

## Minute of the Planning Committee 14th July 2021

**Item:** 1

**Application Number:** DM/1084/20/REM

**Application Type:** Reserved Matters

**Application Site:** Land At Bradley Road Barnoldby Le Beck North East  
Lincolnshire

**Proposal:** Reserved matters application to erect 66 dwellings following DM/0997/16/OUT to consider access, appearance, landscaping, layout and scale (amended elevational details and landscaping plans)

<b>Applicant's Name and Address:</b> Mr Kevin Snape Snape Properties Ltd Thorn Lea Main Road Ashby cum Fenby Grimsby DN37 0QW North East Lincolnshire	<b>Agent's Name and Address:</b> Mr Richard Likupe Palmleaf Architects 10 Tinley Close Cottingham Hull HU16 4EN
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**Deposited:** 14th December 2020

**Accepted:** 19th January 2021

**Expiry Date:** 20th April 2021

**Agreed Extension of Time Date:** 19th July 2021

**Case Officer:** Richard Limmer

**Decision:** Approved with Conditions

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

01-360-20 Rev A - Site location plan  
02-360-20 Rev C - Proposed site layout  
20.360.20 Coloured house type plan  
E773-500 Engineering plan  
House type plans - 05.360.20 Rev c, 06.360.20 Rev D, 07.360.20 Rev C,  
09.360.20 Rev D, 10.360.20 Rev F, 11.360.20 Rev E, 12.360.20 Rev B,  
13.360.20 Rev A, 14.360.20 Rev A, 17.360.20 Rev B and 18.360.20 Rev B.  
Garage Plans 15.360.20 Rev B and 19.360.20  
Tracking Layout Plans E773-065E and E773-06B.

Reason

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

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

Reason

To ensure the development has an acceptable external appearance and is in keeping with the visual amenity and character of the area in accordance with Policies 5 and 22 of the North East Lincolnshire Local Plan 2013-2032.

- 3 Condition  
The development shall be carried out in complete accordance with the Ecology Survey update by IEL Inspired Ecology dated 15th December 2020 and the original Ecology Survey by Scarborough Nixon Associates Dated August 2016.

Reason

In the interests of ecological enhancement in accordance with Policy 5 and 41 of the North East Lincolnshire Local Plan 2013-2032.

- 4 Condition  
Prior to the commencement of the development final details on foul drainage shall be submitted to and approved in writing by the Local planning Authority. All foul drainage shall be in accordance with the details approved.

Reason

In the interests of providing satisfactory foul drainage to accord to Policy 5 and 34 of the North East Lincolnshire Local Plan 2013-2032.

- 5 Condition  
Surface water drainage shall be in accordance with the details shown on plan E773-500 Engineering layout details.

Reason

In the interests of satisfactory surface water drainage to accord to Policy 33 of the North East Lincolnshire Local Plan 2013-2032

- 6 Condition  
Prior to commencement of development, full details of the children's play equipment to be installed and when it will be installed, a play space/equipment and open space management plan including long term design objectives, timing of the works, management responsibilities and maintenance schedules for the play area/equipment and open space, shall be submitted to and approved in writing by the Local Planning Authority. The play equipment and public open space shall then be fully installed and subsequently managed and maintained in accordance with the details as approved through the lifetime of the development.

Reason

To ensure suitable play space and equipment is delivered in a timely manner in accordance with Policy 43 of the North East Lincolnshire Local Plan 2013-2032 (adopted 2018).

- 7 Condition  
Prior to any development commencing on the site details of all finished floor levels and finished levels within the gardens of each plot shall be submitted to and approved in writing by the Local Planning Authority. The development shall then be built out in accordance with the approved details.

Reason

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

- 8 Condition  
Prior to any works commencing on the development an up to date Water Vole Survey shall be submitted to and approved in writing by the Local Planning Authority. Should Water Voles be found to be present then a mitigation strategy shall be submitted to and approved in writing by the Local Planning Authority and the development shall then only proceed in strict accordance with the approved details.

Reason

In the interests of wildlife protection in accordance with Policy 41 of the North East Lincolnshire Local Plan 2013-2032.

- 9 Condition  
Prior to the commencement development full construction details of the new crossing point on Bradley Road shall be submitted to and approved by the Local Planning Authority, to be informed by undertaking of an independent road safety audit. The crossing shall then be fully installed and made operational prior to any dwelling being occupied on the site.

Reason

In the interests of pedestrian safety in accordance with Policy 5 of the North East Lincolnshire Local Plan 2013-2032.

- 10 Condition  
The landscaping detailed on plans ref:LP-MA-02-140521-Rev1, LP-P1-140521-Rev1, LP-P2-140521-Rev1, LP-P3-140521-Rev1 and LP-P4-140521-Rev1 and the attenuation pond shall be planted out and constructed in accordance with the details approved and all landscaping shall be completed within a period of 12 months, beginning with the date on which development began or within such longer period as may be first agreed in writing by the Local Planning Authority. All planting shall be maintained in full accordance with the Landscape Management Plan by Engie dated 8th July 2020, beginning with the date of completion of the planting of the whole landscaping scheme and during that period all losses shall be replaced during the next planting season.

Reason

To ensure a satisfactory appearance and setting for the development and continued maintenance of the approved landscaping in the interests of local amenity in accordance with Polices 5 and 42 of the North East Lincolnshire Local Plan 2013-2032.

- 11 Condition  
No construction works shall take place on the site until the 3 areas of woodland planting and new hedgerow along the western boundary of the site, as approved under condition 10, have been fully planted out.

Reason

To protect the visual amenity of the area in accordance with Policies 5 and 42 of the North East Lincolnshire Local Plan 2013-2032.

- 12 Condition  
No dwelling shall be occupied until the access road/s serving it has been constructed to at least base course level and the street lighting, approved through the conditions of this planning permission, has been fully installed and made operational. Within 12 months of any dwelling being first occupied on the site the access road/s serving it shall be fully constructed in accordance with the details approved through conditions of this planning permission.

Reason

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

13 Condition

No dwelling shall be occupied until the bin collection area serving it has been fully installed as detailed on 02-360-20 Rev D - Proposed site layout. Collection areas shall thereafter be retained as such.

Reason

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

14 Condition

Prior to the commencement of development details of main site boundary fencing shall be submitted to and agreed in writing by the Local Planning Authority and shall be installed as agreed prior to the commencement of development. Prior to occupation of any dwelling final details on boundary treatments as it relates to the respective dwelling shall be submitted to and approved in writing by the Local Planning Authority. Boundary treatments as approved shall be installed prior to the occupation of the dwelling to which they relate.

Reason

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

15 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.

## **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 2013 to 2031 (Adopted 2018). The proposal would fulfill the development granted outline planning permission and not harm the area character or residential amenity and is acceptable under all other planning considerations including ecology, highway works and drainage. This proposal is approved in accordance with policies 3, 5, 6, 22, 33, 34, 38, 40, 41, 42 and 43.
- 2 Added Value Statement  
Article 31(1)(cc) Statement - Positive and Proactive Approach  
In accordance with paragraph 187 of the National Planning Policy Framework, the Local Authority has worked in a positive and proactive manner with the applicant to seek solutions to problems arising, by resolving highway design issues.
- 3 Informative  
The applicants are reminded that conditions from outline permission DM/0997/16/OUT apply. Namely 5, 7, 8, 9, 10, and 11.
- 4 Informative  
Please note that you may also require Building Regulations. You are advised to contact them in advance of work on site commencing (Tel: 01472 325959).
- 5 Informative  
This application will require the creation of new postal addresses. You are advised to contact the Street Naming & Numbering Team on 01472 323579 or via email at [snn@nelincs.gov.uk](mailto:snn@nelincs.gov.uk) to discuss the creation of new addresses.
- 6 Highway Informatives  
  
Advance notice Section 38  
As the highways within the site are to be adopted by the Council, in accordance with Section 38 of the Highways Act 1980, please contact the Highway Management Team six months in advance of the commencement of works. (Tel: 01472 324505).

### S106 Monitoring

Please note that this decision is subject to a Section 106 Legal Agreement and the requirement within it to contact the Monitoring Officer prior to development commencing and prior to the required contributions being made.

### Pre Condition Inspection

If the footway or carriageway is damaged as a consequence of any excavation or any other operations relating to the development, the Highway Authority may make good the damage and recover expenses reasonably incurred. You are required to contact the Highway Management Team at least 4 weeks prior to commencement of works to arrange for a highway pre-condition inspection (Tel: 01472 324431)

### Advanced Notice Section 278

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

### Advance Notice Traffic Regulation Order

As a Traffic Regulation Order is required to be implemented, in order to enable the development to take place, please contact the Traffic and Road Safety Team at least 6 months in advance of the commencement of works. (Tel: 01472 324528).

<p style="text-align: center;"><b>Minute of the Planning Committee</b> <b>14th July 2021</b></p>
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**Item:** 2

**Application Number:** DM/1038/20/FUL

**Application Type:** Full Application

**Application Site:** Healing Village Hall Great Coates Road Healing Grimsby

**Proposal:** Change of use from village hall to a members only food sales outlet (sui generis) use

<p><b>Applicant's Name and Address:</b> Mr Christopher Glass The Georgian House Main Road Barnoldby Le Beck Grimsby North East Lincolnshire DN37 0AU</p>	<p><b>Agent's Name and Address:</b> Mr S Marriott Mother Architects 17 South Street Caistor Market Rasen LN7 6UB</p>
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**Deposited:** 3rd December 2020

**Accepted:** 16th December 2020

**Expiry Date:** 10th February 2021

**Agreed Extension of Time Date:** 19th July 2021

**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 building shall be used solely as a members only retail club and for no other purpose. It shall be used exclusively by the Members of the Plymouth Christian Brethren Church community for retail club purposes only, and shall not be open to the public or available for none retail club purposes.

Reason  
In order to protect the vitality of existing local and town centres and in the interest of highway capacity and safety in accordance with policies: 5, 23, 28 and 36 of the North East Lincolnshire Local Plan 2013 - 2032 (adopted 2018).

3 Condition  
Before the building is first brought into use the car parking and manoeuvring areas shown on approved drawings 030/0196, 042/0196 and 043/0196 shall be laid out and ready for use. This layout shall be retained as such thereafter and the areas shown for manoeuvring shall be available for use at all times.

Reason  
To ensure adequate car parking and manoeuvring facilities are available in accordance with policies: 5, 22, 36 and 38 of the North East Lincolnshire Local Plan 2013 - 2032 (adopted 2018).

4 Condition  
No deliveries of goods to the site, whether by lorry or van, shall occur before 07:00 or after 19:00 and nor between the hours of 08:00 to 09:00 and 15:00 to 16:00 Monday to Friday or before 08:30 nor after 18:00 on Saturdays and before 10:00 nor after 16:00 on Sundays and Public and Bank Holidays.

Reason  
To limit the impact on highway safety and capacity at the busiest times of the day in relation to the dropping off and picking up of students at the adjoining school and in the interest of residential amenity in accordance with policies 5 and 36 of the North East Lincolnshire Local Plan 2013 - 2032 (adopted 2018).

5 Condition  
The premises shall not be open for trading outside the following hours:

Monday to Friday	09:00am	to	10:00pm
Saturday	09:00am	to	10:00pm
Sundays, Public and Bank Holidays	09:00am	to	18:00pm

Reason

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

6 Condition

No machinery shall be operated, no process shall be carried out and no deliveries to be taken in or dispatched from the site in connection with the change of use hereby approved outside the hours of 9.00 am to 3.00pm and 4.00pm - 6.00pm Monday to Friday, 8.00 am to 1pm Saturday and not on Sundays or Bank Holidays or any other time unless agreed in writing with the Local Planning Authority.

Reason

To protect the amenities of nearby residents and highway safety and in accordance with policies 5 and 36 of the North East Lincolnshire Local Plan 2013 - 2032 (adopted 2018).

7 Condition

The development shall not be carried out except in complete accordance with the approved plans and specifications. The approved plan numbers are: 001/0196, 011/0196, 020/0196, 030/0196, 040/0196, 041/0196 and 042/0196.

Reason

To ensure the development is in accordance with the approved details and results in a satisfactory form of development and in accordance with policies 5, 22, 33 and 38 of the North East Lincolnshire Local Plan 2013 - 2032 (adopted 2018).

8 Condition

The net trading retail area of the members only food sales outlet shall be no more than 108 sq. metres.

Reason

To limit the impact on the surrounding area, potential traffic generation/ highway safety and the vitality of the local and town centres and in accordance with policies 5, 23, 28 and 36 of the North East Lincolnshire Local Plan 2013 - 2032 (adopted 2018)

9 Condition

Prior to the use hereby approved first commencing, details of an upgraded remotely operated sliding gate system to the main entrance of the site shall be submitted to and agreed in writing by the Local Planning Authority. The approved gated system shall be completed prior to the use first commencing and shall be retained as operational thereafter.

## Reason

To reduce the potential for vehicles waiting on the highway/cycleway whilst gates open thereby maintaining highway safety in accordance with policies 5, 22 and 36 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, highway safety and capacity, vitality of the town and local centres and is acceptable under all other planning considerations. This proposal is approved in accordance with the North East Lincolnshire Local Plan 2013-2032 (adopted 2018), in particular policies 5, 22, 23, 28, 33, 36 and 38 of the North East Lincolnshire Local Plan 2013 - 2032 (adopted 2018).
- 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 working with the applicant to ascertain traffic levels and serving details, parking arrangements and imposing conditions to limit the impact on the surrounding area.
- 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 remotely operated sliding gate system required by condition 9 should be based on details provided by Mother Architects Ltd on 1st July 2021.

## Minute of the Planning Committee 14th July 2021

**Item:** 3

**Application Number:** DM/0426/21/FUL

**Application Type:** Full Application

**Application Site:** 74 Stallingborough Road Healing North East Lincolnshire  
DN41 7QL

**Proposal:** Erect single storey rear extension with roof lights to existing garage to form pool room, retain play equipment to rear of garden, erect porch to front elevation and alterations to boundary treatments to include installation of gate

<b>Applicant's Name and Address:</b> Mr M Crome 74 Stallingborough Road Healing North East Lincolnshire DN41 7QL	<b>Agent's Name and Address:</b> Mr Dieter Nelson Dieter Nelson Planning Consultancy Unit 2 Cleethorpes Business Centre Jackson Place Wilton Road Humberston Grimsby DN36 4AS
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**Deposited:** 23rd April 2021

**Accepted:** 28th April 2021

**Expiry Date:** 23rd June 2021

**Agreed Extension of Time Date:** 19th July 2021

**Case Officer:** Emily Davidson

**Decision:** Refused

- 1 The development is unacceptable due to the siting and design of the play equipment which results in an adverse loss of privacy and disturbance to neighbouring property to the detriment of residential amenity contrary to Policy 5 of the North East Lincolnshire Local Plan 2013-2032 (adopted 2018).

## Minute of the Planning Committee 14th July 2021

**Item:** 4

**Application Number:** DM/0350/21/FUL

**Application Type:** Full Application

**Application Site:** Valley Cottage Hatcliffe Road West Ravendale North East Lincolnshire

**Proposal:** Demolish an existing dwelling, erect new dwelling with a detached garage, a detached barn / stables block with boundary treatments, access, landscaping and boundary ditches. (AMENDED PLANS JUNE 2021)

<b>Applicant's Name and Address:</b> Mr Aidan Jones The Old Vicarage Cabourne LN7 6HU	<b>Agent's Name and Address:</b> Mr Matt Deakins Ross Davy Associates Pelham House 1 Grosvenor Street Grimsby North East Lincolnshire DN32 0QH
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**Deposited:** 1st April 2021

**Accepted:** 27th April 2021

**Expiry Date:** 22nd June 2021

**Agreed Extension of Time Date:** 19<sup>th</sup> July 2021

**Case Officer:** Richard Limmer

**Decision:** Refused

1. The proposed development, by reason of its size, scale, design and position, would result in an adverse visual intrusion detrimental to the rural character of the area and wider Lincolnshire Wolds Area of Outstanding Natural Beauty. This is contrary to Policies 5, 22 and 42 of the North East Lincolnshire Local Plan 2013-2032 (adopted 2018) and Sections 5, 12 and 15 of the National Planning Policy Framework 2019.

## Minute of the Planning Committee 14th July 2021

**Item:** 5

**Application Number:** DM/0528/21/FUL

**Application Type:** Full Application

**Application Site:** Tale Of Two 2 - 3 Alexandra Road Cleethorpes North East  
Lincolnshire

**Proposal:** Erect single storey front extension

<b>Applicant's Name and Address:</b> Tale Of Two Ltd 17 Old Court Road Brigg DN20 8JD	<b>Agent's Name and Address:</b> Mr Matt Deakins Ross Davy Associates Pelham House 1 Grosvenor Street Grimsby DN32 0QH
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**Deposited:** 20th May 2021

**Accepted:** 20th May 2021

**Expiry Date:** 15th July 2021

**Agreed Extension of Time Date:**

**Case Officer:** Jonathan Cadd

**Decision:** Refused

- 1 The proposed extension represents a large, prominent and incongruent design which would be detrimental to the traditional and quality appearance of the building and that of the Central Cleethorpes Conservation Area in which it is located. The proposal would therefore be contrary to policies: 5, 22, 23 and 39 of the North East Lincolnshire Local Plan 2013 - 2032 (adopted 2018) and the provisions of the National Planning Policy Framework including paragraphs 66 and 72.

## Minute of the Planning Committee 14th July 2021

**Item:** 6

**Application Number:** DM/0513/21/FUL

**Application Type:** Full Application

**Application Site:** Land Adj Field Gates Post Office Lane Ashby Cum Fenby  
North East Lincolnshire

**Proposal:** Temporary siting of a static caravan for a period of 18 months during the build phase for the new dwelling on site (resubmission of planning application DM/0907/20/FUL)

<b>Applicant's Name and Address:</b> Mr And Mrs Hawkins C/O Agent Unit 2 Cleethorpes Business Centre DN36 4AS	<b>Agent's Name and Address:</b> Mr Dieter Nelson Dieter Nelson Planning Consultancy Unit 2, Cleethorpes Business Centre Jackson Place, Wilton Road Humberston Grimsby DN36 4AS
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**Deposited:** 17th May 2021

**Accepted:** 19th May 2021

**Expiry Date:** 14th July 2021

**Agreed Extension of Time Date:** 19th July 2021

**Case Officer:** Emily Davidson

**Decision:** Approved Limited Period

- 1 Condition  
The caravan and associated storage container shall be removed on or before 18 months after the decision date or prior to the occupation of the associated dwelling whichever is the sooner unless, before that date, an extension of the period has been granted on a further application by the Local Planning Authority.

Reason  
In the interests of local amenity to accord to Policy 22 of the North East Lincolnshire Local Plan 2013-2032 (adopted 2018).
  
- 2 Condition  
The development shall be carried out in accordance with the following plans:

Site Location Plan - 1283/2001  
Block Plan - 1283-2002  
Images of Caravan - Received 20/05/2021

Reason  
For the avoidance of doubt in the interests of proper planning and in accordance with policy 5 and 22 of the North East Lincolnshire Local Plan 2013-2032 (adopted 2018).
  
- 3 Condition  
The use of the site for the siting of the caravan and associated storage container shall be in accordance with the ecological information in the Ecology Statement from Kevin Johnson dated December 2020 and the Planning Statement from Dieter Nelson dated May 2021

Reason  
In the interests of ecology to accord with Policy 41 of the North East Lincolnshire Local Plan 2013-2032 (adopted 2018).
  
- 4 Condition  
Foul water must be discharged into the main sewer system and must only be connected during the "during build" position as stated on plan 1283/2002. The caravan must not be occupied during the "during survey" position.

Reason  
To ensure the satisfactory disposal of foul water to accord to Policy 34 of the North East Lincolnshire Local Plan 2013-2032 (adopted 2018).
  
- 5 Condition  
Temporary fencing must be erected along the public footpath before the caravan and container is moved to the "during survey" position and must remain in place until the caravan and storage container are moved to the "during build" position. The fencing must accord with the details supplied within plan 1283/2002.



Reason

To protect the safety of users of the public footpath and to accord with Policy 5 of the North East Lincolnshire Local Plan 2013-2032 (adopted 2018).

6 Condition

Only one caravan must be present on the site at any one time.

Reason

For the interests of design considerations of the wider character of the area in order to comply with Policy 5 and 22 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. Measures would be taken to protect the habitat of the greater crested newts. 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

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 additional information in relation to ecology concerns.

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).

## Minute of the Planning Committee 14th July 2021

**Item:** 7

**Application Number:** DM/0180/21/FUL

**Application Type:** Full Application

**Application Site:** Astle BMW Grimsby Road Laceby Grimsby

**Proposal:** Erect BMW motorcycle showroom building and standalone wash/valet building along with elevation changes to existing showroom/workshop building in accordance with clarification of loading area plan and Delivery Protocol Planning Statement received by the Local Planning Authority on 23rd June 2021.

<b>Applicant's Name and Address:</b> Jane Grimble Marshall Motor Holdings The Quorum Barnwell Drive Cambridge CB5 8RE	<b>Agent's Name and Address:</b> Lee Harper Taylor Design Architects Limited 30 Manchester Road Wilmslow SK9 1BG
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**Deposited:** 18th February 2021

**Accepted:** 18th February 2021

**Expiry Date:** 15th April 2021

**Agreed Extension of Time Date:** 19<sup>th</sup> July 2021

**Case Officer:** Ian Trowsdale

**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:-

Drawing No. 5856\_001\_REV01 - Location Plan,  
Drawing No. 5856\_100\_REVP2 - Existing Site Plan,  
Drawing No. 5856\_101\_REVP2 - Proposed Site Plan  
Drawing No. 5856\_300\_REVP1 - Existing Elevations,  
Drawing No. 5856\_200\_REVP1 - Existing Ground Floor Plan,  
Drawing No. 5856\_203\_REVP1 - Motorrad Proposed Plan and Elevations,  
Drawing No. 5856\_202\_REVP1 - Wash Bay Proposed Plan and Elevations,  
Drawing No. 5856\_301\_REVP1 - Proposed Elevations,  
Drawing No. 5856\_201\_REVP1 - Proposed Ground Floor Plan.

Reason

For the avoidance of doubt in the interests of proper planning and in accordance with Policy 5 and 22 of the North East Lincolnshire Local Plan 2013 to 2032 (adopted 2018)

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

Reason

In the interests of residential amenity in accordance with Policy 5 of the North East Lincolnshire Local Plan 2013 to 2032 (adopted 2018)

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

1. Contact details of the person with responsibility for the implementation of the CMP;
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

8. Control measures that will be employed to control the impact of noise, vibration and dust during the construction phase. The noise assessment must comply with the requirements of British Standard 5228 unless otherwise approved.

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

Reason

To ensure adequate access facilities are provided during construction for highway amenity and safety reasons and in the interests of Policy 5 of the North East Lincolnshire Local Plan 2013 to 2032 (adopted 2018).

5 Condition

No development shall commence until a scheme for the provision of foul and surface water drainage has been submitted to and approved in writing by the Local Planning Authority. Such scheme shall be implemented before the development is first brought into use.

Reason

To prevent an increased risk of flooding by ensuring the provision of a satisfactory means of foul and surface water disposal in accordance with Policy 33 of the North East Lincolnshire Local Plan 2013 to 2032 (adopted 2018).

6 Condition

The loading and unloading of vehicles by car transporter at the site shall be in accordance with the Delivery Protocol Planning Statement dated 14th June 2021.

Reason

In the interests of highway amenity in accordance with Policy 5 of the North East Lincolnshire Local Plan 2013 to 2032 (adopted 2018).

7 Condition

No part of the development hereby permitted shall be occupied or used until a Traffic Regulation Order has been submitted in relation to loading/unloading restrictions on Grimsby Road.

Reason

In the interests of highway amenity and safety to accord with Policies 5 and 38 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 and 33.
  
- 2 Added Value Statement  
Article 31(1)(cc) Statement - Positive and Proactive Approach  
In accordance with paragraph 187 of the National Planning Policy Framework, the Local Authority has worked in a positive and proactive manner with the applicant to seek solutions to problems arising, by carrying out discussions to address local representations received during the processing of the application.
  
- 3  
The open drainage channel to the north of the new building must not be piped in or filled in as this provides drainage to the adjacent A46 dual carriageway.
  
- 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).

<b>Minute of the Planning Committee 14th July 2021</b>
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**Item:** 8

**Application Number:** DM/0381/17/FUL

**Application Type:** Full Application

**Application Site:** Garages Granville Street Grimsby North East Lincolnshire

**Proposal:** Demolish existing garages and workshop, erect nine dwellings with associated parking, landscaping and alterations to vehicular and pedestrian access

<b>Applicant's Name and Address:</b> Mr C Roberts c/o For-Ward Planning Consultancy Limited 45 Newbridge Hill Louth LN11 0NQ	<b>Agent's Name and Address:</b> Mr Carl Forman For-Ward Planning Consultancy Ltd 45 Newbridge Hill Louth LN11 0NQ
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**Deposited:** 12th April 2017

**Accepted:** 19th June 2017

**Expiry Date:** 14th August 2017

**Agreed Extension of Time Date:** 16th July 2021

**Case Officer:** Lauren Birkwood

**Decision:** Approved with Conditions

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

Reason

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

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

Site Location Plan, Existing and Proposed Site Plan - 041-17-01 REV D  
Proposed Plans and Elevations - Plots 1 and 2 - 041-17-04 REV A  
Proposed Plans and Elevations - Plots 3-5 - 041-17-10  
Proposed Plans and Elevations - Plots 6-9 - 041-17-11  
Proposed Plans - Plots 6-9 - 041-17-12  
Proposed Boundary Treatments - 041-17-09  
Proposed Site Sections - 041-17-08 REV A

Reason

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

- 3 Condition  
No development shall commence until a final scheme for the sustainable provision of surface water drainage, following infiltration tests, has been submitted to and approved in writing by the Local Planning Authority. The scheme shall include final finished ground level detail and the use of interceptor land drains. The development shall then be built out in accordance with the approved details and the drainage implemented as approved prior to occupation of any dwelling and thereafter so retained.

Reason

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

- 4 Condition  
No development shall commence until a foul water strategy has been submitted to and approved in writing by the Local Planning Authority. No dwellings shall be occupied until the works have been carried out in accordance with the foul water strategy so approved unless other wise approved in writing by the Local Planning Authority.

Reason

To prevent an increased risk of flooding and by ensuring the provision of a satisfactory means of foul water disposal in accordance with policies 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 Management Plan (CMP) has been submitted to and approved in writing by the Local Planning Authority. The CMP 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.).
8. Details of the control measures that will be employed to control the impact of noise, vibration and dust.

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

#### Reason

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

#### 6 Condition

The development permitted by this planning permission shall be carried out in accordance with the approved Flood Risk Assessment (FRA) by For-Ward Planning Consultancy Limited revised December 2016, including the following mitigation measures detailed within the FRA:

- Finished floor levels to be set no lower than 3.90mAOD
- The dwellings to be two-storey
- Flood resilience and resistance measures to be incorporated into the proposed development as stated

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

#### Reason

To reduce the risk of flooding to the proposed development and future occupants in accordance with policies 5 and 33 of the North East Lincolnshire Local Plan 2013-2032 (Adopted 2018).

#### 7 Condition

Unless otherwise agreed by the Local Planning Authority, development other than that required to be carried out as part of an approved scheme of remediation must not commence until conditions 8 to 10 have been complied with. If unexpected contamination is found after development has begun, development must be halted on that part of the site affected by the unexpected contamination to the extent specified by the Local Planning Authority in writing until condition 11 has been complied with in relation to that contamination.



Reason

To ensure the site is safe for development in the interests of public safety and the prevention of pollution in accordance with policy 5 of the North East Lincolnshire Local Plan 2013-2032 (Adopted 2018).

8 Condition

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

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

This must be conducted in accordance with DEFRA and the Environment Agency's Model Procedures for the Management of Land Contamination, CLR 11.

Reason

To ensure the site is safe for development in the interests of public safety and the prevention of pollution in accordance with policy 5 of the North East Lincolnshire Local Plan 2013-2032 (Adopted 2018).

9 Condition

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

Reason

To ensure the site is safe for development in the interests of public safety and the prevention of pollution in accordance with policy 5 of the North East Lincolnshire Local Plan 2013-2032 (Adopted 2018).

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

Reason

To ensure the site is safe for development in the interests of public safety and the prevention of pollution in accordance with policy 5 of the North East Lincolnshire Local Plan 2013-2032 (Adopted 2018).

- 11 Condition  
In the event that contamination is found at any time when carrying out the approved development that was not previously identified it must be reported in writing immediately to the Local Planning Authority. An investigation and risk assessment must be undertaken in accordance with the requirements of condition 8, and where remediation is necessary a remediation scheme must be prepared in accordance with the requirements of condition 9, which is subject to the approval in writing of the Local Planning Authority. Following completion of measures identified in the approved remediation scheme a verification report must be prepared, which is subject to the approval in writing of the Local Planning Authority in accordance with condition 10.

Reason

To ensure the site is safe for development in the interests of public safety and the prevention of pollution in accordance with policy 5 of the North East Lincolnshire Local Plan 2013-2032 (Adopted 2018).

- 12 Condition  
The development shall be carried out in accordance with the Preliminary Ecology Appraisal by CGC Ecology dated July 2019 with final details of ecological enhancement submitted to and approved in writing by the Local Planning Authority prior to the commencement of development. Ecological enhancement shall be carried out in accordance with the details approved.

Reason

In the interests of ecological enhancement in accordance with policy 5 and 41 of the North East Lincolnshire Local Plan 2013-2032.

- 13 Condition  
No demolition or construction work shall be carried out on or before 08:00 or after

18:00 Mondays to Fridays inclusive, before 08:00 or after 13:00 on Saturdays and at any time on Sundays or Bank Holidays.

Reason

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

14 Condition

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

Reason

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

15 Condition

Notwithstanding the Town and Country Planning (General Permitted Development) Order 2015 (or any statutory amendment thereto), no development under Schedule 2 Part 1, Class A, B, C, D, E, F shall be permitted within the curtilage of any dwelling.

Reason

To protect residential amenity and the visual character of the area in accordance with policy 5 of the North East Lincolnshire Local Plan 2013-2032 (Adopted 2018).

16 Condition

All external materials to be used in construction of the dwellings shall be as per those specified within the application form dated 12th April 2017 unless otherwise submitted to and agreed in writing by the Local Planning Authority.

Reason

To ensure the development has an acceptable external appearance and is in keeping with the visual amenity and character of the area in accordance with policies 5 and 39 of the North East Lincolnshire Local Plan 2013-2032 (Adopted 2018).

17 Condition

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

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

(a) the proposed construction and layout of the access onto Granville Street and carriageways and footways on the development;

- (b) the wearing course materials proposed for the carriageways and footways;
- (c) cross sections;
- (d) the highway drainage system;
- (e) the proposed locations of street lighting columns, all services and ducts for services, within the carriageways and footways;
- (f) the number, location and layout of the vehicle garaging and/or parking facilities within the site to serve the proposed development;
- (g) management arrangements for any carriageways, footways, parking areas and/or landscaped areas not to be adopted by the local authority;
- (h) the timing of the works in relation to the occupation of the dwellings.

The development shall be implemented in accordance with the details and timings approved and the site managed thereafter in accordance with the approved details.

**Reason**

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

**18 Condition**

Prior to any demolition taking place on the site a detailed demolition method statement shall be submitted to and approved in writing by the Local Planning Authority. It shall contain:

- Method of demolition;
- Working hours;
- Dust control;
- Noise control;
- Methods of dealing with asbestos;
- Methods of dealing with unexpected contamination;
- Details of material disposal; and
- Details of how the site will be left.

The demolition and site clearance works shall then be carried out and completed in strict accordance with the agreed details.

**Reason**

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

**19 Condition**

Prior to any demolition taking place on site details of how all of the site boundaries will be left and made safe shall be submitted to and approved in writing by the Local Planning Authority. The works to make good the site boundaries shall be completed prior to the construction of any dwelling on the site.

**Reason**

In the interests of health and safety and visual amenity in accordance with Policy

**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 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 requesting additional information to overcome concerns.
- 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](mailto:snn@nelincs.gov.uk) to discuss the creation of new addresses.
- 4 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.
- 5 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).
- 6 Informative  
If the highways within the site are to be adopted by the Council, in accordance with Section 38 of the Highways Act 1980, please contact the Highway Management Team six months in advance of the commencement of works. (Tel: 01472 324505)
- 7 Informative  
Please note that at least 3 months in advance of work commencing on site you are required to contact the Highway Management Team with respect to the formation of a vehicular access within the existing highway. (Tel: 01472 324431)
- 8 Informative  
The applicant's attention is drawn to the comments received from the

Humberside Fire and Rescue Officer. Please go to <https://www.nelincs.gov.uk/planning-and-building-control/> to view the comment.



<p style="text-align: center;"><b>Minute of the Planning Committee</b> <b>14th July 2021</b></p>
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**Item:** 9

**Application Number:** DM/0175/21/FUL

**Application Type:** Full Application

**Application Site:** Salisbury Court Barnoldby Road Waltham Grimsby

**Proposal:** Retrospective permission to erect single storey timber staff room and a single storey extension to existing nursery to provide additional classroom (AMENDED PLANS/DESCRIPTION)

<p><b>Applicant's Name and Address:</b> Mrs Eleanor Hutton Explorosity Education Limited Salisbury Court Barnoldby Road Waltham Grimsby North East Lincolnshire DN37 0BS</p>	<p><b>Agent's Name and Address:</b> Mr Gavin And Carl Farrand And Forman G F Design Services Limited Meteor House Manby Park Louth LN11 8UT</p>
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**Deposited:** 16th February 2021

**Accepted:** 16th February 2021

**Expiry Date:** 13th April 2021

**Agreed Extension of Time Date:** 16th July 2021

**Case Officer:** Lauren Birkwood

**Decision:** Approved with Conditions



- 1 Condition  
The proposed classroom extension, 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 and is approved in accordance with the following plans:

Site Location Plan, Existing Plans and Elevations - CF-GF-EE-01-21  
Block Plan, Proposed Plans and Elevations - CF-GF-EE-02-21 REV A

Reason  
For the avoidance of doubt in the interests of proper planning and in accordance with policies 5, 22, 33 and 34 of the North East Lincolnshire Local Plan 2013-2032 (Adopted 2018).
  
- 3 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 not at any time on Sundays or Bank Holidays.

Reason  
To protect the amenities of nearby residents in accordance with policy 5 of the North East Lincolnshire Local Plan 2013-2032 (Adopted 2018).
  
- 4 Condition  
The development permitted by this planning permission shall be carried out in accordance with the email from Carl Foreman dated 23rd March 2021, in particular the surface water disposal which includes water butts. The mitigation measures shall be fully implemented prior to the use and occupation of any building and shall subsequently remain in place thereafter.

Reason  
To reduce the risk of flooding to the proposed development to accord with policies 5 and 34 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 34.
  
- 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.
  
- 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).