### Recommendation: Approval with Conditions

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<tr>
<td>Application No:</td>
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<td>Reserved Matters</td>
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<td>Land On South Side Kings Road Immingham North East Lincolnshire</td>
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<tr>
<td>Proposal:</td>
<td>Reserved matters application pursuant to application DM/1027/13/OUT (Proposed Outline development of site E1/3 in the NELC local plan for general industry (B2) storage and distribution (B8) and minor office development, research and development, light industry (B1) with associated access &amp; landscaping.) Phase 1 works application to construct part of the access road with associated surface water drainage.</td>
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<tr>
<td>Applicant:</td>
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<td>Case Officer:</td>
<td>Ian Trowsdale</td>
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### Planning Committee Dated: 27th April 2016

### Summary List of Detailed Plans and Applications

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<tr>
<td>Proposal:</td>
<td>Erect one dwelling with attached garage in accordance with amended site plan (3779-2A)</td>
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<tr>
<td>Applicant:</td>
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<td>Case Officer:</td>
<td>Martin Dixon</td>
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<td>Application Site:</td>
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<tr>
<td>Proposal:</td>
<td>Erect single storey rear extension, convert roofspace with installation of dormers to front and rear, erect porch with various external alterations</td>
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<td>Applicant:</td>
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| Item: | 7 |
| Application No: | DM/0208/16/FUL |
| Application Type: | Full Application |
| Application Site: | 2 Elsenham Road Grimsby North East Lincolnshire DN31 2QR |
| Proposal: | Variation of Condition 2 (Opening Hours) as granted on 42489 (Change of use from cold food takeaway to include hot food takeaway) to extend opening hours to Monday - Sunday 7am - 5pm including bank holidays |
| Applicant: | Miss Kelly Hall |
| Case Officer: | Lauren Birkwood |

| Item: | 8 |
| Application No: | DM/1126/15/FUL |
| Application Type: | Full Application |
| Application Site: | Land At Chapel Lane Barnoldby Le Beck North East Lincolnshire |
| Proposal: | Erection of 2 dwellings with associated garages, driveways and private access road |
| Applicant: | Mr R Burnett And Mr H Greenwood |
| Case Officer: | Richard Limmer |
Recommendation: Approval with Conditions

Item: 9

Application No: DM/1210/15/FUL

Application Type: Full Application

Application Site: The Linden Club  Clee Road Grimsby North East Lincolnshire

Proposal: Variation of Condition 2 (Approved Plans) as granted on DM/0202/15/FUL (Erect single storey extension to existing club house, football facility to rear of site to include single storey change facilities, WC block & club shop. Install grand stand seating & telescopic flood lights pitch, extension to existing car parking, relocation of bowling green & associated landscaping) for revision to relocate and increase spectators stands from four to six, remove fencing on north west boundary and display correct number of floodlights (6no.)

Applicant: CTFC Ltd

Case Officer: Richard Limmer
ITEM: 1

RECOMMENDATION: Approval with Conditions

APPLICATION NO: DM/0106/16/REM

APPLICATION TYPE: Reserved Matters

APPLICATION SITE: Land On South Side, Kings Road, Immingham, North East Lincolnshire,

PROPOSAL: Reserved matters application pursuant to application DM/1027/13/OUT (Proposed Outline development of site E1/3 in the NELC local plan for general industry (B2) storage and distribution (B8) and minor office development, research and development, light industry (B1) with associated access & landscaping.) Phase 1 works application to construct part of the access road with associated surface water drainage.

APPLICANT: Brocklesby Estate
Estate Office
Brocklesby Park
Lincolnshire
DN41 8PN

AGENT: Mrs Sarah Perry
C.R.Parrott Consultants Ltd
Prince House
Queensway Court
Arkwright Way
Scunthorpe
North Lincolnshire
DN16 1AD

DEPOSITED: 28th January 2016

ACCEPTED: 29th January 2016

TARGET DATE: 25th March 2016

PUBLICITY EXPIRY: 19th April 2016

AGREED EXTENSION OF TIME DATE: 29th April 2016

CONSULTATION EXPIRY: 19th February 2016

CASE OFFICER: Ian Trowsdale

PROPOSAL

The application seeks permission for the construction of a vehicular access into the site granted permission for B1, B2 and B8 uses from Queens Road following the approval of outline permission.

In detail, the plans show the constructional details for the first 160m of road into the development site.
The application is brought to Committee as more than three letters of objection have been received.

SITE

The site is located to the east of Immingham, east of the A1173 and south west of King's Road and Queen's Road Immingham.

The land has been used for agricultural purposes divided into three fields. Field boundaries are defined by drainage ditches and some hedgerows with little else in the way of natural vegetation. The site is relatively flat, varying in height from 1.4m AOD to 1.7m AOD. A water main and gas main run along the southern boundary and overhead power cables run across the south eastern corner of the site. Currently, there are three vehicular access points into the site for agricultural purposes.

The northern boundary of the site is shared with King's Road. This is open in character with good views across the site. An electricity substation adjoins the site in the North West corner.

Queen's Road runs to the east and along the first section of the road there are residential properties. The remainder of Queen's Road adjoining the site comprises of properties of differing uses with a further residential property to the south east. It is these residents who have objected to the planning application.

RELEVANT PLANNING HISTORY

Planning application DM/1027/13/OUT gave outline permission for general industry (B2), storage and distribution (B8) and minor office development, research and development, light industry (B1) with associated access and landscaping. The Decision Notice was issued in April 2014. The site is allocated on the North East Lincolnshire Local Plan (2003) as industrial land (Policy E1).

Application DM/1233/15/CND gave consent to discharge a number of conditions covering the disposal of surface water, contamination and mitigation strategy and archaeology.

RELEVANT PLANNING POLICIES AND BACKGROUND PAPERS

Government Guidance

Development Plan
Saved Policies
The National Planning Policy Framework (NPPF) provides the national overview of planning policy and gives a presumption in favour of sustainable development. There are twelve core principles in the NPPF that underpin the decision making process on planning applications that include the need to proactively drive and support sustainable economic development to deliver businesses and industry that the country needs; always seek to secure high quality design and a good standard of amenity for all existing and future occupants of land and buildings; taking account of a changing climate and focus on the need to provide sustainable transport to help achieve economic growth. The NPPF also stresses that local planning authorities should proactively plan to meet development needs of business and support an economy fit for the 21st Century.

Local planning policy is contained in the North East Lincolnshire Local Plan 2003. The site is identified as an industrial area on the Local Plan Inset Map (Policy E1).

Paragraph 215 of the NPPF states that due weight should be given to policies in existing plans according to their consistency with the framework. Unless otherwise identified within the report, these policies are considered consistent with the framework and which have the presumption in favour of sustainable development.

**REPRESENTATIONS RECEIVED**

Environment Agency - no comments,

Drainage Officer - full surface water drainage details required.

North East Lincolnshire Drainage Board - a full scheme for the management of surface water from the development must be submitted to the Board for formal approval and written consent.

Environmental Protection - suggest condition to cover hours of construction,

Humberside Fire and Rescue - advisory comments in respect of access to fire services and water supplies.

Archaeological Services - mitigation strategy has been agreed.

National Grid - no observations following further details submitted.

Neighbours - objections received from Nos 1, 3, 4 and 31 Queens Road. Concerns over the industrialisation of the land, drainage, increase in traffic and noise and nuisance.

**APPRAISAL**

The material consideration is whether the construction of the road would unduly harm the amenities the adjoining residents. Also, whether it is acceptable in terms of highway and pedestrian safety.
Outline permission has been given for the development of the site for industrial purposes. This application constitutes the first phase of details for its development in accordance with the outline permission. At this stage no details have been submitted for buildings to be constructed on the site. These will follow at a later date with subsequent reserved matters submissions and local residents will be notified about the details and invited to comment upon them.

The locations of the means of access from the existing highway network were approved as part of the outline planning permission. The first part of the road into the site does not raise any new planning issues.

The comments from the immediate neighbours are noted. However, they do not raise any substantive new issues considered in full with the approval of the outline planning permission - when similar representations were also received.

The proposed access road is acceptable in terms of highway and pedestrian safety.

When details of buildings are submitted further consultation will be carried out with local residents.

CONCLUSION

The reserved matter application for the construct of part of the internal road into the development site does not raise any new planning issues nor is there any conflict with planning policy. Consequently, the application is recommended for approval.

RECOMMENDATION

Approval with Conditions

(1) Condition
The development shall be carried out in accordance with the following approved plans:-

Drawing No: 101E; 102C; 103B; 104B; 105A; 106B; 107B; 108A; 109 A and Site Location Plan No. LDC0912-01.

Reason
In the interests of proper planning and the avoidance of doubt.
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 2003 in the first instance and the National Planning Policy Framework. The proposal would not harm the area character or residential amenity and is acceptable under all other planning considerations. This proposal is approved in accordance with the North East Lincolnshire Local Plan 2003 and in particular saved Policies GEN1 - Development Areas; E1 - Industrial Land; GEN3 - Development and Landscaping; GEN8 - Protection of Water Resources; T6 - Development Proposals and the Provision of Parking; NH1 - Sites of International and National Conservation Importance; NH2 - Sites of Local Nature Conservation Importance and Value and BH12 -Evaluation of Archaeological Remains.

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 by carrying out detailed discussions.
Residents of Queens road
1, 3+4 Queens road
Immingham
DN40 1AL
18.2.2016

Ian Trowsdale,

Where writing to object the planning application DM/0106/16REM pursuant of the application DM/1027/13/OUT, first of all I'd like to query the application DM/1233/15/CWD that was passed on the 24/12/15 this information was not passed onto the residents of Queens road so they could be given the opportunity to object this the first any of us knew about it was when work had already started, after the outline planning was granted reference DM/027/13/OUT, The Brocklesby Estate spokesperson and the local planning Councillors assured the residents nothing would be done on the field without first liaising with the residents now this seems not to be true and with work already starting we feel our concerns don't matter as it's going to be passed anyway, on the advice of Martin Dixon we have tried to contact Ian Trowsdale on several occasions leaving messages but still have not spoke with him. We all feel a high concern on a number of points of which I'll list
* Increased volume of traffic, some 50 tone lorries in turn creates.

* Pollution - noise 24h Forktrucks beeping
  + light - at present its pitch black

* With 2 young children getting out the car is a concern, with the speed been 40mph and none of the traffic travels at this speed.

* 2 children sleep at the rear of the property adjacent to the field our concern is they will have trouble sleeping due to 24/7 noise and light its very quiet down here at the moment.

* Been hemmed in by industrial buildings is a concern of loss of light.

* Devalue and make it impossible to sell or rent out in the future.

* Lastly we'd like to raise the Concern of flooding, at present the road is higher than the houses the new road they are building is also higher than the houses leaving us in what can only be described as a bowl and with heavy downpour and drainage failier we will be at risk of flooding.

Yours Sincerely

John Strachan, Laura Varley, GEOFF KIRK

__________________________
H. A. Hunter, J Hunter.
North east lincolnshire development
management services
Origin two origin way.
Europarc grimsby.
North east lincolnshire
DN37 9TZ

from Paul mason
The Swiss house
31 queens road
Immingham
North east lincolnshire

To Mr Ian Trowsdale
Regards planning application DM/0106/16/REM. Reserved matters DM/1027/13/out

Location land at south side kings road immingham.

On letter dated 29th January it clearly states All comments received will be posted on our web site.

We live on queens road at the other end from this Above Dm/0106/16/REM. But we back on to
Now green fields site planned.

Under Artical 8 This planning application brakes our rights. Under article protocol Article 1
The right to a private and family life. Under freedom of Expression of association and under.
The right to respect for property right to respect for the home includes.
The right not to have ones home life not interfered with.

We list hear under the above why this is braking our rights.
Our home will be on an island to our front the now road. no problem with this. But
As you know there is also planned a 2nd road to the right side of our home as you look at it.
Also on this said plan above. There will be a road running to the back of us with three. Entry
An exits. So we will be hemmed in all around.

Also been general industry planned at our backs of the land we own an right sides of us.
With this will come a large amount of noise not just in the building of this site.
But when its up an running there will be a large amount of car an truck movements all around
Us both day an night. On top of all this when the general industry is up an running.
There will be 1000 present more noise then we have now.

Please note the Swiss house was shipped to immingham from Sweden in the start of the 50s
From the date it was build it was the first building of its kind in linconnhshire. As soon as it
was built it was lived in as a home back then there was no building to the fount. Just green
Fields that later were allotments for the homes on queens road.
A modern day equivalent of our home is a Hufhaus home.
Our home was shown in the grimsby newspaper last year. It said the wooden prefabricated
House on Queens Road iningham witch was shipped for pastor Erick Forsback and his family
The house was centrally heated and insulated with straw.
This was first published in the grimsby telegraph in 1955 it says and a cozy and cheer full the.
Hours appears.

We also propose the building on Planned site DM/0106/16/REM.
As we will be built in all around and left in a trench meaning road at front higher up. Land at
The back built up leaves our home lower in the ground height. We also have a basement of
Approx 10 x 10 meters = 100m this is now lower bye 1.55m then the land around us.
With out proper due care an attention When this site is built we will be flooded out.
We also have drainage pipe work running in to the fields at the back of us.

Also we came hear near three years ago we bort our home cash spent over 25000 pounds
Refurbishing it. Its taken up to now some 1000s of man hours by my self and out side contractors
To get it to the 95 present finished state its in now.
Counting the first two costs an time spent. By this build on the land to our backs. We then will
Not be able to sell our homes on to other buyers in time to come. This has DE value our home

As you know there have been a number of other plans past for the four said land.

At the time in the town hall when we the residents association went to propose this first out
laying planning application for this site.
The Agent acting on behalf of the land owner said. After this stage of our laying planning
We will talk to the residents of Queens Road to see how we will best help them.
From right back then till today date of this letter. We have hurd nothing from them.

Yours Paul mason
PLANNING COMMITTEE - 27th April 2016

ITEM: 2 RECOMMENDATION: Approval with Conditions

APPLICATION NO: DM/0058/16/FUL

APPLICATION TYPE: Full Application

APPLICATION SITE: 30 Cambridge Street, Cleethorpes, North East Lincolnshire, DN35 8HD

PROPOSAL: Change of Use from retail shop (A1) to restaurant (A3)

APPLICANT: Mr Brett Smith
Eastfield Farm
Station Road
North Thoresby
DN36 5QU

AGENT:


AGREED EXTENSION OF TIME DATE: 29th April 2016

CONSULTATION EXPIRY: 18th February 2016 CASE OFFICER: Ian Trowsdale

PROPOSAL:

The application seeks permission to change the use of the existing premises from an A1 use (phone repair shop) to an A3 use (cafe/restaurant).

The size of the premises is given as 42.75 sq m. The applicant states that six people would be employed.

The application also includes details of building works to the rear courtyard of the premises to include part enclosing the yard, installing toilets and minor work to the kitchen by inserting a new window.

The applicant includes proposed hours of opening as follows:-

Mondays to Thursdays 1000 hrs to 0000 hrs,
Fridays 1000 hrs to 0100 hrs,
Saturdays 0800 hrs to 0100 hrs  
Sundays 1000 hrs to 0000 hrs.

The applicant has a commercial waste contract with a local company with bins for general waste stored at the rear of the premises.

A Premises License was granted by the Council's Licensing Sub-Committee on 14th March 2016

SITE

The site is located on the eastern side of Cambridge Street between the junctions of Sea View Street and Knoll Street. It lies within an area defined on the Local Plan as a shopping area (saved Policy S2) and outside the primary shopping frontage of the town centre.

Immediately adjoining the site is Angel's Nails and the courtyard to Petit Delight. Immediately to the rear are residential properties off Knoll Street. Above the shop is a flat that is leased to the applicant.

The site is within the Cleethorpes Central Seafront Conservation Area.

RELEVANT PLANNING HISTORY

There is no planning history relating to this proposal.

It should be noted that the Licensing Sub-Committee approved an application for a new Premises License on the 14th March 2016 that contained a number of conditions, in summary as follows:-

- at all times the premises are open for business there must be a minimum of 32 covers available, all to be located indoors,
- the premises licence holder shall ensure that there is an adequate risk assessment for door supervision,
- an incident log shall be kept on the premises,
- patrons permitted to temporarily leave and then re-enter the premises, for example to smoke, shall not be permitted to take drinks or glass containers with them,
- the designated smoking area only used until 9pm outlined on the plan in the rear courtyard,
- staff training,
- signage requesting customers respect local residents amenity and leave quietly,
- whilst the premises are open for business, food shall be available until at least one hour before the end of alcohol sales,
- installation of a CCTV system and period of retention images, with recording of incidents available for inspection by the police,
- external doors fitted with self closing devices,
- all doors and windows to be closed after 2200 hours,
- rear courtyard only used by patrons until 9pm; after this time access will only be allowed for the use of the toilets and staff access,
- patrons not to take containers from the premises.

RELEVANT PLANNING POLICIES AND BACKGROUND PAPERS

Government Guidance

Development Plan
Saved Policies

The National Planning Policy Framework (the Framework) provides the national overview of planning policy and seeks to proactively drive and support sustainable economic development to deliver businesses and thriving local places that the country needs as well as ensuring the vitality of town centres.

Local planning policy is contained in the North East Lincolnshire Local Plan 2003. The site is within the built up area of Cleethorpes where saved Policy GEN1 applies. That policy seeks to grant permission provided that a range of criteria can be satisfied, including impact on neighbouring land uses by reason of noise, disturbance or visual intrusion. In addition, the site lies in an area defined for shopping uses (saved Policy S2) which seeks to encourage a range of uses including food and drink outlets. Also, the site lies within an area defined as a conservation area (The Central Seafront, Cleethorpes) where saved Policy BH1 applies. This policy calls for development proposals to preserve or enhance the character and appearance of the Conservation Area.

Paragraph 215 of the NPPF states that due weight should be given to policies in existing plans according to their consistency with the framework. Unless otherwise identified within the report, these policies are considered consistent with the framework and which have the presumption in favour of sustainable development.

REPRESENTATIONS RECEIVED

Drainage Officer - no comments

Crime Reduction Officer - no comments

Neighbours:

Objections received from 4, 6, 8,10 and 12 Knoll Street, resident on Sea View Street, 16, 25, 27 and a resident on Cambridge Street - concerned with the proximity of site to residential properties in particular the use of the courtyard by customers and staff leading to noise and disturbance.
APPRAISAL

The material considerations in this case are:-

1. Principle of Development, and

2. Amenity.

3. Conservation Area

1. Principle of Development

The site is within the defined town centre, where food and drink outlets are specifically permitted by a local plan policy (saved Policy S2).

The building is small in size with a rear courtyard. Nearby are retail uses as well as similar establishments that serve food and drink, on the corner of Cambridge Street and Sea View Street (Petit Delight). Given the site's location in the defined town centre it is concluded that, in principle, the use of the property is appropriate. Furthermore, the use would help to promote the vitality and viability of the town centre.

2. Amenity

One of the core principles of the Framework is to seek to secure high quality of design and a good standard of amenity for all existing and future occupants of land and buildings. In addition, saved Policy GEN1 of the Local Plan requires changes of use to be compatible with surrounding land uses and not unduly harm local residential amenity by reason of such matters as noise, smell and hours of opening.

To the rear of the property are residential properties on Knoll Street. The nearest property is No 4 Knoll Street. A wall and a rear footpath separate this property from the courtyard to be used as part of the business.

It is noted that there are objections to the change of use from immediate neighbours in Knoll Street who are particularly concerned with the potential of noise and nuisance from unrestricted use of the rear courtyard, given its close proximity to residential properties, not only from customers but general use of the courtyard for servicing the premises. The applicant is aware of the objections and has submitted details to restrict the use of the courtyard by part enclosing the rear section closest to the neighbours, using sound deadening materials in the overhang and agreed that the courtyard will not be used after 9 pm by customers. Access to part of the courtyard, to access the toilets, will be permitted with the remainder of the area restricted through the installation of a close
boarded folding door. In addition, the applicant does not intend to amplify music in the courtyard but has indicated a desire to play background music.

The Environmental Protection Team has considered the scheme and subject to suitable worded conditions, so as to mitigate the impact on neighbours' amenity, they have not objected to the courtyard's use. Conditions are recommended to address the following:

- details of extraction and ventilation system(s), lighting and sound mitigation for the courtyard
- no system of public address, loudspeaker system or amplified music is operated from the courtyard,
- that the courtyard is not used by patrons after 9pm, and
- the premises shall until not be open after midnight each day.

With respect to activity along Cambridge Street the site is next to the 'Petit Delight' restaurant and close to other eating and drinking premises on Sea View Street. The area is one of activity associated with the Sea View Street and it is not considered that the use proposed will materially increase the potential for noise and disturbance to such a degree so as to adversely impact on the amenity of the area including residential amenity. However it is considered that the opening hours should be controlled and a midnight closing is recommended.

Having regard to the above it is considered that on the grounds of local amenity that the scheme is acceptable for approval under saved Policy GEN1.

3. Conservation Area

With regard to the conservation area the proposal will continue the positive use of the building and there are no changes to the frontage of the premises. External changes are well contained in the rear yard and will not impact on the character of the street scene. Under saved Policy BH1 of the Local Plan the character and appearance of the conservation area will be maintained.

CONCLUSION

There is a 'planning balance' to be struck when considering changes to A3 uses which generate particular environmental considerations.

Firstly, the site is located in the defined town centre where food and drink outlets are expressly supported by local plan policy. Therefore, there is a presumption in favour of granting planning permission given that such uses are consistent with local planning policy.

Nevertheless, it is acknowledged that the use of the property - especially the use of the rear courtyard - has led to objections from immediate neighbours who are concerned over the loss of their residential amenity; especially from noise and disturbance from
customers and staff. It is proposed to limit the use of the courtyard to mitigate any adverse impacts. In conclusion, it is considered that a reasonable balance has been achieved between protecting residential amenity, having regard to the site's town centre location and mixed character of the immediate area, and in permitting a commercial use that adds to the vitality and 'offer' in this part of Cleethorpes.

RECOMMENDATION

Approval 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 premises shall not be open for trading outside the following hours:

- Mondays to Fridays: 1000 hrs to 2400 hours;
- Saturdays: 0800 hrs to 2400 hours;
- Sundays, Public and Bank Holidays: 1000 hrs to 2400 hours.

Reason
Using the premises outside these hours would be detrimental to the residential amenity of the area by virtue of noise or disturbance in accordance with saved Policy GEN1 of the North East Lincolnshire Local Plan 2003.

(3) Condition
The rear courtyard shall only be used by patrons between the hours of 1000 to 2100 Mondays to Fridays, Sundays, Public and Bank Holidays and between the hours of 0800 to 2100 on Saturdays and outside these hours the courtyard shall be closed through the use of the folding screen as shown on plan 6302/001 and after this time outside access will only be allowed for use of the toilets.

Reason
Using the courtyard after this hour would be detrimental to the residential amenity of neighbours by virtue of noise and disturbance in accordance with saved Policy GEN1 of the North East Lincolnshire Local Plan 2003.

(4) Condition
Before any external ventilation or extraction equipment is brought into use, such details shall be submitted to and approved in writing by the Local planning Authority. Any
ventilation or extraction equipment shall only thereafter be installed in accordance with the approved details.

Reason
To ensure satisfactory ventilation and extraction systems are provided to protect surrounding residents from the adverse effects of cooking smells in accordance with saved Policy GEN1 of the North East Lincolnshire Local Plan 2003.

(5) Condition
No system of public address, loudspeaker system or amplified music shall be operated within the courtyard.

Reason
In the interests of residential amenities in accordance with saved Policy GEN1 of the North East Lincolnshire Local Plan 2003.

(6) Condition
Before the courtyard is brought into use full details of the soundproofing of the rear boundary wall, the proposed pergola to overhang the courtyard and the folding screen to partition off the rear courtyard as detailed on plan 6302.001 shall be submitted to and approved in writing by the Local Planning Authority. The development shall be completed in accordance with the details approved with the boundary wall, pergola and folding screen provided, and thereafter retained, in accordance with those details prior to any use of the courtyard.

Reason
In the interests of residential amenity in accordance with saved Policy GEN1 of the North East Lincolnshire Local Plan 2003

(7) Condition
Details of any external lighting in the courtyard shall be submitted to and approved in writing by the Local Planning Authority. The lighting shall be carried out in accordance with the approved details.

Reason
In the interests of local amenity in accordance with saved Policy GEN1 of the North East Lincolnshire Local Plan 2003.

(8) Condition
The development shall be carried out in accordance with the approved drawing No. 6302.001 and site location and block plan.

Reason
In the interests of proper planning and the avoidance of doubt to accord to saved Policy GEN1 and BH1 of the North East Lincolnshire Local Plan 2003.
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 2003 in the first instance and the National Planning Policy Framework. The proposal would not harm the area character or residential amenity and is acceptable under all other planning considerations. This proposal is approved in accordance with the North East Lincolnshire Local Plan 2003 and in particular saved Policies GEN1 - Development Areas; S2 - Shopping Areas and BH1 - Development in Conservation Areas.

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 carrying negotiations.
Comments for Planning Application DM/0058/16/FUL

Application Summary
Application Number: DM/0058/16/FUL
Address: 30 Cambridge Street Cleethorpes North East Lincolnshire DN35 8HD
Proposal: Change of Use from retail shop (A1) to restaurant (A3)
Case Officer: Ian Trowsdale

Customer Details
Name: Mr David Wilkinson
Address: 4 Knoll street Cleethorpes

Comment Details
Commenter Type: Neighbour
Stance: Customer objects to the Planning Application
Comment Reasons:
Comment:I am extremely unhappy with the proposal and object to the plans. As the nearest residential property to the proposed restaurant (6ft from the rear courtyard) I feel that the noise that will be generated by the potential restaurant will severely impact us. The outdoor area will be very close to my property and noise will be a major problem for us having a young family who sleep at this side of the house. It isn't just the noise of revellers but also the clattering of empty bottles etc in to recycling bins. I feel the proposed idea will generate too much noise beyond the acceptable levels coupled with the existing restaurant which also backs on to the rear of our property. One is ok but 2 would not be acceptable.
Very unhappy that this has been proposed with no consideration to the residents.
Comments for Planning Application DM/0058/16/FUL

Application Summary
Application Number: DM/0058/16/FUL
Address: 30 Cambridge Street Cleethorpes North East Lincolnshire DN35 8HD
Proposal: Change of Use from retail shop (A1) to restaurant (A3)
Case Officer: Ian Trowsdale

Customer Details
Name: Mr Mark Hilditch
Address: 6 Knoll Street Cleethorpes

Comment Details
Commenter Type: Neighbour
Stance: Customer objects to the Planning Application
Comment Reasons:
Comment: Already having one wine bar on Cambridge street and the noise that we get from that. The music people laughing shouting arguing bottles and glasses clanging etc. to then put another wine bar at the side of that one is going to be too much to cope with having music from both bars people shouting across at each other arguments and the possibilities of fights breaking out. My foster son sleeps in the back bedroom and when he is home on leave from the army he likes to relax in his bedroom. And in the summertime when it's warm he as his window open. How is he supposed to relax with all that noise I strongly object to this plan.
Comments for Planning Application DM/0058/16/FUL

Application Summary
Application Number: DM/0058/16/FUL
Address: 30 Cambridge Street Cleethorpes North East Lincolnshire DN35 8HD
Proposal: Change of Use from retail shop (A1) to restaurant (A3)
Case Officer: Ian Trowsdale

Customer Details
Name: Mr Rob Noakes
Address: 8 Knoll street Cleethorpes

Comment Details
Commenter Type: Neighbour
Stance: Customer objects to the Planning Application
Comment Reasons:
Comment: I strongly object to this application as I believe that the "beer garden" / courtyard / "outdoor space" which is also going to act as the smoking area is too close to the rear of residents properties/gardens you could end up with 50 or more people smoking creating a real Health risk, leaving residents unable to have their Doors or windows open, the dangers of passive smoking are well known and with "smoke drift" it could easily become a statutory nuisance under the Enviromental Protection Act 1990 although not currently smoke free outdoors in England you wouldn't be permitted to release known carcinogens to atmosphere were 30 Cambridge street an Industrial unit so why should it be OK if it's from cigarettes?. With all the good will in the world and wireless headphones to control the noise from whatever is being shown on tv's or projection screen at the time, as soon as a goal or whatever is scored you will not be able to control the noise of customers, in addition to the noise constantly created by customers using this space to drink/smoke. As the beer garden will be bigger than the bar this will constantly be an issue. It would be more appropriate to not call this bar Programme but "People bar 2" as it's the same person behind it and just by searching the Planninganddevelopment.nelincs.gov.uk for 20 Cambridge street you can see how that's gone. I believe that Programme if it were allowed to go ahead will become the people bar once it finally gets shutdown and simply move the problem 100 yards down the road to yet another wholly unsuitable premise.
Comments for Planning Application DM/0058/16/FUL

Application Summary
Application Number: DM/0058/16/FUL
Address: 30 Cambridge Street Cleethorpes North East Lincolnshire DN35 8HD
Proposal: Change of Use from retail shop (A1) to restaurant (A3)
Case Officer: Ian Trowsdale

Customer Details
Name: Mrs Lisa Walker
Address: 10 Knoll Street Cleethorpes

Comment Details
Commenter Type: Neighbour
Stance: Customer objects to the Planning Application
Comment Reasons:
Comment: I strongly object to this planning permission for the following reasons.

We can hear the sound of bottles being emptied into bins through double glazed windows from restaurants further away. The sound from this would be far too much.

Noise from customers would be too much especially in the courtyard in the summers months.

I would not feel safe knowing that there is public access to the courtyard (until late at night) which backs on to our communal alleyway at the back of ours and our neighbours properties.

Smell of smokers would drift into our garden.

Parking near our property is already difficult. The opening of a restaurant would make this more so.

Not in keeping with the area. Most of the surrounding properties are residential or shops.

Property far too small for a restaurant.
Comments for Planning Application DM/0058/16/FUL

Application Summary
Application Number: DM/0058/16/FUL
Address: 30 Cambridge Street Cleethorpes North East Lincolnshire DN35 8HD
Proposal: Change of Use from retail shop (A1) to restaurant (A3)
Case Officer: Ian Trowsdale

Customer Details
Name: Mr Duncan Shewan
Address: 12 Knoll Street Cleethorpes

Comment Details
Commenter Type: Neighbour
Stance: Customer objects to the Planning Application
Comment Reasons:
Comment:The intentions of the premises license holder is to open the sports bar at times that will severely effect my quality of amenity i.e. Noise, nuisance and safety issues. The plans included on this portal do not indicate any level of safety, storage, adequate toilet facilities other than out side the premises. The close proximity to mine and neighborouing houses to the planned out door drinking area would in my opinion cause a massive noise issue given that it would be amplified by the funnel affect of the court yards high walls and the high terraced back drop from the rear of the sea view St premises which back in to my garden and rear entrances and windows. This would be a major issue in the summer period particularly as I will have my windows open to cool the house. Also, if there is a fire breakout in the kitchen area, then any customers who are in the court yard or the toilet for example would be unable to evacuate the premises.
No designated smoking area has been stated on the proposed planning application.
Customers will be coming and going from the outdoor toilets past the 10pm noise limitation period whereby all doors and windows should be closed, therefore this will allow noise to and music to funnel out regularly past this time.
This proposal for a restaurant is clearly looking more like a drinking establishment which there are already too many in this immediate area and it seems way too small a premises / venue. It would be much better placed maintained as a retail unit to keep the correct level of commercial balance to our area.
Comments for Planning Application DM/0058/16/FUL

Application Summary
Application Number: DM/0058/16/FUL
Address: 30 Cambridge Street Cleethorpes North East Lincolnshire DN35 8HD
Proposal: Change of Use from retail shop (A1) to restaurant (A3)
Case Officer: Ian Trowsdale

Customer Details
Name: Mr Paul Mills
Address: Seaview Street Cleethorpes

Comment Details
Commenter Type: Neighbour
Stance: Customer objects to the Planning Application
Comment Reasons:
Comment: If something does not fit, it should not be shoe-horned in. I firmly believe in the adage, "a place for everything, and everything in its place".
Planning is simply not a popularity contest.
It doesn't matter who the applicant is, who his friends are, or their standing in the local community. It doesn't matter how they might lobby the local businesses, or drum up support from some influential names in the local area.
Planning is for the good of the people, for the good of the town, and overall the community.
I note with interest the lack of a significant kitchen at either of the two applications, although we are led to believe that these premises are to operate as eateries. This is a repetition of simply pulling the wool over the planning committees eyes. This is not a serious and true application.
Much support may be put forward for a daytime food operation. But the majority of the business and trade will come from late night openings as a drinking establishment. A bar. A pub. Not a restaurant. As such this throws the whole application on its head.
There are various grounds which will give reason for a planning permission to be refused. We are all aware of these. I've detailed below, and given examples of just how damaging these plans will be.

- Adverse effect on the residential amenity of neighbours, by reason of (among other factors) noise*, disturbance*, overlooking, loss of privacy, overshadowing, etc.
  UNDOUBTEDLY THERE WILL BE AN ADVERSE AFFECT ON THE RESIDENTIAL AMENITY.
  THIS HAS ALREADY BEEN PROVEN AT THE POORLY EXECUTED AND OPERATED "PEOPLE BAR". A BAR IN NAME. NOT A RESTAURANT. OR A BISTRO. THERE WILL BE NOISE POLLUTION. THERE WILL BE FURTHER DISTURBANCES. WE WILL LOSE OUR PRIVACY AS A RESIDENTIAL COMMUNITY.

- Unacceptably high density / over-development of the site
  IN TERMS OF HIGH DENSITY, WHEN IS ENOUGH, ENOUGH? BARS AND RESTAURANTS
ARE COMMON PLACE IN THE HIGH STREET AND MARKET PLACE. WHY INFRINGE FURTHER ON GRASS ROOTS COMMUNITIES?

- Visual impact of the development

AMBIENT LIGHTING AND EXTERNAL SIGNAGE WILL NEED SIGNIFICANT SCRUTINY TO MAINTAIN THE CHARACTER OF THIS AREA IN TERMS OF CONSERVATION OF ITS IDENTITY

- Effect of the development on the character of the neighbourhood


- Design (including bulk and massing, detailing and materials, if these form part of the application)

THE DESIGNS SUBMITTED ARE VERY DEFINITELY FOR A DRINKING ESTABLISHMENT. THIS IS FACT. THERE ARE NO TRADITIONAL CATERING FACILITIES THAT WOULD BE EXPECTED FOR A RESTAURANT OR BISTRO OPERATION. STAFF AREAS, REAL KITCHEN, CATERING STORAGE. THIS IS A WOLF IN SHEEPS CLOTHING. A BAR CUNNINGLY DISGUISED AS A RESTAURANT, AS WAS WITH THE PEOPLE BAR PREVIOUSLY.

- The proposed development is over-bearing, out-of-scale or out of character in terms of its appearance compared with existing development in the vicinity

THE CREATION OF A DRINKING CIRCUIT TO SATISFY THE NEEDS OF A GROUP OF INDIVIDUALS FOLLOW THE NEXT TREND AND FASHION. THEY WILL IN TIME MOVE ON TO THE NEXT DESTINATION OF POPULARITY, OR THE MASSES WILL INFLTRATE THE NEW CIRCUIT AND CAUSE DETRIMENTAL DAMAGE TO THE EXISTING CIRCUITS IN TERMS OF A LACK OF TRADE AN BUSINESS, LEADING TO THE EVENTUAL CLOSURE OF SOME BUSINESSES, WHICH WILL IMPACT ON THE WHOLE TOWN.

- If in a Conservation Area, adverse effect of the development on the character and appearance of the Conservation Area

ABSOLUTELY GOES WITHOUT SAYING THAT THIS DEVELOPMENT WILL HARM THE OVERALL DEVELOPMENT OF THE RESIDENTIAL AND COMMERCIAL ATTRACTIVENESS OF THE POCKET OF CLEETHORPES THAT IT IS LOCATED WITHIN. IT WILL BE OVERBEARING AND DESTRUCTIVE TO THE CHARM OF THE SEASIDE TOWN FEEL.

- The development would adversely affect highway safety or the convenience of road users.

HIGHWAYS ARE A VERY SIGNIFICANT CONSIDERATION. THE ROADS IN THIS PARTICULAR AREA ARE ALREADY BLOCKED CONTINUALLY THROUGHOUT THE DAYS WITH DELIVERIES. INTRODUCE FARE PAYING PATRONAGE AND DRINKERS TO THE
AREA, AND MORE VEHICULAR ACTIVITY, AND THERE ARE INEVITABLE CONSEQUENCES. THIS IS SIMPLY NOT THE LOCATION FOR THIS TYPE OF OPERATION.

Paul Mills, Seaview Street Resident
Comments for Planning Application DM/0058/16/FUL

Application Summary
Application Number: DM/0058/16/FUL
Address: 30 Cambridge Street Cleethorpes North East Lincolnshire DN35 8HD
Proposal: Change of Use from retail shop (A1) to restaurant (A3)
Case Officer: Ian Trowsdale

Customer Details
Name: Mrs Jemma Blakey
Address: Skinny Wrists 16 Cambridge Street Cleethorpes

Comment Details
Commenter Type: Neighbour
Stance: Customer made comments in support of the Planning Application
Comment Reasons:
Comment: This is a fantastic opportunity to further develop our street allowing the existing businesses to benefit from an increase of trade brought to the area. This can only enhance our area bringing more diversity to an ever growing popular street. As a single parent living above my shop on Cambridge street I welcome a new restaurant giving my daughter and I a new place to visit this is what we moved to a busy resort for! After developing a working relationship with Brett, Guy and James over the past 9 months, I have every confidence in them that they will preserve the surrounding area and add a new injection of life and activity into the area that benefits all involved; both businesses and residents alike. Despite the current situation with People Bar & Kitchen, where I have made my feelings clear, the business itself and the other businesses around People Bar have done nothing but benefit from its arrival and this is clearly shown by the support he has received.
Comments for Planning Application DM/0058/16/FUL

Application Summary
Application Number: DM/0058/16/FUL
Address: 30 Cambridge Street Cleethorpes North East Lincolnshire DN35 8HD
Proposal: Change of Use from retail shop (A1) to restaurant (A3)
Case Officer: Ian Trowsdale

Customer Details
Name: Miss Anna Hunter
Address: 25 cambridge street Cleethorpes

Comment Details
Commenter Type: Neighbour
Stance: Customer objects to the Planning Application
Comment Reasons:
Comment: I strongly object to having another bar down cambridge street. The one we already have is very noisy with the majority of noise made from people coming out after having a drink mainly at weekends but occasionally in the week. It is very disturbing to hear rowdy people shouting late at night and unsettles our children often waking them up one of which is disabled. I already struggle during the night as I have to see to her several times already and being woken up in addition to this makes me tired and needing extra support from the hospice. This street is already too loud and we are actually considering moving we have only lived here a just over a year.
Application Summary
Application Number: DM/0058/16/FUL
Address: 30 Cambridge Street Cleethorpes North East Lincolnshire DN35 8HD
Proposal: Change of Use from retail shop (A1) to restaurant (A3)
Case Officer: Ian Trowsdale

Customer Details
Name: Mr ronald nutting
Address: 27 cambridge st cleethorpes

Comment Details
Commenter Type: Neighbour
Stance: Customer objects to the Planning Application
Comment Reasons:
Comment:I object to the planning application. With reference to the Application for Planning
Application the applicant should be applying for a change of use from A1 to A3/A4 because due to
the lack of internal seating and use of the larger outside area to the rear of the building this
business will operate as a bar for the majority of the time especially later in the day and at
weekends. There are no plans to store and aid the collection of waste. Regarding the building
itself both fire exits open internally and there is no escape route from the courtyard except through
the bar/restaurant area. There appears to be no kitchen ventilation which is required to provide a
safe and comfortable working environment and there is no designated smoking area so it must be
assumed that the smokers will congregate on Cambridge Street.I believe that this bar/restaurant
will be a serious nuisance to members of the public and it will have a detrimental effect on the
quality of life of others. Thought must also be given to the close proximity of the sheltered housing
for disadvantaged children and the disturbance to their routines.These premises are not large
enough to support live music and if recorded music is played inside even with all the doors and
windows closed it will still be heard especially by the local residents. To allow a bar or any form of
entertainment to be situated in the courtyard will cause a serious noise problem for residents. How
does the management propose to control the impact of people using the bar/beer garden on the
neighbours...smoking and additional noise late at night. I feel the change of use from a retail outlet
to a bar/restaurant would be contrary to planning policies in that it will result in an unacceptable
loss in the amenity that nearby residential properties should reasonably be expected to enjoy.
Comments for Planning Application DM/0058/16/FUL

Application Summary
Application Number: DM/0058/16/FUL
Address: 30 Cambridge Street Cleethorpes North East Lincolnshire DN35 8HD
Proposal: Change of Use from retail shop (A1) to restaurant (A3)
Case Officer: Ian Trowsdale

Customer Details
Name: Miss Carly Hickson
Address: Cambridge Street Cleethorpes Cleethorpes

Comment Details
Commenter Type: Neighbour
Stance: Customer objects to the Planning Application
Comment Reasons:
Comment:To all involved.

This is not a good idea

They already have one bar that has been told to shut but is still open.

We already have enough bars and restaurants in the town.

This is just going to be another bar and we will have the same problems that we have had with the people bar. it will be noisy and there will be trouble. there is enough different food offers in the area. there are enough pubs in the town and some are shut down. they should use one of the shut down ones rather than opening in our street that used to be peaceful and quiet until people bar open.

there will be fights and there will be trouble like there is in the market place and we will see our quiet seaside town become a ghost town in the day and full of people drinking at night.

this is not what the street needs and people should see what has happened with the other bar they run that was supposed to be a food place too.

this is a joke and its not funny for those of us that live around here. i bet the people who will come and use it and abuse our street would not want it where they live.

please no more bars or restaurants around here, it will be unbearable to live in.
Comments for Planning Application DM/0058/16/FUL

Application Summary
Application Number: DM/0058/16/FUL
Address: 30 Cambridge Street Cleethorpes North East Lincolnshire DN35 8HD
Proposal: Change of Use from retail shop (A1) to restaurant (A3)
Case Officer: Ian Trowsdale

Customer Details
Name: Miss Carly Hickson
Address: Cambridge Street Cleethorpes Cleethorpes

Comment Details
Commenter Type: Neighbour
Stance: Customer objects to the Planning Application
Comment Reasons:
Comment: The people who run this bar already run a bar so badly that it has been told to shut down. but it is still open. it has been in the paper this week.

It was opened as a bistro but it is just another pub in the wrong place.

this will be the same i bet

we have a quiet peaceful seaside town and our street is like a village on its own.

we have enough bars on the high street and down seaview st. there are enough restaurants in this town and local to us that offer all different food.

this is not a good idea and it will just be another place for people to come and drink and cause trouble and it will bring trouble to our doors like what has happened at the people bar and it will be a real shame because the peace and quiet and what makes the area nice to live in will be completely spoilt,

Lots of people have been in favour of the people bar and lots of people will be in favour of this place. but it will just be another pub for them to come to. those people would not want it on their own doorsteps. and it will not be any different and there will be more and more complaints.

this is not the place to open something that there is already enough of in the area and it is not the place to open another rowdy pub. more pubs will mean more people and trouble and it will get out of control. keep our seaside village the way it feels - that is why it is so nice to live here. it will be noisy and there will be trouble. thats what will happen.
Comments for Planning Application DM/0058/16/FUL

Application Summary
Application Number: DM/0058/16/FUL
Address: 30 Cambridge Street Cleethorpes North East Lincolnshire DN35 8HD
Proposal: Change of Use from retail shop (A1) to restaurant (A3)
Case Officer: Ian Trowsdale

Customer Details
Name: Mr James Lockwood
Address: 56 Welholme Road Grimsby

Comment Details
Commenter Type: Member of the Public
Stance: Customer made comments in support of the Planning Application
Comment Reasons:
Comment: It is great to see another restaurant wanting to take residence in this area.
Comments for Planning Application DM/0058/16/FUL

Application Summary
Application Number: DM/0058/16/FUL
Address: 30 Cambridge Street Cleethorpes North East Lincolnshire DN35 8HD
Proposal: Change of Use from retail shop (A1) to restaurant (A3)
Case Officer: Ian Trowsdale

Customer Details
Name: Mr Robert Smith
Address: 87 Bradford Avenue Cleethorpes

Comment Details
Commenter Type: Member of the Public
Stance: Customer made comments in support of the Planning Application
Comment Reasons:
Comment: It's great to see the Seaview Street and Cambridge Street quarter fast becoming a destination that continues to draw in visitors to our beautiful seaside town as eateries as independent retailers spring up and thrive. The "gentrification" of this area is long overdue and gradually we are seeing this area catch up with the rest of the UK where small independent establishments have reinvigorated local economies and neighborhoods. This new venture will create employment opportunities, breathe additional life into this vibrant area and enhance the offering for the visitor carrying their tourist pound the local economy needs. Cleethorpes needs to move forward and grasp opportunities to attract visitors and their spend in the face of increasing competition for discretionary leisure spending. I welcome the arrival of new businesses into this already busy, bustling and vibrant area and we simply have to encourage entrepreneurial spirit if Cleethorpes is to maintain its position as the premier Lincolnshire coastal resort.
Comments for Planning Application DM/0058/16/FUL

Application Summary
Application Number: DM/0058/16/FUL
Address: 30 Cambridge Street Cleethorpes North East Lincolnshire DN35 8HD
Proposal: Change of Use from retail shop (A1) to restaurant (A3)
Case Officer: Ian Trowsdale

Customer Details
Name: Miss Cacha Keys
Address: Angel Nails 32 Cambridge Street Cleethorpes

Comment Details
Commenter Type: Neighbour
Stance: Customer made comments in support of the Planning Application
Comment Reasons:
Comment:I appreciate that Brett and his team have been getting some bad comments on this site and thought just to actually say my piece.
I am in support of this new venture and in support of Brett in what he wants to achieve. I can understand why people may be apprehensive when they see an alcohol licence and music and sport etc but to categorise all the negativity that comes with these and stereotype this new venture in the same breathe is uncalled for.

Brett came to see me the first time he was thinking of taking this unit, he introduced himself, we sat down and we spoke about his full business plan - not a lot of people would have done this. We discussed my initial thoughts and then met again to establish a better understanding of how we can work together. Most business owners would have not even bothered and as an independent business owner myself I can not have been more grateful.

I wasn't going to put anything on here as clearly Brett had given me the time of day and I didn't want it to be seen as favoured, however after having people come into my place of work and try and convince me to object due to it being Brett is not right - hence me speaking up.

The business plan itself is exciting and very interesting, I appreciate People Bar is having its objections currently but it has bought a little bit of the city to Cleethorpes and as many people have stated it has brought life to the street. This new venture will allow our end of Cambridge Street to feel those benefits also.
The concerns I have read are all very real and some of them i shared but the way the business, the unit and operation is looking at being ran, I am comfortable this will only have a positive impact on me and others around me.
I am looking forward to Cambridge Street rivalling SeaView Street, competition is healthy and we
already have a close networking relationship - long may this continue and be improved...Without new ventures we would end up being a stale, old town...I moved my business to Cleethorpes for this reason.
Comments for Planning Application DM/0058/16/FUL

Application Summary
Application Number: DM/0058/16/FUL
Address: 30 Cambridge Street Cleethorpes North East Lincolnshire DN35 8HD
Proposal: Change of Use from retail shop (A1) to restaurant (A3)
Case Officer: Ian Trowsdale

Customer Details
Name: Mr Kevin Franklin
Address: 77 Queens Parade Cleethorpes

Comment Details
Commenter Type: Member of the Public
Stance: Customer made comments in support of the Planning Application
Comment Reasons:
Comment: Great to see another potential addition to the Cleethorpes 'eatery' scene - you really are spoilt for choice in Cleethorpes regarding coffee shops and eateries and I think development such as this will only enhance the choice and the area. Also encouraging so see people prepared to invest and help re-generate the area, creating jobs and securing inward investment in businesses.
PLANNING COMMITTEE  - 27th April 2016

ITEM: 3  RECOMMENDATION: Approved
Conditions and signing of S106

APPLICATION NO: DM/1192/15/FUL

APPLICATION TYPE: Full Application

APPLICATION SITE: Land South Of, Ings Lane, Waltham, North East Lincolnshire,

PROPOSAL: Erection of 10 detached dwellings with garages and associated works
(Re-design of previously approved application DC/651/11/WAB)

APPLICANT: Mr Gary Lister
Bridge House Development (Grimsby) Ltd
Bridge House,
Ings Lane
Waltham
Grimsby
N.E LINCS
DN37 0HB

AGENT: Mr Richard Likupe
PalmLeaf Architects
10 Tinley Close
Cottingham
East Yorkshire
HU16 4EN

DEPOSITED: 10th December 2015
ACCEPTED: 21st December 2015

TARGET DATE: 21st March 2016
PUBLICITY EXPIRY: 20th April 2016

AGREED EXTENSION OF TIME DATE: 29th April 2016

CONSULTATION EXPIRY: 12th January 2016
CASE OFFICER: Ian Trowsdale

PROPOSAL

The application seeks permission to erect 10 detached dwellings on land to the rear of Bridge House. The means of access to the site for pedestrians and vehicles is from Ings Lane. This necessitates a new junction being constructed from Ings Lane.

In detail, the layout of development takes a traditional form with detached dwellings set back from the highway that runs centrally through the site. External materials are given as red brick with some render and roofing materials as plain clay pantiles.
The application is referred to Committee as more than three objections have been received from neighbours.

SITE

The site is within the village of Waltham and located close to the south-easterly development limit of the village as defined on the Local Plan. It is a flat backland site extending to some 0.95 hectares. The main part of the site is bounded in the north by Buck Beck and several mature trees protected by Tree Preservation Orders. Beyond Buck Beck is Grove Park, a public amenity space which has a tarmac footpath which joins Elm Road to Ings Lane and follows the course of the beck.

To the west, south and east of the site is low density residential development comprising of generally large established houses of varying styles and age. Whilst there is some screen fencing that abuts the site these three boundaries mostly feature overgrown hedging.

RELEVANT PLANNING HISTORY

There are three application relevant to the proposed development all relating to residential development as follows:-
DC/696/07/WAB for outline permission for 18 dwellings and access road - refused permission and a subsequent planning appeal dismissed in June 2008.

DC/92/09/WAB to erect 30 dwellings to include new access road, car parking and associated works refused permission and subsequent appeal dismissed in August 2010,

DC/651/11/WAB to erect 8 dwellings, garages, new access road, car parking and associated works approved November 2011.

RELEVANT PLANNING POLICIES AND BACKGROUND PAPERS

Government Guidance

[Development Plan]
[Saved Policies]

Section 38(6) of the Planning and Compulsory Purchase act 2004 requires that planning applications be determined in accordance with the development plan unless material considerations indicate otherwise. In this case the development plan consists of the saved policies on the North East Lincolnshire Local Plan 2003.

Most relevant policies for the determination of this application are:-
Policy GEN1 - Development Areas,
Policy GEN3 - Development and Landscaping,
Policy T6 - Development proposals and the Provision of Parking,
Policy NH5 - Protection of Trees,
Policy NH6 - Protection of Hedgerows,
Policy BH12 - Evaluation of Archaeological Remains.

The National Planning Policy Framework (the Framework) provides the national overview of planning policy and gives a presumption in favour of sustainable development. The Framework includes a set of twelve core planning principles that seek to deliver sustainable development. They include such matters as promoting sustainable means of transport, delivering a wide choice of high quality homes, requiring good design, meeting the challenges of climate change, flooding and coastal erosion, conserving and enhancing the natural environment, delivering sustainable economic development and taking account of local strategies to improve health, social and cultural well-being for all by delivering sufficient community and cultural facilities and services to meet local needs.

Paragraph 215 of the NPPF states that due weight should be given to policies in existing plans according to their consistency with the framework. Unless otherwise identified within the report, these policies are considered consistent with the framework and which have the presumption in favour of sustainable development.

REPRESENTATIONS RECEIVED

Waltham Parish Council - recommends approval of the application, conditional that consideration is given to the following condition being imposed. This development does not propose to provide any additional funding towards village improvements through a Section 106 Agreement. As Waltham have recently undertaken a Community Lead Plan, a document which highlights the needs and wishes for improvements in the village infrastructure to support additional developments and the Parish Council would wish to see a contribution from this increased development size to provide for village improvements, not just the minimal required education contribution. The applicant and Anglian Water must be made aware that there have been issues with the sewerage drains that run through Grove Park on more than one occasion. In the recent past Anglian Water have had to seek the permission on the Parish Council to enter Grove Park with heavy machinery to remove a build-up of waste in this pipework. It was felt that the sewerage drain through the park must be fully investigated to ensure that it is capable of taking increased flow and that it is running correctly before adding further pressure to this system.

Anglian Water - advisory comments in respect of the foul sewerage network and surface water disposal.

Drainage Officer - the proposal to use soakaways for the surface water drainage is acceptable and infiltration testing of the sub soil is required to size the soakaways. There must be no raising of existing ground levels.
North East Lincolnshire Drainage Board - the Board raises no objection providing that ground tests show that soakaways are feasible. If another method of disposal is considered than the Board be consulted further and a written consent issued prior to site works commencing.

Environmental Protection Team - if approved the following conditions are requested - hours of construction; dust suppression during construction; noise reduction methods; mitigation for contamination; electric vehicle charging points.

Highways Officer - if approved conditions requested for highway construction details; management details; construction to basecourse level before dwellings are occupied; provision of vehicular access and parking spaces; wheel cleaning facilities during construction and highway maintenance agreement.

Neighbours - objections/representations received from:

Nos 22, 30, 34, 38, 49, 55, 57 Ings Lane; 2, 8, Poplar Farm Elm Road; 25 The Drive; 6 Cheesemans Lane, 8 Cheesemans Close; 115 High Street; 9 Kirkgate concerns expressed cover highways safety issues on Ings Lane from additional traffic, character and scale of the development, potential loss of amenity to users of Grove Park, drainage issues, loss of privacy for neighbours

APPRAISAL

The material issues for the determining of the application are as follows:-

1. Planning Policy and Principle,
2. The Impact of the Proposed Development on the Character and Appearance of the Area,
3. Drainage,
4. Highway Safety,
6. Residential Amenity.
7. Community Benefits


The context for establishing the principle of the development has to have regard to the presumption in favour of permitting sustainable development; unless any adverse impacts in doing so would significantly and demonstrably outweigh the benefits when assessed against the planning policies taken as a whole.

The Council has a responsibility for establishing its need for housing. The most recent published five year housing land supply position dates from May 2015, covering the five
year period from 1st April 2015 to 31st March 2020. It identifies a land supply capable of meeting only 2.5 years of the housing requirement. Such a shortfall must be given significant weight in this application’s determination.

This site is within the built up area of Waltham and the merits of residential development on this parcel of land is now being considered for a fourth time. As before, the only means of access for vehicles and pedestrians is from Ings Lane and not from Elm Road, The Drive or Grove Park.

In principle the use of the site for residential purposes is considered to be acceptable.

2. The Impact of the Development on the Character and Appearance of the Area.

As the location of the site is within the defined settlement area of Waltham, saved Policy GEN1 of the Local Plan states that development will be permitted subject to various criteria, including impact on the character of the area. National advice in the Framework says that high quality design should be achieved for all development. It is considered that the proposed development would integrate well with its surroundings and the proposal is considered to achieve the objective as set out in the Framework.

The character of Ings Lane is initially suburban at its north (High Street) end and changes markedly south of its junction with Grove Lane. Whilst remaining straight, the lane becomes semi-rural and more informal but with street lighting and with grass verges of varying width; there are no footpaths on this stretch of the road. This part of the lane is typically more lightly trafficked but popular with walkers and horse riders. Nonetheless, the site is convenient for public transport, schools and village services generally.

House designs are specific to the scheme but considered to be based upon a clear understanding of the site’s context, with the result that the development would be a self-contained enclave of high quality homes which related well to neighbouring development.

3. Drainage.

The site is relatively flat with a slight fall from north to south towards Buck Beck along the northern boundary of the site. Levels at the southern end of the site are approximately between 12.8m AOD and 13.5m AOD and at the northern end at 12.8m AOD and 13.1m AOD. It is proposed that the surface water will be disposed of using soakaways. There are no proposals to discharge any surface water into watercourses. Both the Council's Drainage Officer and Anglian Water are content with this approach, subject to final details being secured by condition.

As with the previous scheme, the applicant intends to use the foul drainage system in Elm Drive which has been confirmed by Anglian Water as satisfactory. It is intended to install a new pumping station on site to provide the connection to the existing foul sewer.

4. Highway Safety
A number of local residents have raised concerns over highway safety for users of Ings Lane; especially as there are no footpaths along the road. The Highways’ Officer has assessed the traffic impact of the proposed development and concluded, given that there is a previously extant permission for eight dwellings, that there are no sustainable highway safety reasons to object to the proposal. The applicant has confirmed that the internal road will be privately maintained and details of the maintenance agreement can be secured by condition. An area for wheelie bin storage is identified on the proposed layout plan, close to the entrance of the site with Ings Lane.


The building area of the site has remained largely undisturbed. The applicant has undertaken some work to dangerous and damaged branches. There are approximately 26 individual trees of varying maturity retained within the site and 6 mature trees close to site boundaries and on third party property to be retained.

Important elements of the site and surroundings are the protected trees which line Buck Beck and hedgerows along the northern boundary of the site. In addition there are protected trees along the eastern boundary of the site and others along the Bridge House frontage to Ings Lane. The scheme shows the proposed road for development centrally within the site, with the trees along the northern boundary located within the curtilages of dwellings. The application’s details shows the crown spread of trees, providing evidence that protected trees are located sufficiently away from proposed dwellings not to interfere with the future growth of trees.

Subject to conditions, it is considered that the proposed development will not harm existing trees, particularly those protected by Preservation Orders and, as such, the details submitted with the application would not conflict with saved Policy NH5 of the Local Plan, ‘Protection of Trees’.

6. Residential Amenity

Several letters of objection have been received from immediate neighbours with many expressing concern over the adverse effect the proposed development on the locality and on Ings Lane in particular.

In response, the development of eleven dwellings is more dense than the previously approved scheme for eight dwellings. However, in terms of the impact of the development on the area, it is considered that the proposed scheme would not significantly harm the wider area and the small increase in additional traffic, coming and going from the site on to Ings Lane, would not give rise to undue road safety issues or justify expenditure by the applicant on road improvements.

Representations over overlooking and privacy are noted, however, main ground floor and first floor windows are sufficiently far away not to significantly harm residential amenity.
The two properties proposed at the end of the proposed cul-de-sac are designed as dormer type dwelling with bedroom windows facing into the development site and not towards neighbours. As such, the limited overlooking is not considered to justify particular changes to the scheme or refusal of planning permission.

7 Community Benefits.

The number of dwellings proposed is below the threshold (15 dwellings) that requires an affordable housing contribution. However, an education contribution is necessary as there is insufficient school capacity to accommodate the anticipated number of children who would live in the proposed homes. The contribution of £16,914.66 would support the need to create additional space in the local primary school. The comments from the Parish Council in respect of wider contributions are noted. Nevertheless, The Council do not have any planning policies in place to seek wider contributions. The development proposed is compliant with local planning policy.

CONCLUSION

This is the fourth planning application for residential development of the site. The scheme for ten dwellings, for a low density development, respects the locality and established nature of neighbouring dwellings. As such, in drawing together the main issues when considering the 'planning balance' for accepting the application, the NPPF makes it clear that local planning authorities should approve development proposals that accord with development plans, without delay, or where the development plan is absent, silent or relevant policies are out of date, granting permission. This is unless any adverse impacts in doing so would be significantly and demonstrably outweigh the benefits, when assessed against the policies in the Framework taken as a whole or where specific policies in the NPPF indicate development should be restricted.

There are no planning impediments for rejecting the proposal and as such the application is recommended for approval, subject to conditions and that authority is delegated to the Director of Economy and Growth to conclude, in conjunction with the Head of Legal Services, the necessary Section 106 Agreement. Furthermore, if an agreement is not concluded within 6 months, then the Director be given discretionary authority to refuse the application in the event that sufficient steps have not been taken by the applicant to conclude the agreement.

RECOMMENDATION

Approved Conditions and signing of S106 with the decision delegated to the Director of Economy and Growth - Place

(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
All work relating to trees and hedgerows must follow these requirements:

1. All tree work shall be carried out to British Standard 3998: 2010: Recommendation for Tree Work, to an approved 'Schedule of Works' agreed in writing by the Local Planning Authority.

2. No machines may be used and only hand digging undertaken when excavating beneath the crown spread of any tree, unless written consent is first given by the Local Planning Authority. Any roots exposed over 25mm diameter should be carefully retained undamaged and protected, i.e. from unnecessary damage and drying out. All backfilling over exposed roots must use topsoil or washed sand and carefully tamped by hand around and over all roots before continuing to backfill with other materials required for the finished treatment. There shall be no change in the existing ground levels on the site, especially close to or beneath the crown spread of any trees on site, unless written consent is first given by the Local Planning Authority.

Reason
To preserve and ensure the continuity of existing landscaping features, in the interests of amenity and to ensure correct methods and best practice in safeguarding the present and future health of retained or newly planted trees and hedges and to accord with saved Policies GEN1 and GEN3 of the North East Lincolnshire Local Plan 2003.

(3) Condition
No development shall commence until measures for the protection of trees and hedges during construction work, a detailed plan showing designated areas(s) for all contractor parking facilities and storage of all materials and plant/machinery for the mixing of cement, and a programme for the implementation of the measures have been submitted to approved in writing by the Local Planning Authority. Development shall only thereafter be undertaken in accordance with the approved details and programme.

Reason
To ensure a satisfactory appearance and setting for the development and the protection of trees, hedges and features in the interests of amenity and to accord with saved Policy GEN1 and GEN3 of the North East Lincolnshire Local Plan 2003.

(4) Condition
The scheme of landscaping and tree planting shown on drawing no. 02.318.15 Rev E shall be completed within a period of 24 months, beginning with the date on which development commences or within such longer period as may be first agreed in writing by the Local Planning Authority. All planting shall be adequately maintained for 5 years,
beginning with the date of completion of the scheme and during that period all losses shall be replaced during the next planting season.

Reason
To ensure a satisfactory appearance and setting for the development and continued maintenance of the approved landscaping in the interests of local amenity and to accord with saved Policy GEN3 of the North East Lincolnshire Local Plan 2003.

(5) Condition
Prior to the commencement of development details of the means of sewage and surface water disposal, and a programme for its implementation, shall be submitted to the local planning authority for its written approval. The approved scheme shall thereafter be implemented in accordance with the approved programme.

Reason
To ensure satisfactory drainage for the development in accordance with saved Policy GEN1 of the North East Lincolnshire Local Plan 2003.

(6) Condition
No development shall begin until a schedule of works, including plans of all drainage (both foul and surface water), together with plans of all services, including gas, water, electricity, telephone and cable TV, are submitted to the Local Planning Authority, where the work is proposed beneath, or in close proximity to, the crown spread of any trees. Works shall only thereafter be undertaken in accordance with the approved schedule.

Reason
To avoid damage to existing trees and hedging to accord with saved Policy GEN1 and GEN3 of the North East Lincolnshire Local Plan 2003.

(7) Condition
Development shall not commence on site until details of the drainage, construction, services and lighting of the proposed access road, including the connection/junction with Ings Lane have been approved by the Local Planning Authority. The development shall proceed in accordance with the approved details.

Reason
In the interests of highway safety and convenience in accordance with saved Policy GEN1 of the North East Lincolnshire Local Plan 2003.

(8) Condition
No dwelling shall be occupied until the access road has been constructed to at least base course and adequately lit from the connection with Ings Lane up to the said dwelling.

Reason
To ensure that the proposed access road is made up as soon as possible, in the interests of public safety and to accord with saved Policy GEN1 of the North East Lincolnshire Local Plan 2003.

(9) Condition
Development shall not begin until management arrangements for any carriageways, footways or landscaped area (not within the curtilage of a dwelling), that are not to be offered for adoption by North East Lincolnshire Council, have been approved by the Local Planning Authority.

Reason
In the interests of safety and convenience in accordance with saved Policy GEN1 of the North East Lincolnshire Local Plan 2003.

(10) Condition
No dwelling shall be occupied until the vehicular access to it and vehicle parking spaces serving it have been constructed.

Reason
To ensure that the existing highway is maintained in a safe manner in the interests of residential amenity in accordance with saved Policy GEN1 of the North East Lincolnshire Local Plan 2003.

(11) Condition
No development shall commence until a Construction Method Statement has been submitted to and approved in writing by the Local Planning Authority. The approved Statement shall be adhered to throughout the construction period and shall provide for:-

1. Arrangements for managing construction traffic entering and leaving the site via Ings Lane;
2. The routeing and management of construction traffic;
3. The parking of vehicles of site operatives and visitors;
4. Loading and unloading of plant and materials;
5. Storage of plant and materials used in the construction of the development;
6. The location and details of wheel cleaning facilities;
7. Measures to control the emission of dust and dirt during construction;
8. Details of noise reduction measures;
9. A scheme for the recycling/disposing of waste resulting from construction work;
10. The hours during which machinery may be operated, vehicles may enter and leave, and works be carried out on the site; and
11. Details of lighting to be used during the construction period.

Reason
In the interests of local amenity in accordance with saved Policy GEN1 of the North East Lincolnshire Local Plan 2003.
(12) **Condition**
No development or demolition shall take place until the applicant has:

(i) Submitted a Written Scheme of Investigation or Specification for Works, for a
programme of archaeological work, to the Local Planning Authority.

(ii) Received written approval of the Written Scheme of Investigation for a programme
of archaeological work from the Local Planning Authority.

(iii) Implemented or secured implementation of the Written Scheme of Investigation for
a programme of archaeological work.

Occupation or use of the development shall not take place until the applicant has:

(iv) Published, or secured the publishing of the findings resulting from the programme
of archaeological work within a suitable media.

(v) Deposited, or secured the deposition of the resulting archive from the programme of
archaeological work with an appropriate organisation.

**Reason**
The site contains a Historic Environment Asset which requires recording prior to alteration
or destruction according to national policies and to accord with saved policy GEN1 of the
North East Lincolnshire Local Plan 2003.

(13) **Condition**
Development shall not begin until details of all external materials to be used in
construction of the buildings have been submitted to and approved in writing by the Local
Planning Authority.

**Reason**
To ensure the development has an acceptable external appearance and is in keeping
with the visual amenity and character of the area in accordance with saved Policy GEN1
of the North East Lincolnshire Local Plan 2003.

(14) **Condition**
Notwithstanding the submitted details, details to provide a secure screen fence across
the western boundary of the site including the access track to the west of the site to
preclude access to Elm Road by any means, shall, prior to the commencement of
development, be submitted to and approved in writing by the Local Planning Authority.
The fence shall be erected and thereafter retained in accordance with the approved
details before any other development commences.

**Reason**
For the avoidance of doubt and in the interest of residential amenity to accord with saved
Policy GEN1 of the North East Lincolnshire Local Plan 2003.
(15) Condition
The development shall be carried out in accordance with the following approved plans
and specifications:-

Drawing No. 02. 318 15 Rev A - Proposed plans elevations and sections for Plots 1 and
3,
Drawing No. 06. 318 15 Rev A - Proposed plans, elevations and sections for Plots 2 and
5,
Drawing No. 07. 318 15 Rev A - Proposed plans, elevations and sections for Plot 4,
Drawing No. 08. 318 15 Rev A - Proposed plans, elevations and sections for Plot 6,
Drawing No. 08. 318 15 Rev A - Proposed plans, elevations and sections for Plot 7,
Drawing No. 09. 318 15 Rev A - Proposed plans, elevations and sections for Plot 8,
Drawing No. 10. 318 15 Rev A - Proposed plans, elevations and sections for Plot 9,
Drawing No. 11. 318 15 Rev A - Proposed plans, elevations and sections for Plots 10 and
11,
Drawing No. 03. 318 15 - Wheel cleaning, phasing and contractors parts and material
storage
Drawing No. 3606_10_001/2/3 - Topographical survey,
Drawing No. 02. 318 15 Rev E - Landscape Plan,
Drawing No. 13.318 15 - Tree and Fence details

Reason
In the interests of proper planning and the avoidance of doubt.

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 2003 in the first instance and the National
Planning Policy Framework. The proposal would not harm the area character or
residential amenity and is acceptable under all other planning considerations. This
proposal is approved in accordance with the North East Lincolnshire Local Plan 2003 and
in particular saved Policy GEN1 - Development Areas; Policy GEN3 - Development and
Landscaping; Policy T6 - Development proposals and the Provision of Parking; Policy
NH5 - Protection of Trees; Policy NH6 - Protection of Hedgerows and Policy BH12 -
Evaluation of Archaeological Remains.

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 by carrying
out pre-application discussions.
DM/1192/15/FUL

LAND SOUTH OF INGS LANE, WALTHAM
Consultee Comments for Planning Application
DM/1192/15/FUL

Application Summary
Application Number: DM/1192/15/FUL
Address: Land South Of Ings Lane Waltham North East Lincolnshire
Proposal: Erection of 11 detached dwellings with garages and associated works (Re-design of previously approved application DC/651/11/WAB)
Case Officer: Ian Trowsdale

Consultee Details
Name: Mrs Lesley Leach
Address: Parish Office, Kirkgate Car Park, Kirkgate, Waltham, Grimsby DN37 0LS
Email: walthampc@btconnect.com
On Behalf Of: Waltham Parish Council

Comments
DM/1192/15/FUL Land at Ings Lane,(Bridge House), Waltham
The Parish recommends approval of this application, conditional that consideration is given to the following condition being imposed.
This development does not propose to provide any additional funding towards village improvements through a Section 106 agreement. As Waltham have recently undertaken a Community Led Plan, a document which highlights the needs and wishes for improvements in the village infrastructure to support additional developments and the Parish Council would wish to see a contribution from this increased development size to provide for village improvements, not just the minimal required educational contribution.
The applicant and Anglian Water must be made aware that there have been issues with the sewerage drains that run through Grove Park on more than on occasion. In the recent past Anglian Water have had to seek the permission of the Parish Council to enter Grove Park with heavy machinery to remove a build-up of waste in this pipework. It was felt that the sewerage drain through the park must be fully investigated to ensure that it is capable of taking increased flow and that it is running correctly before adding further pressure to this system.
Mr I Trowsdale  
N E Lines Development  
Management Services  
Origin Two, Origin Way  
Europarc  
Grimsby  
DN37 9TZ

22, Ings Lane  
Waltham  
Grimsby  
DN37 0HB

08/01/16

Dear Mr Trowsdale,

Ref Planning Application DM/1192/15/FUL  
Erection of 11 houses behind Bridge House, Ings Lane, Waltham.

I wish to object to the above proposal on the following grounds.

1. There are currently only 20 houses on Ings Lane south of the junction with Grove Lane, which the original planning permission increased significantly. Taking the proposed number of houses to 11 means an increase of over 50%, changing the rural scene forever.
2. The density of proposed housing is not in keeping with that of Ings Lane.
3. It will further increase traffic on what is one of the last country lanes in Waltham, an amenity that is well used by walkers and horse riders, with added risk to all concerned.
4. Increased risk to the safety of pedestrians (including children) as there are no pavements, meaning every additional car or van represents a threat to their wellbeing.
5. Increased risk from extra development and construction traffic to the elderly residents of Grove Residential Home who use Ings Lane on foot and in wheelchairs.
6. Increased risk of road traffic accidents at junction of Ings Lane and Grove Lane due to extra traffic.
7. Damage to verges because of increased traffic volume.
8. Increased impact on wildlife in the adjacent beck and copse.
9. A further increase in a development not foreseen in the local plan.

Yours sincerely,
Comments for Planning Application DM/1192/15/FUL

Application Summary
Application Number: DM/1192/15/FUL
Address: Land South Of Ings Lane Waltham North East Lincolnshire
Proposal: Erection of 11 detached dwellings with garages and associated works (Re-design of previously approved application DC/651/11/WAB)
Case Officer: Ian Trowsdale

Customer Details
Name: Mrs Estelle Foulkes
Address: 30, Ings Lane, Waltham Grimsby

Comment Details
Commenter Type: Neighbour
Stance: Customer objects to the Planning Application
Comment Reasons:
Comment: My objection is twofold. Firstly, in introducing more traffic to Ings Lane, you are spoiling a local amenity. Dog-walkers, relatives taking an elderly person for an outing in a wheelchair, parents seeking a quiet place for their children to learn to ride a bike, families with buggies, couples, runners, horseriders all use Ings Lane as part of a circuit that takes them across Grove Park and back via Cheapside. They bank on being able to occupy the middle of the road, taking to the green verge if a car appears. This situation will be fundamentally different if you introduce all those extra cars from 11 extra dwellings.

Secondly, I have a concern about drains. The operation of drains in Ings Lane seems to be very precarious. When it rains heavily and persistently, we grow anxious lest another sewage flood invades our garden. What will happen when another 11 dwellings start feeding into the system? Have the Planning Authorities put this question to Anglian Water?
Comments for Planning Application DM/1192/15/FUL

Application Summary
Application Number: DM/1192/15/FUL
Address: Land South Of Ings Lane Waltham North East Lincolnshire
Proposal: Erection of 11 detached dwellings with garages and associated works (Re-design of previously approved application DC/651/11/WAB)
Case Officer: Ian Trowsdale

Customer Details
Name: Mr Lee Jex
Address: 34 Ings Lane Waltham

Comment Details
Commenter Type: Neighbour
Stance: Customer objects to the Planning Application
Comment Reasons:
Comment: In December we received an A5 copy of the proposed location plan 02.318.15 dated 29/07/15 along with the previous layout from Mr Lister & we have provided feedback to him. As we mentioned in that letter we purchased our plot on Ings Lane primarily due to its quiet country character and we would certainly prefer not to have anything built behind us. We do accept that a development may at some point occur however need to ensure that if it does, it doesn't impact on the lane itself & our privacy. We are concerned with the increased number of houses & the associated increased vehicles on the lane.

We also see from the revised plan that two of the planned houses are close to the boundary of our plot and where on the previous approved application none of these overlooked us the house on Plot 2 in particular appears to be directly overlooking our property. We would therefore like to request the orientation of this property is reviewed. We see from the access statement that some of these properties also have increased ridge & eave heights which is of concern. The plan suggests that existing trees from the rear of the Bridge house garden will now be removed which will further reduce screening from this property. Previously we requested that if the development did go ahead that the exiting taller trees and hedges are maintained but not reduced in height along the boundary to ensure viewing of our garden/property is minimised. A condition of the previous application was that the existing trees and hedges were to be protected. The existing trees which are adjacent to our south west border (at the rear of our plot) do not seen to have been considered on the location plan and we request this is addressed.

We would suggest that the drainage from the site is looked at carefully as we have issues with surface water pooling at both the front and very rear of our property.
As with the previous applications we are interested in the boundary between our property and Bridge House where the applicant is proposing to run the access road adjacent to it. Please refer to our previous comments dated 18th October 2011 (Ref: INET00002100). The existing conifers which are on our plot have been significantly cut back on the Bridge house side. This has markedly reduced the screening from the trees and we have concerns that individuals travelling in vehicles or walking along the proposed access road will be able to view into our rear garden/property. We also observe that this road now appears to run closer to the West corner of our plot. We request that the hedge/ trees are left to hopefully regenerate in order to ensure improved screening in time. We do accept a hawthorn hedge has recently been planted, however this is very close to the base of the existing conifers on our plot and not in the location identified on layout drawing 02.318.15 dated 29/07/15. We doubt these will ever provide sufficient screening (particular in winter) & could potentially damage the growth of the conifers. It is clear from the plans that a 1.2m high post & rail fence is to be erected along the border between our property & Bridge House, however should the project at some point proceed we request that a 1.8M high close board panelled fence should be installed between our plot and the access road prior to the start of the project. This type of fence is standard around the rest of the project & our perimeter & between other properties on Ings Lane. We also confirm that any fence should be located on the actual border between the two plots (as was the previous fence removed by Mr Lister) and not at the foot of the trees. Not only will this provide improved screening and privacy it will also reduce potential light & noise concerns.

We request that any access road is sufficient distance from our existing conifer hedge in order to give the conifer hedge the chance to prosper and consideration should be made in order to ensure the roots structures (which are widespread) are not damaged. Looking at the revised drawings the road certainly appears to be closer to the hedge than the original approved application, particularly at the bend in the road near the far corner of our garden.

Following the last application approval we raised a query with regards to the tree report as we believed tree T1a is actually on our property but is listed for removal. The design and access statement suggests all of the tree work is now completed however this tree still stands so we ask for clarity in this item.
Comments for Planning Application DM/1192/15/FUL

Application Summary
Application Number: DM/1192/15/FUL
Address: Land South Of Ings Lane Waltham North East Lincolnshire
Proposal: Erection of 11 detached dwellings with garages and associated works (Re-design of previously approved application DC/651/11/WAB)
Case Officer: Ian Trowsdale

Customer Details
Name: Mr Richard Rowell
Address: The Lodge 38 Ings Lane Grimsby

Comment Details
Commenter Type: Neighbour
Stance: Customer made comments neither objecting to or supporting the Planning Application
Comment Reasons:
Comment:A few concerns about the proposed development.

Primarily, these relate to the screening afforded to the rear of properties 34 and 38 Ings Lane. While there is seemingly extensive documentation regarding tree preservation elsewhere on the site there is little comment about plans to maintain the trees and fences along the borders with properties along Ings Lane.

Further, the current state of Ings Lane itself is poor with uneven road surface, pot holes and collapsing edges. I would be concerned that with the volume of heavy traffic would causes this to deteriorate further. This is particularly true for the pinch point at the access to Grove Park. Are there planned maintenance / repairs for Ings Lane itself

Finally, we anticipate that the site itself will require significant piling and also note the 8am start on Saturdays. Are there any further restrictions possible on noise pollution at weekends in this exclusively residential area.
Comments for Planning Application DM/1192/15/FUL

Application Summary
Application Number: DM/1192/15/FUL
Address: Land South Of Ings Lane Waltham North East Lincolnshire
Proposal: Erection of 11 detached dwellings with garages and associated works (Re-design of previously approved application DC/651/11/WAB)
Case Officer: Ian Trowsdale

Customer Details
Name: Mr Michael Chase
Address: 49 Ings Lane Waltham

Comment Details
Commenter Type: Neighbour
Stance: Customer objects to the Planning Application
Comment Reasons:
Comment: Ings Lane is regarded as a quiet, rural area this could easily be slowly eroded by increasing the local populace and making it a hazard to the many walkers and horse riders that frequently use it.
The Lane is already in a poor state of repair and needs resurfacing in many areas, the extra traffic generated by the eleven properties would be far in excess to what Ings Lane can practically handle.
The original agreement to the building of 8 properties, I feel is the maximum the area could handle.
Comments for Planning Application DM/1192/15/FUL

Application Summary
Application Number: DM/1192/15/FUL
Address: Land South Of Ings Lane Waltham North East Lincolnshire
Proposal: Erection of 11 detached dwellings with garages and associated works (Re-design of previously approved application DC/651/11/WAB)
Case Officer: Ian Trowsdale

Customer Details
Name: Mrs Abi Maddinson
Address: 55 INGS LANE WALTHAM GRIMSBY

Comment Details
Commenter Type: Neighbour
Stance: Customer objects to the Planning Application
Comment Reasons:
Comment: 1. This re-design of the previously approved application (DC/651/11/WAB) is completely different in character and design and is much more closely related to the original plans that were rejected by the Council.

2. The new density will mean more than a 50% increase in the number of dwellings (and vehicles) on the south part of Ings Lane and would impact significantly on traffic flow and have implications for both pedestrian and vehicular safety.

3. This section of Ings Lane is peaceful, has a rural character and encompasses the green space of Grove Park, a village amenity enjoyed by walkers, families with children, horse riders and dog walkers.

4. The park has already been spoiled by the mature trees that have been felled on the edge of the beck to make way for any development on this site and these proposed houses will destroy the beauty of this green oasis in Waltham.

5. The proposed entrance to the development is on the narrowest part of Ings Lane with poor access and seems wholly unsuitable for a number of extra vehicles. The lane already has restricted access with refuse vehicles and lorries obliged to reverse up Ings Lane as there is nowhere for them to turn around.

6. A development of this scale would create unacceptable levels of noise (from piling) and general disruption for a number of years with regard to heavy construction traffic and is likely to lead to the destruction/disturbance of local wildlife habitats.
7. The junction of Grove Lane/Ings Lane is not easy to negotiate on account of the blind bend and an increase in traffic would only exacerbate this problem. The junction of Ings Lane/High Street is another difficult junction to negotiate especially at peak traffic times when turning out right from Ings Lane can take up to 10 minutes.

8. The antiquated and over-subscribed drainage and sewerage system serving Ings Lane currently struggles to cope when sustained rainfall raises the water table and levels in the sewerage system rise above the drain level causing blockages in many residents' waste pipes. Any more pressure on this current system created by a large number of properties will only exacerbate the situation in the long term and make life unpleasant for all the residents. This surely has to be an important consideration in light of the predicted milder and wetter seasons.

9. Despite the attention to water drainage proposed for this site, it will undoubtedly take away important overflow areas from the beck during heavy rainfall periods.

10. Properties on Ings Lane have been added over a number of years in a manner which has complimented the characteristics of the location. A development of this nature would in reality change forever, to its detriment, the quality of the landscape and the character of this part of Ings Lane.
Comments for Planning Application DM/1192/15/FUL

Application Summary
Application Number: DM/1192/15/FUL
Address: Land South Of Ings Lane Waltham North East Lincolnshire
Proposal: Erection of 11 detached dwellings with garages and associated works (Re-design of previously approved application DC/651/11/WAB)
Case Officer: Ian Trowsdale

Customer Details
Name: Mrs M Nicholls
Address: 57 Ings Lane Waltham

Comment Details
Commenter Type: Member of the Public
Stance: Customer objects to the Planning Application
Comment Reasons:
Comment: Removal of large trees on the edge of this land means less ground water will be taken up by their roots. More properties mean there is less area for ground water to escape making flooding of surrounding areas likely. Grove park has been secluded until now. Removal of the large trees along the beck side has opened up a view of the proposed building site which will no doubt be a mess for several years and thereafter the view from the park will be of a housing estate. People walk through the park to enjoy its tranquility, this will be lost. Wild life is being disturbed. We will no longer be able to see the Kingfisher flying along the beck or hear the Owl hooting at dusk or the Woodpecker high in the trees. Where trees have been removed they should be replaced with other mature trees to screen the building site.
Eight properties is more than enough. Eleven is far too many.
The lane is a village amenity where people walk to enjoy the countryside. More houses means more traffic causing more problems.
Comments for Planning Application DM/1192/15/FUL

Application Summary
Application Number: DM/1192/15/FUL
Address: Land South Of Ings Lane Waltham North East Lincolnshire
Proposal: Erection of 11 detached dwellings with garages and associated works (Re-design of previously approved application DC/651/11/WAB)
Case Officer: Ian Trowsdale

Customer Details
Name: Mr. Chris Oldridge
Address: 2, Elm Road Waltham Grimsby

Comment Details
Commenter Type: Member of the Public
Stance: Customer objects to the Planning Application
Comment Reasons:
Comment:I fully agree with Mrs. Nicholls at 57, Ings Lane. I have used Grove Park for over 35 years and know the area well. Planning was given for 8 houses and should remain so.
Comments for Planning Application DM/1192/15/FUL

Application Summary
Application Number: DM/1192/15/FUL
Address: Land South Of Ings Lane Waltham North East Lincolnshire
Proposal: Erection of 11 detached dwellings with garages and associated works (Re-design of previously approved application DC/651/11/WAB)
Case Officer: Ian Trowsdale

Customer Details
Name: Mrs Elaine Horsewood
Address: 8 Elm Road Waltham Grimsby

Comment Details
Commenter Type: Member of the Public
Stance: Customer objects to the Planning Application
Comment Reasons:
Comment: At the 'T' end of the detached dwellings the details on the electronic copy are not clear, particularly the ten foot between 8 Elm Road and Poplar Farm. The blocking off is shown by a fence but on the last planning application it was shown as one continuous fence along the two properties and the ten foot. It would need to be continuous in order to stop any footfall down the ten foot, but the boundaries of the two properties are not in a straight line as is shown on the plan. Would the ten foot and drive connecting our two properties still be under the ownership of Robin Harrison?
Also, the sycamore trees (8 in total) at the back of number 8 are not shown on the plan.
Bywater, Andrea

From: Jonathan Hyldon <JHyldon
Sent: 12 January 2016 17:31
To: Trowsdale, Ian
Cc: 'jonathanhyldon ; PT - Internet Generated E-mails
Subject: DM/1192/15/FUL - Land south of Ings Lane, Waltham, North East Lincolnshire
Attachments: SKMBT_65216011218000.pdf

Dear Sirs,

I write to object to the application for the erection of 11 detached dwellings with garages and associated works at the above location.

I am the proprietor of Poplar Farm situated at Elm Road, Waltham and located adjacent to the western boundary of the proposed development site.

The application seeks to amend the layout which had previously been granted in the Notice of Decision dated 14th December 2011, by increasing the number of properties from 8 to 11 and by amending the whole layout of the proposed site.

There are a number of areas which cause grave concern and which if the application is granted I would ask for conditions to be placed upon the Planning Permission.

1. Existing Access between the proposed site and Elm Road

It has previously been acknowledged by the applicant and his representatives that the access between the proposed site and Elm road is to be permanently blocked off by way of fencing. This was acknowledged by both the applicants designer prior to the planning application in 2011 and before the Planning Committee at the subsequent contested hearing in November 2011.

Due to that confirmation and decision of the previous Planning Committee I would ask that if the Planning Authority are minded to grant the application that a condition be placed upon the Planning Permission again confirming that no access is granted to Elm Road from the proposed site.

For completeness my comments in relation to this point are as follows:-

The design and access statement has been created taking into account and in accordance with a number of Development Plan Policies including NH6, albeit very surprisingly, no reference is made to ‘Secured by Design – New Homes 2014’ design guide’, especially as this was referred to in the previous Design and Access Statement submitted by the applicant in 2011 (2010 version) and further, as Humberside Police have made it clear in their comments on the application that “Ideally the development proposal should meet with the recommended guidance contained in the Secured By Design (SBD)New Homes 2014 document.”

Paragraph 3.1 of the Secured By Design (SBD)New Homes 2014 (“SBD”) states:-
3.1 There are advantages in some road layout patterns over others especially where the pattern frustrates the searching behaviour of the criminal and his need to escape. Whilst it is accepted that through routes will be included within development layouts, the designer must ensure that the security of the development is not compromised by excessive permeability, for instance by allowing the criminal legitimate access to the
rear or side boundaries of dwellings, or by providing too many or unnecessary segregated footpaths (Note 3.1).

In relation to the proposed site there is currently an existing access route from Elm Road. This takes the form of a ten foot which runs between the properties at 8 Elm Road and Poplar Farm and joins Elm Road through a shared private driveway (see Landscape drawing submitted with the application).

If the application is granted without a permanent barrier between the properties at 8 Elm Road and Poplar Farm ‘blocking’ off the ten foot then there is an increased risk in relation to criminal activity as this route would clearly allow permeability both too and from the proposed site.

Paragraph 3.1 is clear that a designer must ensure that a developments security is not compromised. If the existing access is not permanently blocked off by a physical barrier then a criminal will be allowed access to the rear and side boundaries of dwellings. This would directly effect both 8 elm Road, Poplar farm and Plot 11 of the proposed development and will no doubt directly effect the other properties within the vicinity of the existing access route as well.

As the SBD states further “…no guarantee of lower crime, which evidence proves is achieved through the control and limitation of permeability and physical blocking up of the access route.”

The note at 3.1 of SBD also directly impacts upon the issue arising in this instance: The Design Council’s/CABE’s Case Study 6 of 2012 states that: “Permeability can be achieved in a scheme without creating separate movement paths“ and notes that “paths and pavements run as part of the street to the front of dwellings. This reinforces movement in the right places to keep streets animated and does not open up rear access to properties”.

Paragraph 3.2 of SBD also states that a review of available research in this area concluded that:-
3.2 A review of available research in this area concluded that: “Neighbourhood permeability... is one of the community level design features most reliably linked to crime rates, and the connections operate consistently in the same direction across studies: more permeability, more crime. Several studies across several decades link neighbourhood property crime rates with permeability versus inaccessibility of neighbourhood layout. Neighbourhoods with smaller streets or more one-way streets, or fewer entrance streets or with more turnings have lower property crime rates...” Source: Taylor R B 2002 “Crime Prevention Through Environmental Design (CPTED).

The evidence is clear from studies and various other sources that more permeability leads to more crime. Therefore I would again stress that the only way the appropriate level of security can be achieved is through the permanent and physical blocking up of the access route.

Paragraph 3.3 of SBD also states that “Research shows that features that generate crime within cul-de-sacs invariably incorporate one or more of the following undesirable features:
● linked to one another by footpaths.
If any of the above features are present in a development additional security measures may be required. Footpaths linking cul-de-sacs to one another can be particularly problematic, and in such cases the layout may need to be re-considered.”

Dwelling boundaries and in particular side and rear boundaries are considered at Chapter 10 of SBD with the following paragraphs being incorporated in respect of locations such as the application site and in particular the western boundary.
10.6 Vulnerable areas, such as exposed side and rear gardens, need more robust defensive barriers by using walls or fencing to a minimum height of 1.8m.

10.7 It is expected that developers will install fencing to a high standard to ensure the security and longevity of the boundary. A high quality fence that lasts for a long time will provide security and reduce overall maintenance costs for residents or landlords. A fence that has a long predicted life is also more sustainable. For this reason the SBD suggests that fencing should be constructed as follows:

10.7.1 The method of fixing between panel/rails and posts should create a secure mechanical bond so that panels/slats cannot be easily removed.
10.7.2 The fixings employed in the panel/ rail construction should be of galvanized steel or stainless steel with a design life to match the timber components.
10.7.3 Posts should be of a non-brittle material.
10.7.4 Where the fence panel is of a slatted design, they should be oriented vertically to avoid step-up points for climbing and be flush across the attack face to resist being pried off and should be no less than 15mm thick and securely affixed to the frame/rails.

10.7.5 Fence heights should be of a minimum 1.8m overall and be capable of raking stepping to maintain height over different terrain.

There is also an additional issue of public safety which arises. Both the proprietors of Poplar farm and 8 Elm Road drive as well as visitors to those properties and therefore if a member of the public decided to use this as a through route or even juveniles obtained access while playing then they would be susceptible to being seriously hurt or even killed by vehicles using the private driveway who would not be expecting persons to be on that land.

Therefore due to all of the points raised I would ask that if the Planning authority are minded to grant the application I would ask them strenuously to incorporate the following conditions:-

1. That no access is granted to Elm Road from the proposed site.

On the existing Planning Permission granted for the application site (DC/651/11/WAB) Condition 14 was added to the Planning Permission:-

“Prior to the development commencing, details of a secure screen fence across access way at the west end of the site to preclude access to Elm Road by any means, shall be submitted to and approved in writing by the Local Planning Authority. The fence shall be erected and thereafter retained in accordance with the approved details before any other development commences.”

A similar condition placed upon the Planning Permission would again have the same effect.

2. Boundary between the proposed site and Poplar Farm/Elm Road.

Leading on directly from the position regarding the access from Elm Road is the position with regards the western boundary. This has been covered in great deal above and especially at paragraphs 10.6 and 10.7 of the SBD.

On the existing Planning Permission granted for the application site (DC/651/11/WAB) Condition 14 as highlighted above was added to the Planning Permission.

Further, at the Planning hearing on 16th November 2011, Mr McDowell, representing the applicant, confirmed that there would be close board fencing at a height of 1.8meters running along the whole of the western boundary.
The existing boundary fence between Poplar Farm and the proposed development is of a poor standard. It is a panel fence, which is weak, with many parts in a state of disrepair. Panels can also be lifted up allowing access underneath them and therefore there are serious concerns in relation to crime and safety.

I would therefore ask the Planning Authority to make it a condition upon any permission granted that a close boarded fence is constructed in accordance with “New Homes 2010, Secured by Design”, along the whole of the western boundary, as previously offered by the applicant at the hearing in 2011, which shall be of a minimum height of 1.8m and constructed in accordance with the SBD Requirement for fencing as referred to earlier.

As well as providing security and safety if constructed as above, the fence will also provide privacy as the large leylandii on the boundary of Poplar Farm has recently been removed.

The Applicants latest Design & Access Statement also considers the existing boundary stating:-
“The surrounding land to the site to the east, west and south is occupied with residential developments of multiple architectural styles and ages. These boundaries also have substantial hedging and bushes along them and where not 1.8M fencing which again provides clear separation.”

Again, if the Planning Authority are minded to grant this application then I would again reiterate that close board fencing is installed along the whole of the western boundary and to the height of 1.8m as recognised by the applicant in his own Design & Access Statement, as referred to above.

It should be noted that on the Landscape Plan attached to the application, in the legend the pink line highlighting the fence on the western boundary is defined as “Close Boarded Timber Fence 1.5m high”. If this proposed development is to be in keeping (especially considering the applicants own words) with the existing properties then surely the height of the fence should be 1.8m. Further, this will also ensure safety for the reasons as already set out above. This would also be in line with the confirmation given to the Planning Committee at the previous hearing.

Further, on the Landscape Plan it appears that there are three separate sections of close board fencing along the western boundary rather than along the whole length. Surely this should stretch across the whole length.

Therefore I would ask that a second condition is placed upon the Planning Permission which is as follows:-

1. That close board fencing is installed along the whole of the western boundary and to the height of 1.8m

3. Trees and Hedging along the western boundary

Further, I would request that a condition is included on the Planning Permission that confirms that the hedging and trees as specified on the Landscape Plan are protected and retained. Currently the Plan shows that along the length of the western boundary there will be “Beech and mixed species of Purging buckthorn, Guelder Rose and Wayfaring tree at 1.2m high planted in a double staggered row at 4 per linear metre”

There is nothing though to prevent these trees and bushes being removed at a later date or buy the purchasers of the individual properties if the development proceeds.
4. **Foul Sewerage Network / Surface Water Disposal**

In relation to the Foul Sewerage Network/ Surface Water Disposal my position remains the same as in all of my previous correspondence in relation to the various applications and appeals over the years. As set out in the attached document which was submitted as part of my comments to application DC/651/11/WAB in 2011 I again reiterate that I was informed by the applicant’s designer that the foul sewerage network and surface water disposal would not be connected to any of the manholes in Elm Road with connection taking place to the manholes in Ings Lane. After not objecting on that ground the applicant then saw fit to amend his position, a change which I would vehemently have objected to.

As the Planning Authority will be aware from previous correspondence and letters received from both residents of Elm Road and other areas effected by the application site, both elm road itself and various properties including Poplar Farm have been subject to instances of flooding and again it is stressed that the drainage system would not be able to cope with additional Foul sewerage/surface water disposal waste.

I refer the Planning Authority to all of the points raised in the attached document (my letter to the Planning authority dated 17th October 2011).

In view of the above information referred to and the various correspondence on this aspect as already received from other parties and which I support and adopt I would request that if the Planning Authority are minded to grant this application that there is a proposed condition that at no time shall there be any connection of the foul sewerage network or surface water disposal to Elm Road.

I am also aware of objections raised by the residents of Ings Lane in relation to drainage and therefore if there was an issue in relation to the sewerage then as Mr McDowell previously stated before the Planning Committee on the 16th November 2011 that bio tanks could be used to alleviate the problem. Again the Committee may wish to add a condition to this effect on any permission if they are minded to grant the application to alleviate the concerns of the residents of Ings Lane.

I therefore ask that the following condition is placed upon any Permission:-

1. **That no foul sewerage network or surface water disposal be connected to any manhole in elm road from the proposed site.**

Jonathan Hyldon  
12th January 2016
2. Foul Sewerage Network / Surface Water Disposal

The second point which I draw to the Planning Committees attention is in relation to the foul sewerage network and surface water disposal.

As part of the application a number of documents were submitted by the applicant in support one of which is a Pre-Development Report from Anglian Water dated 8th September 2011.

At page 5 of the said report are sections in relation to the Foul Sewerage Network and Surface Water Disposal (see Annex 2).

Paragraph 3.4 states that in relation to the foul sewerage network the connection point would be to manhole 4402 in Elm Road. In relation to the Surface Water Disposal paragraph 3.5 states the connection point is to manhole 4452 in Elm Road.

As stated above I spoke to Mr Hendry, the applicant’s designer, at 9.40am on the 17th October 2011 who confirmed that the Foul Sewerage Network and Surface Water disposal will not be connected to any of the manholes in Elm Road with connection taking place to manholes in Ings Lane.

On that basis I would therefore ask that the following covenant be placed on the Planning Permission if the Planning Committee grant the application:

1. That no foul sewerage network or surface water disposal be connected to any manhole in Elm Road from the proposed site

In relation to the foul sewerage network and the surface water disposal I would comment that the sewerage pipe if routed from the proposed development site to manhole 4402 would need to pass within a maximum of 2 meters from three Balsam Poplar hybrid trees of around c. 30m in height and also within a maximum of three meters from four sycamore trees (c.20m in height) all of which would have a root protection radius of 9m and are subject to tree preservation orders. If the pipe is routed in this direction it may have an adverse effect on the trees in question with possible outcomes including the death or illness of the trees, damage to the tree roots or the leaning of trees.

Further the surface water disposal pipe if routed to manhole 4452 would also have to follow the same route causing even further disturbance to the roots of the trees in question.

Elm Road has also been subject to numerous instances of flooding and drainage problems. Additional evidence can and will be produced to the Planning Committee if required on this.

Further, if additional water at the rate of 1.45 litres/second was discharged into manhole 4452 on Elm Road then it must be the case that this would lead to a greater
risk of flooding at the manhole as there would be instances when more water would be in the system at this juncture thereby increasing the risk of flooding.

The applicant's designer has confirmed that a connection would be permitted from the proposed site to Ings Lane at manhole 6502 and that the connection for Foul Sewerage Network and Surface Water disposal will not be connected to any of the manholes in Elm Road with connection taking place to manholes in Ings Lane. This route has also been confirmed by Anglian Water in their correspondence with the applicant dated 22 September 2011.

**Again, on that basis I would therefore ask that the following covenant be placed on the Planning Permission if the Planning Committee grant the application:**

1. That no foul sewerage network or surface water disposal be connected to any manhole in Elm Road from the proposed site

I would also comment that a pipe located under a highway also contains additional requirements including a minimum cover of 1.2m compared to 0.9m elsewhere and therefore it could be argued that this will make the pipes safer and less likely to damage than a pipe buried directly underneath just earth.

Finally, in relation to the application form itself Part 11 it deals with Foul sewerage. This states that foul sewerage is to be disposed of by mains sewer. The drawing highlighting this being SK-002. Having checked with a planning officer it was confirmed that Drawing number SK-002 was not included with the application and was not the correct drawing number anyway. Having made checks with the applicant or his representatives the planning officer confirmed that the correct drawing was number PSL_201 Rev01 which was already included with the application documents.

Drawing number PSL_201 Rev01 contains the following wording on the legend: "foul water drainage run to connect into mains sewer along Ings Lane" (see Annex 1). Therefore if the position was to change and the applicant was seeking to use Elm Road then I would add that the information provided with the application is incorrect and that persons who may have objected have not based on the information being incorrect.

I would again invite the Committee to bear this in mind when deciding upon the application and again would state that if the Planning Application is granted then the Covenant referred to above be placed on the Planning Permission.

Yours faithfully

Jonathan Hylton
3. WASTEWATER SERVICES

3.1. For both foul and surface water communications to the public sewerage system you must make a formal application under Section 106 of the Water Industry Act (1991) prior to commencement of works to obtain the approved method and location of connection.

3.2. Sewers intended for future adoption by Anglian Water under Section 104 of the Water Industry Act (1991) must be constructed in accordance with 'Sewers for Adoption, Sixth Edition'. A copy is available from the publisher: Water Research Centre, Frankland Road, Blagrove, Swindon, Wilts. SN5 8YF.

Before commencement of any proposed adoption works under Section 104 a formal application should be made.

Wastewater Treatment

3.3. The foul drainage from this development is in the catchment of Tetney Newton Marsh Sewage Treatment Works that will have available capacity for these flows.

Foul Sewerage Network

3.4. The sewerage system, at present, has available capacity for gravity flows from the proposed development site. The connection point will be to manhole 4402 in Elm Road; if pumping is required, Anglian Water will need to reassess the impact of the flows on the system and agree a pumping rate.

Surface Water Disposal

3.5. The preferred method of surface water disposal would be to a sustainable drainage system (SUDS) with connection to sewer seen as the last option. Planning Policy Statement 25: Development and Flood Risk emphasises the role of SUDS and introduces a presumption that they will be used in all developments.

Building Regulations on Drainage and Waste Disposal for England includes a surface water drainage hierarchy, with infiltration on site as the preferred disposal option, followed by discharge to watercourse and then connection to a sewer.

3.6. The maximum surface water discharge which would be accommodated is 1.45 litres/second. The connection point is to manhole 4452 in Elm Road.

Surface water that exceeds the maximum allowable discharge will require some form of on-site attenuation; the details will need to be
Comments for Planning Application DM/1192/15/FUL

Application Summary
Application Number: DM/1192/15/FUL
Address: Land SouthOf Ings Lane Waltham North East Lincolnshire
Proposal: Erection of 11 detached dwellings with garages and associated works (Re-design of previously approved application DC/651/11/WAB)
Case Officer: Ian Trowsdale

Customer Details
Name: Mrs Jacqueline Bean
Address: 25 The Drive Waltham Grimsby

Comment Details
Commenter Type: Member of the Public
Stance: Customer objects to the Planning Application
Comment Reasons:
Comment: I have objected to this development all of the time, please take into account my previous objections. Ings Lane is a country lane with special importance to the area. Too many cars will leave this development. All of Mrs Marie Nicholls reasons for objecting are valid and have been from the very outset of this and earlier proposals.
I also note on the plans that the drains will be exited by Elm Road, close to Grove Park. This area has had problems with drainage before.
Comments for Planning Application DM/1192/15/FUL

Application Summary
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Proposal: Erection of 11 detached dwellings with garages and associated works (Re-design of previously approved application DC/651/11/WAB)
Case Officer: Ian Trowsdale

Customer Details
Name: Mr Stephen Boyd
Address: 8 Cheesemans Close Waltham

Comment Details
Commenter Type: Member of the Public
Stance: Customer made comments neither objecting to or supporting the Planning Application
Comment Reasons:
Comment: I am pleased to see that there is no planned discharge of surface water into the beck and that the developer is using SUDS by infiltration, but I have concerns relating to the long term drainage forecast for this site. There are 3 more roof areas to discharge rain from on what in the village, at least by hearsay, is regarded as wet in times of high rainfall.
What is the long term impact of siltation on infiltration performance?
Test pit results assert that the Greenfield runoff rate in a 1 in 100 year event is 5 l/s. Are these worst-case infiltration values?
Given local experiences in 2007 and 2010, not to mention this winters ongoing national experiences of rainfall, 5 l/s is after all only the minimum flow rate that applies to any greenfield site.
Will this site need to discharge into the beck in the future? I feel residents are entitled to ask if surface drainage for any site, large or small, close to the beck is future proofed as far as is reasonable. A lot of householders stand to be affected if eventually the beck is overwhelmed in the years ahead. Although this is only a small development, is it not possible to consider this sites drainage in conjunction with all the sites at the moment being planned in the Waltham/New Waltham/ Humberston?
N.E.L. DEVELOPMENT
ORIGIN TWO
ORIGIN WAY
EUROPARC
GRIMSBY

DEAR SIRS

PLANNING REF. DM/1192/15/FUL

I REFER TO YOUR LETTER DATED 22ND DECEMBER 2015.

MY ONLY OBJECTION IS THAT THERE WILL BE A LOT MORE TRAFFIC ON INGS LANE HAVING TO TURN ON TO THE HIGH STREET.

MOST PEOPLE HAVE TWO CARS SO THIS WOULD APPEAR TO CAUSE A BIG PROBLEM WHICH NEEDS TO BE SORTED OUT.

Yours Faithfully,
Comments for Planning Application DM/1192/15/FUL

Application Summary
Application Number: DM/1192/15/FUL
Address: Land South Of Ings Lane Waltham North East Lincolnshire
Proposal: Erection of 11 detached dwellings with garages and associated works (Re-design of previously approved application DC/651/11/WAB)
Case Officer: Ian Trowsdale

Customer Details
Name: Mr Allan Mumby
Address: 9 Kirkgate Waltham

Comment Details
Commenter Type: Member of the Public
Stance: Customer objects to the Planning Application
Comment Reasons:
Comment: Whilst I appreciate the developer wishing to redesign the site and understand that the concept of the original 8 may not prove so popular to todays market I do strongly feel that the general site layout of the 8 is most preferable to that of the proposed 11 which would have a far greater impact on the peaceful nature of Grove Park by having rear gardens overlooking the park which the 8 do not. Grove Park is the only remaining area of green space in the village which affords the public the opportunity of unspoilt tranquillity. If the Local Plan was up to date we would possibly not even be considering 8 properties. However, 8 have been given permission and I would rather see a re-design of the layout for 8 giving all due consideration to Grove Park in the process.
Comments for Planning Application DM/1192/15/FUL

Application Summary
Application Number: DM/1192/15/FUL
Address: Land South Of Ings Lane Waltham North East Lincolnshire
Proposal: Erection of 11 detached dwellings with garages and associated works (Re-design of previously approved application DC/651/11/WAB)
Case Officer: Ian Trowsdale

Customer Details
Name: Mrs Linda Mumby
Address: 9 Kirkgate Waltham

Comment Details
Commenter Type: Member of the Public
Stance: Customer objects to the Planning Application
Comment Reasons:
Comment: Whilst I can understand the developer wanting to re-design to take into account current market trends I strongly believe that the overall layout of the original 8 properties is far more preferable than the revised 11. This is because there would be far less impact on the peace and quiet currently afforded to the public using Grove Park which after all is the only remaining area of green space in the whole of Waltham which is unspoilt by added recreational activities and thereby provides the public with an opportunity to enjoy true peace and quiet which they may struggle to find elsewhere. If the Local Plan was up to date we may well not have seen approval for 8 properties in this location. Just because current legislation may allow further development doesn't mean it is right for the area. Please don't allow Grove Park to be spoilt just for the sake of 3 more houses. Is it not possible to find a more acceptable solution which satisfies all parties.
ITEM: 4

RECOMMENDATION: Approval with Conditions

APPLICATION NO: DM/0018/16/FUL

APPLICATION TYPE: Full Application

APPLICATION SITE: Land On The West Side Of, Carr Lane, Healing, North East Lincolnshire,

PROPOSAL: Erect one dwelling with attached garage in accordance with amended site plan (3779-2A)

APPLICANT:
Mr David Shaw
1 Lyndale
1 Aylesby Lane
Healing
Grimsby
North East Lincolnshire

AGENT:
John Derbyshire Design Limited
6A St Mary's Lane
Louth
Lincolnshire
LN11 0DT

DEPOSITED: 7th January 2016
ACCEPTED: 13th January 2016

TARGET DATE: 9th March 2016
PUBLICITY EXPIRY: 28th March 2016

AGREED EXTENSION OF TIME DATE:
29th April 2016

CONSULTATION EXPIRY: 3rd February 2016
CASE OFFICER: Martin Dixon

PROPOSAL

This application seeks planning permission for the erection of a single dwelling at land to the rear of Mandela and 1 Aylesby Lane, Healing. Access to the plot is proposed from Carr Lane.

The application is presented to Planning Committee as it represents a departure to the existing North East Lincolnshire Local Plan 2003.

SITE

The site is accessed off Carr Lane and consists of land at the rear of Mandela and 1 Aylesby Lane, Healing. The land currently forms garden to both of these properties with the plot cutting across an existing dividing boundary. Adjacent the site to the south is
former nursery land which enjoys planning permission for residential development and opposite is a further small scale residential development site on which works has commenced. Carr Lane is a private lane which has been subject to some enhancement as part of the residential development recently approved.

RELEVANT PLANNING HISTORY

None relevant to this plot. Recent approvals for residential development in the vicinity of the site.

RELEVANT PLANNING POLICIES AND BACKGROUND PAPERS

Government Guidance

NPPF6 - Deliv. - Wide Choice High Qual. Homes

Development Plan
Saved Policies
GEN1 - Development Areas
GEN2 - Development in the Open Countryside
GEN3 - Development and Landscaping
NH6 - Protection of Hedgerows

Paragraph 215 of the NPPF states that due weight should be given to policies in existing plans according to their consistency with the framework. Unless otherwise identified within the report, these policies are considered consistent with the framework and which have the presumption in favour of sustainable development.

REPRESENTATIONS RECEIVED

Healing Parish Council - No objection

Drainage Officer - The surface water drainage system must be fully sustainable with no connection to the foul sewer; the rainwater harvesting system and swale referred to will provide a satisfactory basis for this. There must be no raising of existing ground levels.

Highways - No objections

Interim Waste strategy Officer - No response

Police Crime Reduction Officer - No comment

Environmental Health - Hours of construction condition advised.
Education Sites and Buildings - No response

Anglian Water - No comment

Drainage Board - No objections to the proposal providing the surface water run off is directed to mains sewer as indicated. If alternative methods of disposal are considered then my Board must be consulted further and a written consent issued prior to site works commencing.

Neighbours

Mandela, Aylesby Lane, Healing - Request to insert earth bund and French drain as drainage mitigation measures.

**APPRAISAL**

Material Planning Considerations:

(1) Planning history

(2) Principle of development and visual impact

(3) Highway issues

(4) Drainage

(5) Local amenity

(1) Planning history.

Planning permission was recently granted for residential development of land on Carr Lane opposite to the site to the east (11 dwellings in total) and adjacent to the south (4 dwellings in total) through a number of planning applications. Whilst this history relates to adjacent sites, it is considered that due to their location they are relevant to the consideration of this application site as similar issues are raised.

(2) Principle and visual impact.

Whilst the site is outside the main village of Healing, as defined by the development boundary of the North East Lincolnshire Local Plan 2003 (NELLP), and in an area of Strategic Gap, it is considered that the recent planning decisions along Carr Lane have established the principle of residential development at the site. The original appeal decision for the site to the east accepted the need for new housing to boost supply and that applications should be considered in the context of the presumption in favour of sustainable development. Moreover, that dwellings in this area would not be isolated
homes in the countryside given the sites close proximity to Healing and other
development.

It is considered that the same argument applies to the application site as it is bounded by
similar features and, whilst it would add to the cumulative development of the area; this
would not be significant as it relates to one dwelling only. It would also marginally boost
the supply of housing. In terms of the Strategic Gap, as for the other sites, the
development would not create ribbon or fragmented development which would increase
the scale of the built environment between defined development areas.

Saved NELLP Policy GEN2 remains the primary policy and it is considered that criteria
(ix) to (xvi) still apply as to site specifics. In visual terms, the proposed dwelling as viewed
against existing and planned dwellings would be sympathetic to the character of the area.
The dwelling would be in a well landscaped setting. There is no particularly specific style
of dwelling in Carr Lane or in the vicinity of the site and the type proposed is of a
reasonable design informed by traditional elements with suitable materials. As a result, as
determined for the other sites, it is considered the development is acceptable in terms of
character and appearance under NELLP Policies GEN2, GEN3 and NH9.

(3) Highways.

Access to the dwelling is from Carr Lane which is a narrow and mostly unpaved road.
However, for the other applications along Carr Lane the road has been improved through
enhancements to the junction with Aylesby Lane and Great Coates Road, resurfacing,
and some road widening to 4 metres to include the cutting back of hedgerows as far as
development sites. Resurfacing involves a tarmac finish 15 metres back from the junction
with Aylesby Lane/Great Coates Road with the remaining stretch up to the site and along
the frontage upgraded with the same finish at present. This effectively involves
compacted stone with a gravel topping and treated timber edgings. Moreover, the lane in
front of these development sites has been widened to some 5.0 metres. Having regard to
the improvements undertaken as part of the ongoing developments along Carr Lane and
that this proposal is for only one dwelling it is considered that there are no highway
concerns with the proposal. No issues are raised by the Highways Officer.

(4) Drainage.

With regard to drainage, the scheme proposes a more innovative sustainable rain
harvesting tank system which will allow the reuse of collected rainwater. A rainwater tank
will be installed in the garden of the property with an overflow system to a specific and
dedicated soakaway. There has been full consultation with the Drainage Officer on this
system and the proposal fulfils the requirement to consider the use of a truly sustainable
drainage system. In terms of drainage of the site the proposal is considered acceptable.
Representations have been received from the neighbour, Mandela, in relation to the need
for boundary mitigation by way of a small bund and French drain and this has been
included on amended plans.
(5) Local amenity

The proposal will not cause any loss of amenity to residential properties either as existing or as proposed. This is due to the nature of the area, landscaping, the design of the dwellings and that there is good separation from existing property. The nearest neighbour is Mandela, Aylesby Lane and due to separation there should be no adverse impact. Comments raised by this neighbour in relation to drainage have been addressed. As a result, it is considered that there will be an appropriate and reasonable relationship between the existing and proposed dwellings in accordance with NELLP Policy GEN2.

CONCLUSION

The single dwelling proposed follows the grant of planning permission in the area on other sites for residential development. It is considered that these approvals establish the principle of development at the site and there are no site specific grounds to raise an objection. Highway, drainage and amenity issues have been taken into account. It is therefore recommended that planning permission be granted.

RECOMMENDATION

Approval 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 hereby permitted shall be carried out in accordance with the site location plan, proposed site layout plan 3779-2A and proposed elevation plan 3779-1.

Reason
For the avoidance of doubt and to ensure the satisfactory completion of the development to accord to saved Policy GEN2 of the North East Lincolnshire Local Plan 2003.

(3) Condition
Before development begins final details of the landscaping of the site, to include all hedge and tree planting and retention of existing landscaping, shall be submitted to and approved in writing by the Local Planning Authority. Such details shall include the number, species, sizes and planting positions of all trees and shrubs and the protection of
trees. All landscaping shall be completed within 12 months of the date on which
development began, or within such longer period as may be first agreed in writing with
the Local Planning Authority. All planting and landscaped areas shall be maintained and
managed in accordance with the details agreed.

Reason
To ensure a satisfactory appearance and setting for the approved development in the
interests of local amenity to accord with saved policies GEN2 and GEN3 of the North
East Lincolnshire Local Plan 2003.

(4) Condition
Before development begins details of all external materials to be used in construction of
the buildings shall be submitted to and approved in writing by the Local Planning
Authority. The development shall be completed in 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 accords with saved Policy GEN2 of the
North East Lincolnshire Local Plan 2003.

(5) Condition
Before development begins, details of measures to control noise and dust during
construction and details for the provision of deliveries and supplies to be stored within the
site off Carr Lane shall be submitted to and approved in writing by the Local Planning
Authority. All construction shall be carried out in accordance with the details approved
and no construction work shall be carried out before 0800 hours or after 1800 hours
Mondays to Fridays, before 0800 hours or after 1300 hours on Saturdays and at no time
on Sundays or Bank Holidays.

Reason
In the interests of residential amenity to accord with saved Policy GEN2 of the North East
Lincolnshire Local Plan 2003.

(6) Condition
Before development commences final details on the sustainable surface water drainage
of the site to include details on the French drain, earth bund and swale shall be submitted
to and approved in writing by the Local Planning Authority. The drainage scheme shall be
implemented in accordance with the details agreed prior to the occupation of the dwelling
and shall be so retained at all times thereafter.

Reason
To ensure the satisfactory disposal of surface water to accord to saved Policy GEN2 of
the North East Lincolnshire Local Plan 2003.
**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 2003. The proposal would not harm the area character or residential amenity and is acceptable under all other planning considerations. This proposal is approved in accordance with the North East Lincolnshire Local Plan 2003 and in particular saved Policy GEN2 and GEN3.

2  **Added Value Statement**
Article 31(1)(cc) Statement - Positive and Proactive Approach
No problems have arisen during consideration of this application that have required working directly with the applicant to seek solutions.
10th March 2016

To:
planning@nelincs.gov.uk

Dear Sirs,

The following were discussed at a meeting of Healing Parish Council Meeting held on Tuesday 8th March 2016, and the observations were as follows:

DM/0018/16/FUL Land on West Side of Carr Lane, Healing
Erect one dwelling with attached garage in accordance with amended Site plan (3779/2A)
No objections.

Yours faithfully,

KJ Peers

Kathy Peers
Clerk to the Parish Council
Martin Dixon  
Principal Development Management Officer  
Europarc Grimsby

Planning Application Ref: DM/0018/16/FUL

I have seen the plans and details accompanying the above application and I wish the following observations to be taken into account.

In a previous planning application from Mr Shaw for three detached houses on his car park, an earth bund and a 'French Drain' (gravel and pipes) was to be constructed on the boundary as we have previously been effected by water run off from Mr Shaws land (see attached). Both the bund and the drain seem to have now been omitted and we request they be reinstated.

Could Anglia Water recheck the foul water capacity as this application will mean sixteen new dwellings will at some point be connected to the old drain.

MIKE HANSEN
7th April 2014

Mr & Mrs M Hansen

1A Aylesby Lane

Healing

Grimsby

North East Lincolnshire

Dear Mr & Mrs Hansen,

**Proposed Development Carr Lane, Healing for Mr & Mrs Shaw.**

Our client has asked us to contact you with regard to the above project which has now been submitted to the LPA for planning consent and to inform you fully of their intentions.

This development is confined to 3 detached houses on the area of car park in our client’s ownership at the end of your garden. The dwelling nearest to you will be in excess of approx 150m away from the rear face of your dwelling and the exposed wall that you would see is only single storey with the double storey further away. We have indicated the position of the sun rise, its orbit and sun set on the drawing and we are sure that you will agree there would be no loss of amenity or shading to your garden. Neither are there any windows to habitable rooms on that elevation.

They have indicated to us that there has been times in the past where the bottom of your garden has flooded due to the surface water run of from the hard surface of the existing car park area. To overcome that problem as part of the planning application we have included for an earth bund to be constructed on the boundary over the full width of your land, and this is marked in green on the attached plan. Additionally to this it is proposed and a ‘French drain’ (gravel and pipes) be installed in front of this bund to ensure that no further flooding occurs and this is marked in red.

We trust that this meets with your approval.

Yours sincerely,

J A Derbyshire

John Derbyshire Design Partnership
Chalkwood, 6a St. Mary’s Lane, Louth, Lincolnshire LN11 0DT.
Telephone/Fax: 01507 607561.
Company Registration No. 4675114. VAT Registration No. 365 1700 65.
ITEM: 5

RECOMMENDATION: Approval with Conditions

APPLICATION NO: DM/0142/16/FUL

APPLICATION TYPE: Full Application

APPLICATION SITE: 35 Nicholson Road, Healing, Grimsby, North East Lincolnshire, DN41 7NS

PROPOSAL: Erect single storey rear extension, convert roofspace with installation of dormers to front and rear, erect porch with various external alterations

APPLICANT:
Mr & Mrs Ben Chase
35 Nicholson Road
Healing
Grimsby
North East Lincolnshire
DN41 7NS

AGENT:

DEPOSITED: 11th February 2016
ACCEPTED: 12th February 2016

TARGET DATE: 8th April 2016
PUBLICITY EXPIRY: 9th March 2016

AGREED EXTENSION OF TIME DATE:
29th April 2016

CONSULTATION EXPIRY: 9th March 2016

CASE OFFICER: Lauren Birkwood

PROPOSAL

This proposal is for the erection of a rear single storey extension, front porch and the conversion of the existing roof space with installation of dormers to front and rear at 35 Nicholson Road, Healing.

The single storey rear extension would measure 9.8 metres in width, 2.7 metres in length and 2.6 metres in height. The single storey front porch extension would measure 2.5 metres in width, 2.2 metres in length and 3.3 metres in height (2.4 metres to the eaves).

This application is before the Planning Committee due to concerns raised from Healing Parish Council.
SITE

The property is a detached bungalow located on the south east side of Nicholson Road in Healing. The neighbouring properties are all similar detached bungalows of varying styles and designs. The property benefits from a modest front garden but has a large rear garden. There is a 1.8m high fence along the rear and side boundaries.

RELEVANT PLANNING HISTORY

DM/0437/14/FUL - Two storey rear extension together with various alterations works to all elevations including dormer windows and rooflights - Approved 19th June 2014

DM/0152/15/FUL - Variation of Condition 2 (Approved Plans) granted on DM/0437/14/FUL (Two storey rear extension together with various alterations works to all elevations including dormer windows and rooflights) - Approved 1st May 2015

RELEVANT PLANNING POLICIES AND BACKGROUND PAPERS

Government Guidance

NPPF10 - Challenge of Climate Change & Flooding
NPPF7 - Requiring Good Design

Development Plan
Saved Policies
GEN1 - Development Areas

Paragraph 215 of the NPPF states that due weight should be given to policies in existing plans according to their consistency with the framework. Unless otherwise identified within the report, these policies are considered consistent with the framework and which have the presumption in favour of sustainable development.

REPRESENTATIONS RECEIVED

Drainage Team - The use of water butts or similar sustainable surface water drainage arrangements such as a soakaway should be encouraged on a development of this nature.

Healing Parish Council - Object to the proposal as the front proposals would be detrimental and out of keeping with the overall street scene in this area. There are currently no other properties similar to this.
Neighbour Representations

4 Chestnut Walk, Healing - Object to the proposal as the proposal would be large and intrusive upon neighbours. The dormers would not be in-keeping with the area including Chestnut Walk and Nicholson Road and would overlook 4 Chestnut Walk and affect privacy. In principal there are no objections to the front and rear single storey extension, but the proposed rear dormer is too large.

APPRAISAL

Principle of Development

The application site is within the development area of Healing (saved Policy GEN1), and the proposal relates to the alterations and extensions to an existing residential dwelling. The principle of development is therefore acceptable provided that it does not give rise to significant issues in terms of residential amenity and that the design of the alterations and extensions are in accordance with Policy GEN1 of the North East Lincolnshire Local Plan and section 7 of the National Planning Policy Framework.

Design

The development would modify and re-style the existing bungalow changing its visual appearance within the street scene and would make it significantly larger. As the proposed rear single storey extension and dormer window would be positioned to the rear of the property there would not be any significant views from the street.

The proposed front dormers and porch have been designed to have a more cottage style appearance and are considered to be sympathetic to the street scene and be of reasonable design. The front porch is small in scale and relates well to the existing property. Materials are acceptable

Full regard has been given to the comments received by the Parish Council in relation to the front elements being detrimental and out of character with the street scene but there are other examples of dormers visible from the proposal site, which are all larger with flat roofs. It is considered that the well designed front additions in this case would not affect the character and appearance of the street scene.

Having regard to the above it is considered that in design terms the proposal would be in accordance with section 7 of the National Planning Policy Framework and saved policy GEN1 of the North East Lincolnshire Local Plan.

Residential Amenity

The proposed two front dormers and single storey porch are of a design and scale that would not have a detrimental impact on the neighbouring properties including those
directly adjacent. The proposed rear and dormer extensions, although relatively large, would not unduly affect the neighbouring properties.

It is noted that objections have been received from 4 Chestnut Walk, to the south east, stating that the large dormer window to the rear elevation would create overlooking issues. Given that the main property faces away from 4 Chestnut Walk, and the separation distance from this property is approximately 30 metres, it is considered that there would not be any adverse overlooking issues. It should also be noted that there would be sufficient distance from other rear neighbours from the proposed extensions so as not to cause any adverse impact.

It is therefore considered that the proposal would therefore comply with saved Policy GEN1 of the North East Lincolnshire Local Plan 2003 in relation to residential amenity.

CONCLUSION

In conclusion, it is considered that the proposed development would not unduly harm the appearance of the street scene, the wider character of the area or neighbours residential amenities.

It is therefore in accordance with the North East Lincolnshire Local Plan and sections 7 and 10 of the National Planning Policy Framework and is recommended for approval.

RECOMMENDATION

Approval 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
Prior to commencement of the development, details of all external materials to be used in construction of the extensions shall be submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details.

Reason
To ensure the development has an acceptable external appearance and is in keeping with the visual amenity and character of the area in accordance with policy GEN1 of the North East Lincolnshire Local Plan.
(3) **Condition**
The development shall be carried out in accordance with the following drawing:

- Site Location Plan - dated 11th February 2016
- Proposed Block Plan - 201402-04 REV B
- Existing and Proposed Plans and Elevations - 201402-05/06 REV B

**Reason**
For the avoidance of doubt in the interests of proper planning and in accordance with policy GEN1 of the North East Lincolnshire Local Plan.

**Informatives**

1 **Informative**
The Local Planning Authority has had regard to development plan policies and especially those in the North East Lincolnshire Local Plan 2003. The proposal would not harm the area character or residential amenity and is acceptable under all other planning considerations. This proposal is approved in accordance with the North East Lincolnshire Local Plan 2003 and in particular saved Policy GEN1.

2 **Added Value Statement**
Article 31(1)(cc) Statement - Positive and Proactive Approach
No problems have arisen during consideration of this application that have required working directly with the applicant to seek solutions.

3 **Informative**
The use of water butts or similar sustainable surface water drainage arrangements such as a soakaway are encouraged on a proposal of this nature.
HEALING PARISH COUNCIL

ELECTRONIC PLANNING CONSULTATION – SUBMISSION OF COMMENTS/OBSERVATIONS

10th March 2016

To:
planning@nelincs.gov.uk

Dear Sirs,

The following were discussed at a meeting of Healing Parish Council Meeting held on Tuesday 8th March 2016, and the observations were as follows:

DM/0142/16/FUL  35 Nicholson Road, Healing
Erect single storey rear extension, convert rooftspace with installation of dormers to front and rear, erect porch with various external alterations
Objections. The Parish Council feel that the introduction of the proposals to the front of the property would result in something which would be detrimental and out of keeping with the overall street scene in this area and that there are currently no other properties similar to this. Members felt the development would be out of keeping with the whole estate in which the property sits and a precedent should not be created for allowing this type of development.

Yours faithfully,

K J Peers

Kathy Peers
Clerk to the Parish Council
Comments for Planning Application DM/0142/16/FUL

Application Summary
Application Number: DM/0142/16/FUL
Address: 35 Nicholson Road Healing Grimsby North East Lincolnshire DN41 7NS
Proposal: Erect single storey rear extension, convert roofspace with installation of dormers to front and rear, erect porch with various external alterations
Case Officer: Lauren Birkwood

Customer Details
Name: Mrs Rebecca Pearson
Address: 4 Chestnut Walk Healing Grimsby

Comment Details
Commenter Type: Neighbour
Stance: Customer objects to the Planning Application
Comment Reasons:
Comment: As a neighbour at the rear of 35 Nicholson Road we feel the proposed plans to extend the bungalow are large and too intrusive upon the neighbours. There are no other dormas within the local area of Chestnut Walk and Nicholson Road and consequently we are not overlooked at present. This was a major reason in our purchase of our property. We have no objections to the front elevation extension, or the rear single storey extension, but feel the proposed rear flat roofed dorma that extends the entire roofline is too large. With our lounge at the rear of our property we are concerned the extension will affect our privacy in our house and garden. This is the third application by the owner in as many years and we hope that the owner is able to develop an extension which is fit for purpose but with less impact on the surrounding area.
ITEM: 6

APPLICATION NO: DM/0230/16/FUL

APPLICATION TYPE: Full Application

APPLICATION SITE: O/S 168 North Promenade, Cleethorpes, North East Lincolnshire, DN35 8SF

PROPOSAL: Change of use of land to allow the siting of a beach goods trailer which is removed daily

APPLICANT:
Mrs Sally-Ann Macdonald
Cleethorpes Rock Co
168 North Promenade
Cleethorpes
North East Lincolnshire
DN35 8SF

AGENT:

DEPOSITED: 8th March 2016
ACCEPTED: 8th March 2016

TARGET DATE: 3rd May 2016
PUBLICITY EXPIRY: 7th April 2016

CONSULTATION EXPIRY: 31st March 2016

CASE OFFICER: Lauren Birkwood

PROPOSAL

This proposal is for the change of use of a small area of land at North Promenade to allow the siting of a trailer. The trailer would be removed daily. The structure would be externally faced in GRP plastic and would also utilise folding doors and steps to access the trailer.

The proposed trailer would measure 2.4 metres in length, 4.6 metres in width (including the chassis) and 2.5 metres in height.

This application is presented to Planning Committee due to the number of objections received.
SITE

The site is small flat area of pavement which is located on the north east side of Central Promenade. It is located in the Central Seafront Conservation Area and the closest Listed Building to the proposal site is the Former Cleethorpes Railway Station Buildings (Grade II).

The nearest buildings likely to be affected by this proposal are 141 to 151 Central Promenade which are located opposite (to the south west) of the proposal site.

RELEVANT PLANNING HISTORY

DM/0597/15/FUL - Installation of a steel container which will be clad and painted to look like a beach hut shop - Refused 11th September 2015

DM/1135/15/FUL - Installation of a wooden shed which will be clad and painted to look like a beach hut shop - Withdrawn 25th February 2016

RELEVANT PLANNING POLICIES AND BACKGROUND PAPERS

Government Guidance

NPPF7 - Requiring Good Design
NPPF10 - Challenge of Climate Change & Flooding
NPPF11 - Conserv. & Enhance Natural Environment
NPPF12 - Conserv. & Enhance Historic Environment

Development Plan
Saved Policies
GEN1 - Development Areas
LTC9 - Tourism Facilities
BH1 - Development within Conservation Areas
NH1 - International Importance - Nature Cons.

Paragraph 215 of the NPPF states that due weight should be given to policies in existing plans according to their consistency with the framework. Unless otherwise identified within the report, these policies are considered consistent with the framework and which have the presumption in favour of sustainable development.

REPRESENTATIONS RECEIVED

Drainage Team - No objections.
Environment Agency - No objection but states that the prior written consent of the Environment Agency is required for any proposed works or structures in, under or over, or within 9 metres of the sea defences.

Natural England - No objections to the proposal.

Environmental Health Team - No objections to the proposal.

Highways Team - No objections to the proposal.

Ecology Officer - No ecological concerns.

Neighbours

Objections received from 6 Mill View (Barton on Humber), 4 Booth Street (Salford), 2 Broomhill Crescent (Leeds), 23 Lisburn Grove (Grimsby), 64 Springfield Road (Grimsby) and The Kiosk, Station Approach (Cleethorpes) on the following grounds - Objects to the proposal as it would obstruct the views including the refurbished pier. The trailer would provide similar products that are already sold within the area and cause obstruction and danger to pedestrians on the footpath. It would constitute a visual intrusion to the detriment of the character and appearance of the conservation area.

6 Rowan Drive, Humberston - Object to the siting of the proposal. Would prefer if the trailer faced the seafront or alternatively sited on the beach.

**APPRAISAL**

Principle of Development

The application site is within the development area of Cleethorpes (saved Policy GEN1). The principle of development is therefore acceptable provided that the proposal does not give rise to significant issues in terms of residential amenity and that the design of the trailer is acceptable in accordance with saved policies GEN1, LTC9, BH1 and NH1 of the North East Lincolnshire Local Plan and sections 7, 10, 11 and 12 of the NPPF.

Design and Heritage Impact

The proposed trailer would be externally faced in GRP Plastic and would include illustrations and text, such as buckets and spades, to all elevations in red and/or blue writing.

When in use, the trailer’s side elevation would be opened and raised, with bi-folding steps to access it, although the steps would not obstruct pedestrians walking along the promenade.
The trailer would be located near to a metal seafood van and close to other similar size food vans and children's rides. It would take up an area of approximately 11.04sqm and has a height of 2.5 metres; so it is considered that it would not dominate the character or appearance of the surrounding buildings and structures. It is considered that the proposal would be a traditional seaside resort use which would add to the vitality of this part of the promenade and as such it would not have an impact on the character of the street scene or wider area.

Although the site is within the conservation area, the scale, nature and appearance of the trailer would not appear out of place in this seaside location. The applicant has submitted a Heritage Assessment which has assessed the significance of the nearby heritage assets and the possible impacts of the trailer. As the trailer is mobile, and would be removed each day, it is considered acceptable under saved policy BH1 of the North East Lincolnshire Local Plan and Section 12 of the NPPF.

Impact on the Nature Conservation Interests

The trailer would be close to other larger attractions and food vehicles and would not emit any significant noise. There would be no adverse impacts on the nature conservation interests of the area. No objections are raised by the Ecology Officer or from Natural England.

Impact on Neighbouring Land Uses

The trailer would be located to the north east (seaward) side of the Central Promenade, Cleethorpes. It would be situated approximately 21 metres away from the adjacent amusement arcades. Also, the nearest residential property is approximately 147 metres away. Due to the development being a considerable distance away from the buildings and residential properties, it is not considered that there would be any adverse impacts on neighbours.

Whilst some comments on the applications have made reference to existing shops and stalls selling similar products, this is not a relevant planning matter.

The proposal is therefore considered to be in accordance with saved policies GEN1 and LTC9 of the North East Lincolnshire Local Plan and Section 12 of the NPPF.

Other Issues

The site is not located within an area identified as having high flood risk either by the Environment Agency's flood maps (not in any hazard zone) or the Council's Strategic Flood Risk Assessment 2011 (not in any hazard zone). The Council's Drainage Team has raised no objections to the proposal.
CONCLUSION

The proposal is for the siting of a removable trailer on the paved area of the Central Promenade. The proposal would not be out of character with the surrounding buildings or wider area. As a result it is considered the proposal would also not have a negative impact on the character or setting of the conservation area.

The proposal would also not give rise to significant impacts in terms of neighbouring amenity. The application can therefore be approved in accordance with saved policies GEN1, BH1, LTC9 and NH1 of the North East Lincolnshire Local Plan and sections 7, 10, 11 and 12 of the NPPF, subject to a number of safeguarding conditions.

In coming to this decision the Local Planning Authority has had regard to the requirement for the preservation of the conservation area and listed buildings in accordance with Sections 66 and 72 of the Planning (Listed Buildings & Conservation Areas) Act 1990.

RECOMMENDATION

Approval 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:

Location Plan - dated 8th March 2016
Block Plan - dated 8th March 2016
Proposed Elevations - dated 8th March 2016
Proposed Floor Plan - dated 8th March 2016

Reason
For the avoidance of doubt in the interests of proper planning and in accordance with saved policy GEN1 of the North East Lincolnshire Local Plan.

(3) Condition
The trailer shall be removed daily and shall only be parked at the site during the following hours:

Monday to Friday - 9.30am to 6.30pm
Saturday, Sundays, Public & Bank Holidays - 9:00am to 6.30pm
Reason
In the interests of visual and residential amenity and in accordance with saved policy GEN1 of the North East Lincolnshire Local Plan.

Informatives

1 Informative
The Local Planning Authority has had regard to development plan policies and especially those in the North East Lincolnshire Local Plan 2003. The proposal would not harm the area character or residential amenity and is acceptable under all other planning considerations. This proposal is approved in accordance with the North East Lincolnshire Local Plan 2003 and in particular saved Policy GEN1, LTC9, BH1 and NH1.

2 Added Value Statement
Article 31(1)(cc) Statement - Positive and Proactive Approach
No problems have arisen during consideration of this application that have required working directly with the applicant to seek solutions.

3 Informative
The prior written consent from the Environment Agency is required for all development within 9 metres of the landware toe of the sea defence. The applicant is advised to contact our Partnerships and Strategic Overview team on PSOLINCS@environment-agency.gov.uk.
Comments for Planning Application DM/0230/16/FUL

Application Summary
Application Number: DM/0230/16/FUL
Address: O/S 168 North Promenade Cleethorpes North East Lincolnshire DN35 8SF
Proposal: Change of use of land to allow the siting of a beach goods trailer which is removed daily
Case Officer: Lauren Birkwood

Customer Details
Name: Mr Tom, Thomas
Address: 6 Mill View Barton On Humber

Comment Details
Commenter Type: Member of the Public
Stance: Customer objects to the Planning Application
Comment Reasons:
Comment: I AGAIN object to this application. How many more times is this going to be submitted!
I regularly visit and walk along the promenades as I enjoy the open space, the views and the
ability to sit on the wall and rest (when needed). Why on earth would you want to block the views
with an unsightly trailer so near to the beautiful refurbished pier.
There are already ample shops selling the same goods on the opposite side of the beach wall,
therefore I feel this trailer has no meaningful purpose and would cause an obstruction and danger
to pedestrians and block the views. For What?
Lets have the promenades for visitors to admire the views with plenty of space to sit or stroll as
required without all these unsightly obstructions.
Comments for Planning Application DM/0230/16/FUL

Application Summary
Application Number: DM/0230/16/FUL
Address: O/S 168 North Promenade Cleethorpes North East Lincolnshire DN35 8SF
Proposal: Change of use of land to allow the siting of a beach goods trailer which is removed daily
Case Officer: Lauren Birkwood

Customer Details
Name: Mr Karl Flynn
Address: 4 Booth Street Apartment 1 Salford

Comment Details
Commenter Type: Member of the Public
Stance: Customer objects to the Planning Application
Comment Reasons:
Comment: I am a regular visitor to Cleethorpes and yet again I object to the application for a beach goods trailer on the North Promenade.
No matter how many times this application is submitted I object, be it a steel container, wooden shed or trailer makes no difference, they all are inappropriate for a promenade.
Cleethorpes now has a fantastic refurbished pier for all to see (which may I say have photographed both inside and out) and I feel that this trailer placed on this spot will impose on the views of the said pier and cause an obstruction for the public on the walkway.
I hear there is to be a rejuvination of the North Promenade in the not to distant future. I don't see how an unnecessary unsightly trailer plonked on the promenade pavement is the best way forward for a great rejuvination.
This proposed trailer is a far cry from the specialist portable gazebo/table that has been in place for many years previously on this site. Never causing any problems for the views or to the public.
Please listen to your visitors - WE WANT VIEWS AND OPEN SPACES - leave the shops where they belong out of the way.
Comments for Planning Application DM/0230/16/FUL

Application Summary
Application Number: DM/0230/16/FUL
Address: O/S 168 North Promenade Cleethorpes North East Lincolnshire DN35 8SF
Proposal: Change of use of land to allow the siting of a beach goods trailer which is removed daily
Case Officer: Lauren Birkwood

Customer Details
Name: Mr Steven Mendes
Address: 2 Broomhill Crescent Moortown Leeds

Comment Details
Commenter Type: Member of the Public
Stance: Customer objects to the Planning Application
Comment Reasons:
Comment: OMG how many more applications - firstly a steel container then a wooden shed now a change of use for a trailer. I still object that no matter what, any solid construction placed on this site will block views and cause obstruction.
Listen to your visitors opinions. When we visit the seaside, one of the wow factors for us is the views of the beach, sea pier etc. This trailer will block the views - for what!
There are plenty of shops on the opposite side of the promenade already selling exactly the same goods, so why would you allow a trailer to be parked on the promenade pavement creating a NOT NEEDED pop up shop blocking the views.
Come on Cleethorpes, common sense must prevail. lets keep the promenades for what there meant for, safe open spaces. IS THIS APPLICATION REALLY NECESSARY!!
Comments for Planning Application DM/0230/16/FUL

Application Summary
Application Number: DM/0230/16/FUL
Address: O/S 168 North Promenade Cleethorpes North East Lincolnshire DN35 8SF
Proposal: Change of use of land to allow the siting of a beach goods trailer which is removed daily
Case Officer: Lauren Birkwood

Customer Details
Name: Mr Kevin Overon
Address: 23 Lisburn Grove GRIMSBY

Comment Details
Commenter Type: Member of the Public
Stance: Customer objects to the Planning Application
Comment Reasons:
Comment: I object to this application.
Having had a multi million pound revamp on the pier and winning Pier Of The Year Award I do not think the promenade needs trailers or any other unnecessary obstructions. It should be left for the purpose it was built - to allow the public the benefit of being able to rest, run, jog or stroll as they wish and to enjoy the views in a safe environment.
On this part of the promenade you have a small wall running along it, which makes it a safe haven for small children, protecting them from the road, also making an ideal resting place for weary visitors to sit and enjoy the views.
By allowing this very unnecessary trailer, it will block the sea/beach views but I also see danger in more ways than one, for example - look at the chassis/coupling on the trailer! Danger! Danger for small children running around not looking where they are going. Maybe even the elderly not quite seeing correctly!
What about people browsing and queuing to buy, these will both cause an obstruction on busy days.
You should not need to manoeuvre your way around unnecessary obstacles on a public promenade.
PROMENADES ARE FOR PEDESTRIANS.
As for the application stating "beach goods trailer which is removed daily" what a joke!! Is this supposed to make the application better? Yes it will be removed daily, but when all the visitors have returned home. The space and views are needed during the day when the visitors are here - not after that have left.

WILL THIS APPLICATION ENHANCE THE EXPERIENCE FOR VISITORS? I don't think so!
Definitely not!
IS THIS APPLICATION BRINGING ANYTHING NEW TO THE PROMENADE? Definitely not!

This application serves no public needed purpose and to apply for change of use is ridiculous - many disadvantages.

What are we trying to create for Cleethorpes a beautiful enhanced promenade and Pier or an out of place trailer park.
Comments for Planning Application DM/0230/16/FUL

Application Summary
Application Number: DM/0230/16/FUL
Address: O/S 168 North Promenade Cleethorpes North East Lincolnshire DN35 8SF
Proposal: Change of use of land to allow the siting of a beach goods trailer which is removed daily
Case Officer: Lauren Birkwood

Customer Details
Name: Mrs Sandra Osbourne
Address: 64 Springfield Road Grimsby

Comment Details
Commenter Type: Member of the Public
Stance: Customer objects to the Planning Application
Comment Reasons:
Comment:I regularly visit Cleethorpes with my grandchildren and we love to walk, skate or scooter along the promenades. I say the promenades should be for families to enjoy the views, space and safety. Cleethorpes has many shops etc on the opposite side of the promenade which are ample for everybody's needs. Why do we need the same goods being sold, taking up space, blocking views and blocking the pathway.
Comments for Planning Application DM/0230/16/FUL

Application Summary
Application Number: DM/0230/16/FUL
Address: O/S 168 North Promenade Cleethorpes North East Lincolnshire DN35 8SF
Proposal: Change of use of land to allow the siting of a beach goods trailer which is removed daily
Case Officer: Lauren Birkwood

Customer Details
Name: Mrs Sandra Eaton
Address: The Kiosk Station Approach Cleethorpes

Comment Details
Commenter Type: Neighbour
Stance: Customer objects to the Planning Application
Comment Reasons:
Comment: With reference to the above re submitted application. I stand by my previous objections on the original application.
As an existing trader on the North Promenade I am all for NEW investment but this application is nothing new. Many current traders already sell and hire out exactly the same beach products so this application brings no benefits or new ideas to the promenade.
The original concession for this site, as long as I can remember, has always been a very small open stall hat never caused any problems or blocked views for people passing or sitting on the wall, They specialized in chinese art, henna tattoos etc which I would class as an added small attraction for the promenade. Whoever gave permission for this concession to be changed from a specialist site to selling beach goods ( which many current traders already sell and hire out) should be made accountable as to why! It serves no added purpose or benefit, and now to apply for change of use to a trailer does not make any sense whatsoever. It has many disadvantages not one added advantage.
This application has not one benefit for the promenade, although they have downsized from the original steel container application, then the wooden shed application and now this trailer, I still say it will obstruct views and encroach onto the promenade walkway causing a nuisance and obstruction for the public trying to pass.
It is a trailer, which looks like it belongs on a fairground or outside a circus tent, not on a beautiful promenade in a conservation area.
I agree with your last refusal that it would constitute a visual intrusion to the detriment of the character and appearance of the conservation area.
This application does not have one advantage or benefit for the North Promenade but plenty of disadvantages.
ITEM: 7  
RECOMMENDATION: Approval with Conditions

APPLICATION NO: DM/0208/16/FUL

APPLICATION TYPE: Full Application

APPLICATION SITE: 2 Elsenham Road, Grimsby, North East Lincolnshire, DN31 2QR

PROPOSAL: Variation of Condition 2 (Opening Hours) as granted on 42489 (Change of use from cold food takeaway to include hot food takeaway) to extend opening hours to Monday - Sunday 7am - 5pm including bank holidays

APPLICANT: Miss Kelly Hall
The Sandwich Corner
2 Elsenham Road
Grimsby
North East Lincolnshire
DN31 2QR

AGENT:

DEPOSITED: 29th February 2016
ACCEPTED: 29th February 2016

TARGET DATE: 25th April 2016
PUBLICITY EXPIRY: 25th April 2016

AGREED EXTENSION OF TIME DATE:

CONSULTATION EXPIRY: 23rd March 2016
CASE OFFICER: Lauren Birkwood

PROPOSAL

The planning application seeks to vary condition 2 attached to planning approval application 42489 (Change of use from cold food takeaway to include hot food takeaway). Namely, to modify the hours of opening to Monday - Sunday 7am - 5pm including Bank Holidays. The existing opening hours are limited to the 8am to 5pm Monday to Saturday and at no time on Sundays or Bank Holidays.

This application is presented to Planning Committee due to the number of objections received from residents.
SITE

The site is an end-terrace property located on the south east side of Elsenham Road in Grimsby. The property has a self-contained flat at first floor, accessed from the rear. The café takes up the total ground floor area, with a sandwich style takeaway counter to the front and with a sit down area, and the kitchen area to the rear.

The nearest residential property likely to be affected by this proposal is 4 Elsenham Road (to the north west) which is attached to the proposal site.

RELEVANT PLANNING HISTORY

42489 - Change of use from cold food takeaway to include hot food takeaway - Approved with Condition 29th October 1990

RELEVANT PLANNING POLICIES AND BACKGROUND PAPERS

Government Guidance

Development Plan
Saved Policies
GEN1 - Development Areas

Paragraph 215 of the NPPF states that due weight should be given to policies in existing plans according to their consistency with the framework. Unless otherwise identified within the report, these policies are considered consistent with the framework and which have the presumption in favour of sustainable development.

REPRESENTATIONS RECEIVED

Drainage Team - No objections.

Highways Team - No Highway access, parking or safety implications.

Environmental Health - No noise complaints have been received regarding the premises therefore no objections.

Neighbour Representations

26 Elsenham Road, Grimsby - Support the proposal as there is plenty of parking spaces in the vicinity. The premises are clean and there is no smell.
Objections from 4 and 6 Elsenham Road (Grimsby), 16 Edinburgh Drive (Holton le Clay), 22 West Street (Barnetby) and 73 Coronation Road (Cleethorpes) on the following grounds - There is currently a lack of parking in the area, the premises creates noise and smell issues which will increase if times are extended.

APPRAISAL

Principle of Development

As the principle of development was previously established with the grant of planning permission in 1990, the sole consideration in this case is the impact arising from extended hours of operation.

Impact on Neighbouring Properties

Currently, the building is used as a cold and hot food takeaway and is open from 8am to 5pm Monday to Saturday and at no time on Sundays or Bank Holidays.

The adjoining and adjacent neighbouring properties are residential with offices to the north east. It is acknowledged that detailed objections have been received, including from the attached neighbour at number 4 Elsenham Road, on the grounds of noise and odour issues.

The Environmental Health Officer has assessed the proposal and considers that the proposed additional ours of opening are acceptable. In terms of odour issues, it should be noted that the extraction system, which is the main source of extracting odour, is located on the opposite side of the building (to the south east) away from residential properties.

The proposed opening time would add one hour at the start of the day during weekdays and Saturdays and would result in the premises being open on Sundays and Bank Holidays. However, the use has been in operation for several years and hot food takeaways now typically open on Sundays and Bank Holidays to serve demand on these days. The proposed opening hours are considered reasonable and would balance the additional needs of the business with protecting the amenity of the nearby residents.

Comments have also been received from residents about the loss of parking. Nonetheless, the Highways Officer has commented on the proposal and has no objection, and no expansion of the use is planned.

The proposal is therefore considered to be in accordance with saved policy GEN1 of the North East Lincolnshire Local Plan in relation to impact on neighbouring properties.

CONCLUSION

The proposal would not give rise to any significant impacts on neighbouring amenity given the limited additional hours proposed.
The application is considered to accord with policy GEN1 of the North East Lincolnshire Local Plan, subject to a number of safeguarding conditions and is recommended for approval.

RECOMMENDATION

Approval with Conditions

(1) Condition
The premises shall not be open for trading outside the following hours:

Monday to Sunday including Bank Holidays - 7am to 5pm

Reason
Using the premises outside these hours would be detrimental to the residential amenity of the area by virtue of noise or disturbance in accordance with saved policy GEN1 of the North East Lincolnshire Local Plan.

(2) Condition
The development shall be carried out in accordance with the following drawing:

Site Location Plan - dated 1st March 2016
Planning Statement - dated 1st March 2016

Reason
For the avoidance of doubt in the interests of proper planning and in accordance with policy GEN1 of the North East Lincolnshire Local Plan.

Informatives

1 Informative
The Local Planning Authority has had regard to development plan policies and especially those in the North East Lincolnshire Local Plan 2003. The proposal would not harm the area character or residential amenity and is acceptable under all other planning considerations. This proposal is approved in accordance with the North East Lincolnshire Local Plan 2003 and in particular saved Policy GEN1.

2 Added Value Statement
Article 31(1)(cc) Statement - Positive and Proactive Approach
No problems have arisen during consideration of this application that have required working directly with the applicant to seek solutions.
Comments for Planning Application DM/0208/16/FUL

Application Summary
Application Number: DM/0208/16/FUL
Address: 2 Elsenham Road Grimsby North East Lincolnshire DN31 2QR
Proposal: Variation of Condition 2 (Opening Hours) as granted on 42489 (Change of use from cold food takeaway to include hot food takeaway) to extend opening hours to Monday - Sunday 7am - 5pm including bank holidays
Case Officer: Lauren Birkwood

Customer Details
Name: Mr Tony East
Address: 26 Elsenham road Grimsby

Comment Details
Commenter Type: Neighbour
Stance: Customer made comments in support of the Planning Application
Comment Reasons:
Comment: On reading the comments above I'm unhappy to say I don't other residents. There is always plenty of parking spaces I leave my house in the am and I see plenty of spaces upon my return around lunch time. The shop is extremely clean and staff are lovely. There's no smell at all I think this is due to pettiness. I'm going to help this local shop by getting a petition. Also I've spoken to my friends and neighbours they all say the shop is excellent.
Comments for Planning Application DM/0208/16/FUL

Application Summary
Application Number: DM/0208/16/FUL
Address: 2 Elsenham Road Grimsby North East Lincolnshire DN31 2QR
Proposal: Variation of Condition 2 (Opening Hours) as granted on 42489 (Change of use from cold food takeaway to include hot food takeaway) to extend opening hours to Monday - Sunday 7am - 5pm including bank holidays
Case Officer: Lauren Birkwood

Customer Details
Name: Miss Victoria Stothard
Address: 4, Elsenham Road Grimsby

Comment Details
Commenter Type: Member of the Public
Stance: Customer objects to the Planning Application
Comment Reasons:
Comment: Obstruction to road due to lack of parking. Weekends are time for family to visit, but unable to park nearby. Already worsened with Saturday trading. Issues increased when current occupiers took over in 2015. Weekends should be chance for residence to have peace. Increased noise levels and smells, this is not required at a weekend, Area is residential, NOT inner town commercial.
Comments for Planning Application DM/0208/16/FUL

Application Summary
Application Number: DM/0208/16/FUL
Address: 2 Elsenham Road Grimsby North East Lincolnshire DN31 2QR
Proposal: Variation of Condition 2 (Opening Hours) as granted on 42489 (Change of use from cold food takeaway to include hot food takeaway) to extend opening hours to Monday - Sunday 7am - 5pm including bank holidays
Case Officer: Lauren Birkwood

Customer Details
Name: Miss Emma Whiting
Address: 6, Elsenham Road Grimsby

Comment Details
Commenter Type: Member of the Public
Stance: Customer objects to the Planning Application
Comment Reasons:
Comment: Will make issues for residence, increased traffic, bad parking. Noise, smell. Not nice for people, they should have weekends free. It's not centre of town.
Comments for Planning Application DM/0208/16/FUL

Application Summary
Application Number: DM/0208/16/FUL
Address: 2 Elsenham Road Grimsby North East Lincolnshire DN31 2QR
Proposal: Variation of Conditon 2 (Opening Hours) as granted on 42489 (Change of use from cold food takeaway to include hot food takeaway) to extend opening hours to Monday - Sunday 7am - 5pm including bank holidays
Case Officer: Lauren Birkwood

Customer Details
Name: Mr Matthew Dickinson
Address: 16, Edinburgh Drive Holton-Le-Clay

Comment Details
Commenter Type: Member of the Public
Stance: Customer objects to the Planning Application
Comment Reasons:
Comment: Extending opening hours and serving food is going to cause more stress to neighbouring residents.
Why does this place need to open on a Sunday? Why did it have to change permissions to be trade on a Saturday either.
Comments for Planning Application DM/0208/16/FUL

Application Summary
Application Number: DM/0208/16/FUL
Address: 2 Elsenham Road Grimsby North East Lincolnshire DN31 2QR
Proposal: Variation of Condition 2 (Opening Hours) as granted on 42489 (Change of use from cold food takeaway to include hot food takeaway) to extend opening hours to Monday - Sunday 7am - 5pm including bank holidays
Case Officer: Lauren Birkwood

Customer Details
Name: Mrs Carol Stothard
Address: 22, West Street Barnetby

Comment Details
Commenter Type: Member of the Public
Stance: Customer objects to the Planning Application
Comment Reasons:
Comment: Obstruction to road due to lack of parking.
I am disabled and struggle to park when visiting family
Already worsened with Saturday trading.
Issues increased when current occupiers took over in 2015.
Weekends should be chance for residence to have peace.
Increased noise levels and smells, this is not required at a weekend, Area is residential, NOT inner town commercial.
Comments for Planning Application DM/0208/16/FUL

Application Summary
Application Number: DM/0208/16/FUL
Address: 2 Elsenham Road Grimsby North East Lincolnshire DN31 2QR
Proposal: Variation of Conditon 2 (Opening Hours) as granted on 42489 (Change of use from cold food takeaway to include hot food takeaway) to extend opening hours to Monday - Sunday 7am - 5pm including bank holidays
Case Officer: Lauren Birkwood

Customer Details
Name: Mr Andrew Kyme
Address: 73, Coronation Road Cleethorpes

Comment Details
Commenter Type: Member of the Public
Stance: Customer objects to the Planning Application
Comment Reasons:
Comment: Parking restricted due to shop staff, then customers on top. Visiting is difficult when can't park nearby. Already worsened with Saturday trading. Issues increased when current occupiers took over. Shop was never allowed to trade at weekends before. Weekends should be chance for residence to have peace from all this. Increased noise levels and smells, this is not required at a weekend, Area is residential, NOT inner town commercial.
ITEM: 8  
RECOMMENDATION: Approval with Conditions

APPLICATION NO: DM/1126/15/FUL

APPLICATION TYPE: Full Application

APPLICATION SITE: Land At, Chapel Lane, Barnoldby Le Beck, North East Lincolnshire,

PROPOSAL: Erection of 2 dwellings with associated garages, driveways and private access road

APPLICANT: Mr R Burnett And Mr H Greenwood
C/o Alberg House
Old Main Road
Barnoldby Le Beck
Grimsby
North East Lincolnshire
DN37 OBE

AGENT: Mr Keir Taylor
Keir Architecture Limited
10A Abbey Road
Ulceby
North Lincolnshire
DN39 6TJ

DEPOSITED: 25th November 2015
ACCEPTED: 26th December 2015

TARGET DATE: 20th February 2016
PUBLICITY EXPIRY: 7th April 2016

AGREED EXTENSION OF TIME DATE:

CONSULTATION EXPIRY: 29th December 2015
CASE OFFICER: Richard Limmer

PROPOSAL:

This application has been brought to Planning Committee for consideration as it represents a departure from the NELLP 2003 and more than 4 objections have been received.

The proposal is to erect two detached houses, in a barn form design, on land to the east of Chapel Lane in Barnoldby le Beck. The site would be accessed from Chapel Lane via an existing field access adjacent to no.3 Chapel Lane. The proposed dwellings would be located in the south eastern corner of the field.
SITE

The application site sits to the east of Chapel Lane to the north of the main village. The site is a paddock used for grazing horses. It sits outside of the Development Area Boundary for the village under the NELLP 2003 Inset Map. To the south of the main part of the site are large detached dwellings accessed off Old Main Road whilst to the south of the site on Chapel Lane are smaller detached and semi detached dwellings. To the west of the site lies St Helens church (Grade 1 Listed) and the Huntsman Obelisk (Grade 2 Listed). To the north is further open countryside.

RELEVANT PLANNING HISTORY

No relevant planning history

RELEVANT PLANNING POLICIES AND BACKGROUND PAPERS

Government Guidance

NPPF6 - Deliv. - Wide Choice High Qual. Homes  
NPPF7 - Requiring Good Design  
NPPF12 - Conserv. & Enhance Historic Environment

Development Plan

Saved Policies

GEN2 - Development in the Open Countryside  
H10 - Dwellings in Gardens, Adjoining & infill  
GEN3 - Development and Landscaping

Paragraph 215 of the NPPF states that due weight should be given to policies in existing plans according to their consistency with the framework. Unless otherwise identified within the report, these policies are considered consistent with the framework and which have the presumption in favour of sustainable development.

REPRESENTATIONS RECEIVED

Highways - recommend conditions.

Drainage - recommend condition for surface water.

Env. Health - recommend condition for construction hours.

Historic England - no objections.

Civic Society - object on design grounds.
Parish Council - object with concerns over impact on heritage assets and compliance with Policies within the NELLP 2003.

Neighbours

1, 2 and 3 Chapel Lane, 4 Old Main Road, Beck House, Rivendell, The Old Rectory and The Meadows all object to the proposed development with concerns over:

- Highway safety;
- Traffic generation;
- Noise and disturbance;
- Impact on heritage assets;
- Lack of facilities within the village.

APPRAISAL

1. Principle of Development

2. Impact on Neighbours

3. Impact on Heritage Assets and Character of the Area

4. Highway Safety

1. Principle of Development

The proposed development site is outside of the development area boundary for Barnoldby as defined on the NELLP 2003 Inset Maps. Saved Policies GEN2 and H10 are relevant.

Barnoldby as a village does not benefit from an extensive range of services, it is limited to a public house and the church. However, it does sit close to Waltham and indeed the application site is only 2.3km from the Waltham Local Centre and is connected by a designated pedestrian footpath the whole way along Main Rd/Barnoldby Rd. Part 6 of the NPF, in particular paragraph 55 offers significant support to the proposed development where it states that in rural areas residential development in one settlement, where services are limited, may help support services in a nearby settlement, however, local authorities should avoid isolated dwellings in the open countryside except in special circumstances. It is considered that in this instance that the proposed development would gain support from the NPPF in section 6.

Section 6 of the NPPF also requires LPAs to deliver a wide choice of homes. This is considered to include larger dwellings. Barnoldby benefits from a range of these larger dwellings and has become a popular location for this type of development. In this instance the proposed development does not constitute an isolated location and would
not cause significant demonstrable harm and so would comply with section 6 of the NPPF.

It is also acknowledge that the Council does not have a 5 year supply of housing and therefore sites outside of development boundaries are acceptable for consideration in principle subject to the overall location and impact of the development being considered appropriate.

2. Impact on Neighbours

The proposed dwellings would be located in the south eastern corner of the field a substantial distance from the neighbouring properties. The objections raised should be acknowledged. Whilst the proposed dwellings would be large they would not be of a size and scale that would unduly affect the neighbouring properties residential amenities in accordance with saved Policies GEN2 and H10 of the NELLP 2003.

It is noted that the neighbour at no.3 Chapel Lane has objected to the proposed development with concerns over the potential impact on their residential amenities due to the location of the access to the proposed dwellings. The proposed development would gain access past the side elevation of their property which sits roughly 1m lower than the level of the field. The proposal has responded to this and proposes a 5m separation distance between the proposed driveway and the side elevation of the neighbour. Within this 5m would also be landscaping to soften the proposed access in terms of noise and visual intrusion. A condition is recommended requiring further details of boundary treatments.

It is considered that the proposed development would not unduly harm the residential amenities of the neighbouring properties in accordance with saved Policies GEN2 and H10 of the NELLP 2003.

3. Impact on Heritage Assets and the Character of the Area

The site sits in close proximity to St Helens church a Grade 1 listed building and the Huntsmans Obelisk a Grade 2 listed structure. The impact on both of these structures needs to be taken into account. The proposed development has been designed through detailed discussions with Historic England and Officers. This has led to the style and position of the proposed development as it stands. Its location in the south eastern corner of the site has been analysed and it is considered to be the most sensitive position for a development as the vast majority of the paddock is left untouched. The location also provides the opportunity for the proposed development to assimilate into the built environment beyond it and not stand out in the more prominent parts of the paddock. In terms of location the proposal is considered acceptable.

The design of the proposed dwellings has been based on a typical Lincolnshire farmstead range of barns. Although large, the proposed dwellings have been carefully designed to give a genuine barn feel to them. It is not unreasonable to consider such a design of
building in the context of the rural nature of the site and adjacent listed buildings. The most visible elevations have been given particular attention to ensure that they have as little a domestic feel as possible.

It is considered that the proposed dwellings represent a high standard of design that respects the context of the site and its surroundings. Particular attention has been afforded to the impacts on the setting of the adjacent listed buildings to the degree where the proposal would not harm the character or setting of the listed buildings or wider area in accordance with saved Policy BH5 of the NELLP 2003 and the NPPF 2012.

4. Highway Safety

The parish and neighbours have raised concerns over the impact on highway safety that the proposed development would have. The development is for 2 dwellings, which in themselves would not attract a significant amount of additional traffic going to and from the site. The width of Chapel Lane is noted and given the rural nature of the area it is not unreasonable to expect such a width of road. However, the amount of additional traffic would be minimal. The access to the site is an existing field access which would be improved and would provide sufficient visibility so as to not have a detrimental impact on highway safety in accordance with saved Policy GEN2 of the NELLP 2003 and the NPPF 2012. No objections are raised by the Highways Officer.

CONCLUSION

In conclusion, it is considered that the proposed development would not unduly harm the residential amenities of the neighbouring properties, the adjacent listed buildings, and the character of the area or highway safety. It would therefore be in accordance with saved Policies GEN2, BH5 and H10 of the NELLP 2003 and sections 6, 7 and 12 of the NPPF 2012. It is therefore recommended for approval.

RECOMMENDATION

Approval 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: 211411-01A, 02A, 03A, 04C, 05C, 06C, 07C and 08C.
Reason
For the avoidance of doubt and in the interests of proper planning.

(3) Condition
Development shall not begin until details of all external materials to be used in construction of the buildings have been submitted to and approved in writing by the Local Planning Authority. The development shall then proceed in accordance with the approved details.

Reason
To ensure the development has an acceptable external appearance and is in keeping with the visual amenity and character of the area in accordance with saved Policy GEN2 and BH5 of the North East Lincolnshire Local Plan 2003 and section 7 of the National Planning Policy Framework 2012.

(4) Condition
Prior to development commencing scaled elevations and sectional details shall be submitted to and approved in writing by the Local Planning Authority for the windows, doors, brickwork and eave detailing. The development shall then proceed in accordance with the approved details.

Reason
To ensure the development has an acceptable external appearance and is in keeping with the visual amenity and character of the area in accordance with saved Policy GEN2 and BH5 of the North East Lincolnshire Local Plan 2003 and section 7 of the National Planning Policy Framework 2012.

(5) Condition
Prior to development commencing a construction management plan shall be submitted to and approved in writing by the Local Planning Authority. The development shall then proceed in accordance with the approved details. The construction management plan shall include:
- Dust mitigation measures;
- Noise mitigation measures;
- Wheel cleaning facilities;
- Construction traffic routing details;
- Storage of materials;
- Contractors and visitors parking areas;
- Working hours;

Reason
In the interests of general amenity in accordance with saved Policy GEN2 of the North East Lincolnshire Local Plan 2003.
(6) Condition
No development shall commence until a scheme for the provision of surface water drainage has been approved in writing by the Local Planning Authority. The development shall then proceed in accordance with the approved details.

Reason
To prevent an increased risk of flooding by ensuring the provision of a satisfactory means of surface water disposal in accordance with the National Planning Policy Framework 2012.

(7) Condition
No development or demolition shall take place until:
(i) A Written Scheme of Investigation or Specification for Works, for a programme of archaeological work, has been submitted to the Local Planning Authority and its written approval obtained; and
(ii) The approved Written Scheme of Investigation for a programme of archaeological work has been implemented or is programmed.

Thereafter, prior to the use of the development, the publication of the findings resulting from the programme of archaeological work shall be undertaken, or shall be secured, within a suitable media and the resulting archive from the programme of archaeological work shall be secured with an appropriate organisation.

Reason:
The site contains a Historic Environment Asset which requires recording prior to alteration or destruction according to the policies set out in the National Planning Policy Framework.

(8) Condition
No development shall commence until:
(a) A scheme of landscaping showing the details of the number, species, sizes and planting positions of all trees and shrubs to be planted;
(b) A plan including 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;
(d) A planting phasing and maintenance plan.

have been submitted to and approved in writing by the Local Planning Authority. The development shall then proceed in accordance with the approved details.

Reason
To ensure a satisfactory appearance and setting for the development and protection of existing features in the interests of local amenity in accordance with saved Policy GEN2, GEN3 and BH5 of the National Planning Policy Framework 2012.
(9) Condition
Prior to development commencing details of all boundary treatments shall be submitted to and approved in writing by the Local Planning Authority. The development shall then proceed in accordance with the approved details.

Reason
To ensure a satisfactory appearance and setting for the development and protection of existing features in the interests of local amenity in accordance with saved Policy GEN2, GEN3 and BH5 of the National Planning Policy Framework 2012.

(10) Condition
Development 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 vehicular access, parking and manoeuvring space shall be constructed in accordance with those approved details and shall thereafter be so retained.

Reason
To ensure adequate parking and turning facilities are provided within the site for highway safety reasons in accordance with the National Planning Policy Framework 2012.

(11) Condition
Notwithstanding the Town and Country Planning (General Permitted Development) Order 2015 (or any statutory amendment thereto), no development under Schedule 2 Part 1, Classes A, B, C, D, E, F, G and H, Part 2 Classes A, C and F, Part 14 Classes A, B, E, F, G, H and I, shall be permitted within the curtilage of the dwellings.

Reason
To protect residential amenity and the visual character of the area in accordance with the National Planning Policy Framework 2012 and saved Policy GEN2 and BH5 of the North East Lincolnshire Local Plan 2003.

Informatives

1 Informative
The Local Planning Authority has had regard to development plan policies and especially those in the North East Lincolnshire Local Plan 2003. The proposal would not harm the area character or residential amenity and is acceptable under all other planning considerations. This proposal is approved in accordance with the North East Lincolnshire Local Plan 2003 and in particular saved Policies GEN2 and H10.
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 providing detailed pre-application advice on the proposed development.
Consuleee Comments for Planning Application
DM/1126/15/FUL

Application Summary
Application Number: DM/1126/15/FUL
Address: Land At Chapel Lane Barnoldby Le Beck North East Lincolnshire
Proposal: Erection of 2 dwellings with associated garages, driveways and private access road
Case Officer: Richard Limmer

Consultee Details
Name: Mrs Barnoldby Le Beck Parish Council
Address: 12 Waldorf Road, Cleethorpes, North East Lincolnshire DN35 0QD
Email: Barnoldbypc@outlook.com
On Behalf Of: Parish

Comments
DM/1126/15/FUL Land at Chapel Lane, Barnoldby le Beck
Erection of 2 dwellings with associated garages, driveways and private access road.

Barnoldby le Beck Parish Council recommended refusal of this application on the following grounds:
The proposed site is outside the current development area boundary of the village and whilst the application claims that it is an "exceptions proposal" under the NPPF, the claimed social, economic and environmental benefits are unsubstantiated and exaggerated.
The proposed housing is not social housing and intended to attract affluent buyers from outside the area rather than making provisions for the local population. In the village there are already a number of houses on the market that have remained unsold and building plots that remain undeveloped. Approval has already been granted for a further 9 houses to be built, again all aimed at the higher end of the market, with applications submitted for several more. These two six bed roomed and 5 bath roomed developments on this proposal are exceptionally large properties and when look at the footprint of these compared to the existing homes on Chapel Lane or even the Church itself you will see the enormity of these dwellings.
The site itself is situated on a high point in the village and in a very sensitive area next to St Helens Church and immediately adjacent to the Obelisk as noted by English Heritage. These two properties outside of the development area will not be of any economic benefit to the village and will only add to the continuing stretch of an over pressurised drainage system and add many extra vehicles if each of these 6 bed roomed properties are filled to a pinch point of a very small country lane.
The residents of the village have the support of the Parish Council in wishing to retain this horse paddock close to the village church and obelisk as the last green open space in the centre of the village and the Parish Council's concerns of the close proximity of the site to these historic
landmarks has not changed. By allowing these two oversized captains of industry properties on this land, which is outside of the development boundary, will be detrimental to the centre of our village and will change the historical value of this location forever.
Comments for Planning Application DM/1126/15/FUL

Application Summary
Application Number: DM/1126/15/FUL
Address: Land At Chapel Lane Barnoldby Le Beck North East Lincolnshire
Proposal: Erection of 2 dwellings with associated garages, driveways and private access road
Case Officer: Richard Limmer

Customer Details
Name: Mr Raymond Harding-Morris
Address: 1, Chapel Lane Barnoldby-le-Beck Grimsby

Comment Details
Commenter Type: Neighbour
Stance: Customer objects to the Planning Application
Comment Reasons:
Comment: As a resident who has lived in Barnoldby-le-Beck for 30 years, I would like to make the following comments in regard to this application.

1. I have serious concerns re flooding in Chapel Lane and the inadequate drainage method. This has been a regular occurrence over the years with water reaching my front door which is approxiametly 10 metres from the road. The method for the drainage in Chapel lane I believe is dependant on ditches/ drains in the proposed devolopememnt area. I am worried that any any developement may aggrevate thie situation and lead to flooding of properties in Chapel Lane.

2. I believe the single track roads which do not have footpaths /passing places, are impassible in places by larger/emergency vehicles due to parked cars, are in a very poor state of repair, inaccesible in winter due to iced inclines, used by many walkers,joggers,cyclists, horse riders are totally inadequate to sustain further developement in this area. 
I belive the proposed entrance to the site is dangerous being on an incline/corner and in conjunction with the above I believe it to be only a matter of time before an accident occurs if allowed.

3. I am against this developement as it is the last green area in the vicinity of St Helens Church, The Obelisk and Rectory. I believe that it is important to maintain the current views in an historic and beautiful village and they are not lost to this or future proposed developements.
Comments for Planning Application DM/1126/15/FUL

Application Summary
Application Number: DM/1126/15/FUL
Address: Land At Chapel Lane Barnoldby Le Beck North East Lincolnshire
Proposal: Erection of 2 dwellings with associated garages, driveways and private access road
Case Officer: Richard Limmer

Customer Details
Name: MR philip clark
Address: 2 l chapel lane barnoldby le beck

Comment Details
Commenter Type: Neighbour
Stance: Customer objects to the Planning Application
Comment Reasons:
Comment:this site as already been deemed unsuitable by the strategic housing land availability assessment ref hou162 formely bar04 what as changed apart from the grass as got longer it is also not conforming to the national planning policy framework protecting green belt land it is also in a archaeological area of the village with unsuitable access to the site and the disruption to the village and residents of the said area I object strongly to this application
Comments for Planning Application DM/1126/15/FUL

Application Summary
Application Number: DM/1126/15/FUL
Address: Land At Chapel Lane Barnoldby Le Beck North East Lincolnshire
Proposal: Erection of 2 dwellings with associated garages, driveways and private access road
Case Officer: Richard Limmer

Customer Details
Name: Mr Philip Clark
Address: 2 Chapel Lane Barnoldby Le Beck Grimsby

Comment Details
Commenter Type: Neighbour
Stance: Customer objects to the Planning Application
Comment Reasons:
Comment: this site as already been deemed unsuitable by the strategic housing land availability assessment ref hou162 formerly bar04 it is also not conforming to the national planning policy framework protecting green belt land it is also in a archaeological area of the village with unsuitable access to the site and the disruption to the village and residents I strongly object to this application
Comments for Planning Application DM/1126/15/FUL

Application Summary
Application Number: DM/1126/15/FUL
Address: Land At Chapel Lane Barnoldby Le Beck North East Lincolnshire
Proposal: Erection of 2 dwellings with associated garages, driveways and private access road
Case Officer: Richard Limmer

Customer Details
Name: Dr Syed Husaini
Address: 3 Chapel Lane Barnoldby Le Beck Grimsby

Comment Details
Commenter Type: Neighbour
Stance: Customer objects to the Planning Application
Comment Reasons:
Comment:I wish to oppose this development because

1. This proposed development is outside the village developmental boundary and is in the open countryside.
2. This development does not conform in any part to the local policy GEN2: Development in the countryside. Or in deed, that of the National Planning Policy Framework: Protecting Green Belt Land
3. This proposed development is within the Archaeological area of the village.
4. This site is known as Land to the East of Chapel Lane, Barnoldby Le Beck site reference; HOU 162 formerly BAR 04 and has been identified as being unsuitable for development in previous Strategic Housing Land Availability Assessment and is deemed unsuitable in the latest review. I hope that NE Lincs will remain consistent in their views.
5. Setting a precedent by approving such development would only fuel the greed.
6. Difference in land height is such that my house is 4 feet lower than proposed access road and my living room and kitchen will be exposed to public and by building a screen of 6 feet in front of my adjacent windows would put us behind a 10 feet tall screen.
7. Paved access road would flood my boundary wall and eventually damage the foundation of my home.
8. Scale of the proposed two houses is such that it could accommodate two St Helen churches placed side by side and the total paved area including the new access road would be about the size of a football pitch, severely affecting the ecology and biodiversity.
Comments for Planning Application DM/1126/15/FUL

Application Summary
Application Number: DM/1126/15/FUL
Address: Land At Chapel Lane Barnoldby Le Beck North East Lincolnshire
Proposal: Erection of 2 dwellings with associated garages, driveways and private access road
Case Officer: Richard Limmer

Customer Details
Name: Mr Clive Dennis
Address: 4 Old Main Road barnoldby le beck

Comment Details
Commenter Type: Neighbour
Stance: Customer objects to the Planning Application
Comment Reasons:
Comment: I moved into Barnoldby le Beck in December 2015 at which time I was aware that a previous application for development of this land had been refused. I was encouraged by the decision to keep greenbelt land and protect the monument and church which are so close to the proposed development and believed that the site was deemed unsuitable. I can see nothing that has changed to now to allow development.
The access to the proposed development along Chapel lane is single track only and is in poor condition and wholly unsuitable for any further volume of traffic let alone construction vehicles and there is no alternative access whatsoever.
The Wanderlust way passes along the lane and attracts many walkers and cyclists who are able to admire the monument and ancient church with unobstructed views of the countryside. I fear that allowing this development would only lead to setting a precedent for further houses to be built on the land thereby destroying the rural setting of the monument and church. I feel that this application is a start for what would become a mini housing estate on land outside the building line set for the village and therefore object to the proposal.
Comments for Planning Application DM/1126/15/FUL

Application Summary
Application Number: DM/1126/15/FUL
Address: Land At Chapel Lane Barnoldby Le Beck North East Lincolnshire
Proposal: Erection of 2 dwellings with associated garages, driveways and private access road
Case Officer: Richard Limmer

Customer Details
Name: Mrs Natalie Woods
Address: Beck House The Paddocks Barnoldby Le. Beck

Comment Details
Commenter Type: Neighbour
Stance: Customer objects to the Planning Application
Comment Reasons:
Comment: As a resident in the village I am already extremely concerned with the level of vehicles travelling through daily often at speed and it does not require and further traffic coming through. The village struggles with the demands of the drainage system and the electricity at times also. The church is an historic building and should not have the views from the church obscured by a new development. The lane down to the proposed application is narrow with no footpath which would struggle with work vehicles.
Comments for Planning Application DM/1126/15/FUL

Application Summary
Application Number: DM/1126/15/FUL
Address: Land At Chapel Lane Barnoldby Le Beck North East Lincolnshire
Proposal: Erection of 2 dwellings with associated garages, driveways and private access road
Case Officer: Richard Limmer

Customer Details
Name: MRS VIKKI NICHOLSON
Address: RIVENDELL CHAPEL LANE BARNOLDY-LE BECK, GRIMSBY

Comment Details
Commenter Type: Neighbour
Stance: Customer objects to the Planning Application
Comment Reasons:
Comment: I STRONGLY OBJECT TO ANY BUILDS, NOW OR IN THE FUTURE.
> ROADS ARE SIMPLY NOT BUILT FOR MORE TRAFFIC, REGULARLY CHAPEL LANE GETS FLOODED AND MY HUSBAND HAS TO LIFT THE DRAINS TO HELP THE WATER ESCAPE, THE ROAD ARE POT HOLE RIDDEN AS IT IS.
> THE ENTRANCE TO THE SITE IS NEAR MY HOME, THERE IN NO VILLAGE LIGHTING SO THIS JUST ADDS TO THE SAFETY RISK OF MY FAMILY WITH MORE POTENTIAL TRAFFIC VOLUME.
> THIS PLANNING ALSO OPENS A WHOLE BOOK OF WORMS FOR FUTURE PLANNING IN BARNOLDBYS LOVELY COUNTRY SIDE.
> THE SITE IS OPEN COUNTRYSIDE, AND IS OUTSIDE THE DEVELOPMENT BOUNDARY.
> THIS DEVELOPMENT DOES NOT CONFORM TO THE LOCAL POLICY GEN2, PROTECTING OUT GREEN BELT LAND.
> WE NEED TO SAVE AND PROTECT OUR SMALL PERCENTAGE OF ARCHAELOGICAL AREA.
> WE HAVE MANY WALKERS WITH TRAVEL TO OUR VILLAGE TO ADMIRE OUR COUNTRYSIDE VIEWS, COME TO ADMIRE THE ST HELENS CHURCH, TO ADMIRE THE BEAUTY, NOT OVER LOADING OF MANSIONS!........
> THIS SITE HS BEEN DEEMED AS AN UNSUITABLE DEVELOPMENT SITE FOR HOUSINGS HOU 162 FORMALLY BAR 04, I HOPE THIS STILL STANDS!. 
> I HOPE THAT ALL THE VILLAGE MAKE A STAND AS THE TO MANSIONS WILL SET A PRESIDENCE FOR FUTURE GREED IF IT GOES THROUGH.
> THINK OF YOUR COUTRYSIDE, THINK OF YOUR CHILDREN,S FUTURES,GRAND CHILDREN WE DONT WANT TO LIVE ON AN ESTATE THATS WHY WE ALL MOVED HERE!. ITS SIMPLY NOT AN APPROPRIATE PLACE TO BUILD, GLOBAL WARMING, IS HAPPENING AND FLOODING IS A MASSIVE FACTOR TO BE CONSIDERED, WHEN BUILDING ON
INAPPROPRIATE LAND.
Comments for Planning Application DM/1126/15/FUL

Application Summary
Application Number: DM/1126/15/FUL
Address: Land At Chapel Lane Barnoldby Le Beck North East Lincolnshire
Proposal: Erection of 2 dwellings with associated garages, driveways and private access road
Case Officer: Richard Limmer

Customer Details
Name: Mrs Vikki Nicholson
Address: Rivendell Chapel lane Grimaby

Comment Details
Commenter Type: Neighbour
Stance: Customer objects to the Planning Application
Comment Reasons:
Comment: Nothing has changed as far as is villagers have concerns,
I do urge the people making the final decision, to come and look at some pictures I have of chapel
lane of flooding that occasionally occurs, or I can share them on here if possible.
I would also ask you to come look at our beautiful village, historic village, and ask yourselves if it's
worth destroying, for more buildings??
Or maybe come on a Monday morning when the bin van struggle through our single track, pot
ridden lanes??
St Helens has no room in the cemetery for burial plots, so the car park opposite the church will be
the next cemetery? So where will villagers park? Walkers? Visitors? You cannot park down the
small lanes, we simply do not need anymore traffic. I hope you come the the right decision and
save our village.
Comments for Planning Application DM/1126/15/FUL

Application Summary
Application Number: DM/1126/15/FUL
Address: Land At Chapel Lane Barnoldby Le Beck North East Lincolnshire
Proposal: Erection of 2 dwellings with associated garages, driveways and private access road
Case Officer: Richard Limmer

Customer Details
Name: Mr V Nicholson
Address: Rivendell Grimsby

Comment Details
Commenter Type: Neighbour
Stance: Customer objects to the Planning Application
Comment Reasons:
Comment:I STRONGLY OBJECT TO ANY BUILDS, NOW OR IN THE FUTURE.
> ROADS ARE SIMPLY NOT BUILT FOR MORE TRAFFIC, REGULARLY CHAPEL LANE GETS FLOODED AND MY HUSBAND HAS TO LIFT THE DRAINS TO HELP THE WATER ESCAPE, THE ROAD ARE POT HOLE RIDDEN AS IT IS. I HAVE PICTURES TO PROVE THIS.
> THE ENTRANCE TO THE SITE IS NEAR MY HOME, THERE IN NO VILLAGE LIGHTING SO THIS JUST ADDS TO THE SAFETY RISK OF MY FAMILY WITH MORE POTENTIAL TRAFFIC VOLUME.
> THIS PLANNING ALSO OPENS A WHOLE CAN OF WORMS FOR FUTURE PLANNING IN BARNOLDBYS LOVELY COUNTRY SIDE.
> THE SITE IS OPEN COUNTRYSIDE, AND IS OUTSIDE THE DEVELOPMENT BOUNDARY.
> THIS DEVELOPMENT DOES NOT CONFORM TO THE LOCAL POLICY GEN2, PROTECTING OUT GREEN BELT LAND.
> WE NEED TO SAVE AND PROTECT OUR SMALL PERCENTAGE OF ARCHAEOLOGICAL AREA.
> WE HAVE MANY WALKERS WITH TRAVEL TO OUR VILLAGE TO ADMIRE OUR COUNTRYSIDE VIEWS, COME TO ADMIRE THE ST HELENS CHURCH, TO ADMIRE THE BEAUTY, NOT OVER LOADING OF MONSTER MANSIONS!........
> THIS SITE HS BEEN DEEMED AS AN UNSUITABLE DEVELOPMENT SITE FOR HOUSINGS HOU 162 FORMALLY BAR 04, I HOPE THIS STILL STANDS!
> I HOPE THAT ALL THE VILLAGE MAKE A STAND AS THE MANSIONS WILL SET A PRESIDENCE FOR FUTURE GREED IF IT GOES THROUGH. LOOK AT THE PLANNING IT HAS BEEN SET OUT FOR MORE BUILDS OBVIOUS!!
> THINK OF YOUR COUNTRY SIDE, THINK OF YOUR CHILDREN'S FUTURES, GRAND CHILDREN WE DONT WANT TO LIVE ON AN ESTATE THATS WHY WE ALL MOVED HERE! ITS SIMPLY NOT AN APPROPRIATE PLACE TO BUILD,
Dear Sirs,

Ref DM/1126//15/FUL

Thank you for your letter of 7\textsuperscript{th} December 2015. I have reviewed the application details and wish to comment as follows as well as to place on record my objection to this planning application.

I begin by referring to the "Context Setting and Significance Report" included in the application. The setting is described as "a quintessential core of an English village scene. The high group value of the combined heritage is of high significance." This perfectly illustrates how undesirable the affect of this development would be if you accept my comments on Chapel Lane as well as the construction outside the existing village boundary.

For this development to proceed safely and practically, a major upgrade would be required to Chapel Lane as well as the site entry. Chapel lane is a single track lane which does not allow the passage of passing cars. The alternative entry via Church lane is hardly possible due to its width and the presence of parked vehicles. This is further illustrated by the fact that refuse collection vehicles are unable to reach my property due to the narrow lane and steep incline.

What is already a problem becomes severe at time of inclement weather. The road drainage is completely inadequate leading to regular flooding as well as serious ice build up in freezing
conditions. There is a large verge which would allow road widening but I would submit that even if this is possible this would completely change the character of the village centre. The lane is already in very poor condition especially the part leading to my property. I believe that even to raise the road to a minimum standard would involve the Council in major excavation and resurfacing.

Even if the Council does not accept the need for a complete upgrade I would like to focus on the spur which leads to the proposed site. This is a public road and allows access to my and other properties. This narrows to 3.10 metres at the point of entry to the proposed site. If public service and emergency vehicle are to gain access to the development this can only be achieved by sacrificing the verges on the side of the road. This is unavoidable and I pose the question, is the council willing or indeed legally permitted to gift the necessary public land to the developer for the project to proceed? It is one thing that the land owner probably has easement to enter the field gate across the grass verge. It is quite another to permit the construction of a fully made up road of sufficient dimension to allow the passage of HGV’s both during and after construction. I would also ask if such an expenditure can be justifies for the construction of the public part of the spur for only two properties to the obvious benefit of the developer but to the cost of the Council. It would also deny me as well my neighbours access to our properties during any road construction.

Chapel Lane forms part of footpath known as “Wanderlust Way and is used by a large number of walkers, dog walkers and families. As there is no footpath any increase in traffic would be highly undesirable and potentially dangerous.

In summary I would submit that Chapel Lane is already impractical and at its capacity and the need for heavy vehicle access during construction would be unworkable, as would the increased traffic and emergency access after completion.

There has been major development of the village in the last years and as a general principle this must be accepted. However such a development should form part of a plan so as to preserve the
character of the village. The problem with this development is simply that it encroaches onto agricultural land outside all existing development areas and sets a precedent for uncontrolled expansion of the boundary once again to the obvious benefit of the developer but to the detriment of the village.

As your records will show there was an earlier application for this site on a much grander scale and I have a real fear that approval of this application will be used as a precedent for a reaplication for full site exploitation. This fear is reinforced by the fact that absolutely minimal land around the proposed properties has been included thereby creating maximum opportunity for later development on the rest of the land.

I trust you will give due consideration to my objections and reject this most unwelcome and inappropriate application.
North East Lincolnshire Development
Management Services
Origin Two Origin Way
Europark, Grimsby
North East Lincolnshire
DN37 9TZ

The Old Rectory
Chapel lane
Barnoldby le Beck
North East Lincolnshire
DN37 0AZ

15th February 2016

Dear Sirs,

Ref DM/1126//15/FUL

Thank you for your letter of 11th February 2016. I have reviewed the amended application and wish to comment as follows as well as to place on record my objection to this planning application.

Nothing has changed in this amended application to address the concerns I registered in connection with the first application. For the sake of good order I have once again set my objections below.

I begin by referring to the “Context Setting and Significance Report” included in the application. The setting is described as “a quintessential core of an English village scene. The high group value of the combined heritage is of high significance.” This perfectly illustrates how undesirable the affect of this development would be if you accept my comments on Chapel Lane as well as the construction outside the existing village boundary.

For this development to proceed safely and practically, a major upgrade would be required to Chapel Lane as well as the site entry. Chapel lane is a single track lane which does not allow the passage of passing cars. The alternative entry via Church lane is hardly possible due to its width and the presence of parked vehicles. This is further illustrated by the fact that refuse collection vehicles are unable to reach my property due to the narrow lane and steep incline.
What is already a problem becomes severe at time of inclement weather. The road drainage is completely inadequate leading to regular flooding as well as serious ice buildup in freezing conditions. There is a large verge which would allow road widening but I would submit that even if this is possible this would completely change the character of the village centre. The lane is already in very poor condition especially the part leading to my property. I believe that even to raise the road to a minimum standard would involve the Council in major excavation and resurfacing.

Even if the Council does not accept the need for a complete upgrade I would like to focus on the spur which leads to the proposed site. This is a public road and allows access to my and other properties. This narrows to 3.10 metres at the point of entry to the proposed site. If public service and emergency vehicle are to gain access to the development this can only be achieved by sacrificing the verges on the side of the road. This is unavoidable and I pose the question, is the council willing or indeed legally permitted to gift the necessary public land to the developer for the project to proceed? It is one thing that the land owner probably has easement to enter the field gate across the grass verge. It is quite another to permit the construction of a fully made up road of sufficient dimension to allow the passage of HGV's both during and after construction. I would also ask if such an expenditure can be justified for the construction of the public part of the spur for only two properties to the obvious benefit of the developer but to the cost of the Council. It would also deny me as well my neighbours access to our properties during any road construction.

Chapel Lane forms part of footpath known as "Wanderlust Way and is used by a large number of walkers, dog walkers and families. As there is no footpath any increase in traffic would be highly undesirable and potentially dangerous.

In summary I would submit that Chapel Lane is already impractical and at its capacity and the need for heavy vehicle access during construction would be unworkable, as would the increased traffic and emergency access after completion.
There has been major development of the village in the last years and as a general principle this must be accepted. However such a development should form part of a plan so as to preserve the character of the village. The problem with this development is simply that it encroaches onto agricultural land outside all existing development areas and sets a precedent for uncontrolled expansion of the boundary once again to the obvious benefit of the developer but to the detriment of the village.

As your records will show there was an earlier application for this site on a much grander scale and I have a real fear that approval of this application will be used as a precedent for a reaplication for full site exploitation. This fear is reinforced by the fact that absolutely minimal land around the proposed properties has been included thereby creating maximum opportunity for later development on the rest of the land.

I trust you will give due consideration to my objections and reject this most unwelcome and inappropriate application.

Yours faithfully,

John Bell
From: Limmer, Richard  
Sent: 25 January 2016 09:01  
To: PT - Internet Generated E-mails  
Subject: FW: planning application

Please log into the system

Richard Limmer | Senior Development Management Officer | engie
☎ 01472 324299 |
✉ ENGIE,Origin 2, Origin Way, Europarc, Grimsby, DN37 9TZ
🌐 www.engie.com/en | 🌐 Richard.limmer@nelincs.gov.uk

North East Lincolnshire Council and ENGIE, working in partnership to deliver a stronger economy and stronger communities.

You may need Building Regulations – contact bc@nelincs.gov.uk

Need Ordnance Survey Maps for your Planning or Building Control Application – contact planning@nelincs.gov.uk

Sent: 23 January 2016 02:37  
To: Limmer, Richard  
Subject: planning application

22nd January 2016

REF DM/1126/15/FUL

Dear Mr Limmer

regarding the planning application under the above reference I am totally against this scheme

1. this section of the village is of historical interest, the Village Church is Grade 1 listed
the monument is Grade 2 listed
the entrance is planed over a English Heritage ancient side

2. the planed size of these properties is totally oversized and again the applicants having lived and moved from this village have total disrespect
for the remaining residents their only interest in this being being a profit making application.
Barnoldby used to be a small village now there are many planed developments been granted that have not even been built on yet and I cannot see the reason for the planning committee to grant permission for 2 monsters to be built on these beautiful fields.

3. Barnoldby le beck has no facilities, no shops, no bus service, no school, no street lighting how can it continue to be expected to support more traffic and more demands on its infrastructure?

Hope that my opinion will be looked on favourably

Yours faithfully

Brian Goldstone
The Meadows
Old Main Road
Barnoldby le beck
DN37 0BE
ITEM: 9  
RECOMMENDATION: Approval with Conditions

APPLICATION NO: DM/1210/15/FUL

APPLICATION TYPE: Full Application

APPLICATION SITE: The Linden Club, Clee Road, Grimsby, North East Lincolnshire, DN32 8QL

PROPOSAL: Variation of Condition 2 (Approved Plans) as granted on DM/0202/15/FUL (Erect single storey extension to existing club house, football facility to rear of site to include single storey change facilities, WC block & club shop. Install grand stand seating & telescopic flood lights pitch, extension to existing car parking, relocation of bowling green & associated landscaping) for revision to relocate and increase spectators stands from four to six, remove fencing on north west boundary and display correct number of floodlights (6no.)

APPLICANT: CTFC Ltd  
FAO David Mann  
Vice Chairman  
The Linden Club  
Clee Road  
Grimsby  
North East Lincolnshire   DN32 8QL

AGENT:

DEPOSITED: 17th December 2015  
ACCEPTED: 22nd December 2015

TARGET DATE: 22nd March 2016  
PUBLICITY EXPIRY: 21st January 2016

AGREED EXTENSION OF TIME DATE:

CONSULTATION EXPIRY: 19th January 2016  
CASE OFFICER: Richard Limmer

PROPOSAL:

This application is brought to Planning Committee for consideration as 4 objections have been received from neighbouring properties.
The proposal is to vary condition 2 (Approved Plans) of DM/0202/15/FUL (Erect single storey extension to existing club house, football facility to rear of site to include single storey change facilities, WC block & club shop. Install grand stand seating & telescopic flood lights pitch, extension to existing car parking, relocation of bowling green & associated landscaping) for revision to relocate and increase spectators stands from four to six, remove fencing on north west boundary and to erect 6 floodlights.

SITE

The site is within the Old Clee Village Conservation Area and is a prominent site within the area. To its south west corner is Love Lane Corner roundabout which is a well used highway junction in the town. The site has been a sports facility for many years and includes a large pavilion with changing facilities, bar, function room and snooker room. The site is also used for occasional rally's and car boot events, attracting a significant number of people.

To the north east of the site, within the main Clee Village area, there are a number of listed buildings including St Mary Church (Grade 1), Clee Hall Farm House (Grade 2*), Clee Hall Farm (Grade 2), Seaspray (Grade 2) and Village Hall (Grade 2). Separating these buildings and the site is a good quality hedge and many large trees, protected by virtue of the conservation area and preservation orders.

To the north of the site is a field where planning permission for residential development was refused recently. The site is separated from this by a large high hedge. Along the eastern boundary of the site is a hedge, although thin in places, it is generally in good condition. The southern boundary of the site has a metal rod and rail fence 2m high with well spaced trees behind it within the site. The site is also accessed on this boundary off Clee Road. The western boundary abuts King George V playing fields, stadium and sports pitches but benefits from a large hedge with several large trees within it. Part of this complex is an all-weather pitch with 15m high flood lights.

RELEVANT PLANNING HISTORY

DM/0202/15/FUL - Erect single storey extension to existing club house, football facility to rear of site to include single storey change facilities, WC block & club shop. Install grand stand seating & telescopic flood lights pitch, extension to existing car parking, relocation of bowling green & associated landscaping - Approved July 2015

RELEVANT PLANNING POLICIES AND BACKGROUND PAPERS

Government Guidance

NPPF1 - Developing a Strong, Competitive Economy
NPPF8 - Promoting Healthy Communities

Development Plan
Paragraph 215 of the NPPF states that due weight should be given to policies in existing plans according to their consistency with the framework. Unless otherwise identified within the report, these policies are considered consistent with the framework and which have the presumption in favour of sustainable development.

**REPRESENTATIONS RECEIVED**

Sport England - No objections

Historic England - No further comments (no objections to original application DM/0202/15/FUL)

Neighbours

1 & 3 Church Close, Lockien House, 10 Chester Place

Object with concerns over impacts relating to noise and disturbance from the increase in stands. Concerns over the usage and management of the site.

**APPRAISAL**

1. Principle of Development
2. Impact on Neighbours
3. Impact on the Character of the Area

1. Principle of Development

The principle of development was established with the grant of planning permission, under DM/0202/15/FUL, for the upgrading of the facilities on the site to better serve Cleethorpes Town FC. The site also retains use for other sports such as cricket and bowls. The proposal now is to amend the approved plans to remove part of the proposed fence on the northern boundary, reduce the number of flood lights to 6, change the layout around the access to the pitch area and increase the number of spectator stands from four to six. The proposed additional stands would be located one at either end behind the goals and two on either side of the pitch.

The site is a well established sports ground that provides a year round facility to the immediate and wider community. It is allocated on the NELLP 2003 as Amenity Open
Space and sports pitches and facilities are fully supported by this policy. The proposed works seek to improve the facilities on the site and help create a proper ‘home’ for Cleethorpes Town FC whilst also maintaining the cricket and bowls facilities on the ground.

It is considered in principle that the proposed development accords with saved Policies GEN1, BH1 and LTC1 of the NELLP 2003 as well as NPPF 2012.

2. Impact on Neighbours

It is noted that the neighbours in Church Close and no.10 Chester Place have objected to the proposed amendments, with concerns over the perceived noise that the additional stands would create.

No.10 Chester Place has also detailed concerns over the management of the club house and bar facility. In response, this matter is dealt with by separate controls (the Premises License) from those relevant to this planning application. It is not a matter relevant to the planning application’s consideration. The use of the club house has been established for a number of years.

The proposal would see the number of stands increased from four to six. The stands themselves can host approximately 50 people each. This application would allow an additional 100 people to be accommodated within the stands, resulting in approximately 300 spectators in total.

The additional impact arising from 2 further stands needs to be considered in the context of the absence of any planning controls currently on the number of spectators attending a sporting event. Spectators already undoubtedly already attend sporting events at the site, and in considerable numbers. The proposed additional stands will improve this experience. Their impact therefore on neighbouring properties is not considered to be significant given the above context and their limited size and positioning.

The use of the pitch is limited to through the day and up until 11pm due to limitation imposed on the use of the flood lights. It is therefore considered that the proposed additional two stands would not cause undue harm to the neighbouring properties residential amenities in accordance with saved Policy GEN1 of the NELLP 2003.

3. Impact on the Character of the Area

The proposal seeks minor amendments to the layout of the site which would not be significantly noticeable from the public domain. The proposed additional stands would be visible within the conservation area and would add to the built mass on the site. Whilst there are concerns over the potential impact on the adjacent heritage assets, this has to be carefully balanced with the benefits that the proposed upgraded facilities would
provide. This balancing exercise was undertaken for the original application DM/0202/15/FUL which was considered acceptable. The proposal now, for the additional two stands, would not, it is considered, add any further significant impact to these assets or their setting. The proposal includes extensive landscaping around the site, and in particular around the edge of the main pitch area, so as to help screen the stands and pitch from the road.

The site and its associated sporting activities is already a significant part of the area’s existing character. The proposed development would improve the facilities and support the modernisation of the wider site. This in itself offers significant benefit to the character and appearance of the conservation area. There would be some impact upon the setting of nearby listed buildings, namely St Mary’s church. However, this harm would not be significant. Thus, it is considered that the proposed development would accord with saved Policies GEN1 and BH1 of the NELLP 2003 and the NPPF 2012.

CONCLUSION

In conclusion, on balance it is considered that whilst the revised proposal would have an impact on the adjacent heritage assets and the conservation area this would not be significant and the proposal would provide a significant improvement to the site’s existing sporting facilities in the context of a well established use.

The proposed additional stands would not have an unduly detrimental impact upon the neighbouring properties’ residential amenities. It is therefore considered that the proposed development accords with saved Policies GEN1 and LTC1 of the NELLP 2003 and section 8 of the NPPF 2012. The application is recommended for approval.

RECOMMENDATION

Approval with Conditions

(1) Condition
The development hereby permitted shall begin by 21st July 2020.

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 approved plans detailed in condition 2 of DM/0202/15/FUL apart from CP6986. 201 Rev F which is substituted for Rev G and the stand details dated April 2016.

Reason
For the avoidance of doubt and in the interests of proper planning.
(3) Condition
Development shall not begin until details of all external materials to be used in construction of the development have been submitted to and approved in writing by the Local Planning Authority. The development shall then only be undertaken in accordance with the approved details.

Reason
To ensure the development has an acceptable external appearance and is in keeping with the visual amenity and character of the area in accordance with saved Policy GEN1 of the North East Lincolnshire Local Plan 2003.

(4) Condition
Prior to development commencing details of the flood lights, their means of illumination and predicted light levels, shall be submitted to and approved in writing by the Local Planning Authority. Any flood lighting shall only thereafter be installed in accordance with the approved details.

Furthermore:
* the approved flood lights shall not be lit between the hours of 11pm and 9am the following day; and
* the approved flood lights shall be fully retracted when not in use, unless otherwise agreed in writing with the Local Planning Authority.

Reason
To protect the visual character of the area in accordance with saved Policy GEN1 of the North East Lincolnshire Local Plan 2003.

(5) Condition
Prior to development commencing full details of any external lighting shall be submitted to and approved in writing by the Local Planning Authority. Any external lighting shall only thereafter be installed in accordance with the approved details.

Reason
In the interests of general amenity in accordance with saved Policy GEN1 of the North East Lincolnshire Local Plan 2003.

(6) Condition
Finished floor levels shall be set 300mm above existing ground levels.

Reason
To reduce the risk of flooding to the proposed development and future occupants in accordance with saved Policy GEN1 of the North East Lincolnshire Local Plan 2003.

(7) Condition
No development shall commence until a scheme for the provision of surface water drainage and a programme for its implementation has been approved in writing by the
Local Planning Authority. The approved scheme shall thereafter be implemented in accordance with the approved details and programme and shall be retained for the lifetime of the development.

Reason
To prevent an increased risk of flooding by ensuring the provision of a satisfactory means of surface water disposal in accordance with saved Policy GEN1 of the North East Lincolnshire Local Plan 2003.

(8) Condition
Prior to development commencing a construction management plan shall be submitted to and approved in writing by the Local Planning Authority. The development shall then proceed in accordance with the approved details. The construction management plan shall include:
- Dust mitigation measures;
- Noise mitigation measures;
- Wheel cleaning facilities;
- Construction traffic routing details;
- Storage of materials;
- Contractors and visitors parking areas;
- Working hours;

Reason
In the interests of general amenity in accordance with saved Policy GEN1 of the North East Lincolnshire Local Plan 2003.

(9) Condition
Prior to works commencing on the club house extension and changing room facilities full details of the proposed access shall be submitted to and approved in writing by the Local Planning Authority. The works to the access shall be completed in accordance with the approved details prior to the club house extension or changing facilities being brought into use.

Reason
In the interests of highway safety in accordance with saved Policy GEN1 of the North East Lincolnshire Local Plan 2003.

(10) Condition
No development or demolition shall take place until:
(i) A Written Scheme of Investigation or Specification for Works, for a programme of archaeological work, has been submitted to the Local Planning Authority and its written approval obtained; and
(ii) The approved Written Scheme of Investigation for a programme of archaeological work has been implemented or is programmed.
Thereafter, prior to the use of the development, the publication of the findings resulting from the programme of archaeological work shall be undertaken, or shall be secured, within a suitable media and the resulting archive from the programme of archaeological work shall be secured with an appropriate organisation.

Reason:
The site contains a Historic Environment Asset which requires recording prior to alteration or destruction according to the policies set out in the NPPF (National Planning Policy Framework).

(11) Condition
Prior to development commencing details of a new boundary treatment to the eastern boundary of the site, and a programme for its implementation, shall be submitted to and approved in writing by the Local Planning Authority. The development shall then proceed in accordance with the approved details.

Reason
In the interests of general amenity and security in accordance with saved Policy GEN1 of the North East Lincolnshire Local Plan 2003.

(12) Condition
No development shall commence until:
(a) A scheme of landscaping showing the details of the number, species, sizes and planting positions of all trees and shrubs to be planted;
(b) A plan including 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;
(d) A phasing plan for the planting of the landscaping;
(e) A maintenance plan for the landscaping.

have been submitted to and approved in writing by the Local Planning Authority. The development shall then proceed in accordance with the approved details.

Reason
To ensure a satisfactory appearance and setting for the development and protection of existing features in the interests of local amenity in accordance with saved Policy GEN1 of the North East Lincolnshire Local Plan 2003.

Informatives

1 Informative
The Local Planning Authority has had regard to development plan policies and especially those in the North East Lincolnshire Local Plan 2003. The proposal would not harm the area character or residential amenity and is acceptable under all other planning
considerations. This proposal is approved in accordance with the North East Lincolnshire Local Plan 2003 and in particular saved Policies GEN1, BH1 and LTC1.

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 providing detailed advice through the process.
Dear Sirs,

I write in reply to your letter dated 29th Dec 2015, Ref. Planning Application Reference DH/12/10/15/FUL.

Has anyone given a thought regards to the residents of Church Close, which is directly behind the proposed development? I am really concerned about the extra level of noise with the two extra stands.

Also as regards to the new function room, and the upgrading of the club house, I must insist that they both are properly sound proofed for noise.

The noise levels in the past from the clubhouse have been unacceptable.
I hope you will take my concerns into consideration.

Regards
Dear Sir,

I have received your letter regarding Planning Application Reference DM/1210/15/Full. Proposal variation of condition?

I have no objections to the development in general, but I must object to the increase in stands from four to six. The stand behind the goalpost would be very near to my property, and therefore I must object to the increase in stands.

Yours faithfully,
Comments for Planning Application DM/1210/15/FUL

Application Summary
Application Number: DM/1210/15/FUL
Address: The Linden Club Clee Road Grimsby North East Lincolnshire DN32 8QL
Proposal: Variation of Condition 2 (Approved Plans) as granted on DM/0202/15/FUL (Erect single storey extension to existing club house, football facility to rear of site to include single storey change facilities, WC block & club shop. Install grand stand seating & telescopic flood lights pitch, extension to existing car parking, relocation of bowling green & associated landscaping) for revision to relocate and increase spectators stands from four to six, remove fencing on north west boundary and display correct number of floodlights (6no.)
Case Officer: Richard Limmer

Customer Details
Name: Mrs Debra Burns
Address: Lockien House Church Lane, Old Clee Grimsby

Comment Details
Commenter Type: Neighbour
Stance: Customer objects to the Planning Application
Comment Reasons:
Comment: Dear Sirs,

in response to your letter dated 29th December 2015 DM/1210/15/FUL

I object to the new plan to erect an extra 2 spectator stands and the position they will be placed. This will cause disruption to our property, and the properties in church close, by the noise level they will generate because the stands will be nearer to the properties causing a higher noise level to our homes than the original plans.

On the first set of plans it seems the football pitch was nearer our property and to incorporate the new stands the pitch as been moved further away on the revised plan, surely in planning legalities this should have been made clear on the revised plan. nothing was stated about the pitch being moved.
Dear Mr. Beam,

Yet again I am writing to reject these Plans and wish to reiterate the impact their Club has on our lives. Not only is the overall management an egotistical Arrogant Person, who by his own admission says he was hired Hunted to pull the Club up by Any Means and openly admitted he has two "friendly" councillors on his side!! His policy is 'MONEY' before feelings or People.

I have tried ever since he took over to negotiate but to no avail.

We do not want this intrusion in our lives, as it is we have to endure his open all day concerts Starting 9am - 10pm The either indoors or difference as all dooms members open Sound carries we can not go to bed till 1.30 earliest because of the noise every weekend. He unlike most clubs has no noise minister so when noise reaches a certain level it cuts out but not the Club.

His licence has never been reviewed and is using the existing licence, prior to previous licence who never abused it. Why does a Club out of the way need a 1am licence every week?

Should only be extended for holidays not every week.
We should be made to apply as everyone else does. We have screaming drunken girls, shouting drunken men in car park going home (Police should guard) on Hell every week and the noise levels, windows cannot be open even on hotter days. What they will not take on board is they are in a wide open field, I've tried to point this out but his attitude is 'Tough' when we have the 'car boot' he charges £5 per car £7 per van and because of his 'friends' in high places he takes over the green in front of our flats up to 300 cars parked FREE so we have the noise/bitter/dog mess etc.

This means he can fill his field and profit from it again at our expense. The most frightening thing is we can not get any service down should we need it (fire/gas/ambulance/doctor). I myself am going through cancer and god forbid I need an ambulance on our boot day the nearest they could get is Lincoln 20 miles away (frighteningly, I have councillors looking into this (convey hope it not one of his time ones). Now he wants to build us out with height lights/drunken revellers/noise/car boots/concerts could life be more hell then already we dread the summer when we should be out.
enjoying our garden instead of being shut in because of his nuts.

This goes all the way and has an impact on
Devonport Drive
cam lane
clee crescent
School wall
Chester Place

I could go on bottom line is we do not want
another intruder in our lives, should we want
tate night football centre etc. That is what
King George's stadium was built for at Fare
Way over existence.

WE DO NOT WANT IT ACROSS THE ROAD.

I know he will get it passed because of
his friends but I will continue as long
as I have the energy to block him even if
it means going to the media with all I
have logged since Lindzen takes over.

Yours Truly

PLEASE EXCUSE WRITING AS I STATED NOT WELL.