

<p style="text-align: center;">Minute of the Planning Committee 6th October 2021</p>

Item: 1

Application Number: DM/0552/21/FUL

Application Type: Full Application

Application Site: Land Off Humberston Road Grimsby North East Lincolnshire

Proposal: Erection of 122 dwellings together with a sales suite, construction of garages, driveways, estate roads and associated works (further info - ecology, habitat regs & net gain report)

Applicant's Name and Address: G Whall Keigar Homes Keigar Lodge Canberra View Barton Upon Humber DN18 5GR	Agent's Name and Address: Mr Daniel Snowden Ross Davy Associates Pelham House 1 Grosvenor Street Grimsby DN32 0QH
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Deposited: 26th May 2021

Accepted: 9th June 2021

Expiry Date: 8th September 2021

Agreed Extension of Time Date:

Case Officer: Lauren Birkwood

Decision: Approved Conditions and signing of S106

- 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 is approved in accordance with the following plans:

Site Location Plan - HR/167/02
Proposed Site Plan - HR/167/06D
Proposed Site Layout South - HR/167/04C
Proposed Site Layout North - HR/167/03D
Proposed Site Sections - RD4709 - 02
Proposed Landscaping Plan - HR/167/10C
Proposed Landscaping Plan - HR/167/03
Proposed Materials - HR/167/07A
Proposed House Mix - HR/167/08A
Proposed SUDS Plan - HR/167/09B
Boundary Treatments - HR/167/11B
Boundary Treatments - HR/167/12B
Boundary Treatments - HR/167/03
Boundary Fence and Wall Detail - SD/16/006
Site Access Arrangement Plan - HRG-BWB-HML-XX-DR-TR-101 S2 P2
Highways Widths and Bin Collection Points - HR/167/13A

Proposed Plans and Elevations of Dwellings:

Proposed Plans and Elevations - Malvern and Canterbury 1 - CCM/AS/18/101
Proposed Plans and Elevations - Malvern and Canterbury 1 - MCA/AS/18/101
Proposed Plans and Elevations - Malvern and Canterbury 2 - CCM/AS/19/102
Proposed Plans and Elevations - Malvern and Canterbury 2 - MCA/AS/18/102
Proposed Plans and Elevations - Malvern and Canterbury 2 Opp -
MCA/OP/18/102
Proposed Plans and Elevations - Malvern and Canterbury 2 Passage -
MCM/AS/12/102
Proposed Plans and Elevations - Malvern and Canterbury 1 Opp -
MC/OP/19/102
Proposed Plans and Elevations - Malvern and Canterbury 1 Opp -
MCA/OP/18/101
Proposed Plans and Elevations - Malvern and Cleveland - MC/AS/19-102
Proposed Plans and Elevations - Malvern and Cleveland 1 Opp - MC/OP/19/101
Proposed Plans and Elevations - Canterbury 1 - CA/AS/18/101
Proposed Plans and Elevations - Canterbury 2 - CA/AS/18/102
Proposed Plans and Elevations - Chatsworth 3 - CH/AS/12/103
Proposed Plans and Elevations - Chatsworth 3 Opp - CH/OP/12/103
Proposed Plans and Elevations - Dutchess 2 Opp - DU/OP/19/102
Proposed Plans and Elevations - Dutchess 3 - DU/AS/18/103
Proposed Plans and Elevations - Dutchess 3 Opp - DU/OP/18/103
Proposed Plans and Elevations - Dutchess 6 - DU/AS/18/106
Proposed Plans and Elevations - Dutchess 6 Opp - DU/OP/19/106
Proposed Plans and Elevations - Ancholme 3 - AA/AS/19/103
Proposed Plans and Elevations - Buckingham 3 Opp - BU/OP/18/103
Proposed Plans and Elevations - Buckingham 6 - BU/AS/19/106
Proposed Plans and Elevations - Buckingham 6 Opp - BU/OP/18/106

Proposed Plans and Elevations - Haywood 2 - HY/AS/19/102
Proposed Plans and Elevations - Haywood 3 - HY/AS/19/103
Proposed Plans and Elevations - Kingston 1 - KI/AS/19/101
Proposed Plans and Elevations - Kingston 1 Opp - KI/OP/19/101
Proposed Plans and Elevations - Kingston 2 - KI/AS/18/102
Proposed Plans and Elevations - Kingston 2 Opp - KI/OP/18/102
Proposed Plans and Elevations - Kingston 3 - KI/AS/18/103
Proposed Plans and Elevations - Kingston 3 Opp - KI/OP/18/103
Proposed Plans and Elevations - Kingston 6 Opp - KI/OP/19/106
Proposed Plans and Elevations - Wordsworth 1 - W/AS/18/101
Proposed Plans and Elevations - Wordsworth 1 Opp - W/OP/18/101
Proposed Plans and Elevations - Wordsworth 2 - W/AS/18/102
Proposed Plans and Elevations - Wordsworth 2 Opp - W/OP/18/102
Proposed Plans and Elevations - Wordsworth 3 - W/AS/18/103
Proposed Plans and Elevations - Wordsworth 3 Opp - W/OP/19/103
Proposed Garage Plot 1 - GA/HR/P1
Proposed Garage Plot 6 - GA/HR/P6
Proposed Garage Plot 9 - GA/HR/P9
Proposed Garage Plot 10 and 23 - GA/HR/P10-23
Proposed Garage Plot 20 and 21 - GA/HR/P20-21
Proposed Garage Plot 22 - GA/HR/P22
Proposed Garage Plot 63 - GA/HR/P63
Proposed Garage Plot 104 and 105 - GA/HR/P104-5
Proposed Garage Plot 107 and 108 - GA/HR/P107-8
Proposed Garage Plot 110 - GA/HR/P110
Proposed Garage Plot 117 - GA/HR/P117
Proposed Garage Plot 122 - GA/HR/P122
Proposed Annexe Plot 5 - GA/HR/P5

Reason

For the avoidance of doubt and in the interests of proper planning and to accord with policies 5, 13, 22, 33, 34, 41 and 42 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 has been submitted to and approved in writing by the Local Planning Authority. Such a scheme to include the preparation of the receiving and adjacent watercourse and its management and maintenance in terms of the surface water system. The development shall then be built out in accordance with the approved details and the drainage scheme 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

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 layout of the 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 and/or landscaped areas not to be adopted by the local authority;
- (h) The proposed Puffin crossing and associated signal infrastructure on Humberston Road and the provision of footways along the Humberston Road frontage to the site and to link with Weelsby Woods.

The development shall be undertaken in accordance with the details approved and the Puffin crossing and associated signal infrastructure on Humberston Road and the provision of footways along the Humberston Road frontage to the site and the link with Weelsby Woods shall be provided prior to the occupation of any dwelling or as agreed in writing with the Local Planning Authority.

Reason

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

5 Condition

Prior to the commencement of the development, a Residential Travel Plan (RTP) shall be produced and submitted in writing to the Local Planning Authority for approval. The RTP should be produced in accordance with NELC Guidance and in liaison with the Residential Travel Plan Officer. The RTP should include, but not be limited to the following:

1. Contact details of the person with responsibility for the implementation for the RTP;
2. Details of measures and initiatives to be in place to encourage travel by sustainable modes of travel, in particular walking, cycling, and public transport use;
3. 3 and 5 year targets associated with minimising lone car occupancy travel;
4. Details of how the RTP will be monitored (e.g. results of travel surveys within 3 months of first occupation and at key stages during occupancy);
5. The 'life' of the RTP should be from first occupation to 5 years after full occupation of dwellings to ensure that the RTP has adequate time to become effective.

Once approved, the RTP shall be implemented in accordance with its terms.

Reason

In the interests of sustainable development in accordance with policy 5 of the North East Lincolnshire Local Plan 2013-2032 (Adopted 2018).

6 Condition

The development shall be carried out in accordance with the Preliminary Ecology Appraisal, Habitat Regulations Assessment and Biodiversity Net Gain Assessment by Inspired Ecology Ltd dated September 2021.

Reason

In the interests of ecological enhancement in accordance with policy 5 and 41 of the North East Lincolnshire Local Plan 2013-2032 (Adopted 2018).

7 Condition

Prior to commencement of development, full details of the open space management plan including long term design objectives, timing of the works, management responsibilities and maintenance schedules for the open space, shall be submitted to and approved in writing by the Local Planning Authority. The 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 open space is delivered in a timely manner in accordance with policy 43 of the North East Lincolnshire Local Plan 2013-2032 (Adopted 2018).

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 carried out 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 (Adopted 2018).

9 Condition

The development shall be carried out in accordance with the Noise Assessment by Three Spires Acoustics Ltd in terms of the dwellings to be constructed.

Reason

In the interests of the amenities of future residents in accordance with policy 5 of

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

10 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 first occupation of each respective dwelling.

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).

11 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 policies 5 and 34 of the North East Lincolnshire Local Plan 2013-2032 (Adopted 2018).

12 Condition

Prior to occupation of any dwelling, final details of the scheme of landscaping and tree planting, including all public open space areas, to follow the Landscaping Plan (drawing ref: HR/167/10 D) and Planting Plan Rev B (drawing ref: PP - 210430 Humberston Rd Grimsby) shall be submitted to and agreed in writing with the Local Planning Authority. Such details shall include the timings and phasing of the landscaping as it relates to each phase of the development, details relating to planting distances between trees and distance from curb lines, details of trees and hedges to be retained and measures for their protection during the construction period. Hedgerows shall thereafter be retained in accordance with the details approved. All planting shall be implemented in accordance with the details and timings approved and shall be adequately maintained for 5 years, beginning with the date of completion of the planting of each phase and during that period all losses shall be replaced during the next planting season. All tree and hedge protection measures shall be implemented as approved during the construction period.

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 policies 5 and 42 of the North East Lincolnshire Local Plan 2013-2032 (Adopted 2018).

13 Condition

Before development commences, details of all finished floor levels, site levels and finished ground levels and phasing and timings of works shall be submitted

to and approved by the Local Planning Authority. The levels shall be completed in accordance with the timings and phasing approved.

Reason

In the interests of local amenity and satisfactory drainage in accordance with policy 5 and 34 of the North East Lincolnshire Local Plan 2013-2032 (Adopted 2018).

14 Condition

Electric vehicle charging points shall be provided for each dwelling prior to its occupation in accordance with the submitted Electrical Vehicle Planning Statement and shall thereafter be retained.

Reason

In the interests of sustainable transport and air quality improvement to accord to policies 5 and 36 of the North East Lincolnshire Local Plan 2013-2032 (Adopted 2018).

15 Condition

The boundary treatments shall be carried out in accordance with drawings HR/167/11B and HR/167/12B unless otherwise approved in writing by the Local Planning Authority. All boundary treatments shall be provided prior to the occupation of the respective plot to which they relate.

Reason

To ensure the satisfactory completion of the development to accord to policies 5 and 22 of the North East Lincolnshire Local Plan 2013-2032 (Adopted 2018).

16 Condition

The dwellings shall be constructed in materials as shown on drawing HR/167/07A unless otherwise approved in writing by the Local Planning Authority.

Reason

To ensure the satisfactory completion of the development to accord to policies 5 and 22 of the North East Lincolnshire Local Plan 2013-2032 (Adopted 2018).

17 Condition

Notwithstanding the submitted reports final details of the control measures that will be employed to control the impact of noise, vibration and dust during the construction phase of the development, to include the location of the site compound and parking area during construction, shall be submitted to and approved in writing by the Local Planning Authority. All measures shall be implemented throughout the construction phase.

Reason

To protect the amenities of nearby residents and in accordance with policy 5 of

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

18 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 construction of the development hereby approved outside the hours of 8.00 am to 6.00 pm 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 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, residential amenity, drainage and addresses highway safety and amenity issues 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, 13, 22, 33, 34, 41 and 42.

2 Added Value Statement

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

In accordance with paragraph 187 of the National Planning Policy Framework, the Local Authority has worked in a positive and proactive manner with the applicant to seek solutions to problems arising, by requesting additional information to overcome concerns raised by consultees.

3 Informative

This application will require the creation of new postal addresses. You are advised to contact the Street Naming & Numbering Team on 01472 323579 or via email at snn@nelincs.gov.uk to discuss the creation of new addresses.

4 Informative

Please note that you may also require Building Regulations. You are advised to contact them in advance of work on site commencing (Tel: 01472 325959).

- 5 Informative
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).

- 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
The applicant's attention is drawn to the comments received from Anglian Water, the Rights of Way Officer, Crime Reduction Officer and Humberside Fire & Rescue. Please go to <https://www.nelincs.gov.uk/planning-and-building-control/> to view the comments.

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Item: 2

Application Number: DM/0181/21/FUL

Application Type: Full Application

Application Site: Trinity Road Playing Fields Trinity Road Cleethorpes North East Lincolnshire

Proposal: Extension to Cleethorpes Cemetery to include access road and associated works in accordance with further clarification information received on 5th October 2021 in relation to site boundaries, access arrangement changes and how the scheme could provide for playing pitch provision

Applicant's Name and Address: Lisa Logan North East Lincolnshire Council Grimsby Crematorium Weelsby Avenue Grimsby North East Lincolnshire DN32 0BA	Agent's Name and Address: Cliff Vivian ENGIE 2 George Street Grimsby North East Lincolnshire DN31 1HB
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Deposited: 18th February 2021

Accepted: 12th April 2021

Expiry Date: 12th July 2021

Agreed Extension of Time Date: 8th October 2021

Case Officer: Lauren Birkwood

Decision: Approved with Conditions with decision delegated to assistant Director of Housing, Highways and Planning on resolution of the Sport England objection and re-consultation on amended plans with no significant new issues being raised.

- 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 is approved in accordance with the following plans:

Site Location Plan - HD051-19-02
Proposed Site Plan - HD051-19-01

Reason
For the avoidance of doubt and in the interests of proper planning and to accord with policies 5, 22, 33, 34 and 43 of the North East Lincolnshire Local Plan 2013-2032 (Adopted 2018).
- 3 Condition
The development shall be carried out in accordance with the Preliminary Ecological Assessment dated November 2020 including the ecological recommendations as outlined in section 5 of the assessment unless otherwise submitted to and agreed in writing by the Local Planning Authority.

Reason
In the interests of ecological enhancement in accordance with policy 5 and 41 of the North East Lincolnshire Local Plan 2013-2032 (Adopted 2018).
- 4 Condition
Surface water drainage shall be carried out in strict accordance with the Flood Risk Assessment and Drainage Strategy by Cole Easdon Consultants Ltd dated November 2020. The scheme shall be implemented in accordance with the approved details prior to use of the site and shall remain in place thereafter.

Reason
To protect the amenities of nearby residents and mitigate impacts of surface water and flooding in accordance with policies 5, 33 and 34 of the North East Lincolnshire Local Plan 2013-2032 (Adopted 2018).
- 5 Condition
No construction work shall be carried out on or before 08:00 or after 18:00 Mondays to Fridays inclusive, before 08:00 or after 13:00 on Saturdays and at any time on Sundays or Bank Holidays.

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

- 6 Condition
Prior to the commencement of development, final details of the scheme of landscaping and tree planting shall be submitted to and agreed in writing with the Local Planning Authority. Such details shall include details of trees and hedges to be retained and measures for their protection during the construction period. Hedgerows shall thereafter be retained in accordance with the details approved. All planting shall be implemented in accordance with the details and timings approved and shall be adequately maintained for 5 years, beginning with the date of completion of the planting of each phase and during that period all losses shall be replaced during the next planting season. All tree and hedge protection measures shall be implemented as approved during the construction period.

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 Policies 5 and 42 of the North East Lincolnshire Local Plan 2013-2032 (Adopted 2018).

- 7 Condition
No development shall take place 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.

Use 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 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 (Adopted 2018).

Informatives:-

- 1 Reason for Approval
The Local Planning Authority has had regard to development plan policies and especially those in the North East Lincolnshire Local Plan. The proposal would not harm the area character or residential amenity and is acceptable under all other planning considerations. This proposal is approved in accordance with the North East Lincolnshire Local Plan 2013-2032 (adopted 2018), in particular policies, 5, 22, 33, 34 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 requesting additional information to overcome consultee concerns.

3 Informative

The applicant's attention is drawn to the comments received from the Environment Agency and Humberside Fire & Rescue. Please go to <https://www.nelincs.gov.uk/planning-and-building-control/> to view the comments.

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Item: 3

Application Number: DM/0887/19/FUL

Application Type: Full Application

Application Site: 41 Humberston Avenue Humberston Grimsby North East Lincolnshire

Proposal: Erect a detached dormer bungalow with integral garage (amended site layout plan July 2021)

Applicant's Name and Address: Mr Gary Croft 41 Humberston Avenue Humberston North East Lincolnshire DN36 4SW	Agent's Name and Address: 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: 25th September 2019

Accepted: 8th October 2019

Expiry Date: 3rd December 2019

Agreed Extension of Time Date:

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:

- 19-176-0014 Rev A - Proposed site plan
- 19-176-0012 - Existing and proposed block plan
- 19-176-0013 - Proposed floor plans and elevations
- 19-176-0015 Rev A - Site entrance plan

Reason

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

3 Condition

The development shall be built out with the materials detailed on the approved plans and application forms unless otherwise approved in writing by the Local Planning Authority.

Reason

To protect the visual amenity of the area in accordance with Policy 5 of the North East Lincolnshire Local Plan 2013-2032 (adopted 2018).

4 Condition

No development shall commence until a scheme for the sustainable provision of surface water drainage has been submitted to and approved in writing by the Local Planning Authority. The approved scheme shall then be fully installed and made operational prior to the dwelling being first occupied and thereafter maintained.

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).

5 Condition

Prior to the development commencing, a Construction Management Plan shall be submitted to and approved in writing by the Local Planning Authority. The development shall then proceed in accordance with the approved details. The plan shall contain:

- Working hours;
- Visitor and contractor parking areas;
- Materials storage area;
- Wheel cleaning facilities;
- Noise, vibration and dust mitigation measures (both during demolition and construction);
- Construction traffic management plan.

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).

6 Condition

A fire suppression sprinkler system, of current relevant British Standard, must be installed and approved by Building Regulations prior to occupation of the dwelling and retained as such thereafter.

Reason

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

7 Condition

No development shall commence until:

- (a) A scheme of landscaping showing the details of the number, species, sizes and planting positions of all trees and shrubs to be planted;
- (b) A plan including details of all trees to be retained, any to be felled, hedgerows to be retained, any sections of hedgerow or trees to be removed;
- (c) Measures for the protection of trees and hedges during construction work;

have been submitted to and approved in writing by the Local Planning Authority. The approved measures under section (c) above shall be fully installed prior to works commencing on the development and thereafter retained until the development is complete.

Reason

To ensure a satisfactory appearance and setting for the development and protection of existing features in the interests of local amenity in accordance with Policies 5 and 40 of the North East Lincolnshire Local Plan 2013-2032 (adopted 2018).

8 Condition

The scheme of landscaping and tree planting required through condition 8 of this planning permission 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 Policies 5 and 40 of the North East Lincolnshire

Local Plan 2013-2032 (adopted 2018).

9 Condition

Prior to the development commencing full details of the driveway construction, installation of services and service runs (services shall utilise the existing drainage run along the driveway), with particular regard to trees, shall be submitted to and approved in writing by the Local Planning Authority. The development shall then proceed in strict accordance with the approved details only unless otherwise firstly approved in writing by the Local Planning Authority.

Reason

To protect the adjacent trees in accordance with Policies 5 and 40 of the North East Lincolnshire Local Plan 2013-2032 (adopted 2018).

10 Condition

The access and driveway works shall be in accordance with plan 19-176-0014 REV A and development shall not begin until details showing the location, layout, design and method of construction of the new altered vehicular access have been submitted to and approved in writing by the Local Planning Authority. The access shall be constructed in accordance with the details approved and the access and drive widths and in plot parking and turning areas shall be provided prior to the occupation of the dwelling and shall thereafter be so retained as shown on plan 19-176-0014 REV A.

Reason

To ensure adequate parking and turning facilities are provided within the site for highway safety reasons in accordance with Policy 5 of the North East Lincolnshire Local Plan 2013-2032 (adopted 2018).

11 Condition

Prior to occupation of the 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 first occupation of the dwelling.

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).

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 seeking solutions to issues raised through the application process.

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 to discuss the creation of new addresses.

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Item: 4

Application Number: DM/0077/21/FUL

Application Type: Full Application

Application Site: Land Off Main Road Barnoldby Le Beck North East
Lincolnshire

Proposal: Retrospective application for engineering operations to
relocate soils (amended plan received August 2021)

Applicant's Name and Address: R Osmond Livestock Feeds (Grimsby) Ltd Land North of Main Road Barnoldby Le Beck DN37 0BG	Agent's Name and Address: Mr Daniel Snowden Ross Davey Associates Pelham House 1 Grosvenor Street Grimsby DN32 0QH
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Deposited: 21st January 2021

Accepted: 26th January 2021

Expiry Date: 23rd March 2021

Agreed Extension of Time Date:

Case Officer: Richard Limmer

Decision: Refused

- 1 The development is contrary to Policy 5 of the North East Lincolnshire Local Plan 2013-2032 (adopted 2018) in that the disposed soil by reason of its contamination with Japanese knotweed in close proximity to neighbouring residential property is detrimental to the residential amenity of those neighbours due to concerns over the potential for contamination.

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Item: 5

Application Number: DM/0449/21/FUL

Application Type: Full Application

Application Site: 142 Chichester Road Cleethorpes North East Lincolnshire
DN35 0JJ

Proposal: Erect first floor rear extension to create additional accommodation (AMENDED PLANS RECEIVED DATED 2/08/2021 showing additional information for 45 degree tests).

Applicant's Name and Address: Mrs Abbie Woodhouse 142 Chichester Road Cleethorpes North East Lincolnshire DN35 0JJ	Agent's Name and Address:
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Deposited: 30th April 2021

Accepted: 4th May 2021

Expiry Date: 29th June 2021

Agreed Extension of Time Date: 8th October 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 Block Plan - 04
Proposed Plans - 05
Proposed Elevations - 06
Site Location Plan - 03

Reason

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

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

Reason

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

Informatives:-

- 1 Reason for Approval
The Local Planning Authority has had regard to development plan policies and especially those in the North East Lincolnshire Local Plan. The proposal would not harm the area character or residential amenity and is acceptable under all other planning considerations. This proposal is approved in accordance with the North East Lincolnshire Local Plan 2013-2032 (adopted 2018), in particular policies 5 and 22.
- 2 Added Value Statement
Article 31(1)(cc) Statement - Positive and Proactive Approach
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 receiving additional information in support of the application.
- 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 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.

Minute of the Planning Committee 6th October 2021

Item: 6

Application Number: DM/0168/21/FUL

Application Type: Full Application

Application Site: 55 Abbey Road Grimsby North East Lincolnshire DN32 0HN

Proposal: Proposed single storey side extension to rear building to form additional funeral home services and associated external plant and new detached multi vehicle garage rear of site and single bay external car wash along with associated parking and landscaping (amended plans and description)

Applicant's Name and Address: Harley The Co-operative Group co WD Ancaster Business Centre Cross Street CALLANDER FK17 8EA	Agent's Name and Address: W D Harley W D Harley Architects Ltd Ancaster Business Centre Callander FK17 8EA
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Deposited: 15th February 2021

Accepted: 27th February 2021

Expiry Date: 24th April 2021

Agreed Extension of Time Date: 8th October 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

Development shall not begin until details of the materials for the exterior walls, roof, rainwater goods, stringcourse (where applicable), windows and doors of the proposals have been submitted to and approved in writing by the Local Planning Authority. Once approved, the development shall be carried 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 site and conservation area and in accordance with policies 5, 22 and 39 of the North East Lincolnshire Local Plan 2013 - 2032 (adopted 2018).

3 Condition

Before construction of the extension commences, details shall be submitted to and approved in writing by the Local Planning Authority of all external refrigeration, air conditioning, ventilation and extraction equipment (including its acoustic performance and any mitigation required). The approved scheme shall be completed in accordance with the approved detail before the extension to the care centre is first brought into use and shall thereafter be so retained.

Reason

To ensure satisfactory refrigeration, ventilation/extraction systems are adequate to protect surrounding residents from noise and nuisance and in accordance with policy 5 of the North East Lincolnshire Local Plan 2013 - 2032 (adopted 2018).

4 Condition

No development shall commence until a scheme for the provision of sustainable surface water drainage has been submitted to and approved in writing by the Local Planning Authority. The approved scheme shall be implemented and be ready for use before the development hereby approved is first brought into use and shall be retained as such thereafter.

Reason

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

5 Condition

The car wash area/valeting canopy shall not operate outside of the following hours::

Monday to Friday: 09:00 - 18:00

Saturdays: 09:00 - 13:00

and not at all on Sundays .

Reason

To maintain residential amenity and in 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 construction of the development hereby approved outside the hours of 8.00 am to 6.00 pm 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 in accordance with policy 5 of the North East Lincolnshire Local Plan 2013 - 2032 (adopted 2018).

7 Condition

No development shall commence until:

- (a) a scheme of landscaping showing the details of the number, species, sizes and planting positions of all trees and shrubs to be planted;
- (b) a plan including details of all trees to be retained, any to be felled, hedgerows to be retained, any sections of hedgerow or trees to be removed;
- (c) measures for the protection of trees and hedges during construction work

have been submitted to and approved in writing by the Local Planning Authority.

Reason

To ensure a satisfactory appearance and setting for the development and protection of existing features in the interests of local amenity and in accordance with policies 5, 22 and 41 of the North East Lincolnshire Local Plan 2013 - 2032 (adopted 2018).

8 Condition

The scheme of landscaping and tree planting to be approved under condition 7 shall be completed within a period of 12 months, beginning with the date on which development began. All planting shall be adequately maintained to the eastern boundary to the properties at Manor Avenue and to the south of the main parking area at a height of no less than 2m. During the first 5 years from planting all plant losses (for whatever reason) shall be replaced during the next planting season with similar plant species and size unless otherwise agreed in writing with the Local Planning Authority.

Reason

To ensure a satisfactory appearance and setting for the development and continued maintenance of the approved landscaping in the interests of local amenity and in accordance with policies 5, 22 and 41 of the North East

Lincolnshire Local Plan 2013 - 2032 (adopted 2018).

9 Condition

Prior to the extension and garaging being first brought into use the car parking, loading, unloading and manoeuvring areas shall be completed in accordance with the approved plan and retained as such thereafter.

Reason

To ensure adequate parking and turning facilities are provided within the site for highway safety reasons and in accordance with policies 5, 22, 36 and 38 of the North East Lincolnshire Local Plan 2013 - 2032 (adopted 2018).

10 Condition

No development shall take place until a Construction Management Plan (CMP) has been submitted to and approved in writing by the Local Planning Authority. The CMP shall include details of the control measures that will be employed to control the impact of noise, vibration and dust during the construction phase (inclusive of operating hours). The approved CMP and control measures it contains shall be implemented throughout the construction phase. The noise assessment must comply with the requirements of British Standard 5228 unless otherwise approved. The measures shall be applied as agreed.

Reason:

In the interests of public health and to protect the amenities of nearby residents and in accordance with policy 5 of the North East Lincolnshire Local Plan 2013 - 2032 (adopted 2018).

11 Condition

The development shall not be carried out except in complete accordance with the approved plans and specifications. The approved plans are as follows:

CFU-245-105A, CFU 245 200 rev E, CFU-245-201 rev D, CFU-245-202 rev A, CFU 245 204 rev B and CFU-245-GA500

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, 34, 36, 38, 39 and 41 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 (including historical significance), residential amenity, highway safety, drainage and flood risk and landscaping 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, 36, 38, 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 reducing the scale of extension and instead seeking new detached structures and modification of plant and machinery.
- 3 Informative
The applicant's attention is drawn to the fact that the requirements of the Party Wall Act may apply and you should seek advice from your agent or suitably qualified person.
- 4 Informative
Please note that you may also require Building Regulations. You are advised to contact them in advance of work on site commencing (Tel: 01472 325959).

<p style="text-align: center;">Minute of the Planning Committee 6th October 2021</p>

Item: 7

Application Number: DM/0422/21/FUL

Application Type: Full Application

Application Site: 8 Fairisle Rise Immingham North East Lincolnshire DN40 1RQ

Proposal: Retrospective application for the change of use of adjacent public land to form part of domestic curtilage (amended ownership certificates)

Applicant's Name and Address: Mr Ian Hole 8 Fairisle Rise Immingham DN40 1RQ	Agent's Name and Address: Mr Stuart Naylor ADP 528 Holderness Road Kingston Upon Hull HU9 3DT
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Deposited: 22nd April 2021

Accepted: 5th May 2021

Expiry Date: 30th June 2021

Agreed Extension of Time Date:

Case Officer: Jonathan Cadd

Decision: Approved with Conditions

- 1 Condition
The development shall not be completed in complete accordance with the approved plans and specifications namely drawing J8084-101.

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, 6,

22, 40 and 42 of the North East Lincolnshire Local Plan 2013 - 2032 (adopted 2018).

2 Condition

Notwithstanding details shown on the approved plans and the Town and Country Planning (General Permitted Development) Order 2015 (or any statutory amendment thereto), no development under Schedule 2, Part 1, Class A and E, nor Schedule 2 Part 2 Classes A, B and E, shall be permitted within the application site as shown on drawing no. J8084-101.

Reason

To protect infrastructure assets, residential amenity and the visual character of the area and in accordance with policies 5, 6, 22, 40 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 provision of outdoor recreation and amenity, the areas 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, 6, 22, 40 and 42 and the provisions of the National Planning Policy Framework.

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 dealing with procedural issues and agreeing conditions with the applicant re infrastructure provisions on the site.

3 Informative

The developer should be aware that a 225mm foul sewer is located in the application site (current verge) which Anglian Water will continue to require access to for maintenance purposes in the future. This could well impact on how the site is used and maintained.

Anglian Water state: That to ensure access can be maintained and root ingress of the sewer avoided, trees or deep rooting shrubs should not be planted directly over sewers or where excavation onto the sewer would require removal of the tree or shrub. Any temporary garden structures (sheds, summerhouse etc.) located over the sewer should be easily demountable. Any plans to extend the

existing dwelling over a public sewer this would be subject to a build over application to Anglian Water.

In addition, although not the subject of this application, records indicate there are already sewers shown within the existing property boundary: a 825mm surface water shown closer to the dwelling and a 1200mm surface water running adjacent the south-east boundary.

As guidance the following shallow rooting shrubs are generally suitable for planting close to sewers and lateral drains:

- *Berberis candidula*; (paleleaf barberry)
- *Berberis julianae*; (wintergreen barberry)
- *Ceanothus burkwoodii*; (Californian lilac 'Burkwoodii')
- *Cotoneaster dammeri*; (bearberry cotoneaster)
- *Cotoneaster skogholm*; (*Cotoneaster x suecicus*, 'Skogholm')
- *Cytisus* varieties or *Sarothamnus*; ((common or Scotch) broom)
- *Euonymus japonicus*; (Japanese spindle)
- *Euonymus radicans*; Variety of *Euonymus* (fortune's spindle or winter creeper)
- *Mahonia* varieties; can be included in the genus *Berberis*, most common name is *M. aquifolium* (Oregon grape)
- *Potentilla* varieties; most varieties are types of cinquefoil. Also includes common tormentil, silverweed and barren strawberry
- *Skimmia japonica*; (*Skimmia*)
- *Spiraea japonica*; (Japanese spirea or Japanese meadowsweet)
- *Veronica* varieties; (Speedwell)
- *Viburnum davidii*; (David viburnum)
- *Viburnum tinus*; (*Lauristinus*)

You are strongly advised to contact Anglian Water and seek advice.

4 Informative

The grant of planning permission does not override any ownership rights on the site and you are advised to undertake the appropriate investigations, procedures and actions to ensure there is legal entitlement to implement the planning permission. It is advised that legal advice is sought before proceeding further.

Minute of the Planning Committee 6th October 2021
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Item: 8

Application Number: DM/0609/21/FUL

Application Type: Full Application

Application Site: Willow Lakes Ashby Hill Top Farm Barton Street Ashby Cum Fenby North East Lincolnshire

Proposal: Variation of Condition 2 (Approved Plans) as granted on DM/1162/19/FUL for revision to omit green roof and install solar panels

Applicant's Name and Address: Mr John Collis Willow Lakes Ashby Hill Top Farm Ltd Unit 43 Cleethorpes Business Centre Wilton Road Grimsby DN36 4AS	Agent's Name and Address: Mr Daniel Snowden Ross Davy Associates Pelham House 1 Grosvenor Street Grimsby North East Lincolnshire DN32 0QH
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Deposited: 15th June 2021

Accepted: 15th June 2021

Expiry Date: 10th August 2021

Agreed Extension of Time Date:

Case Officer: Richard Limmer

Decision: Approved with Conditions

- 1 Condition
The development hereby permitted shall begin by the 10th March 2023.

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

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

RD4327-05B - Proposed site plan
RD4327-04C - Proposed plans and elevations
RD4327-07 Additional parking

Reason

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

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

8.00am to 11.00pm on any day.

Reason

Using the premises outside these hours would be detrimental to the local amenity of the area by virtue of noise or disturbance in accordance with Policy 5 of the North East Lincolnshire Local Plan 2013-2032 (adopted 2018).

- 4 Condition
The development hereby approved shall be restricted to a cafe/restaurant only, unless a further change of use is granted planning permission by the Local Planning Authority.

Reason

The Local Planning Authority wishes to retain control of future changes of use to protect the amenities of the occupiers of surrounding properties in accordance with Policy 5 of the North East Lincolnshire Local Plan 2013-2032 (adopted 2018).

- 5 Condition
Prior to the development commencing, a Construction Management Plan shall be submitted to and approved in writing by the Local Planning Authority. The development shall then proceed in accordance with the approved details. The plan shall contain:

- Working hours;
- Visitor and contractor parking areas;
- Materials storage area;
- Wheel cleaning facilities;
- Noise, vibration and dust mitigation measures (both during demolition and construction);
- Construction traffic management plan.

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 2013-2018 (adopted 2018).

6 Condition

Development shall not begin until details of all external materials to be used in construction of the building 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 Policy 5 of the North East Lincolnshire Local Plan 2013-2032 (adopted 2018).

7 Condition

The scheme of landscaping and tree planting shown on drawing no.NO644(96)001A 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 42 of the North East Lincolnshire Local Plan 2013-2032 (adopted 2018).

8 Condition

The development shall be carried out in complete accordance with the recommendations made in the Ecology Report by Neil Taylor submitted on 23rd December 2019. The works shall be completed within 12 months of the use first starting or longer if first approved in writing by the Local Planning Authority.

Reason

In the interests of bio-diversity and habitat improvement in accordance with Policy 41 of the North East Lincolnshire Local Plan 2013-2032 (adopted 2018).

9 Condition

No development shall commence until a scheme for the sustainable 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 and the drainage implemented before the building is first brought into use.

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).

10 Condition

Prior to the use hereby permitted commencing details shall be submitted to and approved in writing by the Local Planning Authority of all external ventilation and extraction equipment including their acoustic performance and, where applicable, the method of odour control. Such a scheme as approved shall be implemented in its entirety prior to the use commencing and shall thereafter be so retained.

Reason

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

11 Condition

At no time shall there be any external amplified music played on the site.

Reason

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

12 Condition

Prior to development commencing a detailed noise management plan shall be submitted to and approved in writing by the Local Planning Authority. The approved noise management plan shall then be adhered to at all times following use of the building.

Reason

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

13 Condition

Prior to development commencing a detailed external lighting plan, including the timings for all external lights to be switched on and off, shall be submitted to and approved in writing by the Local Planning Authority. The development shall then be built out and operated in accordance with the approved details and no additional external lighting installed on the site.

Reason

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

- 14 Condition
Prior to the development first coming into use details of electric vehicle charging facilities shall be submitted to and approved in writing by the Local Planning Authority. The approved electric vehicle charging facilities shall then be fully installed within 3 months of the use first starting.

Reason

To support sustainable transport in accordance with Policy 5 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 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 using conditions to protect amenity.