

<b>Minute of the Planning Committee 2nd February 2022</b>
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**Item:** 1

**Application Number:** DM/1032/20/FUL

**Application Type:** Full Application

**Application Site:** Grimsby Golf Club Little Coates Road Grimsby North East Lincolnshire

**Proposal:** Erect 5 detached dwellings with garages to include new access point, landscaping and boundary treatments (amended site plan, drainage information, golf course layout, heritage information and financial information 29th November 2021)

<b>Applicant's Name and Address:</b> Paul Bannister Land Developers (Lincs) Ltd DBC House Grimsby Road Laceby Grimsby DN37 7DP	<b>Agent's Name and Address:</b> Mr Daniel Snowden Ross Davy Associates Pelham House 1 Grosvenor Street Grimsby DN32 0QH
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**Deposited:** 2nd December 2020

**Accepted:** 14th December 2020

**Expiry Date:** 8th February 2021

**Agreed Extension of Time Date:** 31st March 2022

**Case Officer:** Richard Limmer

**Decision:** Refused

- 1 The proposed residential development would result in the loss of open space which is part of the golf course and which is important to the character and visual amenity of the area. The physical development would constitute an unjustified visual intrusion to the detriment of that character and amenity. Moreover it would result in the irreversible loss of land allocated for Sport and Recreation and this loss would be detrimental to community health and well being . As a result the development is contrary to Policies 5, 22 and 43 of the North East Lincolnshire Local Plan 2013-2032 (adopted 2018).
  
- 2 The development site has not been appropriately assessed in terms of archaeology. Due to the sensitivity of the site there is a need for pre determination site evaluation. This has not been undertaken and as a result there is insufficient evidence to allow for a full consideration of the potential impacts on archaeology contrary to Policy 39 of the North East Lincolnshire Local Plan 2013-2032 and advice contained in the National Planning Policy Framework.

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**Item:** 2

**Application Number:** DM/1167/21/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/1020/20/FUL to regulate the site levels and amend boundary treatments - amended plans and drainage information

<b>Applicant's Name and Address:</b> Mr S Nearney 7 Humberston Avenue Grimsby North East Lincolnshire DN36 4SL	<b>Agent's Name and Address:</b> Steve Hanks Flare Visual Ltd The Terrace Grantham Street Lincoln LN2 1BD
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**Deposited:** 24th November 2021

**Accepted:** 25th November 2021

**Expiry Date:** 20th January 2022

**Agreed Extension of Time Date:**

**Case Officer:** Richard Limmer

**Decision:** Approved with Conditions

- 1 Condition  
The development shall be carried out in accordance with the following plans approved under this planning permission:

F2966-02E - site location plan  
F2966-03B - Site plans

F2966-04A - Site sections

Plans approved under DM/1020/20/FUL:  
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.

2 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.

3 Condition

Plot 3 shall be built out in accordance with the surface water drainage scheme detailed on plan referenced F2966-03B. The drainage infrastructure and retaining walls shall be fully installed prior to the first occupation of the dwelling and thereafter so retained.

Plots 1, 2 and 3 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 33 of the North East Lincolnshire Local Plan 2013-2032.

4 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.

5 Condition

The landscaping scheme detailed on plans ref: F2966-03B 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, 22 and 42 of the North East Lincolnshire Local Plan 2013-2032.

6 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.

7 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.

8 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.

9 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).

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 solution

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**Item:** 3

**Application Number:** DM/1125/21/FUL

**Application Type:** Full Application

**Application Site:** Waterside Cottage 28 Phillips Lane Laceby North East  
Lincolnshire

**Proposal:** Erection of conservatory to rear, erection of a detached car  
port, conversion and alterations of barn to living space and  
installation of four roof lights

<b>Applicant's Name and Address:</b> Mr And Mrs Townend Waterside Cottage 28 Phillips Lane Laceby North East Lincolnshire DN37 7BL	<b>Agent's Name and Address:</b>
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**Deposited:** 3rd November 2021

**Accepted:** 30th November 2021

**Expiry Date:** 25th January 2022

**Agreed Extension of Time Date:** 4th February 2022

**Case Officer:** Richard Limmer

**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:

C1 - Site location plan  
C2 Rev 1 - Existing block plan  
C3 Rev 1 - Proposed block plan  
D1 - Proposed plans and elevations  
E1 - Existing north elevations  
E11 - Existing north elevations  
E4 - Existing east elevations  
E7 - Existing barn elevations  
E9 - Existing south elevations  
F3 - Existing and proposed floor plans  
E10 - Proposed south elevations  
E12 - Proposed west elevations  
E2 - Proposed north elevations  
E3 - Proposed north elevations  
E5 - Proposed east elevations  
E6 - Proposed east elevations  
E8 - Proposed barn elevations  
F2 - Proposed floor plans  
Proposed barn elevations  
Proposed conservatory plans

Reason

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

3 Condition

No development shall commence on the hereby approved conservatory or carport until a scheme for the provision of surface water drainage has been submitted to and approved in writing by the Local Planning Authority. The development shall then be built out in accordance with the approved details.

Reason

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

4 Condition

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

Reason

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



- 5 Condition  
A method statement including details of noise and dust reduction measures to be employed during the course of construction shall be submitted and agreed with the Local Planning Authority prior to commencement of development. The techniques shall be applied as agreed.

Reason

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

- 6 Condition  
Development shall not begin on the hereby approved conservatory or carport until full details of all external materials, including sectional drawings of all windows and doors, 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 only 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 listed building and wider area in accordance with Policies 5 and 39 of the North East Lincolnshire Local Plan 2013-2032 (adopted 2018).

- 7 Condition  
Prior to the installation of the hereby approved roof lights, full details, including samples if so required, of the proposed roof lights shall be submitted to and approved in writing by the Local Planning Authority. The roof light(s) shall be installed in accordance with the approved details and thereafter so maintained.

Reason

In the interests of the architectural and visual integrity of the overall development and the character and visual amenity of this part of the host listed building in accordance with Policy 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 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).

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.

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).

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**Item:** 4

**Application Number:** DM/1127/21/LBC

**Application Type:** Listed Building Consent

**Application Site:** Waterside Cottage 28 Phillips Lane Laceby North East Lincolnshire

**Proposal:** Listed building consent to convert barn from storage/utility to living space, installation of four roof lights, insulation, battening and plastering on the walls. Internal work to block the interior entrance of the doorway on the West elevation of the barn, keeping the door on the external wall for visual purposes. Erection of a concrete and brick two layer base, timber framed and timber car port with pan tile roof. Erection of a concrete base, half brick walls with timber frame and glazed conservatory to rear

<p><b>Applicant's Name and Address:</b> Mr And Mrs Townend Waterside Cottage 28 Phillips Lane Laceby North East Lincolnshire DN37 7BL</p>	<p><b>Agent's Name and Address:</b></p>
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**Deposited:** 3rd November 2021

**Accepted:** 30th November 2021

**Expiry Date:** 25th January 2022

**Agreed Extension of Time Date:** 4th February 2021

**Case Officer:** Richard Limmer

**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.18 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

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

C1 - Site location plan  
C2 Rev 1 - Existing block plan  
C3 Rev 1 - Proposed block plan  
D1 - Proposed plans and elevations  
E1 - Existing north elevations  
E11 - Existing north elevations  
E4 - Existing east elevations  
E7 - Existing barn elevations  
E9 - Existing south elevations  
F3 - Existing and proposed floor plans  
E10 - Proposed south elevations  
E12 - Proposed west elevations  
E2 - Proposed north elevations  
E3 - Proposed north elevations  
E5 - Proposed east elevations  
E6 - Proposed east elevations  
E8 - Proposed barn elevations  
F2 - Proposed floor plans  
Proposed barn elevations  
Proposed conservatory plans

Reason

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

3 Condition  
Before development commences, full details, including samples if so required, of the proposed roof light(s) shall be submitted to and approved in writing by the Local Planning Authority. The roof light(s) shall be installed in accordance with the approved details and thereafter so maintained.

Reason

In the interests of the architectural and visual integrity of the overall development and the character and visual amenity the listed building in accordance with Policy 39 of the North East Lincolnshire Local Plan 2013-2032 (adopted 2018).

- 4 Condition  
Development shall not begin until details of all materials, including windows, doors, brickwork, mortar and flooring to be used in the hereby approved works 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 listed building and wider area in accordance with Policy 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 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).
- 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.