

## Minute of the Planning Committee 3rd November 2021

**Item:** 1

**Application Number:** DM/0863/21/REM

**Application Type:** Reserved Matters

**Application Site:** Land North Of Main Road (Plot 8 - Kings Chase) Barnoldby Le Beck

**Proposal:** Variation of condition 1 (Approved Plans) and 2 (Materials) as granted on DM/1039/18/REM to amend house type and garage of plot 8

<b>Applicant's Name and Address:</b> Mr And Mrs Cox C/O Agent Unit 2 Cleethorpes Business Centre Jackson Place, Wilton Road Humberston Grimsby North East Lincolnshire 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 North East Lincolnshire DN36 4AS
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**Deposited:** 21st August 2021

**Accepted:** 31st August 2021

**Expiry Date:** 26th October 2021

**Agreed Extension of Time Date:** 5th November 2021

**Case Officer:** Bethany Loring

**Decision:** Approved with Conditions

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

Site Location Plan - 1351/0001  
Existing and Proposed Block Plans - 1351/0002  
Proposed Site Plan - 1351/0003  
Proposed Plans and Elevations of House (Plot 8) - 1351/0004  
Proposed Plans and Elevations of Garage (Plot 8) - 1351/0005  
Construction Details - 1115-1107-CIV-30-A  
Drainage Layout - 1115-1107-CIV-10-C  
Drainage Layout - 1115-1107-CIV-11-C

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).

- 2 Condition  
The development shall be built out in accordance with the materials detailed in the email received from Dieter Nelson on 5th October 2021 and 13th October unless otherwise agreed in writing with the Local Planning Authority.

Reason

To protect the appearance of the area in accordance with Policy 5 and 22 of the North East Lincolnshire Local Plan 2013-2032.

- 3 Condition  
The development shall be built out in accordance with the surface water drainage plans ref: 1115-1107-CIV-10-C and 1115-1107-CIV-11-C (approved under DM/0294/20/CND) 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 and 34 of the North East Lincolnshire Local Plan 2013-2032.

- 4 Condition  
Within 12 months of the development first being occupied the Bio-diversity Enhancement Plan by Scarborough Nixon Associates dated October 2018 (approved under DM/1039/18/REM) shall be carried out in full and managed thereafter in accordance with the management details within the Plan.

Reason

To enhance the bio-diversity of the site in accordance with Policy 41 of the North East Lincolnshire Local Plan 2013-2032 (adopted 2018).

- 5 Condition  
The Tree Protection Plan detailed in the Tree Report by Engie Arboricultural Consultancy 29th January 2019 (approved under DM/1039/18/REM) shall be fully implemented throughout the construction of the hereby approved dwellings.

Reason

To protect the adjacent trees in accordance with Policy 5 and 42 of the North East Lincolnshire Local Plan 2013-2032 (adopted 2018).

- 6 Condition  
The development shall be built out in accordance with the foundation details plan ref: RD4223-16 (approved under DM/0294/20/CND) unless otherwise agreed in writing with the Local Planning Authority.

Reason

To protect the health of the adjacent trees in accordance with Policy 5 and 42 of the North East Lincolnshire Local Plan 2013-2032 (adopted 2018).

- 7 Condition  
The development shall be built out in accordance with the Construction Method Statement by Ross Davy Associates submitted 29th November 2018 (approved under DM/1039/18/REM).

Reason

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

- 8 Condition  
The development shall be in accordance with the Conditions Statement specifically relating to how water will be reused and recycled on site (approved under DM/0294/20/CND) unless otherwise agreed in writing with the Local Planning Authority.

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).

- 9 Condition  
The development shall be in accordance with the Asbestos Report (approved under DM/0294/20/CND) unless otherwise agreed in writing with the Local Planning Authority.

Reason

To ensure that the site is not contaminated in the interests of the future occupiers of the site to accord to Policy 5 of the North East Lincolnshire Local Plan 2018.

## **Informatives:-**

- 1 Reason for Approval  
The Local Planning Authority has had regard to development plan policies and especially those in the North East Lincolnshire Local Plan. The proposal would not harm the area character or residential amenity and is acceptable under all other planning considerations. This proposal is approved in accordance with the North East Lincolnshire Local Plan 2013-2032 (adopted 2018), in particular policies 5, 22, 33, 34, 41 and 42.
- 2 Informative  
Article 31(1)(cc) Statement - Positive and Proactive Approach  
In accordance with paragraph 187 of the National Planning Policy Framework, the Local Authority has worked in a positive and proactive manner by determining the application in a timely manner.
- 3 Informative  
The requirements of Condition 4 of the outline planning permission (ref DM/0398/15/OUT) relating to the final publishing of the Archaeological Report will still need to be adhered to.
- 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 Informative  
The applicants are reminded that relevant planning conditions imposed on outline approval DM/0398/15/OUT apply to this development. This includes the need to publish the final Archaeological Report.
- 7 Informative  
With regard to Japanese Knotweed the applicant is reminded of the need to accord with the requirements of Schedule 9 of the Wildlife and Countryside Act 1981.

<p style="text-align: center;"><b>Minute of the Planning Committee 3rd November 2021</b></p>
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**Item:** 2

**Application Number:** DM/0878/21/REM

**Application Type:** Reserved Matters

**Application Site:** Land North Of Main Road (Plot 5) Barnoldby Le Beck North East Lincolnshire

**Proposal:** Variation of Condition 1 (Approved Plans) pursuant to DM/1103/17/REM to amend the design of Plot 5

<p><b>Applicant's Name and Address:</b> Mr S Charlton 61 New Market Louth LN11 9EF</p>	<p><b>Agent's Name and Address:</b> Mr Daniel Snowden Ross Davy Associates Pelham House 1 Grosvenor Street Grimsby DN32 0QH</p>
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**Deposited:** 25th August 2021

**Accepted:** 26th August 2021

**Expiry Date:** 21st October 2021

**Agreed Extension of Time Date:** 5th November 2021

**Case Officer:** Richard Limmer

**Decision:** Approved with Conditions

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

Site Location Plan - RD4052-01  
Proposed Block Plan - RD4971-01A  
Proposed Plans and Elevations (Plot 5) - RD4971-02B

As approved under DM/1103/17/REM:

Proposed Plans and Elevations (Plot 4) - RD4052-04  
Proposed Plans and Elevations (Plot 6) - RD4052-06A  
Proposed Management Plan - RD4052-07  
Proposed Landscaping Plan - RD4052-08A  
Drainage Layout - 1115-1107-CIV-10C  
Drainage Layout - 1115-1107-CIV-11A  
External Works - Construction Details - 1115-1107-CIV-30A  
1115-1107-10YR Soakaway  
1115-1107-100YR Soakaway

Reason

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

- 2 Condition  
The development shall be built out in accordance with the Construction Management Statement ref:RD4052 and plan referenced RD4502-07 (approved under DM/1103/17/REM) unless otherwise approved 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 (adopted 2018).

- 3 Condition  
The development shall be built out in accordance with the Materials List ref:RD4052 approved under DM/1103/17/REM) unless otherwise approved 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 (adopted 2018).

- 4 Condition  
The scheme of landscaping and tree planting shown on drawing no. RD4052-08A (approved under DM/1103/17/REM) shall be completed within a period of 12 months, beginning with the date on which development began or within such longer period as may be first agreed in writing by the Local Planning Authority. All planting shall be adequately maintained for 5 years, beginning with the date of completion of the scheme and during that period all losses shall be replaced during the next planting season.

Reason

To ensure a satisfactory appearance and setting for the development and continued maintenance of the approved landscaping in the interests of local amenity in accordance with Policy 5 and 42 of the North East Lincolnshire Local Plan 2013-2032 (adopted 2018).

**Informatives:-**

- 1 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 5, 22, 33 and 34.
- 2 Informative  
Article 31(1)(cc) Statement - Positive and Proactive Approach  
In accordance with paragraph 187 of the National Planning Policy Framework, the Local Authority has worked in a positive and proactive manner by determining the application in a timely manner.
- 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  
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.
- 5 Informative  
The applicants are reminded that the planning conditions imposed on outline approval DM/0951/14/OUT apply to this development.
- 6 Informative  
With regard to Japanese Knotweed the applicant is reminded of the need to accord with the requirements of Schedule 9 of the Wildlife and Countryside Act 1981.

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**Item:** 3

**Application Number:** DM/0895/21/FUL

**Application Type:** Full Application

**Application Site:** 5 Sonja Crest Immingham North East Lincolnshire DN40 2EG

**Proposal:** Raise roof height and install side dormer to create additional accommodation at first floor with various internal and external alterations including roof lights

<b>Applicant's Name and Address:</b> Mr And Mrs Woadden 5 Sonja Crest Immingham North East Lincolnshire DN40 2EG	<b>Agent's Name and Address:</b> Helen Lavric Robinson Design Intervention 14 The Avenue Healing DN41 7NG
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**Deposited:** 1st September 2021

**Accepted:** 6th September 2021

**Expiry Date:** 1st November 2021

**Agreed Extension of Time Date:** 10th November 2021

**Case Officer:** Owen Toop

**Decision:** Approved with Conditions

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

Reason

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



- 2 Condition  
The development shall be carried out in accordance with the following plans:
- Proposed Plans and Elevations - 216.01.02B  
Site Location and Block Plan - 216.01.05A
- Reason  
For the avoidance of doubt and in the interests of proper planning in accordance with policies 5 and 22 of the North East Lincolnshire Local Plan 2013-2032.
- 3 Condition  
The proposed development shall be constructed using materials, as detailed on the approved plans and described in the application form, unless otherwise first approved in writing by the Local Planning Authority.
- Reason  
This condition is imposed in the interests of design considerations in the context of the existing buildings in order to comply with policies 5 and 22 of the North East Lincolnshire Local Plan 2013-2032.
- 4 Condition  
The windows in the first floor dormer shall be glazed with obscure glass at a level of 3 or above as measured on the Pilkington scale and shall be retained at the same level of obscurity thereafter.
- Reason  
In the interest of residential amenity to accord to Policy 5 of the North East Lincolnshire Local Plan.
- 5 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 and accord with Policy 5 of the North East Lincolnshire Local Plan, 2013-2032.

**Informatives:-**

- 1 Reason for Approval  
The Local Planning Authority has had regard to development plan policies and especially those in the North East Lincolnshire Local Plan. The proposal would not harm the area character or residential amenity and is acceptable under all other planning considerations. This proposal is approved in accordance with the

North East Lincolnshire Local Plan 2013-2032 (adopted 2018), in particular policies 5 and 22.

2 Added Value Statement

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

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 applying conditions to protect amenity.

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).