

Planning Committee Dated: 3rd February 2021

Summary List of Detailed Plans and Applications

	Recommendation: Approval with Conditions
Item:	1
Application No:	DM/0994/20/FUL
Application Type:	Full Application
Application Site:	5 Wheatfield Drive Waltham Grimsby North East Lincolnshire
Proposal:	Alterations to include removal of existing conservatory and erection of single storey extension with roof lanterns. Existing garage to be removed and erection of two storey extension to include a juliet balcony to rear at first floor and erection of attached single garage to side
Applicant:	Mr Colin Broadhurst
Case Officer:	Owen Toop

	Recommendation: Approval with Conditions
Item:	2
Application No:	DM/0892/20/FUL
Application Type:	Full Application
Application Site:	The Acorns 29 - 31 Welholme Road Grimsby North East Lincolnshire
Proposal:	Variation of Condition 2 (Approved Plans) and 4 (Flood Risk) as granted on DM/0153/20/FUL - Internal layout alterations to include the reduction of several 2 bed into 1 bed flats on the ground and first floors, the provision of an ancillary storage area on the ground floor and the inclusion of a toilet to the second floor ancillary office area. Also to include changes to comply with the Flood Risk Assessment Addendum (Ref.120420-F01 dated 5th October 2020) and implement the recommended mitigation measures in lieu of the previous Flood Risk Assessment RD.4087 including omission of raised internal floor area.
Applicant:	Mr Lyndon Dodd
Case Officer:	Owen Toop

Recommendation: Approval with Conditions

Item: 3

Application No: DM/0577/20/OUT

Application Type: Outline Application

Application Site: The Cottage Post Office Lane Ashby Cum Fenby Grimsby

Proposal: Outline application to erect one two storey dwelling with all matters reserved

Applicant: Mr Dunk

Case Officer: Lauren Birkwood

Recommendation: Approval with Conditions

Item: 4

Application No: DM/1020/20/FUL

Application Type: Full Application

Application Site: Plot 3 Land North Of Main Road Barnoldby Le Beck

Proposal: Variation of Condition 2 (Approved Plans) as granted on application DM/0311/20/FUL - amendments to layout and design, including balcony to rear and proposed entrance gates - Plot 3

Applicant: Mr & Mrs Nearney

Case Officer: Richard Limmer

PLANNING COMMITTEE - 3rd February 2021

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

APPLICATION No: DM/0994/20/FUL

APPLICATION TYPE: Full Application

**APPLICATION SITE: 5 Wheatfield Drive, Waltham, Grimsby, North East
Lincolnshire, DN37 0XT**

PROPOSAL: Alterations to include removal of existing conservatory and erection of single storey extension with roof lanterns. Existing garage to be removed and erection of two storey extension to include a juliet balcony to rear at first floor and erection of attached single garage to side

APPLICANT:

Mr Colin Broadhurst
5 Wheatfield Drive
Waltham
Grimsby
North East Lincolnshire
DN37 0XT

AGENT:

Flare Visual Limited - Steve Hanks
The Terrace
Grantham Street
Lincoln
Lincolnshire
LN2 1BD

DEPOSITED: 23rd November 2020

ACCEPTED: 23rd November 2020

TARGET DATE: 18th January 2021

PUBLICITY EXPIRY: 8th January 2021

AGREED EXTENSION OF TIME DATE:

**CONSULTATION EXPIRY: 19th December
2020**

CASE OFFICER: Owen Toop

PROPOSAL

This proposal relates to various alterations at an existing detached residential property at 5 Wheatfield Drive. Waltham. The proposal includes:

- The removal of the existing conservatory and the erection of a single storey extension with roof lanterns in its place.
- The removal of the existing garage and the erection of a two storey extension to include a juliet balcony to rear at first floor and the erection of a new attached single garage to side.

The application has been called in for a Planning Committee decision by Councillor Jackson due to concerns over impact on the character of the area and neighbouring residential amenity.

SITE

The proposal is located within the curtilage of a detached residential dwellinghouse. Wheatfield Drive is a residential street located to the east of Marian Way. Number 5 Wheatfield Drive is located down a private drive situated off of the main road. The entrance to the private access road is adjoined by number 3 and 11 Wheatfield Drive. Whilst the side boundaries of these two properties adjoin this private road, their main frontages are adjoined to the public road to the south.

5 Wheatfield Drive is located to the north of the main public road, numbers 7 and 9 are located to the east of the host property whereas to the west are residential properties at Wray Close. To the north are open fields.

RELEVANT PLANNING HISTORY

none relevant.

RELEVANT PLANNING POLICIES AND BACKGROUND PAPERS

National Planning Policy Framework (February 2019)

NPPF12 - Achieving well designed places

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

PO5 - Development boundaries

PO22 - Good design in new developments

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 Department - Recommends standard sustainable drainage informative for

surface water disposal.

Highways Department - No objections.

Heritage Officer - No comments.

Environment Officer - No comments.

Waltham Parish Council - No objections.

Neighbour Representations - 2 objections.

11 Wheatfield Drive - Concerns with the proposed windows on the south elevation of the proposed two storey extension. The neighbour also has expressed concerns in relation to an over intensification of the site, with reference to the possibility that the development will be used as an annexe for the applicants relatives. Concerns also are in relation to construction disturbance in terms of noise and damage to properties, parking and congestion problems resulting from the construction and resulting development, impact in terms of massing/overshadowing onto number 3 Wheatfield Drive, loss of garden amenity to the host property and future occupiers, impact to the character of the area and impact to number 7 Wheatfield Drive in terms of massing.

3 Wheatfield Drive - Concerns with the proposed windows on the south elevation of the proposed two storey extension.

APPRAISAL

The material considerations are as follows:

- 1) Principle of Development;
- 2) Design and Impact to the Character of the Area;
- 3) Impact to Neighbours;

- 1) Principle of Development;

The proposal is located within the development boundary of Waltham as designated in Policy 5 of the North East Lincolnshire Local Plan, 2013-2032 (NELLP) and relates to various alterations and extensions at an existing detached residential property. The principle of development is therefore acceptable provided that there are no detrimental impacts in terms of design (Policy 22) and that there are no detrimental impacts in terms of neighbouring residential amenity (Policy 5).

- 2) Design and Impact to the Character of the Area;

The proposal includes a number of different elements. Firstly it relates to the removal of an existing conservatory with the replacement of a single storey rear extension. This would be located on the west elevation of the property. The single storey rear extension would project approximately 4m to the west. In terms of its width from north to south, the proposal would span approximately 10m. The single storey rear extension would have a flat roof and a height of approximately 3.1m.

The second element of the proposal relates to the construction of a two storey extension. This would have a height of approximately 7.1m, thus meaning that it would not exceed the height of the existing house. In terms of its width from north to south, it would span approximately 5.6m. From east to west, its length would be approximately 6.9m. The proposal includes a juliet balcony at its rear elevation. There would be three windows in total at the frontage of the two storey extension.

The final element of the proposal relates to the erection of a single storey garage to the side. This would be located directly adjacent and east of the proposed two storey extension. In terms of its height, the single storey garage would have a height of approximately 3.6m at its highest point (approximately 2.23m to the eaves). In terms of its length from east to west, it would project approximately 3m. In terms of its width from north to south, it would span approximately 5.4m.

In terms of materials, the rooftiles, brickwork and windows and doors would all be sympathetic and match the existing property.

Comments have been raised in relation to over-intensification. The proposals overall footprint would not drastically change as the 2 storey element is above an existing garage. Whilst it is acknowledged that it would increase due to the addition of the single storey garage, and the single storey rear extension, there remains enough amenity space in terms of the enjoyment of the private garden and the setting of the property. In design terms the single storey element is at the side with limited visual impact and whilst the 2 storey element will face the street from the front this is well designed in relation to the existing property. The single storey garage is well related to the main 2 storey element,

Having regard to the above the design is considered to be sympathetic to existing dwellinghouse and appropriate for the detached nature of the plot and so the proposal is therefore considered to be in accordance with Policy 22 of the NELLP.

3) Impact to Neighbours;

The proposal is located within an established residential area. There are a number neighbouring properties in the vicinity. Notably to the rear and north are open fields. As such the proposed juliet balcony on the north elevation would not overlook any immediate residential neighbours.

It should be noted that 2 neighbour objections have been received as part of this planning application. The two neighbours are number 3 and 11 Wheatfield Drive, located to the

south of the proposal and adjacent to the entrance of the private access road which forms part of Wheatfield Drive.

Number 3 is located to the south west of the proposed two storey extension. The proposed single storey extension is located to the north of the bungalow and so is the closest element of the proposal to this neighbouring property but will have no adverse overlooking or massing due to its position and single storey nature. The neighbour has expressed concerns in terms of the windows of the two storey extension that face south. It is acknowledged that there would be a new bedroom at this location and as such the windows would be a new concept. Whilst it is acknowledged that there would be new windows at this location at first floor, it should be noted that the surrounding area, including number 7 Wheatfield Drive incorporates first floor windows into its south elevation. There is already a degree of overlooking in the area and the new windows are somewhat off set from the rear of number 3 looking down the private drive. It is not considered that there would be a detrimental impact in terms of overlooking. In terms of massing and overshadowing, due to the positioning of the works, it is considered that there are no detrimental impacts onto this neighbour.

Number 11 Wheatfield Drive has also objected to the proposal. Concerns relate to overlooking. There would be a separation distance of approximately 25m from the proposed south elevation of the two storey extension to the north and rear elevation of this neighbouring two storey dwelling. With this in mind, and given that number 7 Wheatfield already incorporates two storey windows at its south elevation, it is considered that there are no detrimental impacts in terms of overlooking onto this neighbour. Other concerns from this neighbour relate to over-intensification as well as other amenity concerns for neighbours number 3 and 7 Wheatfield Drive. Again due to separation there will be no adverse impacts of massing or overshadowing.

Comments have also been received from this neighbour in terms of construction impacts, namely noise, access issues and parking. Parking issues on the private road will be a matter between the respective parties and the Highways Department raises no objections. It is not unusual for properties in such locations to have domestic extensions. Disturbance from construction can to a degree be controlled by an hours of working condition.

Regarding other neighbours and number 7 Wheatfield Drive, it should be acknowledged that there are no new windows on the side and east elevation. With this in mind, it is considered that there are no detrimental impacts in terms of overlooking. The proposal would come closer to this neighbour because of the new single storey garage. The amenity of the neighbour however is not detrimentally impacted in terms of massing or overshadowing, given the single storey nature of the works.

To the west of the proposal is number 4 Wray Close. The single storey rear extension would project towards this neighbour. However given its single storey nature, it is considered that there are no detrimental impacts in terms of overlooking or massing.

It should be noted that no other neighbour objections have been received.

Having considered the above, the proposal is considered to accord with Policy 5 of the NELLP.

CONCLUSION

This proposal relates to various alterations at an existing detached residential property at 5 Wheatfield Drive Waltham. Having considered the proposal, there would be no detrimental impacts in terms of design or residential amenity and so the proposal is therefore considered to accord with Policies 5 and 22 of the NELLP and is recommended for approval.

RECOMMENDATION

Approval with Conditions

(1) Condition

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

Reason

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

(2) Condition

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

Proposed Plans, Elevations, Block Plan and Site Location Plan - F2994-A1 01

Reason

For the avoidance of doubt and in the interests of proper planning in accordance with policies 5 and 22 of the North East Lincolnshire Local Plan 2013-2032.

(3) Condition

The proposed development shall be constructed using materials, as detailed on the approved plans and described in the application form, unless otherwise first approved in writing by the Local Planning Authority.

Reason

This condition is imposed in the interests of design considerations in the context of the existing buildings in order to comply with policies 5 and 22 of the North East Lincolnshire Local Plan 2013-2032.

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 and 22.

2 Added Value Statement

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

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

3 Informative

The 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.

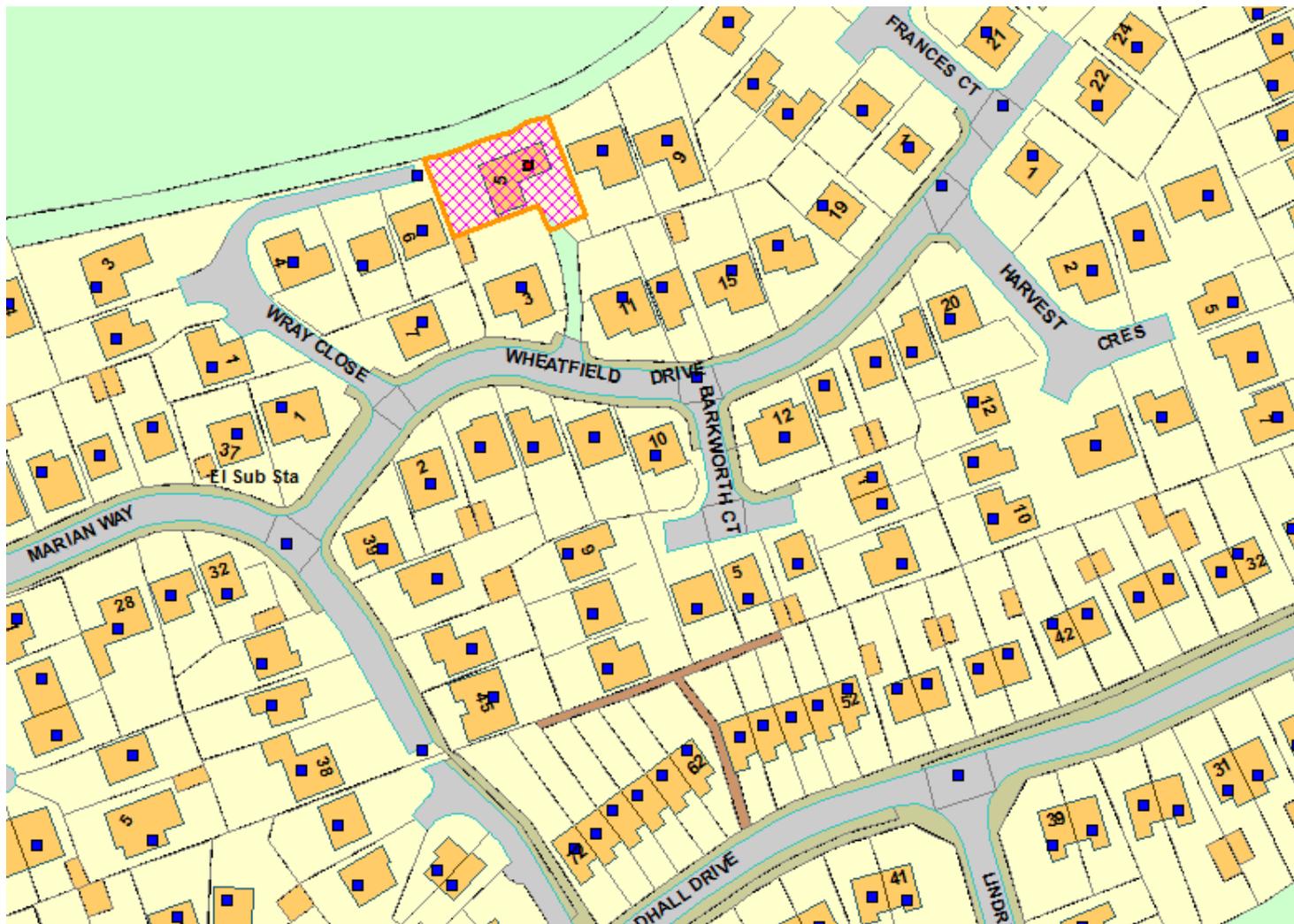
4 Informative

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).

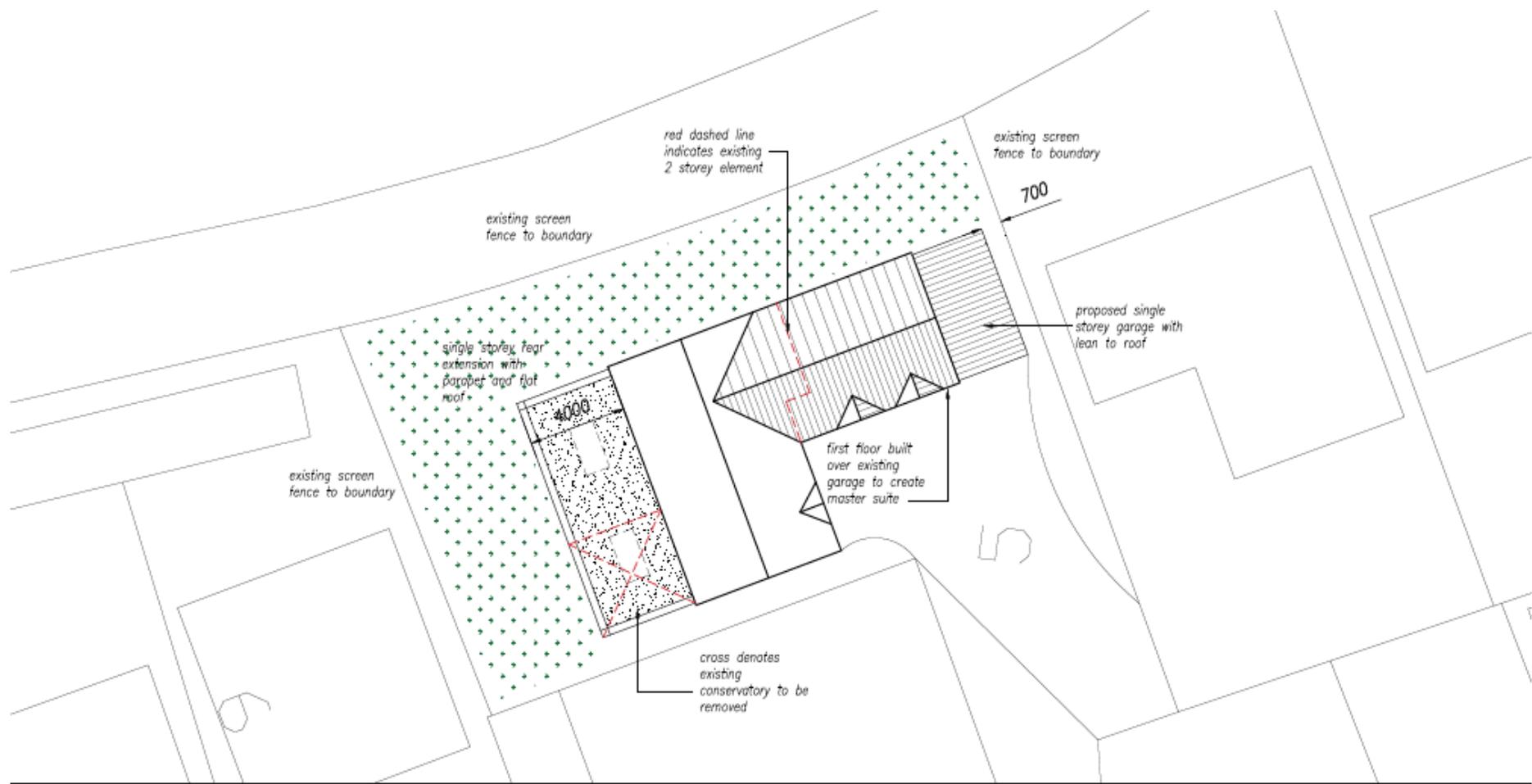
5 Sustainable Drainage

The use of water butts or similar sustainable surface water drainage arrangements such as a soakaway are encouraged on a proposal of this nature. The applicant's attention is drawn to the comments made by the Drainage Officer which can be found on the council's website by searching for DM/0994/20/FUL under planning applications.

DM/0994/20/FUL – 5 WHEATFIELD DRIVE, WALTHAM



DM/0994/20/FUL – 5 WHEATFIELD DRIVE, WALTHAM



North East Lincolnshire Development
Management Services
New Oxford House
2 George Street
Grimsby
North East Lincolnshire
DN31 1HB



Telephone: 01472 326289 – Option 1

**REQUEST FOR APPLICATIONS TO BE HEARD AT
PLANNING COMMITTEE**

Ward Member Reply Slip for Applications to be reported to the Planning Committee

Application Number	Reason for Referring to Planning Committee
<p>DM/0994/20/FUL 5 Wheatfield Drive, Waltham</p>	<p>I am concerned that this is over-intensive development on this site, will result in a property that is out of character with the surrounding area and will overlook neighbouring properties.</p> <p>Therefore, I would like the Planning Committee to have the opportunity to consider the application.</p>

Contact Details: -

Signature P Jackson..... Date 15/1/21.....

Name Cllr Philip Jackson.....

Address: 7 Kingsfield Farm, Barnoldby le Beck, DN37 0SB.....

.....

11 Wheatfield Drive
Waltham
N. E. Lincs.

4th January '21

F.A.O. OWEN TOOP
CASE OFFICER
N. E. Lincs PLANNING
NEW OXFORD HOUSE
2 GEORGE STREET
GRIMSBY
DN 31 1HB

Dear Sir, Re PLANNING APPLICATION REF: DM/0994/20/FUL.

We can only write from the outset that we strongly oppose this application for all of the following reasons. We believe it to be overintensification of the site.

It already stands as a very large detached house with four bedrooms, including one very large en-suite bedroom. This is a family with two young daughters (approx. 5 + 9 years old) and logically wonder why such an increase in the scale of both bedroom and living space would therefore be needed, and thus decrease the amount of garden it would then stand in. Perhaps this is an application for an annexe enabling other persons to reside there (e.g. grandmother).

It states in the consultation letter that an existing conservatory is to be demolished and a single storey extension is to be erected, but the conservatory (glass) is only approx a third along the depth of the house, and the brick extension appears (without accurate access to measurements) to consume the total depth of the property, therefore it's not just trading 'like for like' and imposes a brick wall 'vista' for the resident of No. 3, currently enjoying light and sun.

This whole application represents the total rape of our privacy, both of our house and garden. These changes represent loss of amenities to the

residents now, losing privacy to home and gardens, and also to future residents/purchasers who may be looking for (in the case of No. 5, itself)

a) a double garage

b) far less 'mass' of a building and will retaining more of its land for garden

or in our case the package we now have to enjoy with privacy, would simply not be there for future purchasers to enjoy.

We currently enjoy a 'break' with views across the fields to Bradley Woods and watch harvesting etc. This top-heavy and out of character building would end this present 'vista'. Also, skylight and sunshine will be replaced with dark bricks.

Mr. Rolph purchased 11, Wheatfield Drive 'off-plan' from Chartdale Homes in 1988 and has remained here throughout. Privacy from every room at the rear of the property is affected, including all angles from ground floor rooms.

Next we ask that the access driveway to the three 'tandem built' properties, is not a road, and in our opinion is not suitable or wide enough for such work in progress. All traffic related to such a build would greatly disturb the residents of 3, 7, 8, 9 and us at 11. The congestion this would create on Wheatfield Drive would increase dramatically and rob us of yet another amenity - parking. Where is the lorry, van + car going to be parked that has been at No. 5, over the Christmas period. If the grandmother is planning to reside in an annexe, she too owns another car. Interesting to note that they are

asking to demolish two garages, + then make do with one at a time an extra vehicle might be there. 1

Then there also would be an almost continuous line of building between the two furthest walls of bricks, leaving only a very few feet next to his neighbour at No. 7. (We have also noted that a Juliette balcony on the first floor at the rear of No. 5 would probably overlook the bungalow garden creating another loss of amenity for a neighbour. They are relatively the 'new kids on the block' and we feel they would have done better checking out the neighbours before they purchased and found that they are surrounded by three properties housing elderly retired people (namely No. 3, No. 7 and ourselves.

We would ask for highways to look into the congestion problem that is likely with heavy traffic in and out of what we consider to be too narrow entrance for such work to be carried out. Traffic would run the whole length of the side of our house, not much more than four feet at its narrowest point, and all would tower above our garden fence, prohibiting us a 'quiet enjoyment' of the garden which until now we have always had.

Even delivery vans struggle with this access to these properties with not enough room to turn properly, most choosing to leave their vehicles on Wheatfield Drive. A rough guidance of the width of this curaway is 270cms. only, approx.

Only a few weeks ago the residents at No. 9 moved out and the removal van made indentation marks on our grass verge

as it was not able to move in and out without damaging our property. It simply is not wide enough to entertain such traffic, + congestion which would certainly drastically impede on all other nearby properties in Wheatfield Drive, including, of course, ourselves. Finally, all construction traffic would be passing a mere four feet right along the depth of our property alongside our lounge and dining room + upper bedrooms.

ALAN T. ROLPH

RITA A PORTUS

Angela Tynan (Engie)

From: Waltham Parish Council <walthampc@btconnect.com>
Sent: 02 December 2020 18:02
To: Planning - IGE (ENGIE)
Subject: Waltham Parish Council Planning Comments.

Good afternoon,

Please may I submit the following on behalf of Waltham Parish Council.

Planning Application Reference: DM/0994/20/FUL Proposal: Alterations to include removal of existing conservatory and erection of single storey extension with roof lanterns. Existing garage to be removed and erection of two storey extension to include a juliet balcony to rear at first floor and erection of attached single garage to side Location: 5 Wheatfield Drive Waltham Grimsby North East Lincolnshire.

Waltham Parish Council recommend approval of this application.

Kind Regards

Tanya

Tanya Kuzemczak
Clerk to the Parish Council

Tel: 07713 985277

Waltham Parish Council
Parish Office
Kirkgate Car Park
Kirkgate, Waltham
Grimsby
North East Lincolnshire,
DN37 0LS

www.walthamparishcouncil.org.uk

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Comments for Planning Application DM/0994/20/FUL

Application Summary

Application Number: DM/0994/20/FUL

Address: 5 Wheatfield Drive Waltham Grimsby North East Lincolnshire DN37 0XT

Proposal: Alterations to include removal of existing conservatory and erection of single storey extension with roof lanterns. Existing garage to be removed and erection of two storey extension to include a juliet balcony to rear at first floor and erection of attached single garage to side

Case Officer: Owen Toop

Customer Details

Name: Mrs Janet Drury

Address: 3 Wheatfield. Drive Waltham Grimsby

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: On looking at the plans I notice that on the south elevation two new windows have appeared. These will overlook my garden and into my bedroom and conservatory so I am concerned for my privacy.

Planning - IGE (ENGIE)

From: janet.drury
Sent: 18 December 2020 09:40
To: Planning - IGE (ENGIE)
Subject: Re: Comments for Planning Application DM/0994/20/FUL

Further to my email yesterday, I have studied the plans more carefully and whilst sitting on the bed in my bedroom I have realised the windows upstairs of the new extension to the right of the building (what used to be the garage) will be looking straight into my bedroom. I am very concerned about this as I shall be losing all my privacy.

On Dec 17, 2020 3:59 PM, planning@nelincs.gov.uk wrote:

Mrs Janet Drury,

You have been sent this email because you or somebody else has submitted a comment on a Planning Application to your local authority using your email address. A summary of your comments is provided below.

Comments were submitted at 3:59 PM on 17 Dec 2020 from Mrs Janet Drury.

Application Summary

Address: 5 Wheatfield Drive Waltham Grimsby North East
 Lincolnshire DN37 0XT

Proposal: Alterations to include removal of existing conservatory and erection of single storey extension with roof lanterns. Existing garage to be removed and erection of two storey extension to include a juliet balcony to rear at first floor and erection of attached single garage to side

Case Officer: Owen Toop
[Click for further information](#)

Customer Details

Name: Mrs Janet Drury
Email:
Address: 3 Wheatfield. Drive Waltham Grimsby

Comments Details

Commenter Type: Neighbour
Stance: Customer objects to the Planning Application
Reasons for comment:
Comments: On looking at the plans I notice that on the south elevation two new windows have appeared. These will overlook my garden and into my bedroom and conservatory so I am concerned for my privacy.

Reduce your environmental footprint, please do not print this email unless you really need to.

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Comments for Planning Application DM/0994/20/FUL

Application Summary

Application Number: DM/0994/20/FUL

Address: 5 Wheatfield Drive Waltham Grimsby North East Lincolnshire DN37 0XT

Proposal: Alterations to include removal of existing conservatory and erection of single storey extension with roof lanterns. Existing garage to be removed and erection of two storey extension to include a juliet balcony to rear at first floor and erection of attached single garage to side

Case Officer: Owen Toop

Customer Details

Name: Mrs Janet Drury

Address: 3 Wheatfield Drive Waltham Grimsby

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I sent an e-mail on 17th December but did not receive an acknowledgement so I just want to emphasize how concerned I am about the two new windows in the two storey extension which will overlook my bedroom. I can sit on my bed and see where the extension is going to be so it follows that I will be seen from the windows looking down on me. I have no problem with the overall plan just the windows.

PLANNING COMMITTEE - 3rd February 2021

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

APPLICATION No: DM/0892/20/FUL

APPLICATION TYPE: Full Application

APPLICATION SITE: The Acorns, 29 - 31 Welholme Road, Grimsby, North East Lincolnshire, DN32 0DR

PROPOSAL: Variation of Condition 2 (Approved Plans) and 4 (Flood Risk) as granted on DM/0153/20/FUL - Internal layout alterations to include the reduction of several 2 bed into 1 bed flats on the ground and first floors, the provision of an ancillary storage area on the ground floor and the inclusion of a toilet to the second floor ancillary office area. Also to include changes to comply with the Flood Risk Assessment Addendum (Ref.120420-F01 dated 5th October 2020) and implement the recommended mitigation measures in lieu of the previous Flood Risk Assessment RD.4087 including omission of raised internal floor area.

APPLICANT:

Mr Lyndon Dodd
EH Capital 3 Ltd
The Phoenix Yard
Upper Brown Street
Leicester
LE1 5TE

DEPOSITED: 20th October 2020

AGENT:

Mr Lee Gurney
MDA Consulting Ltd
1 St Peters Square
Manchester
M2 3AE

ACCEPTED: 2nd December 2020

TARGET DATE: 27th January 2021

PUBLICITY EXPIRY: 17th January 2021

AGREED EXTENSION OF TIME DATE:

CONSULTATION EXPIRY: 15th January 2021 **CASE OFFICER: Owen Toop**

PROPOSAL

This proposal relates to the Variation of Condition 2 (Approved Plans) and 4 (Flood Risk) as granted on DM/0153/20/FUL. Primarily the changes include the omission of raising the ground floor by 0.25m. Instead flood risk mitigation is incorporated into the scheme in a new Flood Risk Assessment Addendum (Ref. 120420-F01, dated 5th October 2020).

Internal changes are also included in this variation application. The original scheme DM/0813/18/FUL, granted approval for the change of use of a care home into nine self-contained flats. Following on from this a variation was made to incorporate an office into the second floor in DM/0153/20/FUL. This current variation would retain the number of flats, however out of the nine flats in total, seven would now be one bedroom whilst two would be two bedroom. Previously all flats were two bedroom. An ancillary storage area is also included in this variation at ground floor and at the second floor there would be an addition of a toilet to the ancillary office area.

No external changes are included in this application.

This proposal has been called into planning committee by a ward councillor.

SITE

Welholme Road is located in the Wellow Conservation Area. Situated to the east of People's Park, 29-31 Welholme Road is a pair of large semi-detached 3 storey Victorian Town Houses. Formally it was a care home. Currently works are being undertaken internally at the site in relation to the planning permission granted. The site enjoys two access points with existing hard paved external surfaces to the front, sides and rear boundaries. The site is well connected to the Town Centre and by its nature the area is home to a variety of residential properties.

RELEVANT PLANNING HISTORY

DM/0813/18/FUL - Change of use and alterations from care home to form 9 residential flats with bin store. Approved with conditions on Friday 14th December 2018.

DM/0153/20/FUL - Variation of condition 2 (Approved Plans) as granted on DM/0813/18/FUL (Change of use and alterations from care home to form 9 residential flats with bin store) to change 1 unit to ancillary office . Approved with conditions on Thursday 2nd April 2020.

RELEVANT PLANNING POLICIES AND BACKGROUND PAPERS

National Planning Policy Framework (February 2019)

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

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

PO5 - Development boundaries
PO22 - Good design in new developments
PO33 - Flood risk
PO39 - Conserve and enhance historic environ

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

Environment Agency - Withdraws objection and accepts the flood risk mitigation methods. Recommends standard advice for flood evacuation measures to be designed and implemented by the applicant.

Heritage Officer - Does not support the raising of the floor level as it would have negative impacts to the locally listed building.

Historic England - Defers to Local Planning Authority Heritage Officer.

Drainage Department - No comments.

Environmental Health Officer - No comments.

Police Crime Reduction Officer - No comments.

Trees and Woodlands Officer - No comments.

Neighbour Representations - One objection received.

23 Welholme Road - The neighbour objects to an increase in the number of flats and states that there is no reference to the intended number of flats. The neighbour has concerns about how the flats will be used and the impact of this onto local property prices due to anti-social behaviour. The neighbour refers to current problems off-site at Peoples Park.

APPRAISAL

The material considerations are as follows:

1) Principle of Development;

2) Design and Impact to the Character of the Area;

3) Impact to Neighbours;

4) Flood Risk Addendum;

1) Principle of Development;

The proposal is for amendments to the approved scheme DM/0153/20/FUL, which includes removing condition 4 (Flood Risk) to allow for a Flood Risk Assessment Addendum with alternative mitigation methods as opposed to raising the ground floor level. Furthermore the amendments relate to changes to the approved plans so as to enable internal layout changes to the self-contained flats and building overall.

S.73 of the TCPA 1990 allows for applications for amendments to be made to an existing planning permission, the application is then considered against the relevant Policies of the North East Lincolnshire Local Plan (NELLP).

It is considered that in principle the proposed amendments are acceptable subject to the site specific impacts.

2) Design and Impact to the Character of the Area;

In terms of design the variation does not introduce any external changes. The scheme remains one of putting the former care home into residential use in accordance with the physical works already approved. Therefore it is considered that the proposal does not present any adverse impacts in terms of Policies 22 and 39 of the NELLP.

3) Impact to Neighbours and Local Amenity

The proposal is located within an established residential setting. The proposal does not seek to make changes to the number of flats. The number of flats would remain nine as indicated on the plans. It should be noted that the number of bedrooms per flat is proposed to change. Out of the nine flats, seven would be one bedroom and two would be two bedrooms. Both of the two bedroom flats are located on the first floor whereas the remaining seven one bedroom flats are located on the ground and second floors. The proposal also includes an ancillary storage area and an amendment to the second floor space to change the layout to allow for a toilet to the office. The previously approved scheme was for all nine flats to be two bedroom flats.

One neighbour objection has been received stating that the application is lacking clarity on the total number of flats and that the nature of the flats and their use will result in anti social behaviour which would be particularly problematic due to the proximity to People's Park. This comment is acknowledged but it must be taken into account that the variation application proposes minor changes to the scheme and does not increase the number of units. Indeed the intensity of occupation will reduce as the majority of the flats will now be

one bedroom units as opposed to two bedroom ones. Reference is made to the occupants of the flats but the applicant remains the private developer. It is acknowledged that the flats may be potentially let by the owner to a 'housing support provider' but the planning consideration remains one of land use. To this end the proposal is for self-contained flats and it is not for the planning process to control the occupants of the self-contained flats.

Having considered the above, the proposed changes would not cause any detrimental impacts in terms of massing, overlooking or intensity of what is proposed. There are no external changes proposed. The proposal is therefore considered to accord with Policy 5 of the NELLP.

4) Flood Risk Addendum;

The site is located within Flood Zone 2 on the Environment Agency Maps and in an area of moderate flood risk in the Councils Strategic Flood Risk Assessment. The previous application included condition 4 which stated that the Flood Risk Assessment measurements shall be incorporated, namely the raising of the ground floor level of the building by 0.25m. As part of this application, the proposal includes the omission of this form of flood risk mitigation.

Policy 33 of the NELLP concerns Flood Risk and proposals should have regard to a site specific flood risk assessment which takes account of the best available information related to all potential forms of flooding. The flood risk addendum, 120420-F01 dated 5 October 2020 by Flood Protection Solutions includes flood resistance and resilience measures listed in section 6.

Initially the Environment Agency objected to the omission. However after further discussions, it has been accepted by the Environment Agency that the existing floor level of the building is approximately 300mm above estimated breach flood depths (3.82m AOD) and that this is acceptable. The Environment Agency is happy to withdraw their initial objection in light of this new information.

Having consideration to Policy 33, it is considered that the proposal is acceptable provided a condition is in place to allow the flood resistance and resilience measures listed in section 6 to be implemented. This is recommended.

CONCLUSION

This application relates to the Variation of Condition 2 (Approved Plans) and 4 (Flood Risk) as granted on DM/0153/20/FUL. The proposal retains the flat number at 9 but reduces the potential occupancy due to the reduction in bedrooms proposed. It amends the flood risk mitigation and this has been accepted by the Environment Agency. Having regard to the limited change in the scheme it is not considered that it would present any detrimental impacts in terms of design, flood risk or impact to neighbours. The proposal is therefore considered to accord with Policies 22, 33 and 39 of the NELLP and is

recommended for approval with conditions carried across from the original planning permission.

RECOMMENDATION

Approval with Conditions

(1) Condition

The development hereby shall begin by 14th December 2021.

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 following plans:

Proposed Floor Plans - RD:4331 / 03 B

Proposed Elevations - RD:4087 / 06A from planning permission DM/0813/18/FUL

Proposed Site Location and Block Plan - RD 4087-03D from planning permission DM/0813/18/FUL

Landscaping Scheme - RD 4087 - 07 from planning permission DM/0813/18/FUL

Reason

For the avoidance of doubt and in the interests of proper planning and in accordance with Policies 5, 22, 33, 38 and 39 of the North East Lincolnshire Local Plan, 2013-2032.

(3) Condition

Prior to the commencement of any external works, details in the form of samples or plans where required relating to bricks, bonds and joints shall be submitted to the Local Planning Authority and agreed in writing. The agreed materials shall be implemented into the scheme and retained hereafter unless otherwise agreed in writing with the Local Planning Authority.

Reason

In the interests of heritage and conservation and visual amenity in accordance with Policies 22 and 39 of the North East Lincolnshire Local Plan, 2013-2032.

(4) Condition

The development shall be carried out in accordance with the measures listed in Section 6 of the Flood Risk Assessment Addendum Ref.120420-F01 dated 5th October 2020. The

mitigation measures specified shall be fully implemented prior to occupation and subsequently remain in place thereafter.

Reason

To reduce the risk and impact of flooding to the development and future occupants in accordance with Policy 33 of the North East Lincolnshire Local Plan, 2013-2032.

(5) Condition

The proposal shall be carried out in accordance with the Landscaping Scheme prescribed RD 4087- 07 (Landscaping Scheme) under planning permission DM/0813/18/FUL. All planting shall be carried out in accordance with the approved details within 12 months of the date of commencement of the development or within such longer time as agreed in writing with the Local Planning Authority and all planting shall thereafter be maintained for a period of 5 years with all loses in that period replaced with the same plant and standard.

Reason

In the interests of visual amenity to accord to Policy 5, 22, 39 and 43 of the North East Lincolnshire Local Plan, 2013-2032.

(6) Condition

Prior to the commencement of development, a method statement including details of noise and dust reduction measures to be employed during the course of construction shall be submitted to and agreed with Local Planning Authority. The agreed measures shall be adhered to throughout the entirety of the construction process.

Reason

To ensure that noise levels and dust emissions arising from the development are within acceptable levels and to ensure that impact to local amenity is mitigated in accordance with Policy 5 of the North East Lincolnshire Local Plan.

(7) Condition

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

Reason

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

(8) Condition

Before the occupation of any residential unit, management and maintenance arrangements for all landscaped areas not to be adopted by the Local authority shall be submitted to and approved in writing by the Local Planning authority. The approved management and maintenance arrangements shall be adhered to at all times during the lifetime of the development.

Reason

In the interests of visual amenity in accordance with Policy 5, 22 and 42 of North East Lincolnshire Local Plan, 2013-2032.

(9) Condition

Before any occupation, details of all boundary treatments, including existing boundary treatments, shall be submitted to and agreed in writing with the Local Planning Authority. The development shall be completed in accordance with the details agreed by the Local Planning Authority within a time period to be agreed in writing with the Local Planning Authority prior to any occupation.

Reason

This condition is imposed in the interests of local amenity in order to comply with Policy 5 of the North East Lincolnshire Local Plan, 2013-2032.

(10) Condition

Notwithstanding the provision of the Town and Country Planning (General Permitted Development) Order 1995 (or any Order revoking or re-enacting that Order with or without modification) the ancillary office space hereby approved once implemented shall be retained as office space and not converted into residential use.

Reason

In the interests of infrastructure provision to accord with Policy 6 of the North East Lincolnshire Local Plan, 2013-2032

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, 39 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 matters in relation to flood risk.

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 Flood Risk

The applicant's attention is drawn to the comments made by the Environment Agency. The Environment Agency supports the installation of external flood proof doors or barriers as an additional measure and they strongly recommend that the future owners/occupants fully sign up to Floodline Warnings Direct. This can be done online at <https://www.gov.uk/sign-up-forflood-warnings> or by phoning Floodline on 0345 988 1188.

Additional information on this matter can be discussed with the Environment Agency on the details listed below:

Nicola Farr

Sustainable Places - Planning Advisor

Direct dial 02030 255023

Direct e-mail nicola.farr@environment-agency.gov.uk

DM/0892/20/FUL – THE ACORNS, 29-31 WELHOLME ROAD, GRIMSBY



DM/0892/20/FUL – THE ACORNS, 29-31 WELHOLME ROAD, GRIMSBY



Comments for Planning Application DM/0892/20/FUL

Application Summary

Application Number: DM/0892/20/FUL

Address: The Acorns 29 - 31 Welholme Road Grimsby North East Lincolnshire DN32 0DR

Proposal: Variation of Condition 2 (Approved Plans) and 4 (Flood Risk) as granted on DM/0153/20/FUL - Internal layout alterations to include the reduction of several 2 bed into 1 bed flats on the ground and first floors, the provision of an ancillary storage area on the ground floor and the inclusion of a toilet to the second floor ancillary office area. Also to include changes to comply with the Flood Risk Assessment Addendum (Ref.120420-F01 dated 5th August 2020) and implement the recommended mitigation measures in lieu of the previous Flood Risk Assessment RD.4087 including omission of raised internal floor area.

Case Officer: Owen Toop

Customer Details

Name: Mr Stephen Holland

Address: 23, Welholme Road Grimsby

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I wish to object to the proposal to increase the number of flats. The planning application makes no reference to the intended total number of flats now intended. The nature of the intended use of these flats will have an adverse affect on the area and will reduce the price of local properties. The building is adjacent to Peoples Park, which already has problems with drug use and antisocial behaviour. I am aware of local property sales which have already fallen through because of this application.

PLANNING COMMITTEE - 3rd February 2021

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

APPLICATION No: DM/0577/20/OUT

APPLICATION TYPE: Outline Application

APPLICATION SITE: The Cottage, Post Office Lane, Ashby Cum Fenby, Grimsby, North East Lincolnshire, DN37 0QS

PROPOSAL: Outline application to erect one two storey dwelling with all matters reserved

APPLICANT:

Mr Dunk
The Cottage
Post Office Lane
Ashby Cum Fenby
DN37 0QS

AGENT:

DEPOSITED: 20th July 2020

ACCEPTED: 24th July 2020

TARGET DATE: 18th September 2020

PUBLICITY EXPIRY: 23rd August 2020

AGREED EXTENSION OF TIME DATE: 5th
February 2021

CONSULTATION EXPIRY:

CASE OFFICER: Lauren Birkwood

PROPOSAL

The planning application seeks to renew an outline application granted permission in September 2017, September 2014 and an earlier outline permission allowed on appeal in January 2012. All matters are reserved for subsequent approval. An indicative plan with the application shows a two storey dwelling and attached garage an office space. The illustration shows an 'L' shaped dwelling making use of the existing access leading to a courtyard and terrace. Land to the rear is proposed to be used as a garden.

This application is presented to planning committee due to an objection raised by the Ashby cum Fenby Parish Council.

SITE

Post Office Lane is a quiet and narrow cul de sac with grass verges and no footpaths leading from Main Road, Ashby cum Fenby. The proposed building plot is within the built up area of the village. The plot measures some 70m in depth and 19m in width and is surrounded by residential properties of different ages and architectural styles.

The adjoining property, 'The Cottage' has been extended and altered following the grant of permission in 2009. The proposed building plot lies to the east of 'The Cottage'.

Access to the site is from Post Office Lane. It passes very close to two protected trees towards the front of the site.

RELEVANT PLANNING HISTORY

DM/0626/14/OUT - gave outline permission in September 2014 and renewed a previous outline permission allowed on appeal in January 2012. (DC/174/11/WAB).

DM/0663/17/OUT - Outline application to erect one dwelling with all matters reserved.

DM/0127/20/FUL - Erect 2 dwellings.

RELEVANT PLANNING POLICIES AND BACKGROUND PAPERS

National Planning Policy Framework (February 2019)

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

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

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

Ashby cum Fenby Parish Council - Objects to the development with concerns regarding drainage.

Ecology Officer - Satisfied with the survey regarding Japanese Knotweed.

Heritage Officer - No objections.

Drainage Officer - Details of surface water drainage required.

Highways Team - No objections. Recommends conditions including a Construction Traffic Management Plan.

Environmental Health Officer - No objections. Condition recommended regarding hours of construction.

Tree Officer - No objections. Tree details required.

Crime Reduction Officer - No comment.

Neighbouring Representations

Lindores, Post Office Lane, Ashby cum Fenby - Concerns that if this property as well as three properties to the rear are constructed, it would be an overdevelopment of the site.

Coulbeck Garth, Chapel Lane, Ashby cum Fenby - No objections. Concerns regarding overlooking and that if this property as well as three properties to the rear are constructed, it would be an overdevelopment of the site.

The Ramblers, Chapel Lane, Ashby cum Fenby - No objections. Concerns that if this property as well as three properties to the rear are constructed, it would be an overdevelopment of the site. Minimise effect on drainage and Japanese Knotweed. Restrict construction hours.

Austrey, Chapel Lane, Ashby cum Fenby - No objections.

Alexander House, Main Road, Ashby cum Fenby - No objections.

APPRAISAL

The material considerations are as follows:

1. Principle of Development

2. Impact on the Visual Character of the Area

3. Impact to Neighbours

4. Highways Impacts

5. Drainage and Flood Risk

6. Landscaping

7. Other Matters

1. Principle of Development

In terms of principle, the site lies within the village boundary as defined in the North East Lincolnshire Local Plan 2013-2032 (Adopted 2018). It is therefore the case that the site is part of the village as opposed to open countryside and to be judged primarily against policy 5 (Development Boundaries). In terms of meeting national planning policy and sustainable development, the NPPF acknowledges that new housing should be located where it will enhance or maintain the vitality of rural communities. Ashby cum Fenby is a defined settlement and being part of the village, the site is part of the community. The principle of building on the site is acceptable given both national and local planning policy as well as the planning history which includes approvals at the site. As such there has been no changes in planning policy to come to a different conclusion in terms of the principle of developing the site for a single dwelling.

2. Impact on the Visual Character of the Area

Policy 5 of the North East Lincolnshire Local Plan requires an assessment on the impact to the character of the area and visual amenity with Policy 22 setting out the requirements for 'good design'. The National Planning Policy Framework 2019 (NPPF) states that a high standard of design should always be secured with a good level of amenity for existing and future occupiers of land and buildings.

The outline proposal is for development of the site for one residential property. The development comprises the area of land adjacent to The Cottage in Ashby cum Fenby and relates well to surrounding features. The size of the site can accommodate one dwelling without detriment to the character of the street scene. A suggested layout has been provided. A two storey detached property is proposed. The illustration shows an 'L' shaped dwelling making use of the existing access leading to a courtyard and terrace. Land to the rear is proposed to be used as a garden. The overall indicative layout of the plot is considered to be acceptable in accordance with policies 5 and 22 of the North East Lincolnshire Local Plan and section 12 of the National Planning Policy Framework 2019.

3. Impact to Neighbours;

Policy 5 of the North East Lincolnshire Local Plan 2013-2032 (Adopted 2018) requires an assessment on the impact on neighbouring land properties and users. It is noted that comments have been received from the Parish Council and residents with concerns.

The application is seeking outline permission with no detailed plans submitted at this stage. However, it should be noted that when the planning appeal inspector considered the application in 2012, they took the view that should the development be carried out in a similar manner to the illustrative information submitted, the rear first floor bedroom windows would face the existing properties to the rear at a sufficient distance to ensure that there would be no adverse overlooking. In addition, the rear gardens of the adjacent properties, 'Norval' and 'Alexander House' would be visible from the proposed bedroom windows at an oblique angle and the inspector accepted that whilst there would be a degree of overlooking, this would not be to an extent that would be unusual or unexpected in a residential area.

In addition, the gable of the illustrated house would face the end of the rear garden of 'Norval' but its width and distance from the boundary would ensure it would not have an unduly overbearing effect on the adjoining property's amenity space. Given the orientation to the west of 'Norval', any impact on loss of sunlight would be limited for a period at the end of the day. In conclusion, there have been no change in circumstances with no significant harm to the living conditions of the occupiers of adjoining dwellings.

It is noted that concerns have been raised regarding the development of the site to the south of The Cottage. Application DM/0127/20/FUL was refused in September 2020 on the grounds that it would have a detrimental impact on residents' amenity and the character of the area.

The proposal is therefore considered to be in accordance with policy 5 of the North East Lincolnshire Local Plan in relation to residential amenity.

4. Highways Impact

Access to the site is from Post Office Lane. In principle, it is not deemed that the addition of one dwelling in this locality will have an adverse impact on highway safety or amenity. The Council's Highway Officers have confirmed they have no objections to the development and recommend details in relation to any alterations to made to the existing vehicular access is provided. A condition, to this effect, is recommended.

5. Drainage and Flood Risk

Policies 33 and 34 of the Local Plan relate to flood risk and water management within a site. The proposal will result in an increase to the built form with resultant surface water. As such, the Council's Drainage Officer has requested a condition in relation details of surface water drainage methods. A condition, this effect, is recommended. The proposal

is therefore considered to be acceptable in this respect in accordance with policies 33 and 34 of the Local Plan and the guidance in Section 14 of the NPPF 2019.

6. Landscaping

It is acknowledged that there are two protected trees (a Lime and Horse Chestnut) covered by the North East Lincolnshire Borough Council No. 196 (Ashby cum Fenby whole village) Tree Preservation Order 2008. Both trees contribute to the character and appearance of the street scene. Given the location of the trees adjacent to an historical site access and this access is to be utilised as the main point of access and egress, the Council's Tree Officer has confirmed that as the principle of an access is established in relation to the trees, there are no objections. Additional information would be required at Reserved Matters stage in the form of a Construction Method Statement and Tree Protection detail to assess the construction of the driveway or future improvement on the access drive. The proposal is therefore considered to be acceptable in this respect in accordance with policy 42 of the Local Plan.

7. Other Matters

Previously the local planning authority was made aware of the presence of Japanese Knotweed on site. The applicant has provided a report which concludes there is no evidence of Japanese Knotweed. The Council's Ecologist has confirmed they are content with the details provided and have no objections.

CONCLUSION

Planning permission was given for the erection of a dwelling on the site in 2012, 2014 and again in 2017. The application seeks outline permission for a single dwelling. There have been no changes on the site or planning policy to conclude that the development should not be given a further planning permission. The proposal therefore accords with Policies 5, 22, 33, 34, 41 and 42 of the North East Lincolnshire Local Plan 2013-2032 (Adopted 2018) and is recommended for approval. The final details of access, layout, appearance, scale and landscaping would be considered at the reserved matters stage.

RECOMMENDATION

Approval with Conditions

(1) Condition

Application for the approval of the reserved matters referred to in Condition 2 (known as reserved matters) shall be made within three years of the date of this permission and the development to which it relates shall begin no later than whichever is the later of the following dates:-

- a. Three years from the date of the grant of outline planning permission,
- b. Two years from the date of the final approval of the reserved matters, or in the case of approval of different dates, final approval of the last such matter to be approved.

Reason

This permission is in outline only and the information is necessary for consideration of the detailed proposal as required by Section 92 of the Town and Country Planning Act 1990.

(2) Condition

This permission hereby granted is in outline form only and no development shall begin until full details of the following reserved matters have been submitted to and approved by the Local Planning Authority:-

- (a) the layout, scale and appearance of the development
- (b) design and construction details of access to the site
- (c) a landscaping scheme for the site, including a Construction Method Statement and Tree Protection Plan with details of existing trees, hedges and planting to be retained

Reason

This permission is in outline only and the information is necessary for consideration of the detailed proposal as required by Section 92 of the Town and Country Planning Act 1990.

(3) Condition

The application is approved in accordance with the following plans:

Site Location Plan and Site Plan - 606-1

Reason

For the avoidance of doubt and in the interests of proper planning and to accord with policies 5, 22, 33, 34, 41 and 42 of the North East Lincolnshire Local Plan 2013-2032 (Adopted 2018).

(4) Condition

No development shall commence until a final scheme for the sustainable provision of surface water drainage, following infiltration tests and foul 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 and the drainage implemented as approved prior to occupation of the dwelling.

Reason

To prevent an increased risk of flooding by ensuring the provision of a satisfactory means of surface and foul water disposal in accordance with policies 5, 33 and 34 of the North

East Lincolnshire Local Plan 2013-2032 (Adopted 2018).

(5) Condition

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

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

Once approved, the CTMP shall be adhered to at all times during construction.

Reason

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

(6) 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).

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, 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 requesting additional information to overcome concerns raised by the Parish Council and residents.

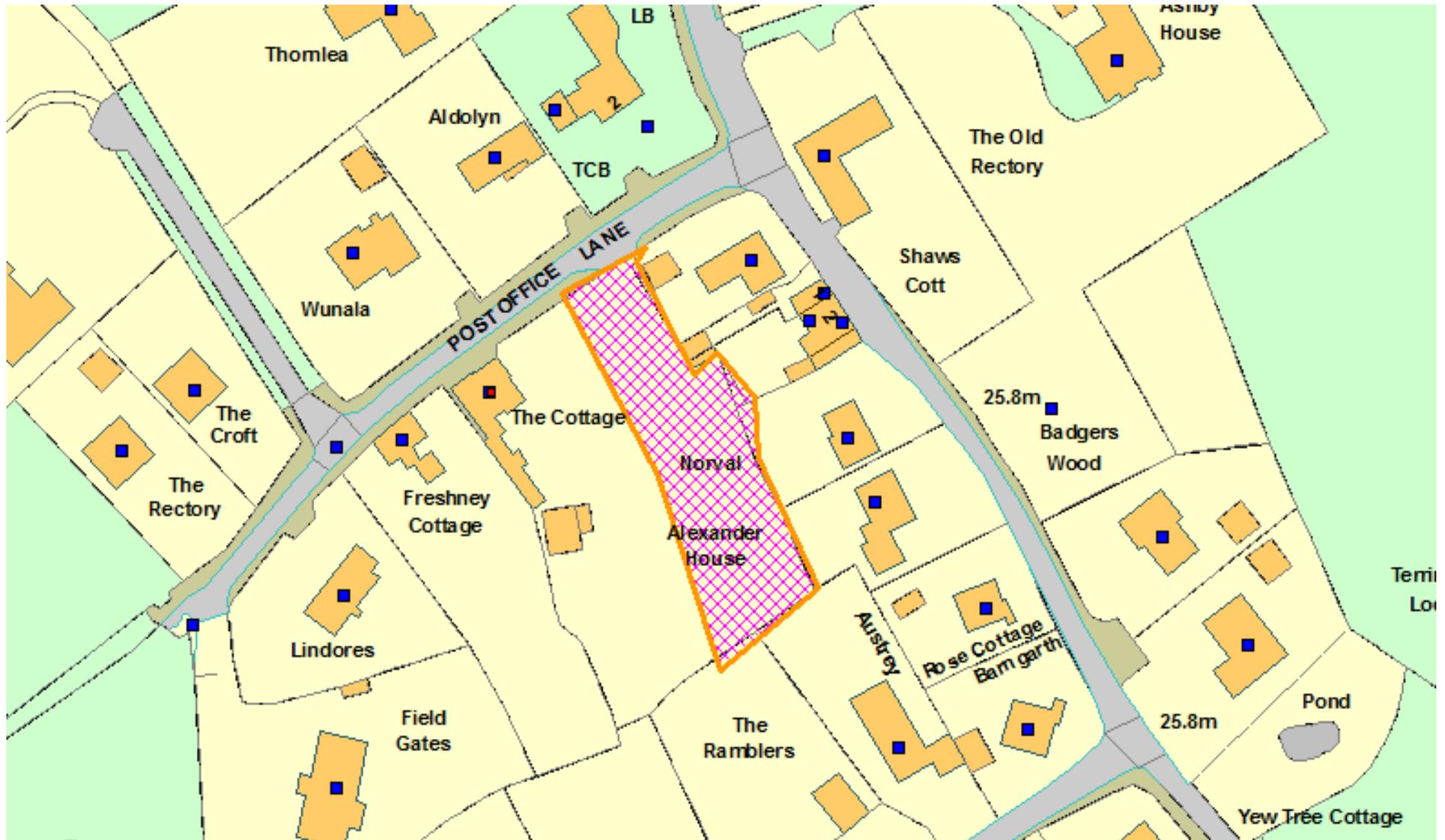
3 Informative

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).

DM/0577/20/OUT – THE COTTAGE, POST OFFICE LANE, ASHBY CUM FENBY



Carol Pedersen (Engie)

From: Lauren Birkwood (Engie)
Sent: 07 January 2021 09:25
To: Planning - IGE (ENGIE)
Subject: FW: DM/0577/20/OUT

Please put as a comment from the Parish Council 😊 thanks!

Lauren Birkwood MSc
Senior Town Planner
Development Management Services
Places & Communities North – NEL
lauren.birkwood@nelincs.gov.uk
Tel. +44 (0) 147 2324226
Mob.+44 (0) 7823943942



Working in Partnership

engie.co.uk

New Oxford House, George Street
Grimsby, North East Lincolnshire, DN31 1HB

From: Kim Kirkham <ashbyparishclerk@gmail.com>
Sent: 06 January 2021 15:08
To: Lauren Birkwood (Engie) <Lauren.Birkwood@nelincs.gov.uk>
Subject: Re: DM/0577/20/OUT

Hi Lauren

The meeting took place on Monday 4th January, you were next on my 'to do list' to respond to.

The Parish Council discussed this matter and agreed not to withdraw their comments due to further development in the village will have a detrimental impact on the surface water drainage system.

Kindest Regards

Kim

Planning - IGE (ENGIE)

From: Lauren Birkwood (Engie)
Sent: 03 December 2020 14:34
To: Planning - IGE (ENGIE)
Subject: FW: DM/0577/20/OUT

Please put this as a comment from the Parish Council – Thanks 😊

Lauren Birkwood MSc
 Senior Town Planner
 Development Management Services
 Places & Communities North – NEL
lauren.birkwood@nelincs.gov.uk
 Tel. +44 (0) 147 2324226
 Mob.+44 (0) 7823943942



Working in Partnership

engie.co.uk

New Oxford House, George Street
 Grimsby, North East Lincolnshire, DN31 1HB

From: Kim Kirkham <ashbyparishclerk@gmail.com>
Sent: 07 October 2020 11:18
To: Lauren Birkwood (Engie) <Lauren.Birkwood@nelincs.gov.uk>
Subject: Re: DM/0577/20/OUT

Good Morning Lauren

The Parish Council discussed the Japanese Knotweed at their meeting on Monday 5th October. Having discussed this and checking information received from the Environment Agency and Gov.UK guidance on the spreading of Japanese Knotweed the Parish Council agreed to withdraw their comment regarding the knotweed. However, they would like a condition applied that if any complaint is received from neighbouring properties that Japanese Knotweed has been found on their land, that NELC will deal with the complaint and take any necessary action.

The Environment Protection Act 1990 lists the plant as a 'controlled waste' and it must be disposed of properly. The Police and Local Authorities may take enforcement action if a landowner causes or allows Japanese Knotweed to spread to land outside their boundaries.

Gov.UK also states that the landowner must prevent the plant on their land from spreading. The landowner does not have to remove the plant, but could be prosecuted or given a community protection notice for causing a nuisance if allowed to spread onto anyone else's property.

Kindest Regard

Kim

ASHBY CUM FENBY PARISH COUNCIL

C/O Kim Kirkham, Council Clerk
14 Househams Lane
Legbourne
Louth, LN11 8LG
Tel: 01507 608488
Email: ashbyparishclerk@gmail.com

By e-mail to:
planning@nelincs.gov.uk

Officer – Lauren Birkwood

17th August 2020

Dear Sir/Madam

DM/0577/20/OUT – Outline application to erect one two storey dwelling with all matters reserved. The Cottage, Post Office Lane, Ashby cum Fenby.

I can confirm that the above application was discussed by Ashby Cum Fenby Parish Council at our monthly remote meeting held on 3rd August 2020. Following a review of the plans and discussion, the Parish Council recommended to oppose this application on the following grounds: -

1. There is no mention of soakaways or their location.
2. The Parish Council have grave concerns regarding the Japanese Knotweed plant that has been found on this site. They requests a survey by an ecological surveyor and if its presence is confirmed; that a control programme, suitable for the site, should be drawn up as part of the planning application, which should include the safe disposal of Knotweed material. Planning conditions should ensure that the control programme should be imposed and that it is carried out correctly and fully.

The Parish Council seek confirmation that this highly invasive plant is eradicated before any planning application is approved for this site.

Yours sincerely,

Kim Kirkham
Ashby cum Fenby Parish Council Clerk
For and on behalf of Ashby Cum Fenby Parish Council

Comments for Planning Application DM/0577/20/OUT

Application Summary

Application Number: DM/0577/20/OUT

Address: The Cottage Post Office Lane Ashby Cum Fenby Grimsby North East Lincolnshire DN37 0QS

Proposal: Outline application to erect one two story dwelling with all matters reserved

Case Officer: Lauren Birkwood

Customer Details

Name: Mrs Joanna Griffin

Address: Lindores, post office lane Grimsby

Comment Details

Commenter Type: Neighbour

Stance: Customer made comments neither objecting to or supporting the Planning Application

Comment Reasons:

Comment: If this is as well as the two three storey houses put in for in a separate planning permission I object to 3 new properties on this site. This would be over development of the site.

However if this is just for 1 property on this site it looks a lot better option than the previous planning application.

Comments for Planning Application DM/0577/20/OUT

Application Summary

Application Number: DM/0577/20/OUT

Address: The Cottage Post Office Lane Ashby Cum Fenby Grimsby North East Lincolnshire DN37 0QS

Proposal: Outline application to erect one two story dwelling with all matters reserved

Case Officer: Lauren Birkwood

Customer Details

Name: Mr Paul Bailey

Address: Coulbeck Garth Chapel Lane, Ashby-cum-Fenby Grimsby

Comment Details

Commenter Type: Neighbour

Stance: Customer made comments neither objecting to or supporting the Planning Application

Comment Reasons:

Comment: In principle I have no objections to this new proposal.

It is a much better use of the land with a property almost fronting along Post Office Lane , and is in keeping with surrounding properties.

We have yet to see the details but as long as it is only two storey with no loft bedrooms I will not object.

Obviously I still object to the earlier proposal with two new properties much further back and I hope that idea can now be dropped.

Comments for Planning Application DM/0577/20/OUT

Application Summary

Application Number: DM/0577/20/OUT

Address: The Cottage Post Office Lane Ashby Cum Fenby Grimsby North East Lincolnshire DN37 0QS

Proposal: Outline application to erect one two story dwelling with all matters reserved

Case Officer: Lauren Birkwood

Customer Details

Name: Mr Mark Richardson

Address: The Ramblers, Chapel Lane Ashby-cum-Fenby Grimsby

Comment Details

Commenter Type: Neighbour

Stance: Customer made comments neither objecting to or supporting the Planning Application

Comment Reasons:

Comment: This would seem to be a much more acceptable application than the other ongoing one for two large dwellings on the site. (Does this mean that this application replaces the current one for two buildings or is the owner of the Cottage, as I suspect, hedging his bets?) With the proviso that all the concerns/objections on DM/0127/20/FUL, on the same site, are met on this application such as minimising the effect on the drainage in the area, eradicating the Japanese knotweed which, by all accounts, is present on the site, being sensitive to the disturbance to the wildlife and ensuring that soakaways are the furthest away from neighbouring properties as it is possible so as not to cause the potential for flooding of surrounding gardens, and ensuring minimal noise on driveways etc. All this considered then I and my family living at The Ramblers, to the rear of The Cottage, would find this just about acceptable. I note that within this application much of my anxiety about the application for two houses is allayed such as this one being in line with the existing garage of the Cottage, therefore not being quite so overlooked by all the houses surrounding the existing garden, and in keeping with the character of Ashby cum Fenby, and its Special Village Status, where new builds are, almost exclusively, on or very near the roadside. All things considered this application would appear to be the limit of what should be built on this garden. As a footnote I would strongly request that, once the building work has begun, that it is completed in a reasonable time, certainly within six months, so as to minimise the disruption of the works. Furthermore, given that most of the neighbours are retirees, the construction phase should be restricted to Mon to Friday 9-30 am till 5-30 pm.

Comments for Planning Application DM/0577/20/OUT

Application Summary

Application Number: DM/0577/20/OUT

Address: The Cottage Post Office Lane Ashby Cum Fenby Grimsby North East Lincolnshire DN37 0QS

Proposal: Outline application to erect one two story dwelling with all matters reserved

Case Officer: Lauren Birkwood

Customer Details

Name: Mr David Pritchard

Address: Austrey Chapel Lane Ashby cum Fenby

Comment Details

Commenter Type: Neighbour

Stance: Customer made comments neither objecting to or supporting the Planning Application

Comment Reasons:

Comment: We have no objection.

Comments for Planning Application DM/0577/20/OUT

Application Summary

Application Number: DM/0577/20/OUT

Address: The Cottage Post Office Lane Ashby Cum Fenby Grimsby North East Lincolnshire DN37 0QS

Proposal: Outline application to erect one two story dwelling with all matters reserved

Case Officer: Lauren Birkwood

Customer Details

Name: Mr Mark Woods

Address: Alexander House Main Road Ashby cum Fenby

Comment Details

Commenter Type: Neighbour

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment: We have no objections.

PLANNING COMMITTEE - 3rd February 2021

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

APPLICATION No: DM/1020/20/FUL

APPLICATION TYPE: Full Application

APPLICATION SITE: Plot 3, Land North Of, Main Road, Barnoldby Le Beck, North East Lincolnshire,

PROPOSAL: Variation of Condition 2 (Approved Plans) as granted on application DM/0311/20/FUL - amendments to layout and design, including balcony to rear and proposed entrance gates - Plot 3

APPLICANT:
Mr & Mrs Nearney
7 Humberston Avenue
Humberston
Grimsby
North East Lincolnshire
DN36 4SL

AGENT:
Steve Hanks
Flare Visual Ltd
The Terrace
Grantham Street
Lincoln
LN2 1BD

DEPOSITED: 1st December 2020

ACCEPTED: 9th December 2020

TARGET DATE: 3rd February 2021

PUBLICITY EXPIRY: 10th January 2021

AGREED EXTENSION OF TIME DATE:

CONSULTATION EXPIRY: 7th January 2021

CASE OFFICER: Richard Limmer

PROPOSAL

The proposed application is for a variation to the approved plans for plot 3, approved under DM/0311/20/FUL (erection of 3 dwellings). The amendments include a change to the design of plot 3 to have a single storey rear wing, rooms within the roof space and the overall scale of the dwelling increased. 1.8m high entrance gates are also proposed at the front of the plot.

This planning application has been brought to Planning Committee for consideration due to the applicant being a relative of a senior Council Officer.

SITE

The site lies on the northern side of Barnoldby le Beck with Beck Farm Mews to the east, the previously approved dwellings to the north and the open countryside to the west. Along the western edge of the site runs an access track and public footpath. To the east are neighbouring dwellings on Beck Farm Mews. Adjacent to the access to the south of the site are the neighbouring properties Bramble Lea and Hillcrest House.

The site itself is relatively flat and has been cleared to make way for development. The access into the site has been started as part of the development of phases 2 and 3 to the north of the site. The site is known to have had Japanese Knotweed on it but works to remove it have been completed.

RELEVANT PLANNING HISTORY

On this site:

DM/0279/14/OUT - outline for 3 dwellings - approved

DM/0230/17/REM - reserved matters for 3 dwellings - approved

This application has now expired and replaced by:

DM/0311/20/FUL - Erect 3 dwellings - approved

To the north:

Phase 2

DM/0951/14/OUT - outline for 3 dwellings - approved

DM/1103/17/OUT - reserved matters for 3 dwellings - approved

Works have started on the site access and the application is extant

Phase 3

DM/0398/15/OUT - outline for 2 dwellings - allowed at appeal

DM/1039/18/REM - reserved matters for 2 dwellings - approved

Works have started on the site access and the application is extant

RELEVANT PLANNING POLICIES AND BACKGROUND PAPERS

National Planning Policy Framework (February 2019)

NPPF5 - Delivering a sufficient supply of homes

NPPF12 - Achieving well designed places

NPPF14 - Climate, flooding & coastal change

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

PO5 - Development boundaries

PO22 - Good design in new developments

PO33 - Flood risk

PO34 - Water management

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

REPRESENTATIONS RECEIVED

Heritage Officer - No comments

Highways Officer - No objections

Trees Officer - Detailed comments on the proposed variation highlight some areas of concerns but does not object to the proposed development.

Environmental Health - No comments

Public Rights of Way Officer - No objections

Barnoldby le Beck Parish Council - No objections. Comments made on the stipulation of a working hours condition and that construction vehicles don't park on verges.

Neighbours

2 Beckfarm Mews - expresses some concerns over the increase in scale of the proposed dwelling on plot 3.

APPRAISAL

Material Planning Consideration

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

1. The Principle of Development

The principle of development has been established through the granting of the original full planning permission DM/0311/20/FUL. This proposal seeks to amend the approved plans for plot 3 and as such it is considered to be acceptable in principle in accordance with the

NELLP and NPPF. The rest of the site will still be built out in accordance with the original permission.

2. Impact on Neighbours

The proposed amendments would see the dwelling enlarged in width and height along with the provision of a single storey rear wing and accommodation in the roof space. The roof space accommodation would only have openings on the rear and side roof slopes in the form of roof lights. The roof lights in the side roof slopes could give opportunity for overlooking to plot 2 to the south and plot 4 (approved under a separate planning application), therefore these roof lights should be obscurely glazed.

It is noted that no.2 Beck Farm Mews have commented on the application with concerns over the potential increase in height of the proposed dwelling. It is the case that the proposed amended plans increase the height of the dwelling by 0.7m. However, given the plots position within the site this increase in scale would not unduly affect the existing neighbours amenities over and above the approved scheme.

3. Impact on the Character of the Area

The proposed amendments increase the size and scale of the dwelling on plot 3, however the proposed changes are not so significant that they would compromise the overall development or offer any further significant impacts on the wider character and appearance of the area. It is therefore considered that the proposed development accords with Policies 5 and 22 of the NELLP.

The comments of the Tree Officer have been noted and the applicant has gone to some length to address the concerns raised. The plans detail a 'mini pile' system for the single storey rear wing which is the focus of the Tree Officers concerns. The future nuisance concerns from the tree shadowing the garden and dropping leaves on the property are noted but the orientation of the site means the tree is on the north west boundary and so would create minimal shadowing to the garden of the dwelling. In terms of leaf litter, this would be an issue with the approved scheme and would not be any worse as a result of the proposed amendments.

CONCLUSION

In conclusion, it is considered that the proposed development would not unduly harm the residential amenities of the neighbouring properties or the visual character and appearance of the wider area. The proposal is therefore in accordance with Policies 5 and 22 of the NELLP and is recommended for approval.

RECOMMENDATION

Approval with Conditions

(1) Condition

The development hereby permitted shall begin by the 13th August 2023.

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 approved under this planning permission:

F2966-02C - Site Location Plan and Block Plan (plot 3)

F2966-A1-01E - Proposed Plans and Elevations (plot 3)

And the following plans on application ref: DM/0311/20/FUL:

RD3856-01A site location plan

RD3856-02 existing block plan

RD3856-03 proposed block plan (excluding plot 3)

RD3856-04B plot 1 plans and elevations

RD3856-05A plot 2 plans and elevations

RD3856-07 garage plans and elevations

Reason

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

(3) Condition

The development shall be built out in accordance with the materials detailed in document ref: RD3856-LA09-02-17 and on the plan ref:F2966-A1-01E (for plot 3) unless otherwise agreed in writing with the Local Planning Authority.

Reason

To protect the appearance of the area in accordance with Policy 5 of the North East Lincolnshire Local Plan 2013-2032.

(4) Condition

Prior to development commencing on plot 3 final surface water drainage details shall be submitted to and approved in writing by the Local Planning Authority. The approved scheme shall then be fully built out in accordance with the approved details.

Plots 1 and 2 shall be built out in accordance with the surface water drainage plan ref:

1115-1107-CIV-10-B (approved under DM/0311/20/FUL) and implemented prior to occupation of any dwelling unless otherwise agreed in writing with the Local Planning Authority.

Reason

In the interests of flood risk and sustainable drainage in accordance with Policy 34 of the North East Lincolnshire Local Plan 2013-2032.

(5) Condition

The development shall be built out in strict accordance with the Construction Management Plan ref: RD3856-LA22-04-20 (dated July 2020) approved under planning application ref: DM/0311/20/FUL, unless otherwise agreed in writing by the Local Planning Authority.

Reason

To protect the residential amenities of the neighbouring properties in accordance with Policy 5 of the North East Lincolnshire Local Plan 2013-2032.

(6) Condition

The landscaping scheme detailed on plans ref: F2966-02C and RD3856-09A (approved under DM/0311/20/FUL) shall be fully completed within 12 months of all of the properties being first occupied and be maintained thereafter in accordance with the details on the plan unless otherwise agreed in writing by the Local Planning Authority. Any losses within the first 5 years of the scheme being finished shall be fully replaced in the next planting season.

Reason

To protect the visual appearance of the area in accordance with Policy 5 of the North East Lincolnshire Local Plan 2013-2032.

(7) Condition

The access road and driveways shall be constructed in accordance with the details shown on plan ref: 1115-1107-CIV-30A and managed thereafter in accordance with the management plan ref: RD3856-08 as approved under planning application ref: DM/0311/20/FUL. Unless otherwise agreed in writing by the Local Planning Authority.

Reason

In the interests on highway amenity in accordance with Policy 5 of the North East Lincolnshire Local Plan 2013-2032.

(8) Condition

Notwithstanding the Town and Country Planning (General Permitted Development) Order

1995 (or any statutory amendment thereto), no development under Schedule 2 Part 1, Class B shall be permitted on the dwelling on plot 1.

Reason

To protect residential amenity in accordance with Policy 5 of the North East Lincolnshire Local Plan 2013-2032.

(9) Condition

If during development 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 approved.

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.

(10) Condition

Prior to the first occupation of the hereby approved dwelling (plot 3 only) the roof lights in the side roof slope of plot 3 (as detailed on plan ref: F2966-A1-01E) shall be obscurely glazed to a minimum of level 4 as measured on the Pilkington Scale and shall thereafter be so retained.

Reason

To protect the amenities of neighbouring dwellings 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 41.

2 Added Value Statement

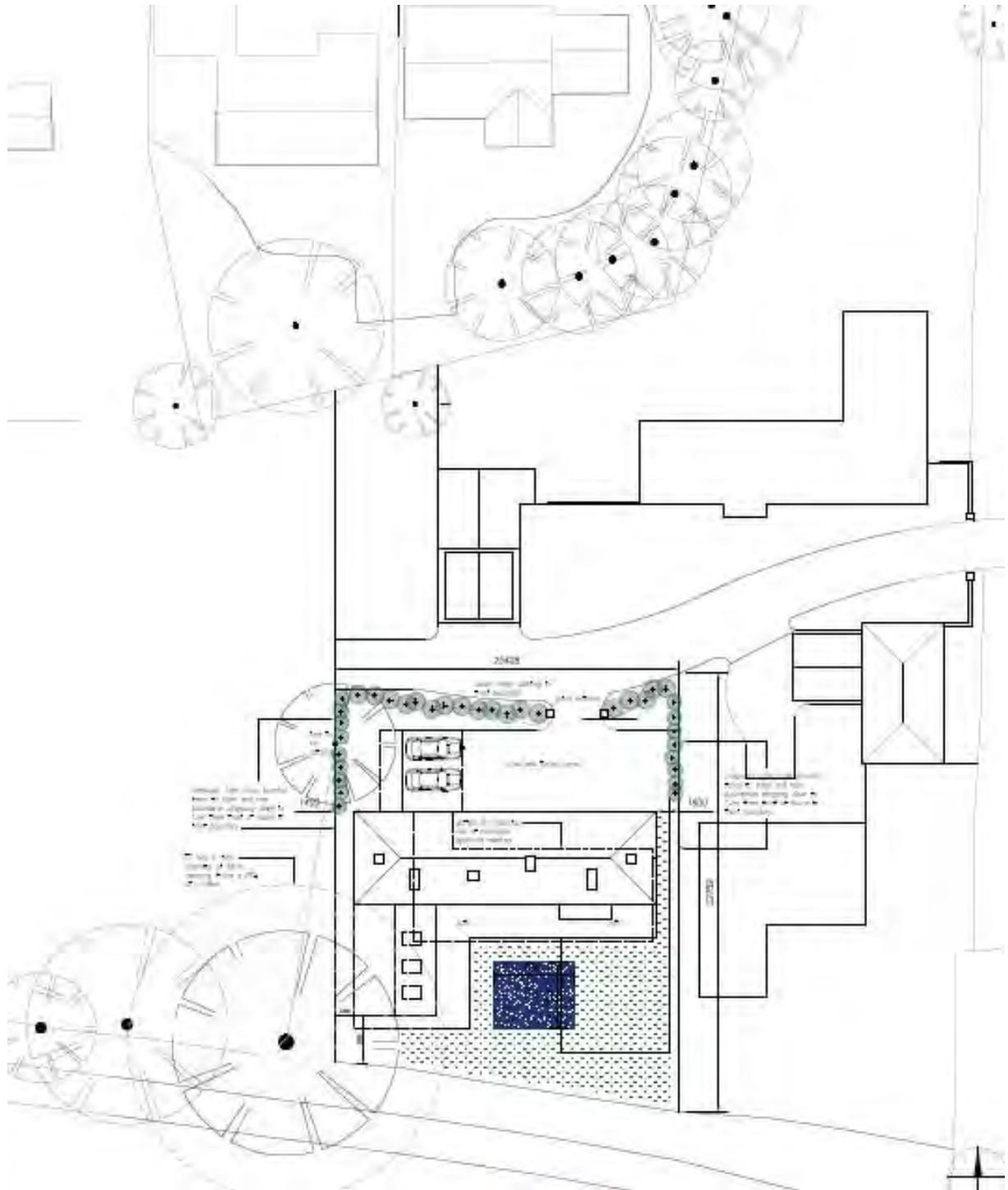
Article 31(1)(cc) Statement - Positive and Proactive Approach

In accordance with paragraph 187 of the National Planning Policy Framework, the Local Authority has worked in a positive and proactive manner with the applicant to seek solutions to problems arising, by providing pre-application advice on the proposed development.

DM/1020/20/FUL – PLOT 3, LAND NORTH OF MAIN ROAD, BARNOLDBY LE BECK



DM/1020/20/FUL – PLOT 3, LAND NORTH OF MAIN ROAD, BARNOLDBY LE BECK



Carol Pedersen (Engie)

From: Barnoldby le Beck Parish Council <BarnoldbyPC@outlook.com>
Sent: 12 January 2021 10:54
To: Planning - IGE (ENGIE)
Cc: Richard Limmer (Engie)
Subject: DM/1020/20/FUL - Plot 3 Land North of Main Road

Good Morning

Ref: DM/1020/20/FUL - Variation of condition 2 (Approved Plans) as granted on application DM/311/20/FUL - amendments to layout and design, including balcony to rear and proposed entrance gates plot 3.

I can confirm that Barnoldby le Beck Parish Council agreed to recommend approval of the above planning application.

However, the Parish Council have requested if you would also consider applying conditions for consideration during deliveries that tradespeople's vehicles park within the boundary and not on the verge/highway, and the usual working hours be applied

Kindest Regards
Kim

Mrs Kim Kirkham

Parish Clerk
Barnoldby-Le-Beck Parish Council.

Website: www.barnoldbylebeckpc.org.uk

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Comments for Planning Application DM/1020/20/FUL

Application Summary

Application Number: DM/1020/20/FUL

Address: Plot 3 Land North Of Main Road Barnoldby Le Beck North East Lincolnshire

Proposal: Variation of Condition 2 (Approved Plans) as granted on application DM/0311/20/FUL - amendments to layout and design, including balcony to rear and proposed entrance gates - Plot 3

Case Officer: Richard Limmer

Customer Details

Name: Mr Mark Tomlinson

Address: 2 Beck farm Mews Barnoldby le Beck Grimsby

Comment Details

Commenter Type: Neighbour

Stance: Customer made comments neither objecting to or supporting the Planning Application

Comment Reasons:

Comment:

The Balcony faces the West away from all house's in Bramble Lea, so okay so far.

My issue is the possible height of the house as it now has a second floor so has the roof line increased in height? If so it needs correcting.