Planning Committee Dated: 9th January 2019

Summary List of Detailed Plans and Applications

Recommendation: Approval with Conditions

Item:	**1**
Application No:	DM/0997/18/FUL
Application Type:	Full Application
Application Site:	15 Coltsfoot Drive Waltham Grimsby North East Lincolnshire
Proposal:	Retrospective application for the conversion of roof space to provide second floor, installation of dormer to the rear and installation of roof lights to the front
Applicant:	Mr Andrew Gray
Case Officer:	Bethany Loring

Recommendation: Approval with Conditions

Item:	**2**
Application No:	DM/0733/18/FUL
Application Type:	Full Application
Application Site:	167 Welholme Road Grimsby North East Lincolnshire DN32 9LR
Proposal:	Change of use from two flats to one dwelling, including first floor extension to rear, drop kerb to create vehicular access to front and associated works
Applicant:	Mr C Lane
Case Officer:	Kevin Robinson

Recommendation: Approval with Conditions

Item:	**3**
Application No:	DM/0890/18/REM
Application Type:	Reserved Matters
Application Site:	Land At Hewitts Avenue New Waltham North East Lincolnshire
Proposal:	Reserved matters application to consider appearance, landscaping, layout and scale following DM/0059/15/OUT (Outline application of up to 63 dwellings including the provision of open space and associated infrastructure) to erect 63 dwellings, open space, pumping station, substation and other associated works to include additional details on play equipment and affordable housing provision plan
Applicant:	Mr Andy McMullan
Case Officer:	Martin Dixon

Recommendation: Approval with Conditions

Item:	**4**
Application No:	DM/0834/18/FUL
Application Type:	Full Application
Application Site:	Morrisons Hilmore Road Laceby Grimsby
Proposal:	Erect drive thru' coffee shop with car parking, drive thru' lane, hard and soft landscaping, refuse area, and associated works
Applicant:	WM Morrison Supermarkets PLC
Case Officer:	Lauren Birkwood

Recommendation: Approval with Conditions

Item:	**5**
Application No:	DM/0967/18/FUL
Application Type:	Full Application
Application Site:	Chestnut Farm Cottage Brigsley Road Ashby Cum Fenby Grimsby
Proposal:	Demolish existing property and erect detached dwelling with integrated double garage
Applicant:	Mr & Mrs Pettigrew
Case Officer:	Richard Limmer

PLANNING COMMITTEE - 9th January 2019

ITEM: 1 **RECOMMENDATION: Approval with Conditions**

APPLICATION NO: DM/0997/18/FUL

APPLICATION TYPE: Full Application

APPLICATION SITE: 15 Coltsfoot Drive, Waltham, Grimsby, North East Lincolnshire, DN37 0XL

PROPOSAL: Retrospective application for the conversion of roof space to provide second floor, installation of dormer to the rear and installation of roof lights to the front

APPLICANT:
Mr Andrew Gray
15 Coltsfoot Drive
Waltham
Grimsby
North East Lincolnshire
DN37 0XL

AGENT:

DEPOSITED: 12th November 2018 **ACCEPTED:** 12th November 2018

TARGET DATE: 7th January 2019 **PUBLICITY EXPIRY:** 21st December 2018

AGREED EXTENSION OF TIME DATE:

CONSULTATION EXPIRY: 10th December 2018 **CASE OFFICER:** Bethany Loring

PROPOSAL

The application seeks to convert the existing roof space at second floor, installation of dormer to the rear and roof lights to the front of an existing detached dwelling. The works have been substantially completed.

The application is brought to committee following an objection from Waltham Parish Council and neighbour objections.

SITE

The proposal site is a detached dwelling located on the south east side of Coltsfoot Drive, Waltham. Coltsfoot Drive is a residential street which hosts mainly two storey dwellings,

connecting to various other residential streets. The property has a paved driveway to side and grassed area to the front with an open frontage.

RELEVANT PLANNING HISTORY

DM/0586/18/FUL - Retrospective application for the conversion of roof space to provide second floor, installation of dormer to the rear and installation of roof lights to the front - Refused 14th September 2018

RELEVANT PLANNING POLICIES AND BACKGROUND PAPERS
National Planning Policy Framework (July 2018)

NPPF12 - Achieving well designed places

North East Lincolnshire Local Plan 2013-2032 (adopted 2018)
PO5 - Development boundaries

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

REPRESENTATIONS RECEIVED

Drainage Team - No comments.

Highways Team - Content with the proposal.

Waltham Parish Council - Recommends refusal due to loss of privacy amenity.

Neighbour Representations

15 Marian Way - Objects based on intrusive works, overlooking and loss of privacy.

21 Marian Way - Objects based on overshadowing, not in keeping with the area, loss of privacy and overlooking.

23 Marian Way - Amendment does not address concerns of neighbours, recommends refusal.

24 Marian Way - Objects as considers obscure glazing as an inappropriate solution to loss of privacy.

1 Drury Close - Objects based on loss of light, dominance and privacy.

2 Drury Close - Objects based on overlooking, loss of privacy and overbearing.

3 Drury Close - Objects based on overlooking issues.

14 Coltsfoot Drive - Supports application.

16 Coltsfoot Drive - Supports application.

13 Coltsfoot Drive - Supports application.

12 Coltsfoot Drive - Supports application.

APPRAISAL

Principle of Development

The application site is within the development area of Waltham (Policy 5), and relates to the conversion of the existing roof space at second floor, installation of a dormer to the rear and roof lights to the front of an existing residential dwelling. 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 is in accordance with policy 5 of the North East Lincolnshire Local Plan 2013-2032 (adopted 2018) and section 12 of the NPPF.

Design

The existing roof space has been converted to provide an additional second floor accommodation to include a bedroom, bathroom and office. There are two windows installed within the rear dormer which are both to be obscurely glazed. The front elevation includes the installation of three roof lights within the roof slope. The dormer projects by 4 metres from the rear of the dwelling and 5.6 metres in width with a flat roof incorporated into the design. The overall eaves height of the dormer is 7.8 metres and the overall height is 7.9 metres.

The majority of the works are not highly visible from the street. The dormer sits at the rear and is not visible from the front. Therefore, this is not considered to be unduly harmful due to the position of the works and residential layout of the site.

The dormer is built using Siberian larch (vertical timber cladding) and a flat roof system. Whilst these materials are not similar to the existing dwelling, the cladding proposed has a natural weathering system which will transform the colour to a silvery grey within 12-18

months. The applicant has provided an amended application which shows that the dormer will be stained in black, ebony wood stain which would blend more with the existing roof to the dwelling. Furthermore, it utilises uPVC for the windows.

In design terms it is considered to be in accordance with policy 5 of the North East Lincolnshire Local Plan 2013-2032 (adopted 2018) and section 12 of the NPPF.

Impact on Neighbouring Properties

The main impact of this development would be to 14 Coltsfoot Drive, 15 Marian Way and 1 Drury Close, Waltham. There have been objections received from various surrounding neighbours.

The dormer sits 1.7 metres away for the boundary with the adjoining neighbour, 15 Marian Way and 5.4 metres away from the property itself. There are no new openings in the side elevation in which face the neighbour. It is therefore considered that the works are adequately separated to prevent any issues in relation to overlooking, loss of light or creation of an overbearing development.

The dormer sits 2.9 metres away for the boundary with the adjoining neighbour, 14 Coltsfoot Drive and 5.2 metres away from the property itself. There are no new openings in the side elevation which face the neighbour. It is therefore considered that the works are adequately separated to prevent any issues in relation to overlooking, loss of light or creation of an overbearing development.

The dormer sits 11.3 metres away for the boundary with the adjoining neighbour, 1 Drury Close and over 21 metres away from the property itself. There is an existing fence of around 2 metres in height as well as various landscaping elements, which are higher than that of the fencing, with the neighbour's garden; this provides a partial screening to the development. There are two new openings proposed in the rear elevation in which will face the neighbour however these are proposed to be obscured further mitigating overlooking.

With regards to other neighbours, the development is considered to be sufficiently separated as to not cause harmful overlooking or overbearing issues.

It is therefore considered that the proposal does not have an unacceptable impact on residential amenity in this instance and would accord with policy 5 of the North East Lincolnshire Local Plan 2013-2032 (adopted 2018) and section 12 of the NPPF.

Other Matters

It is important to note that the dormer itself would usually be classed as permitted development. The permitted development rights have been removed following the original approval and this is why the application has been brought forward.

CONCLUSION

In conclusion, it is considered that the development does 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 policy 5 of the North East Lincolnshire Local Plan 2013-2032 (adopted 2018) and section 12 of the NPPF.

RECOMMENDATION

Approval with Conditions

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

Site Location Plan - received 15th November 2018
Block Plan - received 15th November 2018
Existing and Proposed Roof Plans - 1
Existing and Proposed Front Elevations - 3
Proposed Side Elevation - 5
Proposed Side and Rear Elevations - 7
Existing First Floor Plan and Proposed First and Second Floor Plan - 2

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

(2) Condition
The windows in the dormer shall be glazed with obscure glass to an obscurity level of 3 or above as measured on the Pilkington scale within 2 calendar months of the permission hereby granted and shall be retained at the same level of obscurity thereafter.

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

Informatives

1 Reason for Approval

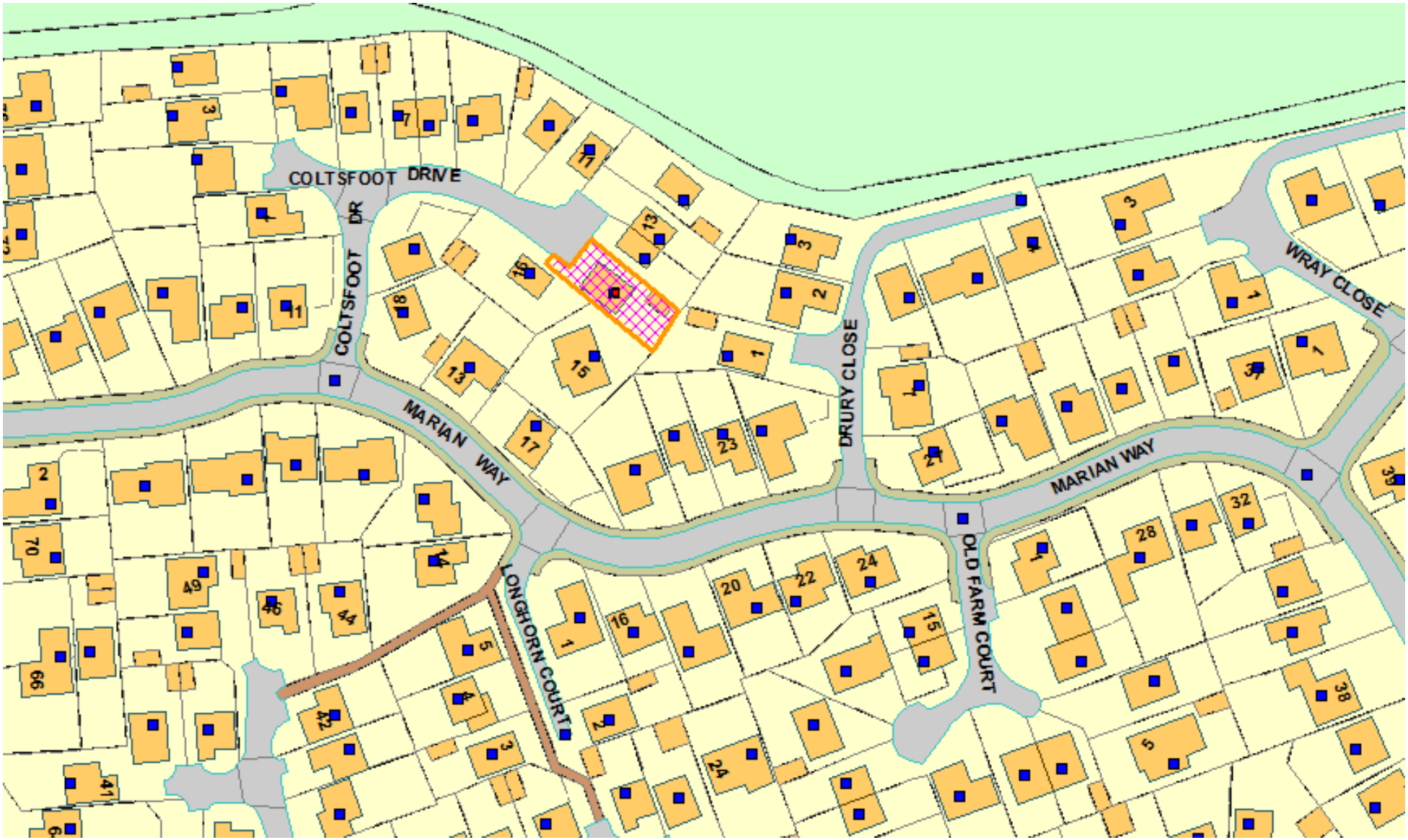
The Local Planning Authority has had regard to development plan policies and especially those in the North East Lincolnshire Local Plan. The proposal would not harm the area character or residential amenity and is acceptable under all other planning considerations. This proposal is approved in accordance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

2 Informative

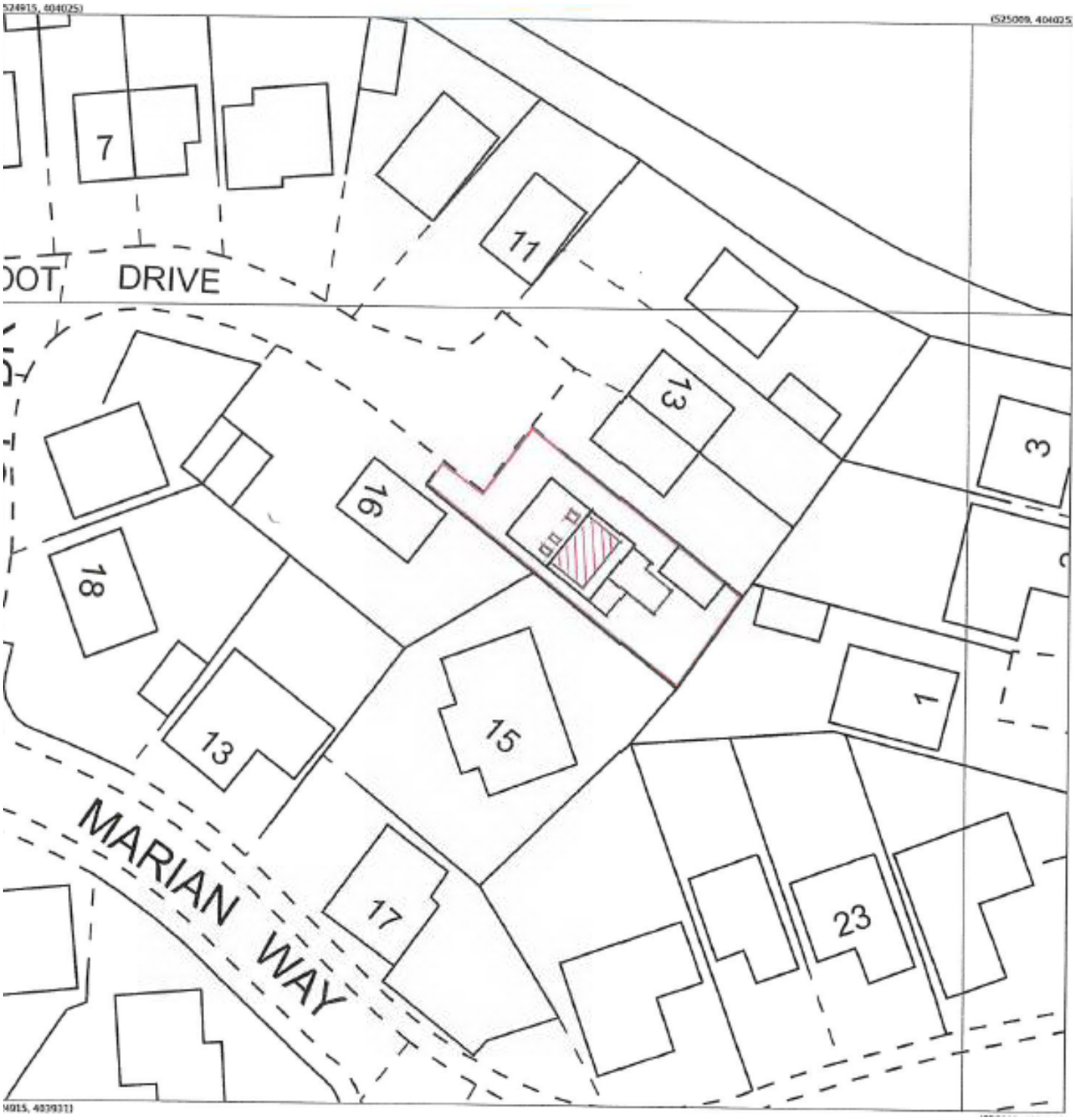
Article 31(1)(cc) Statement - Positive and Proactive Approach

In accordance with paragraph 187 of the National Planning Policy Framework, the Local Authority has worked in a positive and proactive manner by determining the application in a timely manner.

DM/0997/18/FUL – 15 COLTSFOOT DRIVE, WALTHAM



DM/0997/18/FUL – 15 COLTSFOOT DRIVE, WALTHAM



Planning Application Reference: DM/0997/18/FUL

Proposal: Retrospective application for the conversion of roof space to provide second floor, installation of dormer to the rear and installation of roof lights to the front.

Location: 15 Coltsfoot Drive Waltham Grimsby North East Lincolnshire

The Parish Council Refused this Application. On the grounds of loss of privacy amenity. The property does not have Permitted Development Rights

Comments for Planning Application DM/0997/18/FUL

Application Summary

Application Number: DM/0997/18/FUL
Address: 15 Coltsfoot Drive Waltham Grimsby North East Lincolnshire DN37 0XL
Proposal: Retrospective application for the conversion of roof space to provide second floor, installation of dormer to the rear and installation of roof lights to the front
Case Officer: Bethany Loring

Customer Details

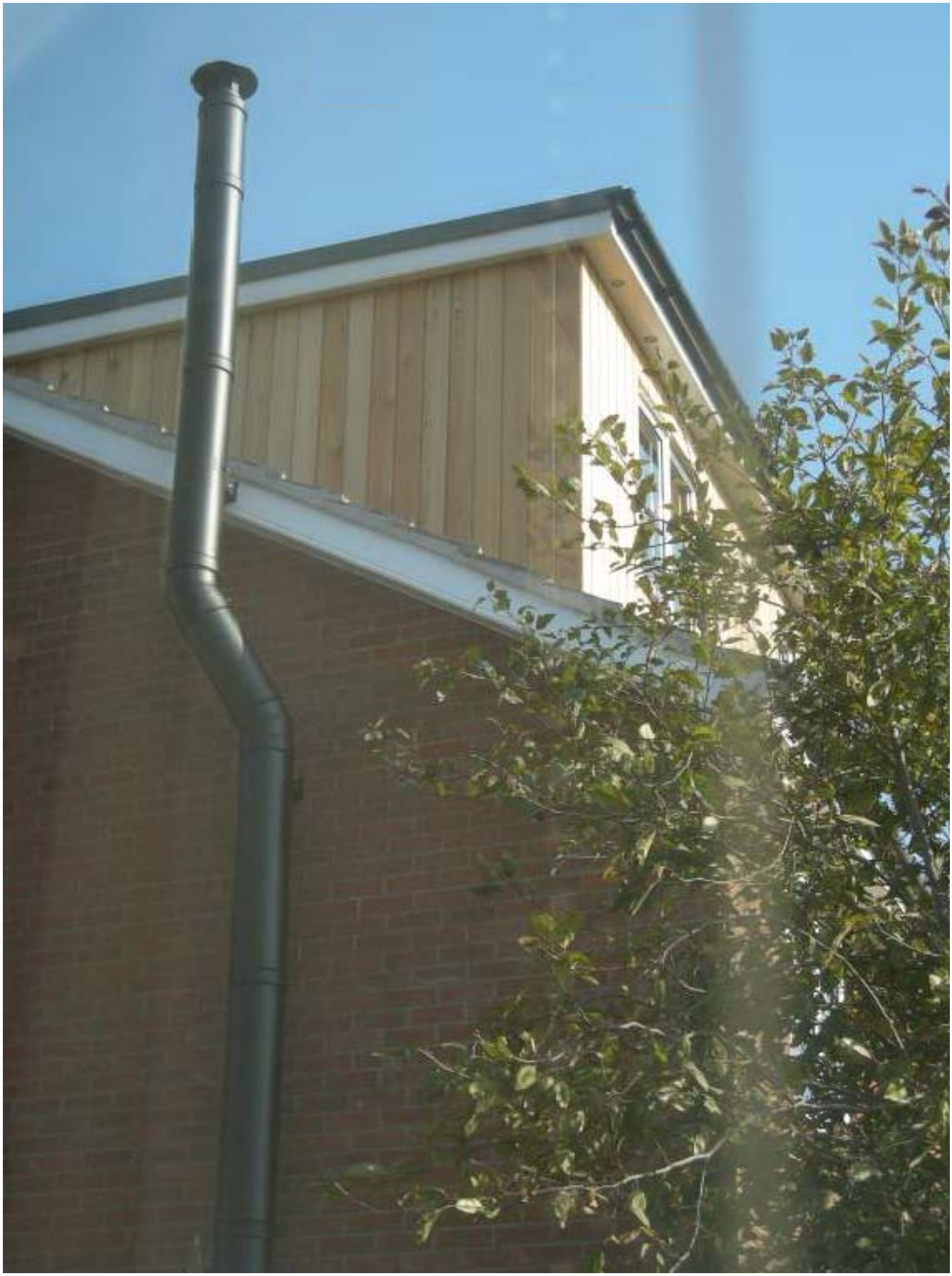
Name: Mrs Heather Cousins
Address: 15 Marian Way Waltham Grimsby, NELC

Comment Details

Commenter Type: Neighbour
Stance: Customer objects to the Planning Application
Comment Reasons:
Comment:In response to the letter from yourselves re the above, firstly I have to say that I am greatly surprised by this - especially as I understood the original application had been refused. Now, it would appear that in an attempt to circumvent this rejection, the owner of the dwelling plans to paint the Dormer sections of the bedroom black. Frankly, this seems absurd as I fail to see how changing the colour from natural wood to black, could possibly make the dormers less visible.
They would be visible in whatever colour was painted on them and - even worse - would be just as intrusive.
In my opinion - and I am sure, the opinion of several neighbours - the main problem here is the loss of privacy we are experiencing because of these windows overlooking ours, and others, gardens.
Furthermore, we believed that when we originally moved into our property, there was an embargo on this type of development, yet this huge expansion appears to have gone unnoticed by NELC until now.
I would question whether it may contravene the PPS 7 Item A31- Dominance and PPS 7 Item 27 Unneighbourly Extensions category.
I am strongly opposed to this extension and believe it makes a mockery of the existing planning regulations.

DM/0997/18/FUL – 15 COLTSFOOT DRIVE, WALTHAM

PHOTOS RECEIVED FROM 15 MARIAN WAY, WALTHAM



Bethany Loring (Engie)

From: Dave Wright
Sent: 22 November 2018 14:51
To: Bethany Loring (Engie)
Cc: PT - Internet Generated E-mails
Subject: FW: Planning Application DM/0997/18/FUL - 15 Coltsfoot Drive, Waltham
Attachments: IMG_0582.JPG; IMG_0581.JPG

Dear Bethany

With regard to the above retrospective planning application and the subsequent objections that I have sent to you in respect of the erection of the Dormer Loft extension at the above address. To support my objections, I attach two photographs that I had previously sent to you under application DM/0586/18/FUL. The first was taken from our living room at the rear of our property on the ground floor, and the other is the view from our main bedroom at the rear of the property on the first floor.

Regards

David Wright - 21 Marian Way, Waltham

Comments for Planning Application DM/0997/18/FUL

Application Summary

Application Number: DM/0997/18/FUL
Address: 15 Coltsfoot Drive Waltham Grimsby North East Lincolnshire DN37 0XL
Proposal: Retrospective application for the conversion of roof space to provide second floor, installation of dormer to the rear and installation of roof lights to the front
Case Officer: Bethany Loring

Customer Details

Name: Mr David Wright
Address: 21 Marian Way Waltham Grimsby

Comment Details

Commenter Type: Neighbour
Stance: Customer objects to the Planning Application
Comment Reasons:
Comment:I reply in response to the submission of a second retrospective planning application for the installation of the rear dormer extension to 15 Coltsfoot Drive, Waltham.
I refer to the applicant's previous retrospective application DM/0586/18/FUL which was refused by the North East Lincolnshire Planning Authority on the 14 September 2018 on the following grounds;-
"The development is contrary to Policy 5 of the North East Lincolnshire Local Plan 2013-2032 (adopted 2018) in that the dormer window installed constitutes a visual intrusion to the detriment of the character and appearance of the area and is detrimental to the residential amenity of neighbouring property"
The proposal put forward in this new retrospective planning application by the applicant does not address the issue on which the original application was refused. The amended proposal is to just change the colour of the exterior of the extension to a "black stain", and does not address the privacy issue that has been caused by the creation of a third storey extension with two dormer windows that over bear on the neighbouring properties at the rear of 15 Coltsfoot drive. Therefore, I object to this further retrospective planning application and refer to my previous comments below made under the previous application DM/0586/18/FUL.
This is a restricted development area consisting of one storey bungalows and two storey houses that are mixed together side by side at different angles and formations to produce a large amount of privacy for each householder. The dormer roof extension that has been built at 15 Coltsfoot Drive runs almost the length of the roof itself and it's height is up to the top level of the roof line. This has now produced a three storey building that towers above and overshadows all the surrounding properties at the rear of the premises, and who's appearance and size is not in keeping with it's surrounding neighbours and the character of the surrounding area. The rear of my property faces directly to the rear of the property of 15 Coltsfoot Drive. The Dormer roof extension

that has been constructed at the rear of the property has involved the making of a fourth bedroom that runs along the length of the Dormer extension itself. This has involved the installation of two clear glass opening windows approximately 2 x 3 metres in size. Consequently, this dormer roof extension totally overshadows the rear of my property and looks directly into the Kitchen and Lounge windows on the ground floor and into the master and third bedroom windows on the first floor, as well as overlooking the whole of the rear garden.

The proposal of installing obscure glass to the two rear Dormer bedroom windows is a minor attempt to try and address some aspect of the privacy issue. I refer you to the objection put forward by a neighbouring property who outlines that the Planning Policy Statements and Supplementary Planning Guidance A28 provides details of what is acceptable and what is not with regard to privacy and the protection of residential properties, and states that "The use of obscure glass, Velux windows and high-level windows in appropriate circumstances can often minimise potential, for example, the use of obscure glass for bathrooms and landing windows. However, this is not a considered an acceptable solution for windows serving main rooms such as bedrooms, living rooms dining rooms or kitchens".

I reiterate that the Dormer extension has created a three storey property that is not in keeping with the rest of the properties in this Restricted Development area and is towering above, and overbearing on both mine and the surrounding properties at the rear of 15 Coltsfoot Drive. This has had an adverse impact on my privacy and those of the surrounding residents. I will separately e-mail the previous photographs I submitted to support my objections.

Comments for Planning Application DM/0997/18/FUL

Application Summary

Application Number: DM/0997/18/FUL
Address: 15 Coltsfoot Drive Waltham Grimsby North East Lincolnshire DN37 0XL
Proposal: Retrospective application for the conversion of roof space to provide second floor, installation of dormer to the rear and installation of roof lights to the front
Case Officer: Bethany Loring

Customer Details

Name: Mr gerard mahood
Address: 23 marian way waltham grimsby

Comment Details

Commenter Type: Neighbour
Stance: Customer objects to the Planning Application
Comment Reasons:
Comment:With regard to the planning application for 15 Coltsfoot drive, Waltham. I find the application of black paint to the dormer extension far from an acceptable and in no way addresses the concerns of most of the neighbours in that area.
I therefore would advise that this revised application be also rejected by the planning committee

Comments for Planning Application DM/0997/18/FUL

Application Summary
Application Number: DM/0997/18/FUL
Address: 15 Coltsfoot Drive Waltham Grimsby North East Lincolnshire DN37 0XL
Proposal: Retrospective application for the conversion of roof space to provide second floor, installation of dormer to the rear and installation of roof lights to the front
Case Officer: Bethany Loring

Customer Details
Name: Mr Andrew Goodwin
Address: 24 Marian Way Waltham Grimsby

Comment Details
Commenter Type: Neighbour
Stance: Customer objects to the Planning Application
Comment Reasons:
Comment:I have attached my previous comments from first declined application for the same property.

The only additional documentation loaded for this application are a photograph of bungalow with the same style development, but they bear no relevance to the property at 15 Coltsfoot Drive.

The Block Plan 1404109 clearly shows the uninterrupted view of the rear garden to my property, and therefore the three rear bedrooms, kitchen and dining area.

The detail of the paint colour, will not remove the clear dominance and the removal of historic privacy to my property

The current construction clearly contravenes a number of PPS Guidelines, and therefore should be rejected once again, previous details below.....

As the owner of 25 Marian Way I must lodge my objection the current construction of
the dormer roof extension to 15 Coltsfoot Drive.
The current dormer construction because of its size, height and massing has created an unacceptable adverse impact on my property due mainly to the loss of privacy, but it also has a visual overbearing impact from my garden and the majority of the rear facing occupied rooms within my property.
The dormer, in my opinion, looks completely out of place with the current surrounding properties within the estate, but it may contravene the PPS 7 Item A31- Dominance and PPS 7 Item 27 Unneighbourly Extensions category.

The extension also removes totally the privacy to the three rear bedrooms of my property, as the construction is higher than my property there is now an uninterrupted view from the Dormer windows in to all three bedrooms. Also, if it were not for the trees in the rear garden of 23 Marian Way, the privacy would be totally removed from the Kitchen and dining room of my property, as it is now, we have lost partial privacy but only due to the trees. This would mean the dormer is in direct contravention to PPS 7 Item 28.

The rear garden to my property has now, albeit again due to the trees to the rear of 23 Marian Way, has probably lost 75% of its privacy, including the patio area to the rear of Living room, I have lost 75% of my privacy to the first 3-4 m closest to my property, the remaining 25% being dependant on the trees to the rear of 23 Marian Way being maintained at their current height and density which will change during the seasons, the removal of my garden privacy is in direct contravention to PPS 7 Item A30.

Comments for Planning Application DM/0997/18/FUL

Application Summary

Application Number: DM/0997/18/FUL
Address: 15 Coltsfoot Drive Waltham Grimsby North East Lincolnshire DN37 0XL
Proposal: Retrospective application for the conversion of roof space to provide second floor, installation of dormer to the rear and installation of roof lights to the front
Case Officer: Bethany Loring

Customer Details

Name: Ms victoria ayemi
Address: 1 Drury Close GRIMSBY

Comment Details

Commenter Type: Neighbour
Stance: Customer objects to the Planning Application
Comment Reasons:
Comment:Not again, i can't believe we're back on this same conversation of retrospective planning application for the installation of the rear dormer extension to 15 Coltsfoot Drive, Waltham, Grimsby.
The previous retrospective application DM/0586/18/FUL was refused by Planning Committee for the North East Lincolnshire Planning Authority on the 14 September 2018 on the following grounds:-
"The development is contrary to Policy 5 of the North East Lincolnshire Local Plan 2013-2032 (adopted 2018) in that the dormer window installed constitutes a visual intrusion to the detriment of the character and appearance of the area and is detrimental to the residential amenity of neighbouring property"
So therefore based on the above decision am objecting once again to the amended retrospective planning application for the installation of the rear dormer extension to 15 Coltsfoot Drive, Waltham, Grimsby because the applicant is yet to address the initial problems why the application was originally refused as highlighted above and better still the dormer itself is ginormous, the appearance is not in keeping with it's surrounding area and the obscure windows alone wouldn't prevent anyone from sticking their heads out of the windows having a good day looking into neighbours bedrooms and gardens at random.
As far as i can see the only obvious changes to the newly submitted amended proposal is just ''the change in colour to the exterior of the dormer to "black stain" and also the conversion of a previously en-suite bedroom to wardrobes room with toilet'', unfortunately this would not address the initial privacy issues that has been caused by the construction of this three storey dormer extension with two large windows overlooking the neighbouring properties(i.e. eight properties in all are affected with not less than twenty individuals, children inclusive living in these houses).
Hence i would like to request for a Site visit from the planning committee to the individually

affected properties before making an further decisions on this matter PLEASE in order to appreciate the impacts that this dormer conversion is having on all his neighbours.
We could end up becoming a prisoner indefinitely in our own homes, unable to draw our bedroom curtains open for FRESH AIR,DAYLIGHT and SUNLIGHT which could have detrimental effects on our general well being, the loss of privacy to our gardens and also in ability of our VULNERABLE CHILDREN to play in their garden safely without being over looked.

Comments for Planning Application DM/0997/18/FUL

Application Summary
Application Number: DM/0997/18/FUL
Address: 15 Coltsfoot Drive Waltham Grimsby North East Lincolnshire DN37 0XL
Proposal: Retrospective application for the conversion of roof space to provide second floor, installation of dormer to the rear and installation of roof lights to the front
Case Officer: Bethany Loring

Customer Details
Name: Mr Joe Francis
Address: 2 Drury Close Waltham Grimsby

Comment Details
Commenter Type: Neighbour
Stance: Customer objects to the Planning Application
Comment Reasons:
Comment:I fully object this latest RETROSPECTIVE planning application. I find it offensive that the proposer has merely opted to change the colour of the dorma extension and submit a further application. To me this shows a clear lack of moral standing and would confirm that he has complete disregard for any privacy of the families which his extension overlooks. This enhances my concern of their future behaviour as they clearly have no respect for the planning process, backed up by the fact that this is a retrospective application.

This planning application has already been rejected to the invasion of privacy for the surrounding properties and should once again be objected.

I would like to mirror the comments published on the 19th November 2018 from 24 Marian Way. 3 of my four bedrooms are now completely overlooked and dominated by the dorma extension, which is now far more apparent now that the tree in my garden has shed its leaves for the autumn and winter.

My living room, dining room, kitchen and garden are also now completely overlooked and there isn't an inch of privacy available for my family which includes 2 young children.

Comments for Planning Application DM/0997/18/FUL

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Customer Details

Name: Mr john Brockbank
Address: 3 Drury close Waltham Waltham, Grimsby

Comment Details

Commenter Type: Neighbour
Stance: Customer objects to the Planning Application
Comment Reasons:
Comment:It has been brought to my attention that the development at 15 Coltsfoot Drive is now the subject of an appeal.
I have now been made aware by my neighbours that the owner has now lodged an appeal against the refusal.
I have still not been made aware by the NELC Planning department of the appeal which has now been submitted.
I wish to register my objections on the same grounds as previously stated and as nothing substantial has changed there can be no other conclusion but to refuse the application/appeal.

Comments for Planning Application DM/0997/18/FUL

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Case Officer: Bethany Loring

Customer Details
Name: Miss Lucy Harris
Address: 14 Coltsfoot drive Grimsby

Comment Details
Commenter Type: Neighbour
Stance: Customer made comments in support of the Planning Application
Comment Reasons:
Comment:I am wholeheartedly in support of this retrospective planning application. I acknowledge that there are many factors to consider in regards to the building work - privacy, disruption and aesthetic are all integral when deliberating on the matter.

Firstly, privacy: I have read that some neighbours object to the planning application on the basis of their privacy being infringed. However, the size of the dormer does not create a marked difference on any neighbours privacy, including those behind the property. In this area, regardless of additional dormers/extensions, one can oversee into the gardens of others. The dormer does not allow the residents to see 'into' houses any more than before. If privacy is the main reason as to objecting to this application, surely neighbours are concerned about the general privacy of their property? From my house, which does not have extensions or alterations, I can see into at least 3 of the neighbours properties/gardens. Therefore, it does not make sense as the dormer does not further add to a lack of privacy.

Secondly, disruption. During any building work, there is the risk of noise pollution and other inconveniences. However, during the course of the building works, any noise has taken place at social hours and with neighbours taken into consideration. Surely those objecting understand that should the application be rejected, there would be more noise and disruption? Driveways have not been encroached and neighbours have been informed of the changes occurring in plenty of time. The dormer does not create any disruption to neighbours in regards to light/shade - it does not create a 'three story' structure as the dormer sits below the roof.

Finally, the aesthetic. The dormer and all work carried out aims to improve the overall aesthetic of the property and therefore the surrounding area. It is in keeping with the area's aesthetic and has

the potential to add value to the close. It is imperative that areas are not left to stagnate: in order to make the area a desirable place to live, investment of time and money needs to occur to the properties. Properties with more room and a pleasing look will draw new money to the area which in turn will be beneficial for all.

I feel that it would cause more issues, as well as be to the detriment of the area and residents should this planning application be rejected.

Comments for Planning Application DM/0997/18/FUL

Application Summary

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Case Officer: Bethany Loring

Customer Details

Name: Mrs Alison Phillips
Address: 16 Coltsfoot Drive Waltham Grimsby

Comment Details

Commenter Type: Member of the Public
Stance: Customer made comments in support of the Planning Application
Comment Reasons:
Comment:As a neighbouring property of 15 Coltsfoot Drive we have absolutely no objections to the alterations. Many properties on the estate have been modified by the owners in previous years and this modification seems no different.

Comments for Planning Application DM/0997/18/FUL

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Address: 15 Coltsfoot Drive Waltham Grimsby North East Lincolnshire DN37 0XL
Proposal: Retrospective application for the conversion of roof space to provide second floor, installation of dormer to the rear and installation of roof lights to the front
Case Officer: Bethany Loring

Customer Details

Name: Mr Kenneth Holmes
Address: 13 Coltsfoot Drive Waltham Grimsby

Comment Details

Commenter Type: Neighbour
Stance: Customer made comments in support of the Planning Application
Comment Reasons:
Comment:We have no problem what so ever with the dormer/loft conversion at 15 Coltsfoot Drive and support this application

Mr & Mrs K Holmes

Comments for Planning Application DM/0997/18/FUL

Application Summary

Application Number: DM/0997/18/FUL
Address: 15 Coltsfoot Drive Waltham Grimsby North East Lincolnshire DN37 0XL
Proposal: Retrospective application for the conversion of roof space to provide second floor, installation of dormer to the rear and installation of roof lights to the front
Case Officer: Bethany Loring

Customer Details

Name: Mrs M J Franks
Address: 12 Coltsfoot Drive Waltham Grimsby

Comment Details

Commenter Type: Neighbour
Stance: Customer made comments in support of the Planning Application
Comment Reasons:
Comment:I support the application for thr dormer/loft conversion at 15 Coltsfoot Drive. It appears to be a quality job and I am pleased to see the property being enhanced after a long period of being empty and neglected.

Mrs M J Franks

ITEM: 2 **RECOMMENDATION: Approval with Conditions**

APPLICATION NO: DM/0733/18/FUL

APPLICATION TYPE: Full Application

APPLICATION SITE: 167 Welholme Road, Grimsby, North East Lincolnshire, DN32 9LR

PROPOSAL: Change of use from two flats to one dwelling, including first floor extension to rear, drop kerb to create vehicular access to front and associated works

APPLICANT:
Mr C Lane
167 Welholme Road
Grimsby
DN32 9LR

AGENT:
Mr Daniel Snowden
Ross Davy Associates
Pelham House
1 Grosvenor Street
Grimsby
DN32 0QH
United Kingdom

DEPOSITED: 31st August 2018

ACCEPTED: 11th September 2018

TARGET DATE: 6th November 2018

PUBLICITY EXPIRY: 12th October 2018

AGREED EXTENSION OF TIME DATE:

CONSULTATION EXPIRY: 5th October 2018

CASE OFFICER: Kevin Robinson

PROPOSAL

The proposal seeks to bring the property at 167 Welholme Road back into use as a single dwelling. A first floor extension over the existing ground floor is proposed along with the provision of a dropped kerb to create a vehicular access serving the dwelling.

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

SITE

The site is located on Welholme Road, Grimsby. Welholme Road is a residential road running from Convamore Road to the far east to Bargate to the far west. The property is a semi-detached house currently set out as two flats. The area has a mixture of semi-detached and terraced properties set at two and two and a half stories in height.

RELEVANT PLANNING HISTORY

There is no relevant planning history to the site.

RELEVANT PLANNING POLICIES AND BACKGROUND PAPERS
National Planning Policy Framework (July 2018)

NPPF12 - Achieving well designed places
NPPF14 - Climate, flooding & coastal change
NPPF16 - Conserv. & enhance the historic environ.

North East Lincolnshire Local Plan 2013-2032 (adopted 2018)
PO39 - Conserve and enhance historic environ
PO5 - Development boundaries
PO22 - Good design in new developments
PO33 - Flood risk
PO34 - Water management
PO38 - Parking

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

REPRESENTATIONS RECEIVED

Highways Officer - Response received confirming no objections raised. The Officer advises that in coming to this conclusion the Authority has considered issues of highway access, capacity and safety; parking, servicing and sustainability.

Environment Agency - Response received confirming no objections raised.

North East Lindsey Drainage Board - Response received confirming no comments to be made.

Drainage - Response received providing comments that there must be no surface water run off on to the public highway.

Waste and Garages Manager - No response received.

Recycling Officer - No response received.

Ecology Officer - No response received.

Conservation Officer - Response received which questions the use of render to the rear extension. Advise that the tiled path is worthy of retention. A request for Permitted Development Rights to be removed upon the granting of any consent is made.

Police Crime Reduction Officer - Response received confirming no comments to be made.

Cleethorpes Civic Society - Response confirming no objections with an observation that the rear extension should be brick rather than render.

Environmental Health - Response recommending an hours of construction condition.

Publicity - All immediate neighbours was informed by letter and a site notice was displayed.

Objections have been received from 4 neighbouring residences, 163a, 169, 174 and 176 Welholme Road.

Objections broadly on the grounds of loss of on street car parking and the limited on street parking available to meet the demand.
There is provision of car parking to the rear of the property which should be utilised.

APPRAISAL

The key considerations in the determination of this application are considered to be:

1. The principle of the development
2. The impact upon the character and form of the area and locally listed building
3. The impact on residential amenity
4. The impact on highways safety
5. Drainage and flood risk

1. The principle of the development

The proposal seeks to change the use of the property and to make alterations to the built form of the building through a rear extension to the first floor. The change of use and associated works are considered to be acceptable in this residential area in principle and in accordance with policy 5 of the NELLP (2013-2032).

2. The impact upon the character and form of the area and locally listed building

Policies 5 and 22 of the North East Lincolnshire Local Plan 2013-2032 require that account is taken of the impact of proposals upon the character of the area in which they are sited. This requirement is reflected in the NPPF through the advice found in section 12 Achieving Well Designed Places.

Policy 39 provides requirements for proposals to conserve and enhance the historic environment. This requirement is reflected in the NPPF through the advice found in section 16 Conserving and Enhancing the Historic Environment. Of particular relevance to this non- designated heritage asset is paragraph 197 which advises "The effect of an application on the significance of a non-designated heritage asset should be taken into account in determining the application. In weighing applications that directly or indirectly affect non-designated heritage assets, a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset."

The property in question is designated as a locally listed building. The proposal seeks to bring the property back into use as a single dwelling house with the provision of a rear extension and the creation of a vehicular access to the highway. Notwithstanding the comments of the Conservation Officer, the proposed extension would be located to the rear of the property and would not be readily visible in public views of the property. Given this and when considering the limited scale of the proposed extension it is not considered that the proposal would result in any substantial harm to the asset. The applicants agent has been contacted in regards to the proposed rear extension and has advised that due to the footings to the existing ground floor the extension over would need to be constructed in block work with a rendered finish. Given the limited visual impact and the existence of render to the existing rear elevation it is not considered that there would be any appreciable effect upon the host property from the use of render.

The proposed vehicular access would result in the removal of the boundary wall to the front of the property, the comments of the Conservation Officer are noted in this respect however, as the wall is not afforded any protection it could be removed without the requirement for any consent.

It is therefore considered that, taking into account the significance of the non-designated heritage asset; the limited scale of the proposed extension and its lack of visibility, that the proposal would not fall contrary in this regard with the requirements of Policy 39 of the NELLP or the guidance in section 16 of the NPPF.

The Conservation Officer has requested that Permitted Development Rights be removed on any consent granted. It is noted that there are other properties within the locality which benefit from permitted development rights and therefore it is not considered reasonable to restrict the rights of this particular property where neighbouring properties enjoy the benefit of those rights.

The proposal is considered to be acceptable in this regard with policies 5, 22 and 39 of the NELLP 2013-2032 and the guidance in the NPPF.

3. The impact on residential amenity

Policy 5 of the North East Lincolnshire Local Plan 2013-2032 requires that account is taken of the impact of proposals on the amenity of adjacent land uses. In this regard the property currently forms two flats and therefore has a residential use which is compatible with the neighbouring properties which are also in residential use.

The key consideration in regards to residential amenity is the potential impacts of the rear extension for overlooking, overshadowing and oppression upon the neighbouring properties. In this regard the proposed extension is at first floor level and would provide for bedroom accommodation. Given the separation distance to neighbouring properties and the bedroom use, it is not considered that there would be a significant effect of overlooking to warrant resistance on these grounds. The proposal would extend to the east of the adjoining property (Number 165) and would therefore result in potential for shadow to be cast in the morning hours. Given the limited projection and this easterly relationship it is not considered that there would be any significant impact of oppression or overshadowing to the adjoining property. The neighbouring property at 169 would be sufficiently separated to ensure that there would not be a significant effect of oppression or overshadowing. The properties to the rear on Hare Street would be suitably separated to ensure that development of the size, scale, massing and location proposed would not result in any significant effect upon their residential amenity.

The proposed use as a single dwelling is likely to be less intense than the previous use as two flats and thus, the impacts to neighbours in this regard would be reduced.

The proposal is considered to be acceptable in this regard with policy 5 of the NELLP 2013-2032.

4. The impact on highways safety

Policy 5 of the North East Lincolnshire Local Plan 2013-2032 requires that account is taken of the impact of proposals on access and traffic generation. Section 9 of the NPPF provides guidance on sustainable transport paragraph 109 advises that "Development should only be prevented or refused on highways grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network would be severe".

The comments received from neighbouring residents are noted. The application has been consulted on with the Highways Officer with no objection being raised to the proposed access or parking area. Concerns regarding the loss of on street parking are noted however the proposal would result in the provision of off street parking to the property which would help to alleviate the pressure for on street parking. It should be noted that there are no minimum or maximum parking requirements under policy 38.

The proposal is considered to be acceptable in this regard in accordance with policies 5 and 38 of the NELLP and the guidance in the NPPF.

5. Drainage and flood risk

The Drainage Officer has commented requesting that surface water not be discharged onto the public highway. It is considered that as the proposal does not increase hardstanding or roof area (given the extension is over the existing ground floor) that there would not be any significant effect upon the drainage of the site. Whilst the site is within a flood risk area, the Environment Agency raise no objections.

CONCLUSION

The principle of the proposal is considered to be acceptable given its location and access to sustainable services. With regards to its detailed impacts, these are acceptable and are mitigated through appropriate conditions. Subject to conditions, the development is considered to be appropriate 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
The development shall be carried out in accordance with the following plans:

Reference - RD4209-04-REV- 0 Proposed Block Plan
Reference - RD4209-02-REV -A Proposed Floor Plans and Elevations

Reason
For the avoidance of doubt and in the interests of proper planning.

(3) Condition
No external works shall take place 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. Once approved, development shall proceed in accordance with the agreed 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 Policies 5 and 22 of the North East Lincolnshire Local Plan 2013-2032 (Adopted 2018).

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

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

Informatives

1 Reason for Approval
The Local Planning Authority has had regard to development plan policies and especially those in the North East Lincolnshire Local Plan. The proposal would not harm the area character or residential amenity and is acceptable under all other planning considerations. This proposal is approved in accordance with the North East Lincolnshire Local Plan 2013-2032 (adopted 2018), in particular policies 5, 22, 38 and 39.

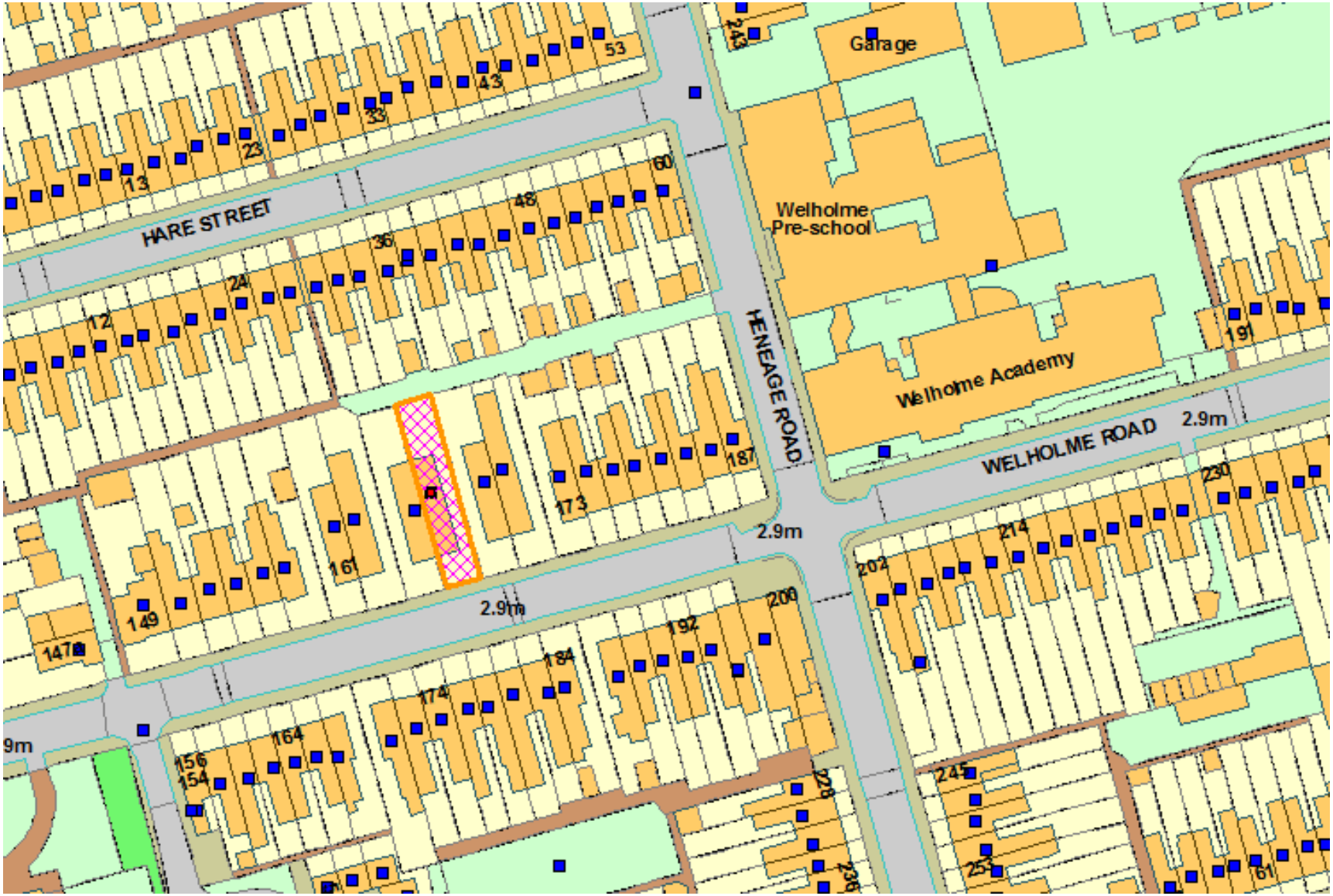
2 Added Value Statement
Article 31(1)(cc) Statement - Positive and Proactive Approach
No problems have arisen during consideration of this application that have required working directly with the applicant to seek solutions.

3 Informative
Please note that you may also require Building Regulations. You are advised to contact them in advance of work on site commencing (Tel: 01472 325959).

4 Informative
As works are required within the existing highway to enable the development to take place, please contact Highways Management Team on 01472-324431 well before works begin.

5 Informative
There must be no surface water discharge onto the public highway.

DM/0733/18/FUL – 167 WELHOLME ROAD, GRIMSBY



173
161
WELHOLME ROAD
2.9m
Existing drop kerb
Existing speed bumps
New drop kerb
184

PAULA CRANMER.
163a WELHOLME RD
GRIMSBY
N.E. LINCS
DN32 9LR

REF NO!
DM/0733/18/FUL

DEAR MR ROBINSON.

WITH REGARDS TO YOUR LETTER WHICH YOU KINDLY SENT ON THE 11th of SEPTEMBER REGARDING A DROP KERB AT 167 WELHOLME ROAD-GRIMSBY, I WOULD VERY MUCH LIKE TO VIGOROUSLY OBJECT TO THIS PROPOSAL. THE TWO HOUSES EITHER SIDE OF ME 161 & 165 HAVE 6 ROOMS EACH, EQUALING 5 CARS AT 161 & 5 CARS AT 165 WITH ONLY PARKING FOR 2 CARS AT EACH.

THERE IS NEVER ANYWHERE TO PARK AS IT IS - EVER AND 167 COULD EASILY PARK ROOND THE BACK EVEN WITH THEIR EXTENSION.

MANY ARGUEMENTS OCCUR ON THIS PART OF WELHOLME AS IT IS, I TOO APPLIED FOR ONE A WHILE AGO BUT TOOK IT NO FURTHER AFTER CHATTING TO NEIGHBOURS ABOUT IT.

IF A DROPPED KERB WAS TO BE PUT IN, WE WOULD LOSE TWO PARKING BECAUSE OF WHERE THE DROPPED KERB AT 165 IS.

I HAVE TO PARK AROUND THE BACK DUE TO NO SPACES EVER, SO I AM HOPING THAT MY COMMENTS WILL BE TAKEN INTO CONSIDERATION.

Comments for Planning Application DM/0733/18/FUL

Application Summary

Application Number: DM/0733/18/FUL
Address: 167 Welholme Road Grimsby North East Lincolnshire DN32 9LR
Proposal: Change of use from two flats to one dwelling, including first floor extension to rear, drop kerb to create vehicular access to front and associated works
Case Officer: Kevin Robinson

Customer Details

Name: Ms Helen Jackson
Address: 169 Welholme road Grimsby

Comment Details

Commenter Type: Neighbour
Stance: Customer made comments neither objecting to or supporting the Planning Application
Comment Reasons:
Comment:I have a small issue with the planning application. This is the drop kerb. The issue been that parking on the road is already hard enough with it been a one side of the street parking there is not enough spaces for cars. There is already 3 drop kerbs, along with speed bumps that take up parking space and another one would make it even harder for us to park on our own front.

Other then that issue I am fine with the property to be changed and the extension to go ahead.

REF DM/0733/18/FUL

DATE 30.9.2018

MR P. ALDRED
174 WELHOLME Rd
GRIMSBY
TEL

RECEIVED
04 OCT 2018

Dear Mr Robinson,

With regard to the proposal of a drop curb at 167 Welholme Rd, I would like to object on the following grounds.

There is allready unsufficient parking to residents. The adjoining property at 165 has 6 bedsits but only parking for 2 vehicles as does the property at 161. The people who work at the Sainsburys shop park their cars on Welholme Rd as do the people who visit the shop. The local school also has a impact on parking with people dropping their children off and picking them up and staff at the school parking there.

I hope my objections and those of the residents on Welholme Rd will be take into consideration.

Yours Sincerely,

Shannon Emsley (Engie)

From: Stuart nixo

- Internet Generated E-mails

Subject: 167 Welholme Road Planning ,Driveway Complaint

So I've foind out that there's gonna be YET!!!! Another drive way put in across the road from me well planning, This street (welholme road) is busy enough as it is with parking, people and myself at (176 welholme road) have to park our vehicles down other streets as it is and hoping that they don't get broke into and can't keep an eye on them.
Plus my work van got broke into last year down hainton avenue and because it wasn't on my front my CCTV didnt pick it up , I spent over £400 pound on Cctv for no reason if I can't even park my van on my front .
At 167 that want this new parking area is ridiculous and is gonna cause lots more mayhem for everyone in the area, they have there own parking at the rear of there property we don't!!! If I did I would use it all the time. Not only is there more shared houses down the street which have up to 5 cars as it is and then the house at 164 have 2 parking spots and caused losses for parking and that one also has multiple people with cars, why should I suffer.
167 need to look at there plans for parking at the rear of there property and not the front.
I've told other people down the street and there also against it and hopefully gonna send an email about it.
This is a serious thing for us all that are down here and Some one needs to come down here and see for them self how busy it is , and how much stress people get in with parking down different streets.
WE DONT WANT THE DRIVE WAY END OF!

--
Sent from my Android phone with mail.com Mail. Please excuse my brevity.

ITEM: 3 **RECOMMENDATION: Approval with Conditions**

APPLICATION NO: DM/0890/18/REM

APPLICATION TYPE: **Reserved Matters**

APPLICATION SITE: **Land At, Hewitts Avenue, New Waltham, North East Lincolnshire,**

PROPOSAL: Reserved matters application to consider appearance, landscaping, layout and scale following DM/0059/15/OUT (Outline application of up to 63 dwellings including the provision of open space and associated infrastructure) to erect 63 dwellings, open space, pumping station, substation and other associated works to include additional details on play equipment and affordable housing provision plan

APPLICANT:
Mr Andy McMullan
YPG Developments Limited
Columbus Quay
Riverside Drive
Liverpool
L3 4DB

AGENT:

DEPOSITED: 18th October 2018 **ACCEPTED:** 18th October 2018

TARGET DATE: 17th January 2019 **PUBLICITY EXPIRY:** 12th January 2019

AGREED EXTENSION OF TIME DATE:

CONSULTATION EXPIRY: 1st January 2019 **CASE OFFICER:** Martin Dixon

PROPOSAL

This application seeks permission for the erection of 63 dwellings, access works, open space, pumping station, substation, drainage works and associated landscaping at land off Hewitt's Avenue, New Waltham. It is a reserved matters application following the grant of outline planning permission under DM/0059/15/OUT.

The application is presented to Planning Committee due to the objections raised by Humberston Parish Council.

SITE

The site is located on the corner of Hewitts Avenue and Humberston Road and the roundabout at Hewitts Circus. The land is agricultural. Landscape features within the site consist of hedgerows and the occasional tree along its north eastern and south western edge. The only structure close to the site is an electric substation. Opposite the site on Hewitt's Avenue lies the retail development which includes the Tesco superstore. Opposite the Humberston Road frontage is the residential development of Hewitt's Manor accessed off Taylor's Avenue. Land adjacent is also agricultural.

RELEVANT PLANNING HISTORY

DM/0059/15/OUT - Outline permission was granted for up to 63 dwellings on 30th May 2017. It is subject to a Section 106 Legal Agreement to secure off site highway improvement works and a pedestrian crossing on Humberston Road and other highway contributions. The legal agreement also included 20% of proposed housing for affordable housing and a contribution towards primary school places (£177,559).

DM/0971/17/FUL - Full planning permission for the development of 68 houses and 18 apartments with new access and associated landscaping and works in accordance with amended plans received 17th August 2018 showing drainage details (including pump station location and layout) and landscape details. Deferred at Planning Committee on 12th September 2019. Appeal received against non determination.

RELEVANT PLANNING POLICIES AND BACKGROUND PAPERS
National Planning Policy Framework (July 2018)

NPPF1 - Introduction
NPPF5 - Delivering a sufficient supply of homes
NPPF15 - Conserv. & enhance the natural environ.

North East Lincolnshire Local Plan 2013-2032 (adopted 2018)
PO5 - Development boundaries
PO13 - Housing allocations
PO15 - Housing mix
PO14 - Development of strategic housing sites
PO17 - Housing density
PO22 - Good design in new developments
PO33 - Flood risk
PO34 - Water management
PO41 - Biodiversity and Geodiversity
PO42 - Landscape

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

REPRESENTATIONS RECEIVED

Highways Officer - The application is a reserved matters application for up to 63 dwellings following an Outline application gaining approval in 2017. During the Outline Application the Highway Authority undertook a review of the Transport Assessment along with any other supporting documentation to assess the impact the development would have on the surrounding Highway network. This was deemed to be acceptable.

As part of the application the following highway works are proposed to facilitate and improve the general highway arrangement in the area:

1. Realignment of the Hewitt's Circus roundabout
2. Extension of cycle and pedestrian lane along Humberston Road
3. Proposed signal controlled pedestrian crossing on Humberston Road as part of a contribution from the developers
4. Extension of the existing footway to connect with existing bus stop adjacent to Tesco access and also a proposed uncontrolled pedestrian crossing.

The principal of the access was approved at the outline stage under the application DM/0059/15/OUT; however, due to the time that has lapsed between that application being granted permission and this reserved matters application being put forward, a revised Stage 1 Road Safety Audit (RSA) has been requested and submitted by the applicant. The Road Safety Officer has assessed the RSA and visited the site. He has recommended that on the approach to Hewitt's Circus roundabout, that the lanes are re-marked with the nearside lane becoming left turn and straight ahead, and the outside lane becoming right turn only. This was also considered as part of the RSA. The RSA indicates that physical improvements at the roundabout may be required to facilitate the changes recommended by the Road Safety Officer. Highway Officers concur with this view and request that this should be incorporated into the proposed development. The RSA identifies that this would be subject to further agreement at detailed design stage. This can be addressed through the recommended planning conditions and within the required section 278 agreement.

Highways Officers welcome additional information provided and are now content with the layout that has been proposed. All detailed design will be subject to the relevant Section 38 and 278 Agreements. No objections are raised and conditions are requested.

Environment Agency - No comment.

Humberside Fire and Rescue - Advice on fire fighting.

Cadent - Operational gas apparatus in the vicinity of the site boundary. No objections raised but Cadent will need to be contacted prior to works commencing.

Humberston Parish Council - Objections - Reiterate original concerns about traffic movements at the roundabout and bus stop issue which needs moving in as pull-in for safety issues.

Anglian Water - Foul Water: Have reviewed the applicant's submitted foul drainage information (FRA and Drainage Strategy) and consider that the impacts on the public foul sewerage network have been adequately addressed at this stage. Request that they be consulted on any forthcoming application to discharge Condition 6 of the outline planning application DM/0059/15/OUT to which this Reserved Matters application relates, which requires the submission and approval of detailed foul drainage information.

Surface Water: The proposed method of surface water management does not relate to Anglian Waters operated assets. Reference to the need to consult with Drainage Officers, Internal Drainage Board and the Environment Agency.

Drainage Officer - The proposed drainage strategy for this site is acceptable.

Drainage Board - The Drainage Board has no comment to make.

Crime Reduction Officer - Ideally the applicant should design to www.securedbydesign homes 2016 guidance and ideally apply for the developers award to ensure that a basic standard of security is achieved in this development. Questions whether the green space be lit at night for those cutting through. Advice also provided on the need for dwellings to overlook drives and parking areas.

Archaeological services - No archaeological input required.

Environmental Health - Reference to the need for construction management, stipulation of hours of construction, electric vehicle charging points and noise mitigation in accordance with submitted report.

HSE - The proposal does not affect a pipeline or HSE zones.

Neighbours and other representations

4 Hewitt's Manor - Objects. Until the existing infrastructure is improved access/egress to this site will be very dangerous. The existing roundabout at Taylors Ave/Humberston Road/ Hewitt's Ave is already overloaded with traffic during daylight hours with numerous near misses a day. Often struggle to exit Hewitt's Manor when turning right due to the

volume of traffic and as this junction is within a 40mph zone can be quite dangerous. It would be best if the entrance to the development was from the Humberston Road side rather than the already overloaded Hewitt's Ave.

Lincolnshire Housing Partnership Westgate Park, Charlton Street Grimsby - As a landlord it is felt this development would benefit the local area but would ask that the access point is revisited as the junction is currently very busy already, so any additional traffic flow would cause even more traffic build up and with this additional traffic also crossing over the flow of traffic this will inevitably lead to further build up down to the roundabout. A review of the scheme highlights the need to a minimum of 2 vehicle spaces per dwelling. Given the scheme is populated with 4 & 5 bedroomed executive dwellings the need for parking will be at a premium so to avoid street or kerb parking, suitable parking facilities would benefit the development and assist any land management requirements.

APPRAISAL

Material Planning Considerations

1) Principle of development.

2) Layout, character, design and landscape

3) Local and residential amenity

4) Traffic and accessibility

5) Flood risk and drainage

6) Section 106 requirements

1) Principle of development

The site is allocated for housing in the North East Lincolnshire Local Plan 2013 to 2032 (Adopted 2018) (NELLP) under allocation HOU074C. Policy 13 applies. Policy 14 applies in terms of the Strategic Housing site allocation on Humberston Road. Whilst it is a separate allocation it is part of a major allocation on land west of Humberston Road. The site also benefits from an extant outline planning permission granted on 30th May 2017 and this reserved matters application seeks to fulfil this permission. The principle of the sites residential development is therefore established by the outline permission and the sites allocation in the Local Plan. It then falls to judge the proposals against the site specifics.

2) Layout, design, character and landscape

There have been negotiations with the applicant with regard to the layout of the site. This has resulted in a mixed residential development of detached, semi detached and link dwellings. This is outward facing with good frontages over the main roads of Hewitts Avenue and Humberston Road and over the adjacent fields. The layout also relates well to internal access roads which will provide for a reasonable appearance and a pleasing residential environment for occupiers of the development. It also follows the layout indicated by the outline which is a requirement of that permission. The density of development calculates to some 24 dwellings per hectare which is considered acceptable in this location. It meets the density range criteria of 15-40 dwellings per hectare as stated in Policy 17 of the Local Plan. Policy 14 of the Local Plan does refer to the provision of self build plots on strategic housing sites. As stated this site is part of a much larger strategic housing site. Whilst none are identified on this site, none were required by the extant outline and it is not considered that this development will compromise the ability of the whole strategic site to deliver such provision.

The designs are somewhat different in that there is an emphasis on 3 storey town houses. Due to the sites location onto two major routes, and that it is well contained, with no adverse impact to neighbours, it is considered that this site in particular provides an opportunity for the design approach taken. The materials are a mix of render and brick with tiled roofs which will add variety to the visual appearance of the development.

With respect to landscaping the scheme responds well to the landscape corner onto the Hewitts Circus roundabout and provides good landscaping to the boundary with the adjacent fields by way of native hedgerows mixed with trees. Landscaping is also shown throughout the site. Some well established highway trees will have to be removed as a result of the access works but having regard to the planted nature of the area and the landscaping proposed this is considered acceptable. There is an area of open space as the site is entered from Hewitts Circus which includes play space. There is also a graded slope which will act as an attenuation feature. This is a dry feature as opposed to a wetland area. It will only hold water in times of substantial rainfall. This area is also proposed to be landscaped.

Having regard to layout and design it is considered that the result will be a relatively distinctive and spacious development set within a landscaped setting in accordance with Polices 5, 14, 15, 17, 22 and 42.

3) Local and residential amenity

The site is contained within its own boundaries and save for agricultural land adjacent (which is also allocated for residential development) there are no neighbouring properties adjacent the site. Tesco Supermarket sits opposite on Hewitts Avenue and residential development sits opposite on the corner of Humberston Road and Taylors Avenue. There will be no impact on amenity of the commercial development due to separation and the nature of that use. With regard to residential amenity the neighbours opposite are well separated by a busy road and the features and layout of the development site. There will be no adverse overlooking, massing or noise and disturbance as a result of the

development. There is no access taken through an existing residential estate. No objections have been received from properties in the vicinity of the site. With regard to local amenity the development is considered acceptable under Local Plan Policy 5.

4) Traffic and accessibility

Reference should be made to the extensive comment of the Highways Officer in the representation section of the report. The extant outline approval includes an access and exit form Hewitts Avenue and this application accords to this. Indeed access was approved at the outline stage and is not a reserved matter. Highway matters were fully assessed at the outline stage including the consideration of the submitted Transport Assessment. The outline approval also addresses access matters through contributions. This includes a contribution of £50,000 towards a toucan crossing on Humberston Road, £20,000 towards highway improvements at Hewitts Circus roundabout and a contribution of £10,000 towards street lighting improvements. Footways are also proposed along Humberston Road and Grimsby Road as previously detailed. Since the outline approval there has been a level 1 Road Safety Audit and this has aided the consideration of the details of the scheme including access works and lane arrangements on Hewitts Avenue. Further assessment will take place on the final details through the planning conditions and section 278 Agreement as stated in the Highway Officers representation.

Having regard to the outline permission and that this reserved matters application accords to that permission it is recommended that there are no highway grounds against the development. On highway safety and amenity the proposal is considered acceptable under Local Plan Policy 5 and 38.

5) Flood risk and drainage

The site lies in an area of lowest flood risk as detailed on the Environment Agency flood risk maps and in the Councils Strategic Flood Risk Assessment. The site is therefore sequentially preferable for housing in flood risk terms and in any event outline planning permission has been granted. With regard to drainage the application includes a detailed assessment of drainage and provides a scheme for surface and foul water disposal. The Councils Drainage Officer accepts the scheme put forward and no issues are raised by Anglian Water in relation to foul drainage.

6) Section 106 requirements

These are addressed by the Section 106 Agreement already completed as part of the outline planning permission. In addition to the highway contributions listed above the development will provide 20% affordable housing (17 units) to accord to Policy 18 of the Local Plan and provide a contribution of £177,559 for education at primary level to be spent within a 2 mile radius of the site. The outline permission pre dates the requests for secondary education.

CONCLUSION

The site will provide 63 residential units on an allocated site in the North East Lincolnshire Local Plan and for a site which currently enjoys an extant outline planning permission. This will support the Councils aims of delivering housing in the Borough. The design and layout of the site is acceptable and has evolved through negotiations with the applicant. The result will be a relatively distinctive and spacious development set within landscaping. The access to the site was approved at the outline stage and there are no highway grounds against this reserved matters approval.

It is therefore recommended that planning permission be granted with decision delegated to the Director of Economy and Growth upon completion of a reconsultation period on additional information received expiring on 12th January 2019 and subject to no significant new planning issues being raised.

RECOMMENDATION

Approval with Conditions

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

Site Plan 46-20
Masterplan 46-01A
Proposed Block Plan 46-18
Drainage Strategy Plan 11501-2-Rev 0
Landscaping plan 14-LYR-XX-XX-DWG-L-1003 Rev D,
Soft landscape plan 14-LYR-XX-XX-DWG-L-3000 Rev 0,
Play area general arrangement plan 14-LYR-XX-XX-DWG-L-1004 Rev D
Drainage plan 115-00 2 Rev 0
Pump and sub station plan 46-16A
House Type Plans 46 -02A, 03A, 04, 05, 06A, 07A, 08A, 09A, 10, 11, 12, 13, 14, 15A

Reason
For the avoidance of doubt and in the interests of proper planning.

(2) Condition
Prior to the commencement of the construction of any dwelling details on all external materials to be used in the development shall be submitted to and approved in writing by

the Local Planning Authority. The development shall be completed in accordance with the materials approved.

Reason
To ensure the satisfactory completion of the development to accord to Policy 5 and 22 of the North East Lincolnshire Local Plan 2013 to 2032 (Adopted 2018) (NELLP).

(3) Condition
The landscaping of the site shall follow the details on landscaping plan 14-LYR-XX-XX-DWG-L-1003 Rev D, soft landscape plan 14-LYR-XX-XX-DWG-L-3000 Rev 0, and play area general arrangement plan 14-LYR-XX-XX-DWG-L-1004 Rev D and prior to the commencement of the construction of any dwelling final details on the species to be planted shall be submitted to and approved in writing by the Local Planning Authority. The landscaping shall be completed in accordance with the approved details within 24 months of development commencing or within such longer period as may be first agreed in writing with the Local Planning Authority by way of a phasing plan. Such tree planting shall be protected in accordance with the approved details during all construction works. All trees, hedges, shrubs and bushes shall be adequately maintained for a period of 5 years or until all construction is complete, whichever is the longer. During that period all losses shall be replaced in the next planting season.

Reason
To ensure a satisfactory appearance and setting for the approved development in the interests of local amenity to accord to Policy 5, 22 and 42 of the North East Lincolnshire Local Plan 2013 to 2032 (Adopted 2018) (NELLP).

(4) Condition
Prior to the commencement of the construction of any dwelling, final details of how water will be reused and recycled on site shall be submitted to and agreed in writing by the Local Planning Authority. Once approved, the details shall be adhered to at all times following first occupation.

Reason
To ensure the efficient use of water and to accord with Policy 34 of the North East Lincolnshire Local Plan 2013-2032 (Adopted 2018) (NELLP).

(5) Condition
Prior to the commencement of the construction of any dwelling a scheme to allow for future inclusion of individual electric car charging points for each property shall be submitted to and approved in writing by the Local Planning Authority. The approved works for each individual unit shall be implemented on site before that unit is first brought into use and shall be retained thereafter for the lifetime of the development.

Reason

In the interests of sustainable transport and air quality improvement to accord to Policy 5 and 36 of the North East Lincolnshire Local Plan 2013-2032 (Adopted 2018) (NELLP).

(6) Condition
Prior to the commencement of the construction of any dwelling details on the soundproofing of the properties to follow the principles of the submitted noise report shall be submitted to and approved in writing by the Local Planning Authority. The soundproofing shall be installed in accordance with the details approved prior to the occupation of the dwelling to which it relates and shall be so retained thereafter.

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

(7) Condition
Prior to the occupation of any dwelling final details on the sites ecological enhancement to follow the principles established in the Brooks ecological report, shall be submitted to and approved in writing by the Local Planning Authority. Such details shall include the timing of provision. Ecological enhancements shall be carried out in accordance with the details approved.

Reason
In the interests of ecological and bio diversity enhancement to accord to Policy 41 of the North East Lincolnshire Local Plan 2013 to 2032 (Adopted 2018) (NELLP).

(8) Condition
Development shall not begin until the following details have been submitted to and approved in writing by the Local Planning Authority.

(i) Detailed plans to a scale of at least 1/500 showing:-
(a) The proposed layout of the carriageways and footways on the development;
(b) The wearing course materials proposed for the carriageways and footways;
(c) Cross sections;
(d) The highway drainage system;
(e) The proposed locations of street lighting columns, all services and ducts for services, within the carriageways and footways;
(f) The number, location and layout of the vehicle garaging and/or parking facilities within the site to serve the proposed development;
(g) Management arrangements for any carriageways, footways and/or landscaped areas not to be adopted by the local authority;
(h) Swept path analysis demonstrating turning manoeuvres for emergency vehicles on all carriageways (adopted and private), and refuse vehicles on all adopted carriageways;

(ii) A Stage 2 Road Safety Audit (RSA) must be provided. The RSA should take into consideration the proposed access on Hewitt's Avenue and the proposed signalised crossing on Humberston Road. The Road Safety Audit must be undertaken by a fully qualified independent Road Safety Auditor.

(iii) Final details on the off-site highway works in relation to the new footway on Humberston Road and Grimsby Road and works on Hewitt's Avenue, including access to the site works as detailed in the Transport Assessment and shown on plan 001B by Vectio Consulting. Details shall also include lane priority changes on Hewitt's Avenue.

The development shall be undertaken in accordance with the details approved and implemented prior to the first occupation of any dwelling unless otherwise agreed in writing by the Local Planning Authority.

Reason
In the interests of highway safety and amenity to accord to Policy 5 and 38 of the North East Lincolnshire Local Plan 2013 to 2032 (Adopted 2018) (NELLP).

(9) Condition
Prior to the occupation of any dwelling an updated Travel Plan to provide additional measures to the Interim Travel Plan by Vectio Consultants shall be submitted to and approved in writing by the Local Planning Authority. Such measures shall include financial incentives and an amended travel plan coordinator role. The development shall then be occupied in accordance with the measures approved.

Reason
In the interests of sustainable transport and air quality improvement to accord to Policy 5 of the North East Lincolnshire Local Plan 2013 to 2032 (Adopted 2018) (NELLP).

(10) Condition
Prior to the occupation of any dwelling final details on the design of the play equipment detailed on the play area general arrangement plan 14-LYR-XX-XX-DWG-L-1004 Rev D shall be submitted to and approved in writing by the Local Planning Authority. The play equipment shall be installed in accordance with the details approved prior to the occupation of any dwelling.

Reason
To ensure the satisfactory completion of the development to accord to Policy 5 and 43 of the North East Lincolnshire Local Plan 2013 to 2032 (Adopted 2018) (NELLP).

(11) Condition
Surface water drainage of the site shall be in accordance with plan 115-00 2 Rev 0. The scheme shall be implemented in accordance with these approved details prior to the occupation of any dwelling to which the drainage requirements refer.

Reason
To ensure satisfactory drainage of the site in the interests of local amenity to accord to Policy 5, 33 and 34 of the North East Lincolnshire Local Plan 2013 to 2032 (Adopted 2018) (NELLP).

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

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

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

Reason
In the interests of the residential amenities of the neighbouring properties in accordance with Policy 5 of the North East Lincolnshire Local Plan 2013 to 2032 (Adopted 2018) (NELLP).

(14) Condition
Prior to the occupation of any dwelling final details on the management and maintenance of all the areas of open space, play equipment, drainage and pumping station/sub station areas to follow the principles stated in the Layer Landscape Architects document titled 'Landscape Management and Maintenance Schedule' shall be submitted to and approved in writing by the Local Planning Authority. All areas shall be implemented and thereafter maintained in accordance with the details approved.

Reason
To ensure the satisfactory layout of the development to accord to Policy 5, 22 and 43 of the North East Lincolnshire Local Plan 2013 to 2032 (Adopted 2018) (NELLP).

Informatives

1 Reason for Approval

The Local Planning Authority has had regard to development plan policies and especially those in the North East Lincolnshire Local Plan. The proposal would not harm the area character or residential amenity and is acceptable under all other planning considerations. The development would provide for the delivery of new housing in the Borough. This proposal is approved in accordance with the North East Lincolnshire Local Plan 2013-2032 (adopted 2018), in particular policy 5, 13, 14, 15, 17, 22, 33, 34, 41 and 42.

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 negotiating on layout, design and drainage matters.

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

4 Informative
Please note that you may also require Building Regulations. You are advised to contact them in advance of work on site commencing (Tel: 01472 325959).

5 Informative
The applicant's attention is drawn to the comments of Anglian Water and Cadent Gas in relation to assets across the site.

6 Informative
The applicants are reminded that relevant planning conditions from the outline planning permission apply.

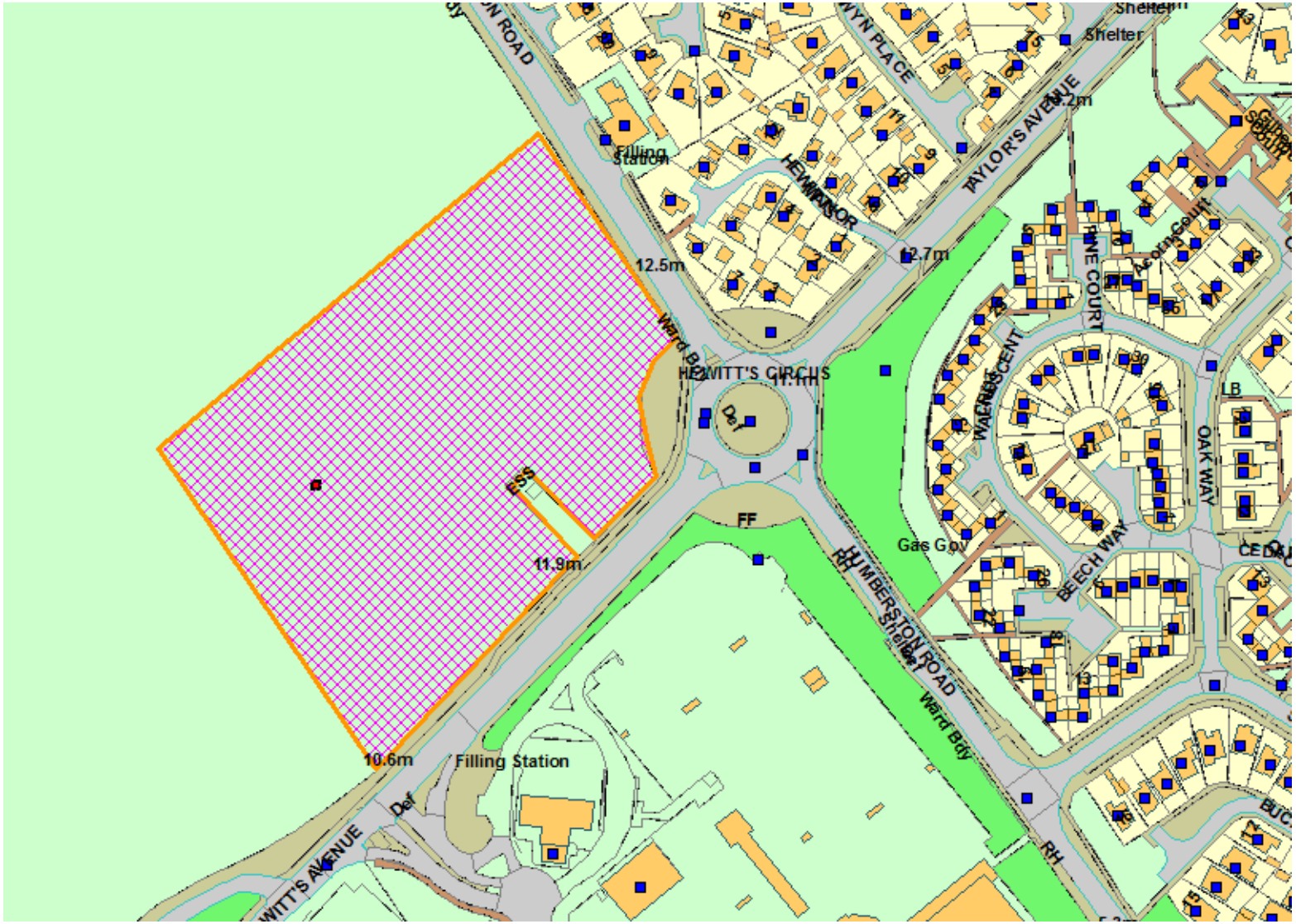
7 Informative
Please note that at least 6 months in advance of work commencing on site you are required to contact the Highway Management Team with respect to the formation of a vehicular access within the existing highway. (Tel: 01472 325734).

If the highways within the site are to be adopted by the Council, in accordance with Section 38 of the Highways Act 1980, please contact the Highway Management Team six months in advance of the commencement of works. (Tel: 01472 324505).

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

As utility works will be required within the new site and in the Adopted Highway Network, please contact Street Works team six months in advance of the commencement of works (Tel: 01472 324528).

DM/0890/18/REM – LAND AT HEWITTS AVENUE, NEW WALTHAM



DM/0890/18/REM – LAND AT HEWITTS AVENUE, NEW WALTHAM

Carol Pedersen (Engie)

From: clerk@stallingboroughparishcouncil.com
Sent: 05 December 2018 08:16
To: PT - Internet Generated E-mails
Cc: Cheryl Jarvis (Engie); Cllr Stanley Shreeve (NELC)
Subject: Comments from Humberston Parish Council
Attachments: electronicplanningletter.doc

Good morning,
Please find attached copy of comments from Humberston Parish Council – it appears you may not have received this on the 8th,so am sending this copy through.
Thanks,
Kathy

Humberston Parish Council

Clerk to the Council – Kathy Peers Telephone (01472) 280290
e-mail 'kathy.parishcouncils@ntlworld.com'

TO: planning@nelincs.gov.uk

Planning Consultation Comments

8th November 2018

Dear Sirs,

The following applications were discussed at a Planning Meeting of Humberston Parish Council held on 6th November 2018

DM/0890/18/REM **Land at Hewitts Avenue, New Waltham**
Reserved matters application to consider appearance, landscaping, layout and scale following DM/0059/15/OUT to erect 63 dwellings, open space, pumping station, substation and other associated works
Objections - Reiterate original concerns about traffic movements at the roundabout and bus stop issue which needs moving in as pull-in for safety issues.

Woodberry Lodge, 11 Nicholson Road, Healing,
NE Lincs. DN41 7RT

Yours faithfully,

KJ Peers

KJ Peers
Clerk to the Council

Woodberry Lodge, 11 Nicholson Road, Healing,
NE Lincs. DN41 7RT

Comments for Planning Application DM/0890/18/REM

Application Summary
Application Number: DM/0890/18/REM
Address: Land At Hewitts Avenue New Waltham North East Lincolnshire
Proposal: Reserved matters application to consider appearance, landscaping, layout and scale following DM/0059/15/OUT (Outline application of up to 63 dwellings including the provision of open space and associated infrastructure) to erect 63 dwellings, open space, pumping station, substation and other associated works
Case Officer: Martin Dixon

Customer Details
Name: Mr John Thurston
Address: 4 Hewitts Manor Cleethorpes

Comment Details
Commenter Type: Neighbour
Stance: Customer objects to the Planning Application
Comment Reasons:
Comment:Until the existing infrastructure is improved access/egress to this site will be very dangerous. The existing roundabout at Taylors Ave/Humberston Road/ Hewitts Ave is already overloaded with traffic during daylight hours with numerous near misses a day. We do often struggle to exit Hewitts Manor when turning right due to the volume of traffic and as this junction is within a 40mph zone can be quite dangerous. It would be best if the entrance to the development was from the Humberston Road side rather than the already overloaded Hewitts Ave.

ITEM: 4 **RECOMMENDATION: Approval with Conditions**

APPLICATION NO: DM/0834/18/FUL

APPLICATION TYPE: Full Application

APPLICATION SITE: Morrisons, Hilmore Road, Laceby, Grimsby, North East Lincolnshire, DN37 7SQ

PROPOSAL: Erect drive thru' coffee shop with car parking, drive thru' lane, hard and soft landscaping, refuse area, and associated works

APPLICANT:
WM Morrison Supermarkets PLC
Hilmore House
71 Gain Lane
Bradford
BD3 7DL

AGENT:
Mr Gary Swarbrick
ELG Planning
Gateway House
55 Coniscliffe Road
Darlington
DL3 7EH

DEPOSITED: 2nd October 2018

ACCEPTED: 12th October 2018

TARGET DATE: 7th December 2018

PUBLICITY EXPIRY: 11th November 2018

AGREED EXTENSION OF TIME DATE:

CONSULTATION EXPIRY:

CASE OFFICER: Lauren Birkwood

PROPOSAL

The proposal seeks full planning permission to erect a drive thru' coffee shop on land adjacent to Morrisons on Hilmore Road in Laceby. The proposal would also include associated works such as a proposed drive thru' lane, hard and soft landscaping and a refuse area. Access to the premises would be taken from the access shared with Morrisons and McDonalds from Hilmore Road.

The planning application is presented to planning committee due to the number of objections received from neighbouring properties.

SITE

The site lies within the Morrisons store site which is located on the north side of the A46 (Grimsby Road) in Laceby. Currently the site provides car parking for Morrisons and McDonalds. The land shares the wider site and access with the McDonalds Restaurant and Morrisons, and is set down from the road. It is adjoined by dwellings to the east on Collingwood Crescent, with a footpath and trees in between. To the south of the site is a raised area with various landscaping including hedging.

RELEVANT PLANNING HISTORY

No relevant planning history.

RELEVANT PLANNING POLICIES AND BACKGROUND PAPERS
National Planning Policy Framework (July 2018)

NPPF6 - Building a strong, competitive economy
NPPF12 - Achieving well designed places
NPPF14 - Climate, flooding & coastal change
NPPF15 - Conserv. & enhance the natural environ.

North East Lincolnshire Local Plan 2013-2032 (adopted 2018)
PO5 - Development boundaries
PO22 - Good design in new developments
PO33 - Flood risk
PO42 - Landscape

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

REPRESENTATIONS RECEIVED

Highways Team - No objections.

Conservation Officer - No objections.

Environmental Health - No objections. Conditions required regarding hours of construction, a construction method statement, opening/delivery hours and details of air conditioning units.

Drainage Team - The use of landscaping area to reduce surface water runoff from the existing car park is welcomed.

Tree Officer - No objections. Detailed landscaping condition required.

Crime Reduction Officer - No objections.

Civic Society - Object to the proposal due to highways concerns, and that persons exit the car park without giving due care and attention to persons crossing at McDonalds.

Laceby Parish Council - No objections. To consider neighbouring residents, the opening hours should align with those at McDonalds.

Neighbour Representations

61 & 69 Collingwood Crescent, Cotchy & Topaz, Grimsby Road - Objects to the proposal due to concerns regarding noise and light pollution, highways and car parking issues, effect on outlook from properties, increase in anti-social behaviour, unsociable hours and litter issues.

APPRAISAL

The material considerations area:

(1) Principle of Development
(2) Character and Layout
(3) Highways
(4) Drainage and Flood Risk
(5) Impact to Neighbouring Properties
(6) Landscaping

(1) Principle of Development

The site is within the development area boundary for Grimsby, so policy 5 of the North East Lincolnshire Local Plan 2013-2032 (Adopted 2018) applies. The principle of development is therefore acceptable provided the proposal does not give rise to significant issues for example in terms of residential amenity, design and that the development is in accordance with policies set out in the North East Lincolnshire Local Plan 2013-2032 (Adopted 2018) in particular policies 5, 22, 33 and 42, and sections 6, 12, 14 and 15 of the National Planning Policy Framework. These are considered; as set out in the report.

(2) Character and Layout

The proposal includes the erection of a single storey building to create a drive thru' coffee shop within the grounds of Morrisons on Hilmore Road in Laceby. The site is currently used as a car park for Morrisons and McDonalds. The building would measure approximately 22 metres in width (including the attached refuse area) by 12 metres in length. It would have a height of 7.6 metres at the highest point.
The premises would be of a modern design with a mixture of materials including brickwork, timber panelling and aluminium fixtures. Buildings nearby include McDonalds and Morrisons which are externally faced in similar materials. In this instance, the building would not be out of character. To also soften the appearance of the building, there would be the installation of new landscaping.

Further proposed features of the site would include the installation of paving, a 'U' shaped drive thru', cycle facilities and car parking. These are again similar features of those in the adjacent McDonalds development.

It is therefore considered that the proposal would not unduly harm the character of the area, and would accord with policies 5 and 22 of the North East Lincolnshire Local Plan 2013-2032 (Adopted 2018) in terms of design.

(3) Highways

The site is currently used as car parking for the adjoining developments including McDonalds and Morrisons. Infrastructure is proposed and includes the installation of a 'U' shaped drive thru' surrounding the building, car parking and cycle facilities. The Council's Highways Team have assessed the information submitted by the applicant including the Transport Statement which confirms the car parking within the site would be reduced by 47 spaces. The Highways Team have confirmed that the information provided is acceptable, and also confirmed that the trips generated and associated with the development are not deemed to be severe in highways terms. On this basis the proposal accords with policy 5 of the North East Lincolnshire Local Plan 2013-2032 (Adopted 2018).

(4) Drainage and Flood Risk

The site is not within an area identified as having high flood risk either by the Environment Agency's flood maps or the Council's Strategic Flood Risk Assessment 2011. In terms of a sustainable drainage method, the applicant has confirmed that the proposed development will be sited entirely on an existing area of impermeable car park and the current proposals will, in fact, result in a reduction in the level of impermeable surface area compared with the existing situation through the introduction of extensive new soft landscaping. The proposals would therefore result in a reduction in surface water run-off in comparison with the existing situation. The Council's Drainage Team have confirmed that the use of landscaped areas to reduce surface water runoff from the existing car park is welcomed and raise no objections.

(5) Impact to Neighbouring Properties

There are residential properties that adjoin the site including those on Collingwood Crescent (to the east). It is noted that objections have been received from neighbouring properties with concerns regarding noise and light pollution, effect on outlook from properties, increase in anti-social behaviour, unsociable hours and litter issues.

The development would be situated within an existing commercial site and sited approximately 24 metres away from the closest neighbouring property on Collingwood Crescent, and behind existing and proposed landscaping. This would act as a barrier. Therefore issues in terms of general outlook and light pollution would be minimal. Especially given the single storey nature of the proposal and separation distances. In terms of noise pollution, extensive negotiations with Environmental Health and the applicant have been made in terms of the opening and delivery hours. These would correspond with the opening and delivery hours of McDonalds which would reduce impacts in terms of noise and disturbance to acceptable levels. A condition, to this effect, has been included. The development provides a refuse area to deal with commercial waste and a condition for a litter management strategy is also recommended. There are no objections from the Police in relation to crime or antisocial behaviour issues.

On this basis, the proposal would therefore accord with policies 5 and 22 of the North East Lincolnshire Local Plan 2013-2032 (Adopted 2018) in terms of residential amenity.

(6) Landscaping

Existing landscaping would be retained but proposed landscaping has also been identified within the site. This would encompass the proposed building. The Council's Tree Officer has confirmed they have no objections to the proposal subject to securing a detailed landscaping scheme. A condition is therefore recommended in accordance with policy 42 of the North East Lincolnshire Local Plan 2013-2032 (Adopted 2018).

CONCLUSION

The application is for a drive thru' coffee shop within an existing commercial area in Laceby. The site can suitably accommodate this type of development without adversely affecting residential amenity, the character of the area or impacting upon highway safety. The proposal would also not give rise to negative issues in terms of landscaping or drainage/flood risk. It is therefore considered that the proposal can comply with the policies within the North East Lincolnshire Local Plan 2013-2032 (Adopted 2018) and the NPPF, as all technical issues can be suitably and fully dealt with through the use of suitable safeguarding conditions. The application 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
The development shall be carried out in accordance with the following plans:

Site Location Plan - 1543 101 (P)D
Proposed Site Plan - 1543 103(P)A
Proposed Plans and Elevations - 1543 102(P)

Reason
For the avoidance of doubt in the interests of proper planning and in accordance with policies 5, 22, 33 and 42 of the North East Lincolnshire Local Plan 2013-2032 (Adopted 2018).

(3) Condition
Prior to any construction work commencing, the following details shall be submitted to and approved in writing by the Local Planning Authority:

(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; and
(c) measures for the protection of trees and hedges during construction work.

Once approved, the scheme of landscaping and tree planting approved by the Local Planning Authority shall be completed within a period of 12 months, beginning with the date on which development began 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 protection of existing features in the interests of local amenity to accord with policies 5, 22 and 42 of the North East Lincolnshire Local Plan 2013-2032 (Adopted 2018).

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

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

(5) Condition
Prior to the commencement of the development, a detailed construction method statement shall be submitted to and agreed in writing by the Local Planning Authority including details of noise and dust reduction measures to be employed during the course of construction. The techniques shall be applied as agreed thereafter.

Reason
To ensure that noise levels and dust emissions arising from the development are within acceptable levels, and in the interests of amenity in accordance with policy 5 of the North East Lincolnshire Local Plan 2013-2032 (Adopted 2018).

(6) Condition
Prior to the use hereby permitted commencing, details and specifications shall be submitted to and approved in writing by the Local Planning Authority of any air conditioning units including their acoustic performance. Such a scheme as approved shall be implemented in its entirety prior to the use commencing and shall thereafter be so retained.

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

(7) Condition
The hours of deliveries for the premises shall not be outside the hours of 7am to 7pm Monday to Friday, and 8am to 1pm on Saturdays. There shall be no deliveries on Sundays and Bank Holidays.

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

(8) Condition
The premises shall not be open for business or trade outside the hours of 6:30am to 11pm on any day.

Reason
To provide an acceptable timeframe allowing the business to trade and to protect the amenities of neighbouring residents in accordance with policy 5 of the North East Lincolnshire Local Plan 2013-2032 (Adopted 2018).

(9) Condition
Prior to the proposal being brought into use, a litter management strategy shall be submitted to and approved in writing by the Local Planning Authority. Once approved, the strategy shall be implemented and be adhered to at all times following occupation.

Reason
In the interests of litter management in accordance with policy 5 of the North East Lincolnshire Local Plan 2013-2032 (Adopted 2018).

Informatives

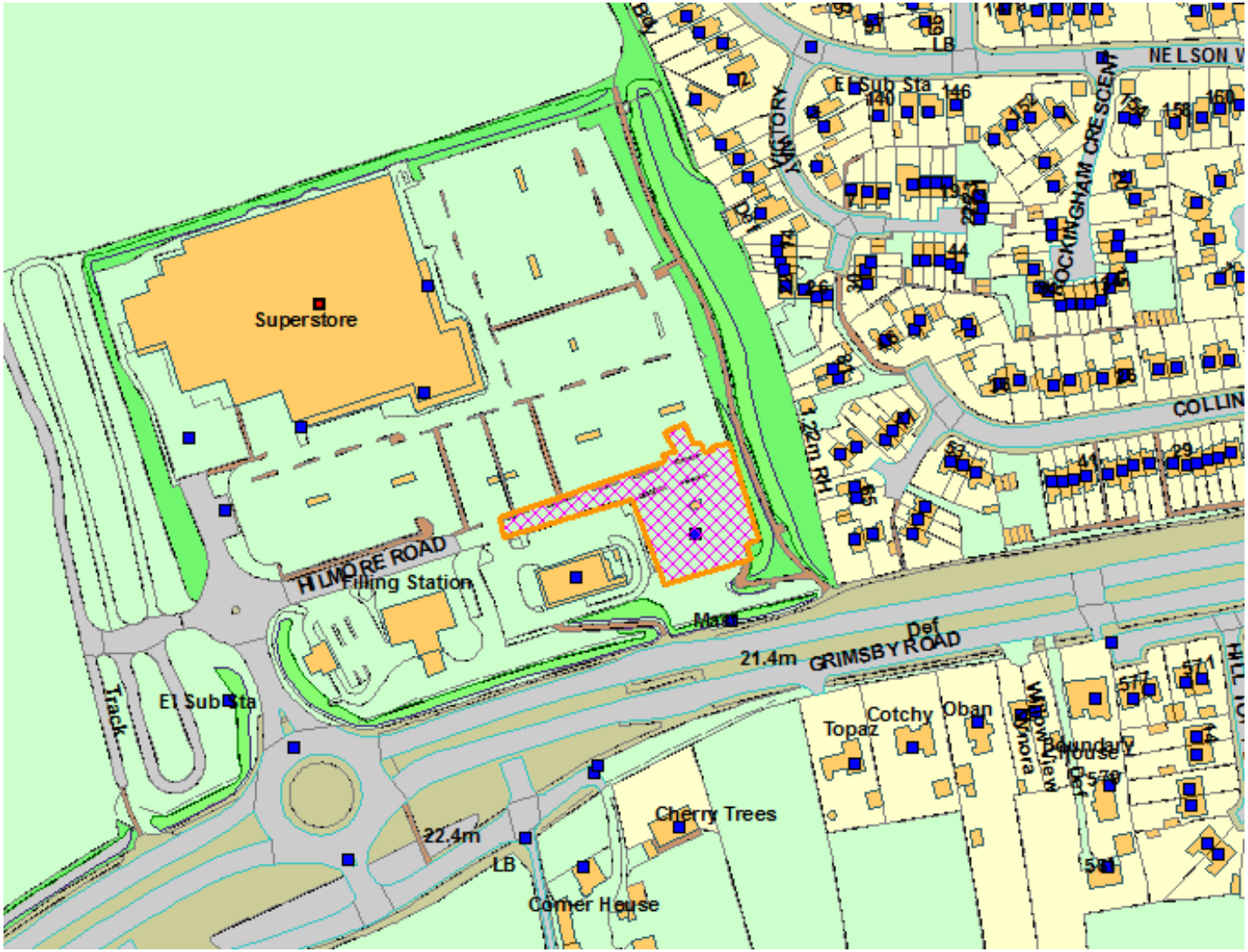
1 Reason for Approval
The Local Planning Authority has had regard to development plan policies and especially those in the North East Lincolnshire Local Plan. The proposal would not harm the area character or residential amenity and is acceptable under all other planning considerations. This proposal is approved in accordance with the North East Lincolnshire Local Plan 2013-2032 (adopted 2018), in particular policies 5, 22, 33 and 42.

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 negotiating and requesting additional information to overcome concerns in terms of residential amenity and concerns raised by Environmental Health.

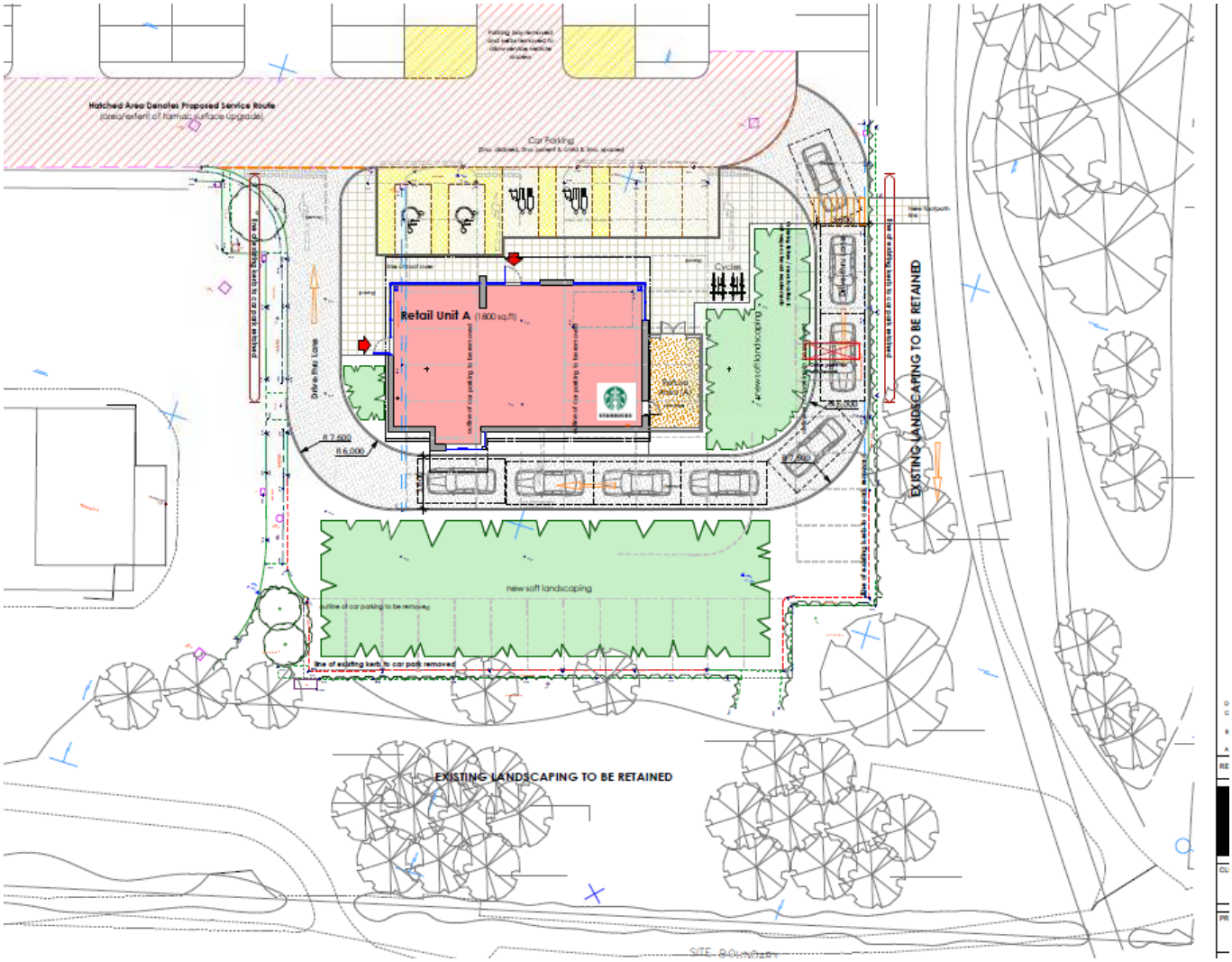
3 Informative
The applicant's attention is drawn to the fact that the requirements of the Party Wall Act may apply and you should seek advice from your agent or suitably qualified person.

4 Informative
Please note that you may also require Building Regulations. You are advised to contact them in advance of work on site commencing (Tel: 01472 325959).

DM/0834/18/FUL – MORRISONS, HILMORE ROAD, LACEBY



DM/0834/18/FUL – MORRISONS, HILMORE ROAD, LACEBY



Laceby Parish Council

Mrs N Ashton, Clerk to Laceby Parish Council
2 Church Lane, Laceby, Grimsby, DN37 7BW
Email: lacebypcclerk@gmx.co.uk

Planning Department,
Origin One, Origin Way,
Europarc,
Grimsby,
DN37 9TZ

8th November 2018

Dear Sir/Madam

DM/0834/18/FUL – Erect drive thru' coffee shop with car parking, drive thru' lane, hard & soft landscaping, refuse area & associated works; Morrison's, Hilmore Road, Laceby.

The above planning application was discussed at the Parish Council Meeting on the 6th November 2018.

The plans and details of the application were scrutinised by Councillors attending the meeting and residents' comments were taken on board during discussion. We would like to express that the opening hours for the site are aligned to those at McDonalds, as consideration should be made to the residents in the area. With these considerations in place we do not oppose to the plans for the development going ahead.

Yours faithfully,

NJ Ashton
Mrs N Ashton
Clerk to Laceby Parish Council

Comments for Planning Application DM/0834/18/FUL

Application Summary

Application Number: DM/0834/18/FUL
Address: Morrisons Hilmore Road Laceby Grimsby North East Lincolnshire DN37 7SQ
Proposal: Erect drive thru' coffee shop with car parking, drive thru' lane, hard and soft landscaping, refuse area, and associated works
Case Officer: Lauren Birkwood

Customer Details

Name: Mrs patricia barrett
Address: 61 collingwood cresent grimsby

Comment Details

Commenter Type: Member of the Public
Stance: Customer objects to the Planning Application
Comment Reasons:
Comment:i strongly object to the building of a starbucks drive thru coffee shop. this will increase noise pollution which is bad enough already,also litter will increase as there is already a litter problem from macdonalds. As we live adjacent to the proposed site we feel the extra noise and litter will impact our lives greatly.When we first purchased our property our out look was country side views, then you allowed a construction of morrisons supermarket and petrol station, next came macdonalds. when is this industrialisation going to end.

Comments for Planning Application DM/0834/18/FUL

Application Summary
Application Number: DM/0834/18/FUL
Address: Morrisons Hilmore Road Laceby Grimsby North East Lincolnshire DN37 7SQ
Proposal: Erect drive thru' coffee shop with car parking, drive thru' lane, hard and soft landscaping, refuse area, and associated works
Case Officer: Lauren Birkwood

Customer Details
Name: Mrs Claire Oliver
Address: 69 collingwood crescent Grimsby

Comment Details
Commenter Type: Neighbour
Stance: Customer objects to the Planning Application
Comment Reasons:
Comment:This would cause extra noise pollution in an already noisy residential area.
At present Morrison's make no effort to limit the noise coming from car park due to congregating cars and youths playing loud music and racing cars around..... This is whilst they actually have the yellow gates which could be locked to prevent this happening. Therefore we have no faith in this new establishment being any different or having been monitored closely feel it would have a detrimental effect on house prices and neighbours wellbeing. It is already stressful having to putup with the noise.

Object, not necessary, unfair for residents....

Comments for Planning Application DM/0834/18/FUL

Application Summary
Application Number: DM/0834/18/FUL
Address: Morrisons Hilmore Road Laceby Grimsby North East Lincolnshire DN37 7SQ
Proposal: Erect drive thru' coffee shop with car parking, drive thru' lane, hard and soft landscaping, refuse area, and associated works
Case Officer: Lauren Birkwood

Customer Details
Name: Mrs Iris Grimmer
Address: Cotchy, Grimsby Road Laceby Grimsby

Comment Details
Commenter Type: Member of the Public
Stance: Customer objects to the Planning Application
Comment Reasons:
Comment:I am objecting to the proposed drive through coffee shop because

The area is covered in litter already from MacDonalds and Morrisons rubbish that I am all the time having to clear from my garden. Another drive through will add to the existing problem. Antisocial hours of business in what is a residential area causes excessive noise from boy racers revving up cars and other antisocial behaviour. Surely this development should be in Freeman Street, on Pyewipe or in the town centre away from residents. Both Morrisons and MacDonalds already provide coffee sales so it is not necessary. We already have excessive traffic going to car boot sales, petrol sales, Morrisons and MacDonalds and if the existing car parking area becomes a coffee shop, shoppers will have difficulty finding parking spaces and long queues of traffic will spill onto the main roads resulting in long delays and a danger to road users. We don't need it, we don't want it and we shouldn't have it!

Comments for Planning Application DM/0834/18/FUL

Application Summary
Application Number: DM/0834/18/FUL
Address: Morrisons Hilmore Road Laceby Grimsby North East Lincolnshire DN37 7SQ
Proposal: Erect drive thru' coffee shop with car parking, drive thru' lane, hard and soft landscaping, refuse area, and associated works
Case Officer: Lauren Birkwood

Customer Details
Name: Mr John Grimmer
Address: Topaz, Grimsby Road Laceby Grimsby

Comment Details
Commenter Type: Member of the Public
Stance: Customer objects to the Planning Application
Comment Reasons:
Comment:I strongly object to the proposed drive through coffee outlet on the following grounds.

The area around Morrisons and MacDonalds is badly impacted by litter. Much of the litter comes from the people visiting the existing drive through MacDonalds and then discarding the food and drink wrappings out of their car windows and into the surrounding areas. Starbucks food and drink containers will probably double the existing serious litter problem. The traffic at peak times and Bank Holidays visiting MacDonalds, Morrisons, and the car boot sales already blocks the dual carriageway both ways at the roundabout and can be dangerous. The Starbucks proposal will only increase the traffic problems. The proposed opening times - 05.30 to 23.00 everyday of the year will no doubt add to the excessive noise and antisocial behaviour problems the area suffers from outside 'normal' work hours. Drive through fast food and drink outlets that open in unsociable hours seems to attract cars with loud music blaring out, loud exhausts and squealing tyres. Local residents are regularly disturbed by this and Starbucks will increase the disturbances further. Light pollution from the brightly lit signs advertising the outlets presence is an issue for residents trying to sleep already and Starbucks will add significantly to the issue.The two existing retail outlets on the site (MacDonalds drive thru, and Morrisons cafe) already sell various types of coffee to drink in or take away and a third coffee outlet on the same site is totally unnecessary and a potential white elephant.
The car parking capacity at Morrisons is already stretched as they have recently reduced the capacity by allocating a corner of the car park to the vans for the home delivery service. This proposal will further reduce that capacity and cause more traffic jams both in the site, and affecting the flow from the bypass.

ITEM: 5 **RECOMMENDATION: Approval with Conditions**

APPLICATION NO: DM/0967/18/FUL

APPLICATION TYPE: Full Application

APPLICATION SITE: Chestnut Farm Cottage, Brigsley Road, Ashby Cum Fenby, Grimsby, North East Lincolnshire, DN37 0QN

PROPOSAL: Demolish existing property and erect detached dwelling with integrated double garage

APPLICANT:
Mr & Mrs Pettigrew
Chestnut Farm
Brigsley Road
Ashby Cum Fenby
Grimsby
North East Lincolnshire
DN37 0QN

AGENT:
Mr James Lockwood
ID Architecture
2 Alexandra Road
Grimsby
DN31 1RW

DEPOSITED: 7th November 2018

ACCEPTED: 13th November 2018

TARGET DATE: 8th January 2019

PUBLICITY EXPIRY: 8th December 2018

AGREED EXTENSION OF TIME DATE:
11th January 2019

CONSULTATION EXPIRY: 7th December 2018

CASE OFFICER: Richard Limmer

PROPOSAL

The proposal is to demolish an existing detached dwelling and erect a new dwelling in its place. The proposed dwelling would be two full storeys in height and utilise the roof space for additional accommodation. An attached double garage is provided to the front of the proposed dwelling and a balcony area at first floor to the rear.

Part of the proposal includes bringing an old access within the site back into use so that the access to the proposed dwelling is separated away from the builder's yard access. The connection point with the adopted highway on the B1203 remains unchanged and shared between the proposed dwelling, the builder's yard and Chestnut Farm.

This application is presented to Planning Committee as the applicant, Mr Nick Pettigrew, is an elected member of North East Lincolnshire Council.

SITE

The site is located within the Parish of Ashby cum Fenby but closer to the village of Brigsley. The existing dwelling is set back off the B1203 by some 200m and its boundaries benefit from a range of landscaping which affords the site a reasonable level of screening. The existing site access off the B1203 is shared by the host property, Pettigrew's Builders Yard and Chestnut Farm; it is tarmacked for the first 40m and then a hardcore surface.

The existing dwelling is in a poor state or repair and a visual inspection shows clear structural defects. It is a reasonable sized two storey house built in brick but covered with concrete render with concrete tiles to the roof. It benefits from two points of access from the shared drive although one is not regularly used; the proposal includes making this the primary access to the proposed dwelling.

RELEVANT PLANNING HISTORY

No Relevant Planning History

RELEVANT PLANNING POLICIES AND BACKGROUND PAPERS
National Planning Policy Framework (July 2018)

NPPF5 - Delivering a sufficient supply of homes
NPPF15 - Conserv. & enhance the natural environ.

North East Lincolnshire Local Plan 2013-2032 (adopted 2018)
PO5 - Development boundaries
PO22 - Good design in new developments
PO42 - Landscape

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

REPRESENTATIONS RECEIVED

Drainage - No objections, condition for surface water drainage details.

Environmental Health - No objections, condition for construction management plan.

Civic Society - No objections, consider the proposal good design.

Trees - No objection, conditions for landscaping and tree protection

Highways - No objection

Ashby cum Fenby Parish Council - No objections

No Neighbours Responded

APPRAISAL

Material Planning Considerations

1. Principle of Development;

2. Impact on Neighbours;

3. Impact on the Character of the Area and heritage;

4. Highway Amenity;

1. Principle of Development

The site of the proposed development is located outside of the Development Area Boundary for the villages of Ashby cum Fenby and Brigsley on the NELLP 2018. As such part 3 of Policy 5 is relevant to this proposal. Policy 5 does not preclude the redevelopment of dwellings outside of the defined settlement boundaries. Consideration is required to be given to the site specific impacts of the development and in particular the impact on the visual character of the area.

Whilst no formal structural report has been provided it is clear from a basic visual inspection that the building, in its current state, would require significant investment to become habitable again. The proposed redevelopment of the site would result in a new dwelling built to modern standards which will be more efficient and of a higher standard than the existing dwelling.

The proposed dwelling would be larger than the existing dwelling. The NELLP does not set out any specific limitations for replacement dwellings; it is a case of the design of the

proposed dwelling being acceptable for its surroundings. The proposed dwelling would sit on the site of the existing dwelling and the domestic curtilage would remain unchanged.

It is therefore considered, in principle, that the proposed development does not conflict with Policy 5 of the NELLP and is considered to be acceptable, subject to the site specific issues discussed in this report.

2. Impact on Neighbours

The site is located outside of the main village and as such benefits from having very few residential neighbours close to the site. The closest neighbour is 'Chestnut Farm' to the east of the site, separated by 90m, whilst 'Chestnuts', adjacent to the site entrance, is some 200m from the site. The other neighbouring residential properties are further still from the site.

It is acknowledged that the proposed dwelling is larger than the existing dwelling; however, the separation distances to the neighbouring properties mean that they would not suffer any detrimental impact on their amenities. A single dwelling in place of a single dwelling would not create a significant increase in the use of the site and as such the use of the access track would not significantly increase.

It is therefore considered that the proposed development would not harm the residential amenities of the neighbouring properties in accordance with Policy 5 of the NELLP 2018.

3. Impact on the Character of the Area

The proposed development is to replace the existing dwelling, thus the visual principle of a building on the site has been established. However, the proposed dwelling is larger than the existing dwelling.

The proposed dwelling is a large three storey house (the second storey being in the roof space). The use of the roof space to provide the second storey accommodation ensures that the overall scale of the dwelling remains reasonable. It is considered to constitute good design in accordance with Policy 22 of the NELLP 2018.

The overall design of the dwelling is traditional in form and layout. The proposal does not include specific bricks and tiles but indicate the use of a red brick and rosemary style tiles. This will help create a traditional style and feel to the dwelling.

It is considered that the design of the dwelling is good and that it does not detract from the overall character of the area. A landscaping scheme is recommended to ensure that the existing screening along the site boundaries is maintained and strengthened where necessary.

Whilst the proposed dwelling is larger than the existing dwelling, it is considered that, it represents an example of good design and the introduction additional landscaping would

not cause any significant harm to the character of the site and wider area in accordance with Policy 5 and 42 of the NELLP 2018.

4. Highway Amenity

The proposed development would utilise the existing site access off the B1203 and no changes to that are proposed. The proposal would bring back into use an older access to the dwelling from the shared access, but this is some 190m from the adopted highway and so presents no impact on highway safety or amenity. The development includes an attached double garage and a driveway, this will provide sufficient parking space for the vehicles associated with the dwelling. The highways team have not raised any concerns over highway safety and amenity and it is therefore considered that the proposed development would accord with Policy 5 of the NELLP 2018.

CONCLUSION

In conclusion, it is considered that the proposed development would not offer any significant impacts to the neighbouring land uses, the character and appearance of the area, highway amenity or safety or the general environment. This accords with Policies 5, 22 and 42 of the NELLP 2018. It is therefore recommended that the application is approved.

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: 8599-00A, 8599-001, 8599-002, 8599-003, 8599-004, 8599-005, 8599-006.

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 Policy 5 of the North East Lincolnshire Local Plan 2013-2032 (adopted 2018).

(4) Condition
No development shall commence until a scheme for the provision of surface water drainage has been submitted to and approved in writing by the Local Planning Authority. The development shall then be built out 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 Policy 5 of the North East Lincolnshire Local Plan 2013-2032 (adopted 2018).

(5) Condition
Prior to the 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 plan shall contain:

- Working hours;
- Visitor and contractor parking areas;
- Materials storage area;
- Wheel cleaning facilities;
- Noise, vibration and dust mitigation measures (both during demolition and construction);
- Construction traffic management plan.

Reason
In the interests of highway safety and to protect the residential amenities of the neighbouring properties in accordance with Policy 5 of the North East Lincolnshire Local Plan 2013-2032 (adopted 2018).

(6) Condition
Prior to any works commencing on the demolition of the existing building on the site a comprehensive Demolition Method Statement shall be submitted to and approved in writing by the Local Planning Authority. The demolition shall then be carried out in accordance with the approved details.

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

(7) 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 management plan for the maintenance of the Landscaping Scheme for a period of at least 5 years.

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

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 Policy 5 and 42 of the North East Lincolnshire Local Plan 2013-2032 (adopted 2018).

(8) Condition
The scheme of landscaping and tree planting required through condition 7 of this planning permission shall be completed within a period of 12 months, beginning with the date on which development began 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 in accordance with Policy 5 and 42 of the North East Lincolnshire Local Plan 2013-2032 (adopted 2018).

Informatives

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

2 Reason for Approval
The Local Planning Authority has had regard to development plan policies and especially those in the North East Lincolnshire Local Plan. The proposal would not harm the area character or residential amenity and is acceptable under all other planning considerations. This proposal is approved in accordance with the North East Lincolnshire Local Plan 2013-2032 (adopted 2018), in particular policies 5, 22, 41 and 42.

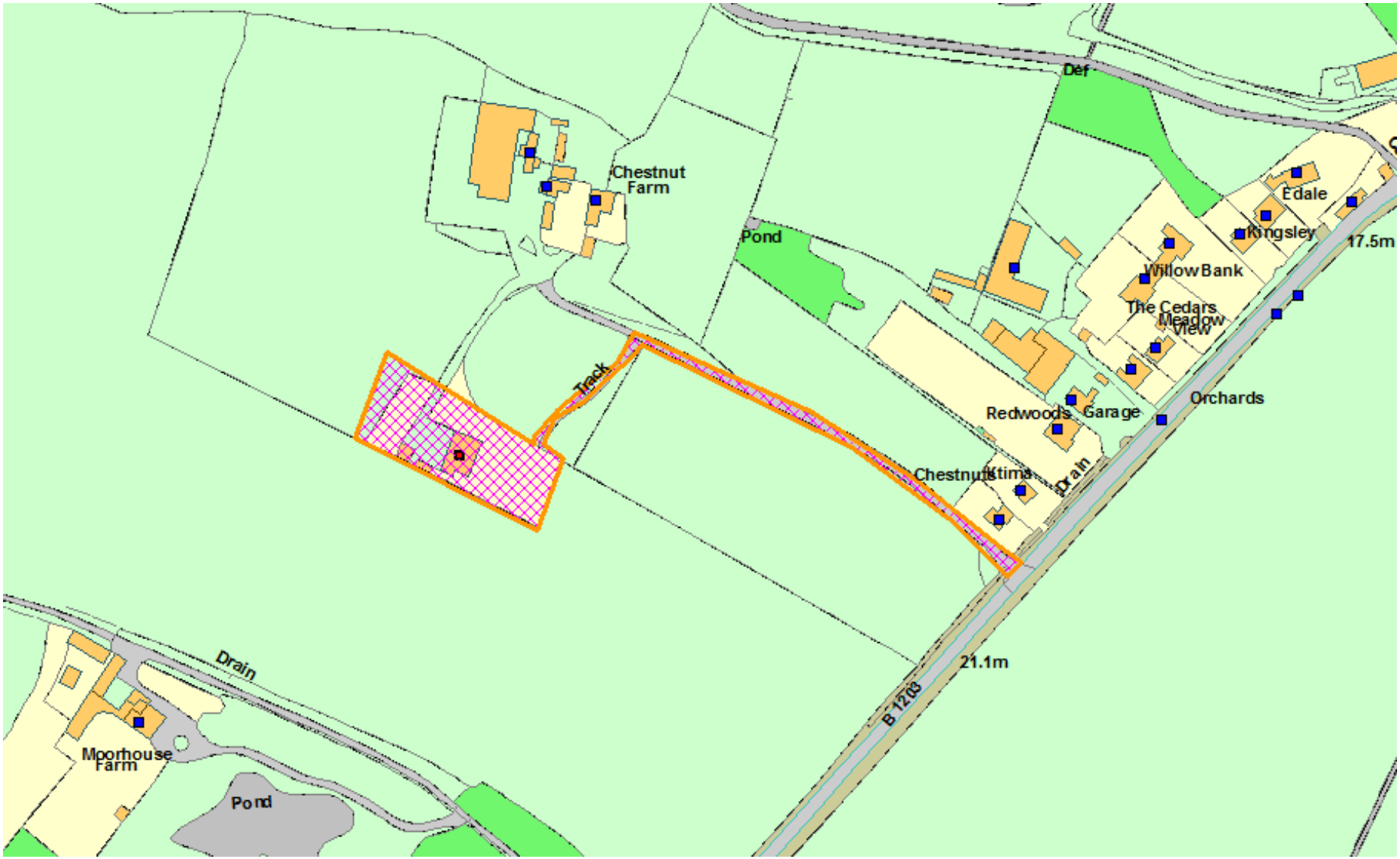
3 Added Value Statement

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 pre-application advice on the proposed development.

4 Informative

Please be aware that the existing dwelling may host bats and breeding/nesting birds these are protected by law and prior to any demolition works commencing a suitably qualified person should check that the works can be carried out without being in breach of law.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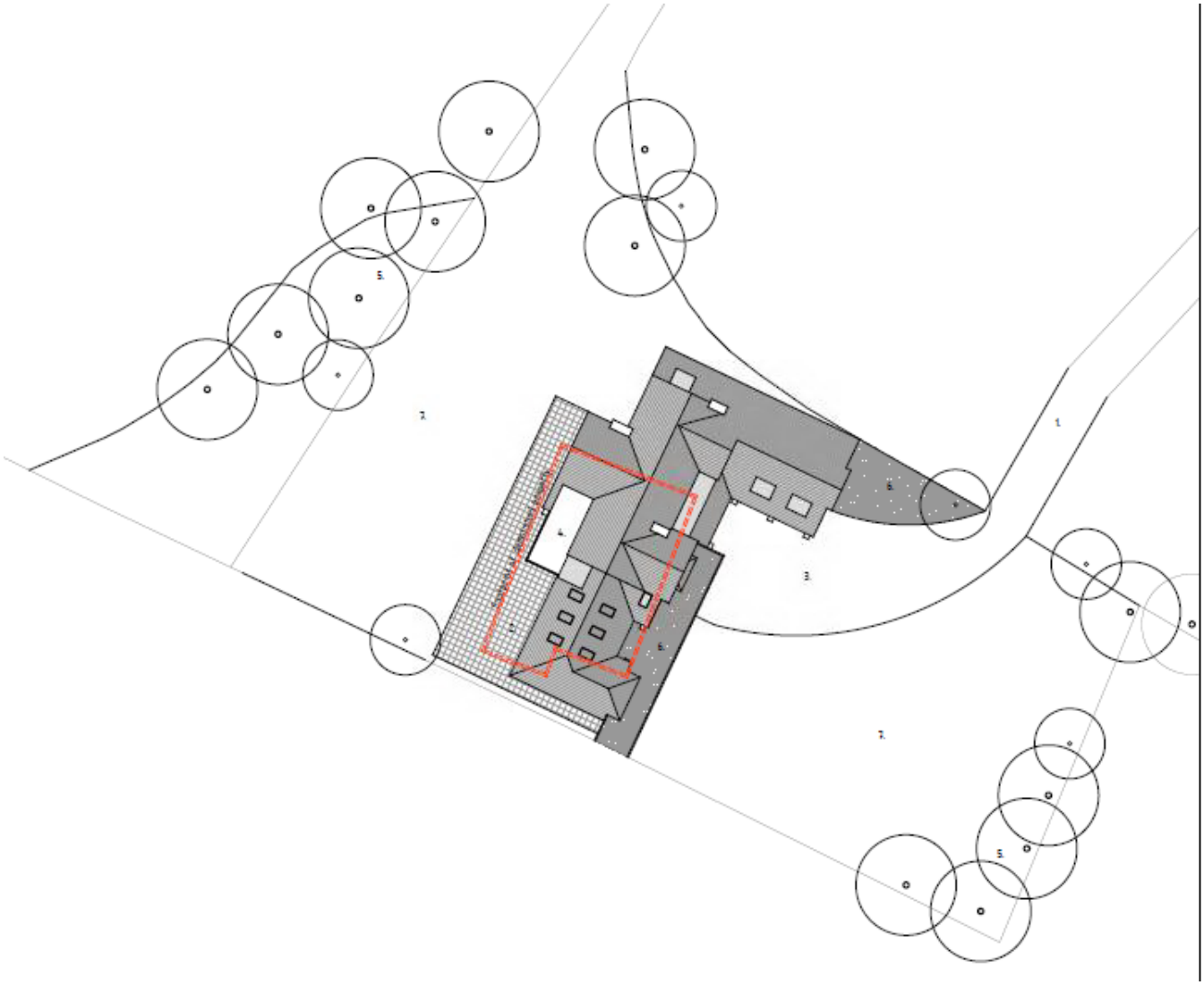
Pond
Track
Edale
Kingsley
17.5m
Willow Bank
The Cedars
Meadow View
Orchards
Redwoods
Garage
Chestnuts
Ktima
Drain
21.1m
B 1203
Drain
Moorhouse Farm
Pond

DM/0967/18/FUL – CHESTNUT FARM COTTAGE, BRIGSLEY ROAD, ASHBY-CUM-FENBY



Carol Pedersen (Engie)

From: Kim Kirkham <ashbyparishclerk@gmail.com>
Sent: 04 December 2018 14:25
To: PT - Internet Generated E-mails
Cc: Richard Limmer (Engie)
Subject: DM/0967/18/FUL - Chestnut Farm Cottage

Planning: App Ref: DM/0967/18/FUL
Location: Chestnut Farm Cottage, Brigsley Road.
Proposal: Demolish existing property and erect detached dwelling with integrated double garage.

Good Afternoon,

I can confirm that the above application was discussed by Ashby Cum Fenby Parish Council on Monday 3rd December 2018 and **no objections** were raised.

Please confirm receipt of this e-mail

--
Kindest Regards

Kim Kirkham
Ashby cum Fenby Parish Clerk
The Sycamores, Chapel Lane, Ashby cum Fenby DN37 0QT.
Tel: 07711551978, e-mail ashbyparishclerk@gmail.com

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