

Minute of the Planning Committee 2nd November 2022

Item: 1

Application Number: DM/0285/22/FUL

Application Type: Full Application

Application Site: Land Off Torbay Drive Waltham North East Lincolnshire

Proposal: Erect 64 dwellings with associated access and landscaping (Amended/Additional Information - Plans and Ecology Spreadsheet (May), Planning Statement (June), Landscaping and Landscaping Management (June), Developers Statement (July), Tracking and Internal Road Layout (July), Landscape Character Assessment (August), Design and Access Statement; including play area information and land classification (September) and New Certificate (September)).

Applicant's Name and Address: Mr Kevin Snape Snape Properties Ltd 1 Daisy Way Louth LN11 0FS	Agent's Name and Address: Mr Richard Likupe Palmleaf Architects 10 Tinley Close Queen Drive Cottingham HU16 4EN
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Deposited: 31st March 2022

Accepted: 9th September 2022

Expiry Date: 9th December 2022

Agreed Extension of Time Date:

Case Officer: Cheryl Jarvis

Decision: Refused

- 1 The site sits outside of the development boundary as defined in the North East Lincolnshire Local Plan 2013-2032 (Adopted 2018) and the proposal would extend into the open countryside and intrude into the strategic green infrastructure corridor resulting in a detrimental impact on the visual character and appearance of the area. The adverse impacts are not justified by the shortfall in the supply of deliverable housing. The proposed development therefore represents an unsustainable form of development in the countryside contrary to the requirements of policies 5, 22, 40 and 42 of North East Lincolnshire Local Plan 2013-2032 (Adopted 2018) and the core principles as set out in the National Planning Policy Framework.

- 2 The proposed development, by reason of its intensity and point of access, would result in a detrimental impact on the capacity of the highway network adversely impacting on highway safety in conflict with Policy 5 of the North East Lincolnshire Local Plan 2013-2032 (Adopted 2018) and the core principles as set out in the National Planning Policy Framework.

<p style="text-align: center;">Minute of the Planning Committee 2nd November 2022</p>
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Item: 2

Application Number: DM/1195/21/FUL

Application Type: Full Application

Application Site: Land At Church Lane Humberston North East Lincolnshire

Proposal: Variation of condition 2 (Approved plans) attached to planning permission DM/0036/19/FUL retrospective for Plot 1 - alterations to elevations, increased size of garage, swimming pool and retrospective site entrance gates and boundary fencing - amended drainage information

<p>Applicant's Name and Address: Tony White Land At Church Lane Humberston North East Lincolnshire</p>	<p>Agent's Name and Address: Simon Coyne CDC Architecture Limited 35 Louth Road Scartho Grimsby North East Lincolnshire DN33 2HP</p>
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Deposited: 4th December 2021

Accepted: 3rd March 2022

Expiry Date: 28th April 2022

Agreed Extension of Time Date: 7th November 2022

Case Officer: Richard Limmer

Decision: Approved with Conditions

- 1 Condition
The development is approved in accordance with the following plans:

18-511-100A Site location plan
18-511-101D Proposed Block Plan
18-511-201E Plot 1 plans and elevations
18-511-500 Proposed gates

plans approved under DM/0036/19/FUL
18-511-202 Plot 2 plans and elevations
18-511-203 plot 3 plans and elevations
18-511-204 plot 4 plans and elevations
18-511-205 plot 5 plans and elevations

Reason

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

2 Condition

Within 3 calendar months of the date of this planning permission the restrictive flow system and orifice plate, as detailed on Oriflow-OFCP600-DATA-SHEET-280921, shall be installed and shall thereafter be retained unless otherwise approved in writing with the Local Planning Authority and details of the finishing works at the point of outfall shall be submitted to and approved in writing by the Local Planning Authority. The finishing details shall be completed within 6 calendar months of the date of this planning permission and shall thereafter be so retained unless otherwise approved in writing with the Local Planning Authority.

Reason

In the interests of reducing flood risk in accordance with Policy 33 of the North East Lincolnshire Local Plan 2013-2032 (adopted 2018).

3 Condition

The scheme of landscaping and tree planting shown on drawing no. 18-511-101A and the Planting and Bio-diversity Statement Rev A (submitted under planning application DM/0036/19/FUL) shall be completed within a period of 12 months of the date of this planning permission. 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 of the North East Lincolnshire Local Plan 2013-2032 (adopted 2018).

4 Condition

Within 28 days of the date of this planning permission verification of the approved remediation scheme under discharge of condition application DM/0345/19/CND shall be submitted to and agreed in writing by Local Planning Authority. Should the verification not demonstrate that the site has been mitigated in accordance

with the details approved under DM/0345/19/CND then a further scheme for remediation shall be submitted to and agreed in writing by Local Planning Authority within 3 calendar months of the date of this permission and that scheme of remediation as agreed shall be undertaken and verified within 6 calendar months of the date of this permission.

Reason

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

5 Condition

If during redevelopment 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. All remediation shall be carried out in accordance with the details approved and a verification report shall be submitted and approved in accordance with timings agreed under the approved method statement.

Reason

To ensure that any previously unconsidered contamination is dealt with appropriately to accord 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

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 to resolve 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).

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Item: 3

Application Number: DM/0964/21/FUL

Application Type: Full Application

Application Site: Land At Church Lane Humberston North East Lincolnshire

Proposal: Variation of Condition 1 (Approved Plans) pursuant to DM/1195/21/FUL to remove second floor rear dormers, amend roof lights and add roof lantern to plot 4, amend roof lights and add roof lantern to plot 5 and alterations to proposed garages for plots 4 and 5 - amended drainage information.

Applicant's Name and Address: Tony White Land At Church Lane Humberston Grimsby	Agent's Name and Address: Simon Coyne CDC Architecture Limited 35 Louth Road Scarcho Grimsby DN33 2HP
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Deposited: 22nd September 2021

Accepted: 22nd October 2021

Expiry Date: 17th December 2021

Agreed Extension of Time Date: 7th November 2022

Case Officer: Richard Limmer

Decision: Approved with Conditions

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

18-511-101B Block Plan
18-511-204 plot 4 plans and elevations
18-511-205 plot 5 plans and elevations

Plans approved under DM/1195/21/FUL
18-511-201E Plot 1 plans and elevations
18-511-500 Proposed gates

plans approved under DM/0036/19/FUL
18-511-100A Site location plan
18-511-202 Plot 2 plans and elevations
18-511-203 plot 3 plans and elevations

Reason

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

2 Condition

Within 3 calendar months of the date of this planning permission the restrictive flow system and orifice plate, as detailed on Oriflow-OFCP600-DATA-SHEET-280921, shall be installed and shall thereafter be retained unless otherwise approved in writing with the Local Planning Authority and details of the finishing works at the point of outfall shall be submitted to and approved in writing by the Local Planning Authority. The finishing details shall be completed within 6 calendar months of the date of this planning permission and shall thereafter be so retained unless otherwise approved in writing with the Local Planning Authority.

Reason

In the interests of reducing flood risk in accordance with Policy 33 of the North East Lincolnshire Local Plan 2013-2032 (adopted 2018).

3 Condition

The scheme of landscaping and tree planting shown on drawing no. 18-511-101B and the Planting and Bio-diversity Statement Rev A (submitted under planning application DM/0036/19/FUL) shall be completed within a period of 12 months of the date of this planning permission. 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 of the North East Lincolnshire Local Plan 2013-2032 (adopted 2018).

4 Condition

Within 28 days of the date of this planning permission verification of the approved remediation scheme under discharge of condition application DM/0345/19/CND shall be submitted to and agreed in writing by Local Planning Authority. Should

the verification not demonstrate that the site has been mitigated in accordance with the details approved under DM/0345/19/CND then a further scheme for remediation shall be submitted to and agreed in writing by Local Planning Authority within 3 calendar months of the date of this permission and that scheme of remediation as agreed shall be undertaken and verified within 6 calendar months of the date of this permission.

Reason

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

5 Condition

If during redevelopment 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. All remediation shall be carried out in accordance with the details approved and a verification report shall be submitted and approved in accordance with timings agreed under the approved method statement.

Reason

To ensure that any previously unconsidered contamination is dealt with appropriately to accord 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

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 to resolve issues as they arose through the planning 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).

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Item: 4

Application Number: DM/1042/21/FUL

Application Type: Full Application

Application Site: Land At Church Lane Humberston North East Lincolnshire

Proposal: Variation of Condition 1 (Approved plans) as granted on planning application DM/0964/21/FUL - Alterations to Plot 3, amended roof plan, remove second floor windows to the gable ends. Dormer windows increased in size to south east roof and bi-fold doors added to kitchen/diner on south east elevation - amended drainage information.

Applicant's Name and Address: Tony White Land At Church Lane Humberston North East Lincolnshire	Agent's Name and Address: Simon Coyne CDC Architecture Limited 35 Louth Road Scarcho Grimsby North East Lincolnshire DN33 2HP
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Deposited: 14th October 2021

Accepted: 14th October 2021

Expiry Date: 9th December 2021

Agreed Extension of Time Date: 7th November 2022

Case Officer: Richard Limmer

Decision: Approved with Conditions

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

18-511-101C Block Plan
18-511-203D Plot 3 plans and elevations

Plans approved under DM/0964/21/FUL
18-511-101B Block Plan
18-511-204 plot 4 plans and elevations
18-511-205 plot 5 plans and elevations

Plans approved under DM/1195/21/FUL
18-511-201E Plot 1 plans and elevations
18-511-500 Proposed gates

plans approved under DM/0036/19/FUL
18-511-100A Site location plan
18-511-202 Plot 2 plans and elevations

Reason

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

2 Condition

Within 3 calendar months of the date of this planning permission the restrictive flow system and orifice plate, as detailed on Oriflow-OFCP600-DATA-SHEET-280921, shall be installed and shall thereafter be retained unless otherwise approved in writing with the Local Planning Authority and details of the finishing works at the point of outfall shall be submitted to and approved in writing by the Local Planning Authority. The finishing details shall be completed within 6 calendar months of the date of this planning permission and shall thereafter be so retained unless otherwise approved in writing with the Local Planning Authority.

Reason

In the interests of reducing flood risk in accordance with Policy 33 of the North East Lincolnshire Local Plan 2013-2032 (adopted 2018).

3 Condition

The scheme of landscaping and tree planting shown on drawing no. 18-511-101c and the Planting and Bio-diversity Statement Rev A (submitted under planning application DM/0036/19/FUL) shall be completed within a period of 12 months of the date of this planning permission. 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 of the North East Lincolnshire Local Plan 2013-2032 (adopted 2018).

- 4 Condition
Within 28 days of the date of this planning permission verification of the approved remediation scheme under discharge of condition application DM/0345/19/CND shall be submitted to and agreed in writing by Local Planning Authority. Should the verification not demonstrate that the site has been mitigated in accordance with the details approved under DM/0345/19/CND then a further scheme for remediation shall be submitted to and agreed in writing by Local Planning Authority within 3 calendar months of the date of this permission and that scheme of remediation as agreed shall be undertaken and verified within 6 calendar months of the date of this permission.

Reason

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

- 5 Condition
If during redevelopment 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. All remediation shall be carried out in accordance with the details approved and a verification report shall be submitted and approved in accordance with timings agreed under the approved method statement.

Reason

To ensure that any previously unconsidered contamination is dealt with appropriately to accord 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
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 to resolve issues as they arose through the planning 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).

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Item: 5

Application Number: DM/0707/22/FULA

Application Type: Accredit Agnt - Hseholder application

Application Site: 18 Stallingborough Road Healing North East Lincolnshire
DN41 7QN

Proposal: Demolish existing detached garage, erect detached garage with storage at first floor with roof lights and associated works

Applicant's Name and Address: Dr S Gupta 18 Stallingborough Road Healing North East Lincolnshire DN41 7QN	Agent's Name and Address: Mr Byron Smith By Design 47 The Avenue Healing Grimsby North East Lincolnshire DN41 7NA
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Deposited: 8th August 2022

Accepted: 8th August 2022

Expiry Date: 3rd October 2022

Agreed Extension of Time Date: 4th November 2022

Case Officer: Becca Soulsby

Decision: Refused

- 1 The proposal would be detrimental to the residential amenities of 16 Stallingborough Road by virtue of massing and dominance due to its size, height and proximity to the boundary contrary to Policy 5 of the North East Lincolnshire Local Plan 2013-2032 (Adopted 2018).

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Item: 6

Application Number: DM/0627/22/FUL

Application Type: Full Application

Application Site: 18 Humberston Avenue Humberston North East Lincolnshire
DN36 4SJ

Proposal: Demolish existing dwelling and erect 2 detached dwellings with garages and associated works (Amended Description and Plan received 23rd September 2022 omitting Plot 7 from scheme and retaining approved landscaping)

Applicant's Name and Address: Ms M Lewis 18 Humberston Avenue Humberston North East Lincolnshire DN36 4SJ	Agent's Name and Address: Ross Davy Associates - Daniel Snowden Pelham House 1 Grosvenor Street Grimsby N E Lincolnshire DN32 0QH
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Deposited: 12th July 2022

Accepted: 22nd July 2022

Expiry Date: 16th September 2022

Agreed Extension of Time Date: 4th November 2022

Case Officer: Bethany Loring

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 - RD4011-33A

Proposed Site Plan - RD4011-32E

Proposed Floor Plans and Elevations for Plots 5 & 6 - RD4011-30A

Reason

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

3 Condition

The proposed development shall be constructed using materials as specified within the application form received 12th July 2022c 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 policy 5 of the North East Lincolnshire Local Plan 2013-2032 (adopted 2018).

4 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 and ecology and in accordance with Policies 5 and 41 of the North East Lincolnshire Local Plan 2013-2032 (adopted 2018).

5 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. The development shall then be built out in accordance with the approved details and the drainage implemented prior to occupation of the dwelling to which the drainage relates and shall thereafter be so retained unless otherwise agreed in writing by the Local Planning Authority. There shall be no raising of ground levels.

Reason

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

- 6 Condition
Prior to occupation of the dwellings, 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.

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).

- 7 Condition
Development shall not begin until details showing the location, layout, design and method of construction of the new and altered vehicular access, parking and manoeuvring space, including any necessary piping or culverting of any ditch or watercourse, have been submitted to and approved in writing by the Local Planning Authority, and before the development hereby permitted is brought into use the vehicular access, parking and manoeuvring space shall be constructed in accordance with those approved details and shall thereafter be so retained.

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).

- 8 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 and any construction compound, also relating to trees;
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. Means of suppressing dust and noise.

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 safety reasons, to protect residential amenity and in the interests of tree protection to accord with Policy 5 and 42 of the North East Lincolnshire Local Plan 2013-2032 (adopted 2018).

9 Condition

If any great crested newts are found on site at any time during construction, then works must stop and this be reported to the Local Planning Authority. A survey for Great Crested Newts shall then be undertaken and submitted to the Local Planning Authority along with any required mitigation. Works shall only recommence on agreement of the Local Planning Authority and in accordance with any agreed mitigation.

Reason

In the interests of ecology to accord with Policy 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 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

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.

5 Informative

As works are required within the existing highway to enable the development to take place, please contact Highways Management Team on 01472-324431 well before works begin.

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Item:

Application Number: DM/0833/22/TPO

Application Type: Works to a tree with a TPO

Application Site: 22 Cooks Lane Great Coates North East Lincolnshire DN37 9NW

Proposal: Sycamore tree T1: Pollard to a 12inch stump Reason: tree is approximately 2.5m from Building, shade to No.22, causing damage to driveway, roots go under property, making driveway and side lane unusable for parking vehicles due to bird droppings and sap, branches causing damage to house due to leaf fall blocking gutters, bird guano being trodden into house.

Applicant's Name and Address: Mrs Yvonne Prest 21 Cooks Lane Great Coates Grimsby North East Lincolnshire DN37 9NW	Agent's Name and Address:
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Deposited: 13th September 2022
2022

Accepted: 13th September

Expiry Date: 8th November 2022

Agreed Extension of Time Date:

Case Officer: Paul Chaplin

Decision: Refused

- 1 The large Sycamore, being observed from Cooks Lane sits within the Great Coates Conservation Area and an area that is characterised by its tree cover. It is of high amenity value being prominent in the street scene, due to its size and form. The felling of this tree is an extreme solution at the present time as other forms of tree management are possible to alleviate many if not all of the reasons for felling this tree. The supporting evidence provided does not substantiate the claim that the only course of action is to remove the Sycamore tree.