with the approved details unless otherwise agreed in writing with the Local Planning Authority.

**Reason**

To protect, reduce and mitigate the impacts of development on the ecology, wildlife and habitats on site and the surrounding area during and after construction on site and in accordance with Policies 5, 22, 41 and 47 of the North East Lincolnshire Local Plan 2013 - 2032 (adopted 2018).

**17 Condition**

Prior to construction, a landscaping scheme shall be submitted and approved in writing by the Local Planning Authority. This shall be based on the principles of Biodiversity Management Plan by BMD.230059.RPE.IA.808 BNG Plan and Urban Wilderness. The plan shall include:

- (a) details of the number, species, sizes and planting positions of all trees and shrubs and grasses to be planted;
- (b) details of all trees to be retained, any to be felled, hedgerows to be retained, any sections of hedgerow or trees to be removed;
- (c) measures for the protection of trees and hedges during construction work, timescales for implementation;
- (d) a timeframe for implementation of the landscaping scheme, and the establishment of a maintenance regime, including the replacement of vegetation that dies or fails to flourish.

The works shall be carried out in accordance with the approved scheme. Any trees or plants that, within a period of 5 years after planting, are removed, die or become seriously damaged or defective, shall be replaced in the first planting season after this occurs with others of a species, size and number as originally approved.

**Reason**

To ensure a satisfactory appearance and setting for the development, biodiversity benefits for the site and protection of existing features in the interests of amenity and ecological importance and in accordance with Policies: 5, 22, 41, 42 and 47 of the North East Lincolnshire Local Plan 2013 - 2032 (adopted 2018).

**18 Condition**

Prior to the construction of the main building, a detailed noise impact assessment and scheme of sound attenuation measures based on the principles established within the NVC Noise Impact Assessment No. R25.301/DRK shall be submitted to and approved in writing by the Local Planning Authority. The development hereby permitted shall be completed and operated in complete accordance with the approved details.

**Reason**

To limit the impact on adjoining areas of ecological importance and surrounding industrial areas and in accordance with Policies: 5, 41 and 47 of the North East Lincolnshire Local Plan 2013 -2032 (adopted 2018).

- 19 Condition  
The development shall be completed in accordance with the materials, colour and texture of all walling and roofing materials as outlined within the Design and Access Statement by Howarth Litchfield ref. no. 24003-HL-XX-XX-RP-A-0002-S2-P05 unless otherwise agreed in writing with the Local Planning Authority.

Reason

To maintain the character of the area and limit impact on areas of ecological value in accordance with Policies: 5, 22 and 41 of the North East Lincolnshire Local Plan 2013 - 2032 (adopted 2018).

- 20 Condition  
Prior to the installation of any off-site steam or electricity connection, full details of the infrastructure shall be provided to the edge of the application site for approval in writing by the Local Planning Authority. These details shall include the period for which the infrastructure shall be maintained and used. The development shall thereafter be completed in accordance with the approved details.

Reason

To ensure the development is as sustainable as possible and allows the development to rise up the waste hierarchy and in accordance with Policy 47 of the North East Lincolnshire Local Plan 2013 -2032 (adopted 2018) and Paragraph 1 of the National Planning Policy for Waste (2014).

- 21 Condition  
The development hereby approved shall not be brought into use until a Sustainable Energy Reuse Scheme has been submitted to and approved in writing by the Local Planning Authority. The approved scheme shall thereafter be accorded with.

Reason

To ensure the development is as sustainable as possible and allows the development to rise up the waste hierarchy and in accordance with Policy 47 of the North East Lincolnshire Local Plan 2013 -2032 (adopted 2018) and Paragraph 1 of the National Planning Policy for Waste (2014).

- 22 Condition  
Prior to the commencement of construction details of a Surface Water Drainage Scheme and Management Plan, shall be submitted to and approved in writing by the Local Planning Authority (including accessible ditch maintenance strips). This shall be based on 15887 - Drainage Strategy - 04 by Waterco Ltd, to manage surface water by means of the proposed attenuation ponds and reuse of water within the Waste Treatment Facility and the residual/ emergency connection to the external effluent pipeline (including proposed attenuated flow rates and on-

going maintenance programme). The approved drainage scheme shall be implemented before the development hereby permitted processes waste other than for the purposes of commissioning plant and equipment and shall thereafter be retained and managed in accordance with the approved scheme.

**Reason**

To ensure that the drainage scheme is acceptable and that flooding and contamination of adjoining sites will not occur and in accordance with Policies: 5, 33, 34, 41 and 47 of the North East Lincolnshire Local Plan 2013 -2032 (adopted 2018).

**23 Condition**

The undertaker must notify the Ministry of Defence, at least 14 days prior to the commencement of the works, in writing with the following information:

- a) the date of the commencement of the erection of flue towers;
- b) the maximum height of any construction equipment to be used in the erection of the flue towers;
- c) the date any flue towers are brought into use;
- d) the latitude and longitude and maximum heights of each flue tower.

The Ministry of Defence must be notified of any changes to the information supplied in accordance with these requirements and of the completion of the construction of the development.

In addition to this, within 14 days of notifying the Ministry of Defence of the intention to commence works the Local Planning Authority shall be given written confirmation that this has been undertaken.

**Reason**

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

**24 Condition**

Only waste defined and limited by an Environmental Permit issued by the Environment Agency shall be imported to the site.

The amount and type of waste imported shall not exceed that stated within the Environmental Statement -G026-01 and Non Technical Summary G026-01 supported by the Transport Assessment - ORI-J10593 and Dispersion Modelling Assessment - 4147-0320-0002SMN rev 1. The operator shall retain a log of tonnages of waste accepted which shall be fully available to the Local Planning Authority on request.

**Reason**

To define the permission and to accord with the Environmental Assessment, Transport Assessment and Dispersion Modelling Assessment and in accordance with Policies: 5, 36, 41 and 47 of the North East Lincolnshire Local Plan 2013 - 2032 (adopted 2018).

- 25      Condition  
The process of sorting of all waste shall not be conducted outside of the buildings or canopies hereby approved by this application.
- Reason  
To safeguard the amenity of the area and ecology and in accordance with Policies: 5, 22, 41 and 47 of the North East Lincolnshire Local Plan 2013 - 2032 (adopted 2018).
- 26      Condition  
No building or use hereby permitted shall be occupied or use commenced until a Travel Plan comprising immediate, continuing and long-term measures to promote and encourage alternatives to single-occupancy car use has been prepared, submitted to and approved in writing by the Local Planning Authority. The approved Travel Plan shall be implemented, monitored and reviewed in accordance with the agreed Travel Plan Targets.
- Reason  
In order to deliver sustainable transport objectives including a reduction in single occupancy car journeys and the increased use of public transport, walking and cycling and in accordance with Policies: 5, 36 and 47 of the North East Lincolnshire Local Plan 2013 - 2032 (adopted 2018).
- 27      Condition  
Prior to the operation of the Waste Treatment Facility, a Flood Warning and Evacuation Plan (including review periods) shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall thereafter be implemented in accordance with the approved scheme (and future reviews) and retained as such.
- Reason  
To limit the risks from flooding and in accordance with Policies: 5, 33 and 47 of the North East Lincolnshire Local Plan 2013 - 2032 (adopted 2018).
- 28      Condition  
The development shall not commence until a Habitat Management and Monitoring Plan (the HMMP), prepared in accordance with the approved Biodiversity Gain Plan and including:
- (a)      A non-technical summary;
  - (b)      The roles and responsibilities of the people or organisation(s) delivering the HMMP;
  - (c)      The planned habitat creation and enhancement works to create or improve habitat to achieve the biodiversity net gain in accordance with the

approved Biodiversity Gain Plan;

(d) The management measures to maintain habitat in accordance with the approved Biodiversity Gain Plan for a period of 30 years from the completion of development; and;

(e) The monitoring methodology and frequency in respect of the created or enhanced habitat to be submitted to the Local Planning Authority

has been submitted to, and approved in writing by, the Local Planning Authority.

Additionally, notice in writing shall be given to the Local Planning Authority when the:

(a) HMMP has been implemented; and;

(b) Habitat creation and enhancement works as set out in the HMMP have been completed.

The created and/or enhanced habitat specified in the approved HMMP shall be managed and maintained in accordance with the approved HMMP. Monitoring reports shall be submitted to the Local Planning Authority in writing in accordance with the methodology and frequency specified in the approved HMMP.

#### Reason

To ensure the development delivers biodiversity net gain on site in accordance with Schedule 7A of the Town and Country Planning Act 1990 and Policies 5 and 41 of the North East Lincolnshire Local Plan 2013 - 2032 (Adopted 2018).

#### 29 Biodiversity Net Gain

Based on the information available, this permission will require the approval of a Biodiversity Gain Plan by the Local Planning Authority before development is begun because none of the statutory exemptions or transitional arrangements are considered to apply.

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

- i. A Biodiversity Gain Plan has been submitted to the Local Planning Authority, and
- ii. The Local Planning Authority has approved the Biodiversity Gain Plan.

#### Reason

To ensure the development achieves a minimum 10% Biodiversity Net Gain as required by Schedule 7A of the Town and Country Planning Act 1990.

## 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 local amenity, have significant impact on ecology and is acceptable under all other planning considerations including highway safety. It will support the economic development of the area. This proposal is approved in accordance with the North East Lincolnshire Local Plan 2013-2032 (adopted 2018), in particular policies: 5, 7, 9, 22, 33, 34, 36, 38, 39, 41, 42 and 47.
- 2 Informative  
In accordance with paragraphs 38 and 41 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, including concerns over drainage, traffic, contamination, air quality and ecology.
- 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  
As the site is within 250 metres of a landfill site, the Environment Agency was consulted on this application and outline further areas to consider. You are therefore reminded that responsibility for safe development and secure occupancy of the site rests with the developer who should take appropriate measures to ensure it is not affected by landfill gas.
- 5 Informative  
You are advised to consider all the comments of the Environment Agency in their responses to this planning application. These can be viewed on the Environment Agency's consultation responses to this application on the NE Lincolnshire Council's Planning Web Page under ref. no. DM/0451/25/FUL.
- 6 Informative  
The Applicant has previously stated that the quantity of chemicals stored on site would not meet COMAH thresholds. Should this change, the Applicant must

notify the Competent Authority. Further information regarding COMAH notifications can be found here:  
<https://www.hse.gov.uk/comah/notification/index.htm>.

7 Informative

You are advised that a Hazardous Substance Consent may be required before the commencement of operation of the plant. You are advised to make the necessary investigations as to whether any substances used or created by the development would require such consent to be obtained. You are advised to consider the Planning (Hazardous Substances) Act 1990, Schedule 1 to the Planning (Hazardous Substances) Regulations 2015 and contact the Health and Safety Executive for further advice on the matter.

8 Informative

You are recommended to review the requirements and recommendations of Humberside Fire and Rescue with respect to access for fire appliances and water supplies. These can be viewed on Humberside Fire and Rescue's consultation response to this application on the NE Lincolnshire Council's Planning Web Page under ref. no. DM/0451/25/FUL.

9 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](http://www.linesearchbeforeudig.co.uk) to submit details of the planned works for review, ensuring requirements are adhered to.

10 Informative

You are recommended to review the requirements, recommendations and plans of Northern Power Grid with respect to their infrastructure. These can be viewed on Northern Power Grid consultation response to this application on the NE Lincolnshire Council's Planning Web Page under ref. no. DM/0451/25/FUL.

11 Informative

To ensure HGV deliveries to the site do not harm the operation and safety of Network Rail assets it is recommended that the applicant contact Network Rail's Asset Protection Manager to agree a strategy to protect their assets. Where any damage, injury, or delay to the rail network occurs which is related this development, the applicant/ developer/ operators will incur full liability.

Asset Protection Eastern

For enquiries, advice and agreements relating to construction methodology, works in proximity to the railway boundary, drainage works, or schemes in proximity to railway tunnels (including tunnel shafts) please email: [assetprotectioneastern@networkrail.co.uk](mailto:assetprotectioneastern@networkrail.co.uk).

#### Land Information

For enquiries relating to land ownership enquiries, please email:  
landinformation@networkrail.co.uk.

#### Property Services

For enquiries relating to agreements to use, purchase or rent Network Rail land,  
please email: propertyservices@networkrail.co.uk.

#### 12 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).

#### 13 Informative

The details of the flue towers required under condition 23 of this permission and indeed any alterations to that design should be sent to the Ministry of Defence at: dvof@mod.gov.uk or posted to:

D-UKDVOF & Power Lines  
Air Information Centre  
Defence Geographic Centre  
DGIA  
Elmwood Avenue  
Feltham  
Middlesex  
TW13 7AH

#### 14 Biodiversity Net Gain

The advice of the Council's Ecologist provided on 6th February 2026 should be noted. These can be viewed on the North East Lincolnshire Council's Ecology consultation response to this application on the NE Lincolnshire Council's Planning Web Page under ref. no. DM/0451/25/FUL.

**Minute of the Planning Committee  
25th February 2026**

**Item:** 3

**Application Number:** DM/0756/25/FUL

**Application Type:** Full Application

**Application Site:** 21 High Street Cleethorpes North East Lincolnshire DN35 8LA

**Proposal:** Change of use from shop to hot food takeaway and restaurant to include installation of extractor flue at the rear and associated works

<b>Applicant's Name and Address:</b> Mr Arun 21 High Street Cleethorpes North East Lincolnshire DN35 8LA	<b>Agent's Name and Address:</b> Mr Satha Palan Malathy Design Studio 33 Oxgate House Oxgate Lane Brent Cross NW2 7FQ
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**Deposited:** 29th August 2025

**Accepted:** 7th January 2026

**Expiry Date:** 4th March 2026

**Agreed Extension of Time Date:**

**Case Officer:** Becca Soulsby

**Decision:** Approved with Conditions

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

Reason

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

2 Condition

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

P-01A - Site Location Plan, Existing Site Plans, Floor Plans and Elevations

P-02B - Proposed Block Plan, Proposed Site Plans and Proposed Floor Plans

P-03A - Proposed Side Elevations

P-04 - Proposed Front and Rear Elevations

External Ventilation and Extraction Details received 7th November 2025

Reason

For the avoidance of doubt in the interests of proper planning and in accordance with Policies 5, 22, 23, 33, 34, 39 and 41 of the North East Lincolnshire Local Plan 2013-2032 (adopted 2018).

3 Condition

No conversion 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 local amenity and in accordance with Policy 5 of the North East Lincolnshire Local Plan 2013-2032 (adopted 2018).

4 Condition

Prior to the commencement of the use hereby approved, the external ventilation and extraction equipment shall be installed as per the approved plans and details received 7th November and shall thereafter be so retained for the lifetime of the development.

Reason

To ensure satisfactory ventilation/extraction systems are provided to protect neighbours from the adverse effects from cooking smells, noise and vibration in accordance with Policies 5 and 22 of the North East Lincolnshire Local Plan 2013-2032 (adopted 2018).

5 Condition

Prior to the commencement of the use hereby approved, the refuse area shall be implemented as per the approved plans. The Waste Management Plan submitted 29th January 2026 shall be adhered to at all times. The refuse area shall remain in situ for the duration of the use as a takeaway and restaurant unless otherwise agreed in writing by the Local Planning Authority.

Reason

To ensure adequate bin provision and to protect local amenity in accordance with Policy 5 of the North East Lincolnshire Local Plan 2013-2032 (adopted 2018).

6 Condition

All deliveries to the premises must be made between the hours of 7am and 7pm Monday to Friday, 8.30am to 6pm on Saturdays and 10.00am and 16:00pm Sundays and Bank Holidays.

Reason

To protect local 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 4.2 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 historic character or neighbouring amenity and is acceptable under all other planning considerations. This proposal is approved in accordance with the North East Lincolnshire Local Plan 2013-2032 (adopted 2018), in particular Policies 5, 22, 23, 26, 33, 34, 39 and 41.
  
- 2 Added Value Statement  
Article 31(1)(cc) Statement - Positive and Proactive Approach  
In accordance with paragraph 187 of the National Planning Policy Framework, the Local Authority has worked in a positive and proactive manner with the applicant to seek solutions to problems arising, through negotiations and by securing additional details.
  
- 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  
Please note the advice from the Highways Officer which can be viewed on the application file.

## Minute of the Planning Committee 25th February 2026

**Item:** 4

**Application Number:** DM/0155/25/FUL

**Application Type:** Full Application

**Application Site:** Church Farm 7 Station Road Great Coates North East  
Lincolnshire

**Proposal:** Demolish existing brick and portal framed barns, conversion of barns and erect new to create nine residential dwellings including associated parking, private gardens, access roads and associated works - AMENDED PLANS AND TRANSPORT STATEMENT (RECEIVED 29TH JANUARY 2026)

<b>Applicant's Name and Address:</b> Mr James Ingestre Sir Richard Sutton Limited Benham Estate Office Halfway Newbury RG20 8LR	<b>Agent's Name and Address:</b> Mr Daniel Hyde Hyde Architecture Ltd 1 Westbrook Cottages Station Road North Thoresby DN36 5QS
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**Deposited:** 3rd March 2025

**Accepted:** 21st March 2025

**Expiry Date:** 16th May 2025

**Agreed Extension of Time Date:** 27th February 2026

**Case Officer:** Lauren Birkwood

**Decision:** Approved with Conditions

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

Reason

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

2 Condition

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

Site Location Plan - 1555/001

Proposed Block Plan - 1555/003 REV C

Proposed Site Plan - 1555/004 REV C

Proposed Floor Plans Plots 1 and 2 - 1555/006 REV A

Proposed Elevations Plots 1 and 2 - 1555/007 REV A

Proposed Floor Plans and Elevations Plots 3 and 4 - 1555/009

Proposed Floor Plan and Elevations Plot 5 - 1555/015

Proposed Floor Plans Plots 6-9 - 1555-011 REV A

Proposed Elevations Plots 6-9 - 1555-012 REV A

Reason

For the avoidance of doubt in the interests of proper planning and in accordance with Policies 5, 22, 33, 34, 36, 38, 39, 41, 42 and 43 of the North East Lincolnshire Local Plan 2013-2032 (Adopted 2018).

3 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).

4 Condition

No construction shall take place until a Construction Management Plan (CMP) has been submitted to and approved in writing by the Local Planning Authority. The CMP shall include details of the control measures that will be employed to control the impact of noise, vibration and dust during the construction phase. The approved CMP and control measures it contains shall be implemented throughout the construction phase. The noise assessment must comply with the requirements of British Standard 5228 unless otherwise approved. No burning of demolition/construction waste material shall take place on site. The measures shall be applied as agreed.

Reason

In the interests of public health and to protect the amenities of nearby residents in accordance with Policy 5 of the North East Lincolnshire Local Plan 2013-2032 (Adopted 2018).

- 5 Condition  
Prior to the commencement of any demolition works a detailed method statement outlining the method of demolition and measures to prevent pollution to the environment and nuisance from noise and dust to surrounding occupiers shall be submitted in writing to the local authority for its written approval. Demolition shall only thereafter be undertaken in accordance with the approved method statement.

Reason

In the interests of public health and 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  
Unless otherwise agreed by the Local Planning Authority, development other than that required to be carried out as part of an approved scheme of remediation must not commence until conditions 7 to 9 have been complied with. If unexpected contamination is found after development has begun, development must be halted on that part of the site affected by the unexpected contamination to the extent specified by the Local Planning Authority in writing until condition 10 has been complied with in relation to that contamination.

Reason

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

- 7 Condition  
An investigation and risk assessment, in addition to any assessment provided with the planning application, must be completed in accordance with a scheme to assess the nature and extent of any contamination on the site, whether or not it originates on the site. The contents of the scheme are subject to the approval in writing of the Local Planning Authority. The investigation and risk assessment must be undertaken by competent persons and a written report of the findings must be produced. The written report is subject to the approval in writing of the Local Planning Authority. The report of the findings must include:

- (i) a survey of the extent, scale and nature of contamination;
- (ii) an assessment of the potential risks to: human health, property (existing or proposed) including buildings, crops, livestock, pets, woodland and service lines and pipes, adjoining land, groundwaters and surface waters, ecological systems, archaeological sites and ancient monuments;
- (iii) an appraisal of remedial options, and proposal of the preferred option(s).

This must be conducted in accordance with the Environment Agency's Land Contamination Risk Management (LCRM) guidance, published online in 2020.

Reason

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

8 Condition

A detailed remediation scheme to bring the site to a condition suitable for the intended use by removing unacceptable risks to human health, buildings and other property and the natural and historical environment must be prepared and is subject to the approval in writing of the Local Planning Authority. The scheme must include all works to be undertaken, proposed remediation objectives and remediation criteria, timetable of works and site management procedures. The scheme must ensure that the site will not qualify as contaminated land under Part 2A of the Environmental Protection Act 1990 in relation to the intended use of the land after remediation.

Reason

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

9 Condition

The approved remediation scheme must be carried out in accordance with its terms prior to the commencement of development other than that required to carry out remediation, unless otherwise agreed in writing by the Local Planning Authority. The Local Planning Authority must be given two weeks written notification of commencement of the remediation scheme works. Following completion of measures identified in the approved remediation scheme, a verification report that demonstrates the effectiveness of the remediation carried out must be produced, and is subject to the approval in writing of the Local Planning Authority.

Reason

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

10 Condition

In the event that contamination is found at any time when carrying out the approved development that was not previously identified it must be reported in writing immediately to the Local Planning Authority. An investigation and risk assessment must be undertaken in accordance with the requirements of condition 7, and where remediation is necessary a remediation scheme must be prepared in accordance with the requirements of condition 8, which is subject to the approval in writing of the Local Planning Authority.

Following completion of measures identified in the approved remediation scheme a verification report must be prepared, which is subject to the approval in writing of the Local Planning Authority in accordance with condition 9.

Reason

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

- 11 Condition  
No construction or conversion work shall commence until a final scheme for the sustainable provision of surface water drainage and a scheme for foul drainage has been submitted to and approved in writing by the Local Planning Authority. Included shall be a management plan. The development shall then be built out in accordance with the approved details and the drainage implemented prior to any occupation unless otherwise agreed in writing by the Local Planning Authority. All drainage shall be retained and maintained as approved thereafter.

Reason

To prevent an increased risk of flooding by ensuring the provision of a satisfactory means of surface and foul water disposal in accordance with Policies 5, 33 and 34 of the North East Lincolnshire Local Plan 2013-2032 (Adopted 2018).

- 12 Condition  
No dwelling shall be occupied until a scheme for water re-use to achieve an efficiency standard of 110 litres per person per day has been submitted to and approved in writing by the Local Planning Authority. Once approved, the dwellings shall be occupied in strict accordance with the agreed details.

Reason

In the interests of efficient water management and to accord with Policies 5 and 34 of the North East Lincolnshire Local Plan 2013-2032 (Adopted 2018).

- 13 Condition  
Construction shall not begin until the following details have been submitted to and approved in writing by the Local Planning Authority:

(i) Detailed plans to a scale of at least 1/500 showing:-

- (a) the proposed layout of the carriageways and footways on the development;
- (b) the wearing course materials proposed for the carriageways and footways;
- (c) cross sections;

(d) the highway drainage system;

(e) the proposed locations of street lighting columns, all services and ducts for services, within the carriageways and footways;

(f) the number, location and layout of the vehicle garaging and/or parking facilities within the site to serve the proposed development;

(g) management arrangements for any carriageways, footways and/or landscaped areas not to be adopted by the local authority;

(h) swept path analysis demonstrating turning manoeuvres for emergency vehicles on all carriageways (adopted and private), and refuse vehicles on all adopted carriageways;

(ii) A Stage 1 and 2 Road Safety Audit (RSA) must be provided. The Road Safety Audit must be undertaken by a fully qualified independent Road Safety Auditor.

Once approved, the development shall proceed in strict accordance with the approved details.

Reason

To ensure that the proposed access roads are made up as soon as possible and in the interests of public safety and to accord with Policy 5 of the North East Lincolnshire Local Plan 2013-2032 (Adopted 2018).

14 Condition

No dwelling on the site shall be occupied until the access road connection with Old Road has been set out, established and has been constructed to at least base course level and adequately lit from the connection with the existing highway up to the access to the dwellings, in accordance with comprehensive engineering details to be submitted and approved in writing by the Local Planning Authority before such works are commenced. Once approved, such scheme shall be implemented in full before any part of the development is occupied.

Reason

To ensure that the proposed access roads are made up as soon as possible and in the interests of public safety in accordance with Policy 5 of the North East Lincolnshire Local Plan 2013-2032 (Adopted 2018).

15 Condition

No construction shall commence until a plan showing the inclusion of a service strip of two metres in size on all shared surface areas that are proposed to be adopted as public highway have been submitted and approved in writing by the Local Planning Authority. Once approved, development shall be set out in accordance with the approved details prior to any occupation unless otherwise agreed in writing by the Local Planning Authority. Once approved, no development whether permitted by the Town and Country Planning (General Permitted Development) Order 1995 or not (other than Class 13 of the Order) shall take place within the service strip adjacent to any A4 Shared Accessway, and any planting or landscaping within this service strip shall be of species which shall be agreed in writing with the Local Planning Authority.

Reason

To ensure that public utility companies (such as gas and water companies) can install and access their equipment in a safe manner in accordance with Policy 5 of the North East Lincolnshire Local Plan 2013-2032 (Adopted 2018).

16 Condition

The development hereby permitted shall not be occupied until a scheme to provide new, or upgraded, dropped kerbs and/or tactile crossings, at the developers expense, is submitted to and approved in writing, by the Local Planning Authority. The scheme shall be implemented as approved, prior to any occupation and retained thereafter.

Reason

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

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

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

Once approved, this agreement shall be adhered to at all times during demolition and construction unless, otherwise agreed in writing by the Local Planning Authority.

Reason

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

- 18 Condition  
Prior to the commencement of any development, a tree protection plan shall be submitted to and approved in writing by the Local Planning Authority. Once approved, the tree protection measures shall be installed in accordance with the details agreed before works on site commence and shall thereafter be so retained at all times during the construction period.

Reason

To protect existing trees and landscaping and to accord with Policy 42 of the North East Lincolnshire Local Plan 2013-2032 (Adopted 2018).

- 19 Condition  
No construction shall commence until a scheme of landscaping showing the details of the number, species, sizes, planting positions and maintenance schedules of all trees and shrubs to be planted have been submitted to and approved in writing by the Local Planning Authority. All planting shall be carried out in accordance with the approved details within 12 months of the date of

commencement of the development or within such longer time as agreed in writing with the Local Planning Authority and all planting shall thereafter be maintained for a period of 5 years with all loses in that period replaced with the same plant and standard.

Reason

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

20 Condition

Prior to construction of the development, a detailed Method Statement shall be submitted to and approved in writing by the Local Planning Authority including a detailed method for build specification and construction of the no-dig solutions required for access through Root Protections Areas of trees. The approved scheme shall be adhered to during all construction works.

Reason

To prevent damage to trees/hedges during construction works in accordance with Policies 5 and 42 of the North East Lincolnshire Local Plan 2013-2032 (Adopted 2018).

21 Condition

Before any works on site commence, details shall be provided on how the existing site wall along Old Road will either be preserved in situ or incorporated into the new extension which shall be submitted to and approved in writing by the Local Planning Authority. Once approved, the development shall proceed in strict accordance with the approved details.

Reason

To ensure the development has an acceptable external appearance, is in keeping with the visual amenity and character of the area and enhances the integrity of the conservation area to accord with Policies 5, 22 and 39 of the North East Lincolnshire Local Plan 2013-2032 (Adopted 2018).

22 Condition

Before any new areas of brickwork are installed, full details of the brick, bond and mortar to be used shall be submitted to and approved in writing by the Local Planning Authority. Once approved, the development shall proceed in strict accordance with the approved details.

Reason

To ensure the development has an acceptable external appearance, is in keeping with the visual amenity and character of the area and enhances the integrity of the conservation area to accord with Policies 5, 22 and 39 of the North East Lincolnshire Local Plan 2013-2032 (Adopted 2018).

23 Condition  
Before any repointing is undertaken on the former dairy and barns and site wall, details of the lime mortar to be used shall be submitted to and approved in writing by the Local Planning Authority. Once approved, all repointing works shall proceed in strict accordance with the approved details.

Reason

To ensure the development has an acceptable external appearance, is in keeping with the visual amenity and character of the area and enhances the integrity of the conservation area to accord with Policies 5, 22 and 39 of the North East Lincolnshire Local Plan 2013-2032 (Adopted 2018).

24 Condition  
Before any of the following are installed full and final details shall be submitted to and approved in writing by the Local Planning Authority:

- Pantiles
- Windows and Doors

Once approved, the development shall proceed in strict accordance with the approved details.

Reason

To ensure the development has an acceptable external appearance, is in keeping with the visual amenity and character of the area and enhances the integrity of the conservation area to accord with Policies 5, 22 and 39 of the North East Lincolnshire Local Plan 2013-2032 (Adopted 2018).

25 Condition  
The diamond shaped air vents/bird and bat design on the barn walls must be retained.

Reason

To ensure the development has an acceptable external appearance, is in keeping with the visual amenity and character of the area and enhances the integrity of the conservation area to accord with Policies 5, 22 and 39 of the North East Lincolnshire Local Plan 2013-2032 (Adopted 2018).

26 Condition  
Notwithstanding the Town and Country Planning (General Permitted Development) Order 1995 (or any statutory amendment thereto), no development under Schedule 2 Part 1, Class A, B, C, D, E, F shall be permitted within the curtilage of the dwellings.

Reason

To protect the heritage value and quality of the scheme in accordance with Policies 5, 22 and 39 of the North East Lincolnshire Local Plan 2013-2032 (Adopted 2018).

27 Condition  
The development must be carried out in line with the recommendations identified in the Preliminary Ecological Appraisal unless otherwise agreed in writing with the Local Planning Authority and before any demolition or construction occurs, the further survey work identified in the Preliminary Ecological Appraisal, shall be undertaken submitted to and approved in writing by the Local Planning Authority. Included shall be any mitigation measures where recommended and a timescale for implementation. Once approved, any mitigation measures shall be implemented as approved.

Reason

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

28 Condition  
No demolition or construction shall commence until a Demolition and Construction Ecological Management Plan has been submitted to and approved in writing by the Local Planning Authority. Development shall then be implemented in accordance with the Demolition and Construction Ecological Management Plan unless otherwise agreed in writing with the Local Planning Authority.

Reason

In the interest of habitat and bio-diversity improvement and protection in accordance with Policy 41 of the North East Lincolnshire Local Plan 2013-2032 (Adopted 2018).

29 Condition  
No demolition or construction shall commence until a Landscape Ecological Management Plan has been submitted to and approved in writing by the Local Planning Authority. Development shall then be implemented in accordance with the Landscape Ecological Management Plan and adhered to at all times thereafter unless otherwise agreed in writing with the Local Planning Authority.

Reason

In the interests of habitat and bio-diversity in accordance with Policy 41 of the North East Lincolnshire Local Plan 2013-2032 (Adopted 2018).

30 Condition  
The development shall not commence until a Habitat Management and Monitoring Plan (the HMMP), prepared in accordance with the approved Biodiversity Gain Plan and including:

- (a) A non-technical summary;
- (b) The roles and responsibilities of the people or organisation(s) delivering the HMMP;

- (c) The planned habitat creation and enhancement works to create or improve habitat to achieve the biodiversity net gain in accordance with the approved Biodiversity Gain Plan;
- (d) The management measures to maintain habitat in accordance with the approved Biodiversity Gain Plan for a period of 30 years from the completion of development; and;
- (e) The monitoring methodology and frequency in respect of the created or enhanced habitat to be submitted to the Local Planning Authority

has been submitted to, and approved in writing by, the Local Planning Authority.

Additionally, notice in writing shall be given to the Local Planning Authority when the:

- (a) HMMP has been implemented; and;
- (b) Habitat creation and enhancement works as set out in the HMMP have been completed.

The created and/or enhanced habitat specified in the approved HMMP shall be managed and maintained in accordance with the approved HMMP. Monitoring reports shall be submitted to the Local Planning Authority in writing in accordance with the methodology and frequency specified in the approved HMMP.

#### Reason

To ensure the development delivers biodiversity net gain on site in accordance with Schedule 7A of the Town and Country Planning Act 1990 and Policies 5 and 41 of the North East Lincolnshire Local Plan 2013 - 2032 (Adopted 2018).

## 31 Biodiversity Net Gain

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

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

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

There are statutory exemptions and transitional arrangements which mean that the biodiversity gain condition does not always apply. It is the applicant or

developers responsibility to make sure that they are complying with the requirements of this legislation.

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

In summary: Based on the information available this permission is considered to be one which will require the approval of a biodiversity gain plan before development is begun because none of the statutory exemptions or transitional arrangements are considered to apply.

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

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

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

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

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

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

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

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

4.2 Development below the de minimis threshold, meaning development which:  
i) does not impact an onsite priority habitat (a habitat specified in a list published under section 41 of the Natural Environment and Rural Communities Act 2006);  
and

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

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

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

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

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

#### Irreplaceable habitat

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

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

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

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

If planning permission is granted on an application made under section 73 of the

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

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

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

## **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 is for a conversion and redevelopment scheme to create 9 dwellings. It can be achieved without harm to the heritage of the area or residential amenity and is acceptable under all other planning considerations including heritage, highway safety and ecology. This proposal is approved in accordance with the North East Lincolnshire Local Plan 2013-2032 (adopted 2018), in particular policies 5, 22, 33, 34, 36, 38, 39, 41, 42 and 43.
- 2 Added Value Statement  
Article 31(1)(cc) Statement - Positive and Proactive Approach  
In accordance with paragraph 187 of the National Planning Policy Framework, the Local Authority has worked in a positive and proactive manner with the applicant to seek solutions to problems arising, by requesting additional information and amendments.
- 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 including the installation of EV charging points. You are advised to contact them in advance of work on site commencing (Tel: 01472 326289 - Option 2).
- 5 Informative  
This application will require the creation of new postal addresses. You are advised to contact the Street Naming & Numbering Team on 01472 323579 or via email at [snn@nelincs.gov.uk](mailto:snn@nelincs.gov.uk) to discuss the creation of new addresses.
- 6 Informative  
If the highways within the site are to be adopted by the Council, in accordance with Section 38 of the Highways Act 1980, please contact the Highway Management Team six months in advance of the commencement of works. (Tel: 01472 324505)
- 7 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 six months in advance of the commencement of works (Tel: 01472 324505).
- 8 Informative  
Where there may be the possibility of asbestos in the buildings the applicant, developer, and future occupier are reminded of the duties under Control of Asbestos Regulations 2012, or the more general duties under the Health and Safety at Work Act 1974 in relation to any presence of asbestos in the building(s). The Health and Safety Executive can be contacted for further advice and a copy of the Approved Code of Practice is available from their website at <http://www.hse.gov.uk/pubns/books/l143.htm>.
- 9 Informative  
The applicant's attention is drawn to the comments from the Council's Ecology Officer, Drainage Officer, Waste Officer, North East Lindsey Drainage Board, Humberside Fire and Rescue and Cadent Gas. Please go to [www.nelincs.gov.uk](http://www.nelincs.gov.uk) to view the comments.
- 10 Informative  
It is recommended that any new brick matches the existing barn and dairy buildings and that the bond design is also matched (English Garden Wall, three rows of stretcher, one row of headers). For the dairy, the former barn and its new extension the openings should be timber.

## Minute of the Planning Committee 25th February 2026

**Item:** 5

**Application Number:** DM/0916/25/FULA

**Application Type:** Accredited Agent - Homeholder application

**Application Site:** 15 Humberston Fitties Humberston North East Lincolnshire DN36 4EU

**Proposal:** Remove existing workshop and part of pergola, erect single storey extension to rear with alterations to include roof lights. Alterations to the existing shed to form a bin store, increase the height of the existing chimney stack, renew all existing cladding with mixed horizontal and vertical cladding and replace all existing uPVC windows and doors with new timber framed units, introduce several ships porthole windows and alterations to existing fences and associated works - Amended Plans and Description December 2025

<b>Applicant's Name and Address:</b> Ms Andrea Warnock 15 Humberston Fitties Humberston North East Lincolnshire DN36 4EU	<b>Agent's Name and Address:</b> Mr Matt Deakins Ross Davy Associates Pelham House 1 Grosvenor Street Grimsby North East Lincolnshire DN32 0QH
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**Deposited:** 24th October 2025

**Accepted:** 24th October 2025

**Expiry Date:** 19th December 2025

**Agreed Extension of Time Date:** 27th February 2026

**Case Officer:** Abigail Hattersley

**Decision:** Approved with Conditions

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

Reason  
To comply with S.91 of the Town and Country Planning Act 1990
- 2 Condition  
The development shall be carried out in accordance with the following plans and documents:

RD5957-02 I - Proposed Block Plan, Floor Plan, Elevations and Street Scene  
RD:5957 - 01 A - Site Location Plan, Existing Floor Plans and Elevations  
RD5957 - Flood Risk Form  
RD5957 REV A - Heritage Assessment

Reason  
For the avoidance of doubt in the interests of proper planning and in accordance with Policies 5, 22, 33, 39 and 41 of the North East Lincolnshire Local Plan 2013-2032 (adopted 2018).
- 3 Condition  
The proposal shall be constructed using materials specified within the application form and on the approved plans received unless otherwise first approved in writing by the Local Planning Authority.

Reason  
In the interests of design and in accordance with Policies 5, 22 and 39 of the North East Lincolnshire Local Plan 2013-2032 (adopted 2018)
- 4 Condition  
Surface water drainage shall be via the soakaway shown on plan RD5957-02 H Proposed Block Plan, Floor Plan and Elevations which shall be installed before the outbuildings are 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 33 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

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

6 Condition

Prior to the commencement of any development hereby permitted (or as otherwise agreed in writing), the existing workshop structure and the identified section of the existing pergola, as shown for removal on drawing RD5957-02 H Proposed Block Plan, Floor Plan and Elevations, shall be permanently removed from the site in their entirety and all existing windows and doors changed to timber.

Written confirmation and photographic evidence of the removal and installation of timber windows and doors shall be submitted to and approved in writing by the Local Planning Authority before any further development takes place.

The development shall thereafter be carried out strictly in accordance with the approved details.

Reason

To preserve and enhance the Conservation Area to accord to Policy 39 of the North East Lincolnshire Local Plan (2013 to 2032) Adopted 2018.

7 Condition

The development shall be completed in accordance with the submitted Flood Risk Form.

Reason

To help mitigate the impact of any flooding to accord to Policy 33 of the North East Lincolnshire Local Plan 2013-2032 (adopted 2018)

8 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, heritage or 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, 33, 39 and 41.
- 2 Added Value Statement  
Article 31(1)(cc) Statement - Positive and Proactive Approach  
In accordance with paragraph 187 of the National Planning Policy Framework, the Local Authority has worked in a positive and proactive manner with the applicant to seek solutions to problems arising, by imposing conditions for amenity.
- 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

Birds and bats are mobile species and frequent roofs and cavities. There should be vigilance for nesting birds and the presence of bats before and during works. If a nesting bird or bat is discovered during works, all work must stop immediately, and a suitably qualified ecologist contacted and the Local Planning Authority informed.

Birds

All common wild birds are protected under The Wildlife and Countryside Act 1981 (as amended). Under this legislation it is an offence to: Kill, injure or take any wild bird, Take, damage or destroy the nest of any wild bird while it is in use or being built, Take or destroy the egg of any wild bird, Certain rare breeding birds are listed on Schedule 1 of The Wildlife and Countryside Act 1981 (as amended). Under this legislation they are afforded the same protection as common wild birds and are also protected against disturbance whilst building a nest or on or near a nest containing eggs/unfledged young.

Bats

All bats are strictly protected under the Wildlife and Countryside Act 1981 (as amended) and is strengthened by the Countryside and Rights of Way (CRoW) Act 2000. Bats are also protected by the Conservation of Habitats and Species Regulations (as amended) 2019 and together, all this legislation makes it an offence to: Deliberately capture (or take), injure or kill a bat, Intentionally or recklessly disturb a group of bats where the disturbance is likely to significantly affect the ability of the animals to survive, breed, or nurture their young or likely to significantly affect the local distribution or abundance of the species whether in a roost or not, Damage or destroy the breeding or resting place of a bat, Possess a bat (alive or dead) or any part of a bat, Intentionally or recklessly obstruct access to a bat roost, Sell (or offer for sale) or exchange bats (alive or dead) or parts of bats.

A roost is defined as being any structure or place that is used for shelter or protection, and since bats regularly move roost site throughout the year, a roost retains such designation whether or not bats are present at the time.