

Minute of the Planning Committee 2nd March 2022
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Item: 1

Application Number: DM/0753/21/FUL

Application Type: Full Application

Application Site: 2 And 4 Caistor Road Laceby North East Lincolnshire DN37 7HX

Proposal: Demolish part of buildings to rear, alterations and erect rear single storey extension so as to retain public house at no.2 Caistor Road and for a change of use to form a convenience store at no.4 Caistor Road with canopied entrance to side including associated plant areas, service yards, car park, fencing and other associated works (Amended Plans received 5th January 2022 and Amended Description)

Applicant's Name and Address: Mr Matthew Wilkinson Lincolnshire Co-operative Limited Stanley Bett House 15-23 Tentercroft Street Lincoln LN5 7DB	Agent's Name and Address: Mr Jon White Framework Architects 3 Marine Studios Burton Lane End Burton Waters Lincoln LN1 2UA
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Deposited: 22nd July 2021

Accepted: 13th August 2021

Expiry Date: 8th October 2021

Agreed Extension of Time Date: 4th March 2022

Case Officer: Owen Toop

Decision: Approved with Conditions

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

Reason

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

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

Site Location Plan J2103 -00102A
Proposed Block Plan J2103 - 00103A
Proposed Site Plan J2103-00105B
Proposed Ground and First Floor Plans J2103-00121B
Proposed Second Floor Plan J2103-00122A
Proposed Colour Elevations J2103-00125
Proposed Elevations J2103-00123A and J2103-00124A

Reason

For the avoidance of doubt and in the interests of proper planning to accord to Policies 5, 22 and 39 of the North East Lincolnshire Local Plan 2013-2032 (Adopted 2018).

- 3 Condition
The development hereby permitted shall be laid out and used in strict accordance with approved Proposed Ground and First Floor Plans J2103-00121B.

Reason

To define the permission to ensure a mixed use development of convenience store and retained public house for social and community benefit to accord to Policy 29 of the North East Lincolnshire Local Plan 2013-2032 (Adopted 2018).

- 4 Condition
The car park shown on drawing J2103-00105 B (Proposed Site Plan) shall be available for use by the general public and free of charge unless otherwise agreed in writing with the Local Planning Authority.

Reason

In the interests of access for all in accordance with policy 5 and 38 of the North East Lincolnshire Local Plan 2013-2032 (Adopted 2018).

- 5 Condition
The development shall be carried out in accordance with the following surface water and foul drainage details:

6270/201 P2 - Proposed Drainage Layout
Structural Calculations - dated 9th June 2021

The drainage details shall be implemented prior to the use of the convenience store or any of the extensions so constructed.

Reason

The condition is imposed in the interest of surface water and foul water management and to accord with Policies 5, 33 and 34 of the North East Lincolnshire Local Plan 2013-2032 (Adopted 2018).

- 6 Condition
Prior to the use of the convenience store a landscaping scheme shall be submitted to and agreed with the Local Planning Authority in writing. The landscaping shall be carried out in accordance with the approved details and the agreed implementation programme and thereafter be maintained. 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

The condition is imposed in the interest of promoting visual character through landscaping as to accord with Policies 5, 39 and 42 of the North East Lincolnshire Local Plan 2013-2032 (Adopted 2018).

- 7 Condition
No demolition, construction or conversion 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 to accord to Policy 5 of the North East Lincolnshire Local Plan 2013-2032 (Adopted 2018)

- 8 Condition
Prior to the development commencing, a Construction Management Plan (CMP) shall be submitted to and approved in writing by the Local Planning Authority. It shall include:

- Contact details of the person with responsibility for the implementation of the CMP;
- The expected number, types and size of vehicles during the entire construction period;

- Working and delivery hours, including their management;
- Visitor, construction and contractor parking areas;
- Materials storage area;
- Wheel cleaning facilities, including their location;
- Noise, vibration and dust mitigation measures;
- Construction traffic management plan.

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

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)

9 Condition

The development shall be built out in accordance with the recommendations set out in the Ecology Appraisal dated July 2021 by Inspired Ecology Ltd unless otherwise agreed in writing with the Local Planning Authority. The measures shall include the final surveys to be undertaken prior to the commencement of works and measures for ecological enhancement. Survey results and final ecological enhancement details shall be submitted to and agreed in writing with the Local Planning Authority prior to the commencement of development and enhancement shall be thereafter implemented in accordance with the details agreed.

Reason

In the interest on biodiversity and ecology in accordance with Policy 41 of the North East Lincolnshire Local Plan 2013-2032 (adopted 2018).

10 Condition

Prior to the commencement of the development final details on the external materials to be used in the construction of the extensions including windows and doors shall be submitted to and approved in writing by the Local Planning Authority. The roofing materials shall be clay pantiles and all works shall be carried out in accordance with the details approved.

Reason

To ensure the development has an acceptable external appearance and to protect the appearance and character of the Conservation Area to accord with Policy 22 and 39 of the North East Lincolnshire Local Plan 2013-2032 (Adopted 2018).

11 Condition

Prior to the commencement of the development hereby permitted final details on the repair and management works to all existing windows and doors and rainwater goods shall be submitted to and approved in writing by the Local Planning Authority. All works shall be undertaken in accordance with the details approved.

Reason

To ensure the development has an acceptable external appearance and to protect the appearance and character of the Conservation Area to accord with Policy 22 and 39 of the North East Lincolnshire Local Plan 2013-2032 (Adopted 2018).

12 Condition

No development shall take place on any phase until the applicant has:

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

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

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

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

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

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

Reason

The site contains, or may contain, a Historic Environment Asset which requires recording prior to alteration or destruction to accord to Policy 39 of the North East Lincolnshire Local Plan 2013-2032.

13 Condition

Deliveries to the convenience store and public house shall only take place within the following times;

- 0700 hours to 2300 hours on any day and no Heavy Goods Vehicles shall deliver or exit the site between the times of 0730 hours and 08.15 hours Monday to Friday.

Reason

This condition is imposed in the interests of residential amenity and highway amenity in accordance with Policy 5 of the North East Lincolnshire Local Plan 2013-2032 (Adopted 2018).

14 Condition

Prior to the commencement of development final details of any external lighting shall be submitted to and approved in writing by the Local Planning Authority. All lighting installed shall be in accordance with the details approved.

Reason

This condition is imposed in the interests of residential 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 Conservation Area character or the setting of heritage assets and is acceptable in local amenity and highway terms and 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 3, 5, 22, 23, 28 33, 34, 38 and 39.
- 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 highway, design, amenity and drainage issues.
- 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
The applicant's attention are reminded of the need to ensure approval from Anglian Water Authority regarding the drainage connections.

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Item: 2

Application Number: DM/1196/21/FUL

Application Type: Full Application

Application Site: Land At Orchard Fields Healing North East Lincolnshire

Proposal: Erect one dwelling with associated landscaping, boundary treatments and car parking bay (Amended Plans received 4th February 2022 to alter elevations)

Applicant's Name and Address: Taylor Homes (Lincs 2) Limited No 6 Orchard Fields Healing DN41 7AF	Agent's Name and Address: Mr Keir Taylor Keir Architecture Ltd No.6 Orchard Fields Healing Grimsby DN41 7AF
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Deposited: 7th December 2021

Accepted: 15th December 2021

Expiry Date: 9th February 2022

Agreed Extension of Time Date: 4th March 2022

Case Officer: Bethany Loring

Decision: Refused

- 1 The proposal represents an over development of the site resulting in the loss of a proposed area of open space which will be detrimental to the character and appearance of the area contrary to policies 5 and 22 of the North East Lincolnshire Local Plan 2013 - 2032 (adopted 2018).

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Item: 3

Application Number: DM/0365/21/FUL

Application Type: Full Application

Application Site: Humberston Fitties Chalet Park Humberston Fitties
Humberston North East Lincolnshire

Proposal: Retrospective application for the siting of 50No fire stations
already in-situ (amended locations of stations 5, 6, 15, 16
and 44)

Applicant's Name and Address: Ms Sarah Newson Tingdene C/o Agent	Agent's Name and Address: Mr Ricky Newton Lincs Design Consultancy Ltd 12 Vickers Lane Louth Lincs LN11 9PJ
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Deposited: 7th April 2021

Accepted: 17th June 2021

Expiry Date: 12th August 2021

Agreed Extension of Time Date: 9th March 2022

Case Officer: Emily Davidson

Decision: Approved with Conditions

1 Condition

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

Site Location, Block Plan, Plans and Elevations - LDC3483-PL-01 C

Reason

For the avoidance of doubt in the interests of proper planning and in accordance with policies 5, 12, 22 and 39 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 does not harm the conservation area or 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, 12, 22 and 39.

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 securing amended detail to satisfy concerns.

3 Informative

Under the Environmental Permitting (England and Wales) Regulations 2016, permission must be obtained from the Environment Agency for any activities which will take place:

- in, over, under or within 8 metres of a main river (16 metres if tidal)
- on or within 8 metres of a flood defence structure or culvert (16 metres if tidal)
- on or within 16 metres of a sea defence
- within 16 metres of any main river, flood defence (including a remote defence) or culvert for quarrying or excavation
- in a flood plain more than 8 metres from the river bank, culvert or flood defence structure (16 metres if tidal) if planning permission has not already been granted for the works

For further guidance and advice please visit: <https://www.gov.uk/guidance/flood-risk-activities-environmental-permits> or contact the local Partnership and Strategic Overview team In Lincoln by email at PSO_coastal@environment-agency.gov.uk. The team will be able to advise if an environmental permit or exemption registration is required and the fee applicable. The applicant should not assume that such a permit will automatically be forthcoming once planning permission has been granted.

4 Informative

The applicant is advised that they should maintain, review and update their Fire Risk Assessment as necessary in accordance with the comments of the Fire Officer.

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Item: 4

Application Number: DM/0541/21/FULA

Application Type: Accredited Agent - Homeholder application

Application Site: 258 Humberston Fitties Humberston North East Lincolnshire DN36 4EY

Proposal: Erect single storey extension to side including new roof, install canopy over part of decking to front and installation of shed to rear.

Applicant's Name and Address: Mr John Burton 17 St Marks Road Humberston Grimsby DN36 4DX	Agent's Name and Address: Geoffrey Wagstaff 52 Marlborough Way Cleethorpes North East Lincolnshire DN35 0TR
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Deposited: 25th May 2021

Accepted: 16th June 2021

Expiry Date: 11th August 2021

Agreed Extension of Time Date:

Case Officer: Jonathan Cadd

Decision: Approved with Conditions

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

Reason

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

2 Condition

The development hereby permitted shall be carried out in accordance with the approved plans: GW/JB/ARB/3 (Jan 22), GW/JB/ARB/4 (Jan 22), GW/JB/ARB/5 (Jan 22), GW/JB/ARB/6 (Jan 22) and GW/JB/ABR/8.

Reason

To ensure the proper planning of the area, to maintain the historic character of the Humberston Fitties and residential amenity and in accordance with policies 5, 22, 33 and 39 of the North East Lincolnshire Local Plan 2013 - 2032 (adopted 2018).

3 Condition

The materials used in the construction of the external surfaces of the development shall be specified in the application forms, the email from G Wagstaff on 31st January 2022 and on approved plans.

Reason

To maintain the character of the chalet and Humberston Fitties Conservation Area and in accordance with policies 5, 22 and 39 of the North East Lincolnshire Local Plan 2013 - 2032 (adopted 2018).

4 Condition

Before the extension and shed are first brought into use, the water butt drainage scheme, as detailed on approved plans, shall have completed and be ready for use. The scheme shall be maintained as such thereafter.

Reason

To ensure adequate drainage for the area and in accordance with policies 5 and 33 of the North East Lincolnshire Local Plan 2013 - 2032 (adopted 2018).

5 Condition

The development shall proceed in accordance with the flood risk assessment approved as part of this permission including the signing up to the Environment Agency's flood warning and evacuation scheme.

Reason

To reduce the risks and impact on flooding on property and life and in accordance with policies: 5 and 33 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 local amenity and is acceptable under all other planning considerations. This proposal is approved in accordance with the North East Lincolnshire Local Plan 2013-2032 (adopted 2018), in particular policies: 5, 22, 33, 39 and 41 and the provisions of the National Planning Policy Framework (2021)..
- 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 a reduction in the scale of development sought.
- 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
Advice to the applicant - requirement for an Environmental Permit under the Environmental Permitting (England and Wales) Regulations 2016, permission must be obtained from the Environment Agency for any proposed activities which will take place:
 - in, over, under or within 8 metres of a main river (16 metres if tidal)
 - on or within 8 metres of a flood defence structure or culvert (16 metres if tidal)
 - on or within 16 metres of a sea defence
 - within 16 metres of any main river, flood defence (including a remote defence) or culvert for quarrying or excavation
 - in a flood plain more than 8 metres from the river bank, culvert or flood defence structure (16 metres if tidal) if planning permission has not already been granted for the works

For further guidance and advice the applicant visit the Environment Agency website: <https://www.gov.uk/guidance/flood-risk-activities-environmental-permits> or contact the local Partnership and Strategic Overview team In Lincoln by email at PSO_Coastal@environment-agency.gov.uk. The team will be able to advise if an environmental permit or exemption registration is required and the fee applicable.

The developer should not assume that such a permit will automatically be forthcoming once planning permission has been granted, and we would advise them to consult with us at the earliest opportunity.