

<p style="text-align: center;">Minute of the Planning Committee 15th June 2022</p>

Item: 1

Application Number: DM/0237/21/FUL

Application Type: Full Application

Application Site: Land Off Littlefield Lane Grimsby North East Lincolnshire

Proposal: Erection of 74 dwellings together with a sales suite, construction of garages, driveways, estate roads, associated infrastructure, raising of ground levels, laying out of natural green space and associated works. 'additional noise assessment' - Amended ball strike assessment December 21 - amended site layout and information dated 8th April 2022

Applicant's Name and Address: Mr Mark Snowden Keigar Homes Ltd Keigar Lodge Barton Upon Humber DN18 5GR	Agent's Name and Address:
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Deposited: 3rd March 2021

Accepted: 11th March 2021

Expiry Date: 10th June 2021

Agreed Extension of Time Date:

Case Officer: Richard Limmer

Decision: Deferred for a Site Visit

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Item: 2

Application Number: DM/1240/21/FUL

Application Type: Full Application

Application Site: Land At Louth Road New Waltham North East Lincolnshire

Proposal: Erection of 227 dwellings, garaging, creation of new vehicular access on Louth Road, landscaping and associated works (Amended Plans and Description to include 3 additional units)

<p>Applicant's Name and Address: Liam Tate Barratt David Wilson Homes and Spey Properties 6 Alpha Court Monks Cross Drive York YO42 9WN</p>	<p>Agent's Name and Address:</p>
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Deposited: 21st December 2021

Accepted: 13th January 2022

Expiry Date: 14th April 2022

Agreed Extension of Time Date:

Case Officer: Bethany Loring

Decision: Deferred for Negotiations

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Item: 3

Application Number: DM/0891/20/FUL

Application Type: Full Application

Application Site: Manor Golf Course Barton Street Laceby Grimsby

Proposal: Change of use of land for the siting of 39 timber lodges and associated infrastructure including access roads, pond and landscaping - Updated Landscape Impact Assessment, Golf Course Layout and Agricultural Impact Assessment

Applicant's Name and Address: Keir Taylor Laceby Manor Resort Limited Manor Golf Course Barton Street Laceby North East Lincolnshire DN396TJ	Agent's Name and Address: Mr Keir Taylor Keir Architecture Ltd 10A Abbey Road Ulceby DN39 6TJ
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Deposited: 21st October 2020

Accepted: 9th February 2021

Expiry Date: 11th May 2021

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:

202003-01C - site location plan
202003-02C - site plan
202003-03D - existing site plan
202003-04C - existing levels
202003-05F - block plan and landscaping plan
202003-06E - lodge plans
202003-07D - lodge plans
202003-08C - proposed levels

Reason

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

- 3 Condition
The hereby approved holiday cabins shall be occupied for holiday purposes only and shall not be occupied as a person's sole or main place of residence.

Reason

The holiday cabins are in a location where the Local Planning Authority would not wish to encourage permanent residential occupation and in order to comply with Policy 5 of the North East Lincolnshire Local Plan 2013-2032 (adopted 2018).

- 4 Condition
The owners/occupiers of the site shall maintain a central up to date register of the names of all owners and occupiers of the hereby approved holiday cabins and of their main home address and shall make this information available on request of the local Planning Authority.

Reason

The holiday cabins are in a location where the Local Planning Authority would not wish to encourage permanent residential occupation and in order to comply with Policy 5 of the North East Lincolnshire Local Plan 2013-2032 (adopted 2018).

- 5 Condition
Prior to any hereby approved holiday lodge first coming into use the golf course shall be set out and made available for use in accordance with plan ref: 202003-01A and shall there after be so maintained as such.

Reason

In the interest of amenity and sport provision in accordance with Policy 43 of the North East Lincolnshire Local Plan 2013-2032 (adopted 2018).

6 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).

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;
- (d) A detailed scheme for the management and maintenance of the landscaping scheme;

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

8 Condition

The scheme of landscaping and tree planting required in condition 6 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 maintained for 10 years in accordance with the approved management and maintenance plan, 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).

9 Condition

Development shall not begin until details of all external materials to be used in construction of the site have been submitted to and approved in writing by the Local Planning Authority. The development shall then proceed 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).

10 Condition

Prior to the occupation of any holiday lodge a scheme for the installation of Electric Vehicle Charging points shall be submitted to and approved in writing by the Local Planning Authority. The development shall then be built out in accordance with the approved scheme.

Reason

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

11 Condition

Within 6 months of the commencement of the development the Biodiversity Enhancement Plan (by KJ Ecology dated Feb 2022) shall be commenced and thereafter implemented in accordance with the details contained within it. The wider golf course area shall then be managed in accordance with the Biodiversity Enhancement Plan.

Reason

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

12 Condition

The development shall be carried out in accordance with the Lighting and Drainage Plan Ref:202003-09E unless otherwise approved in writing by the Local Planning Authority. No other lighting shall be installed on the site other than that detailed on the aforementioned approved plan.

Reason

In the interests of reducing flood risk and ecological impact in accordance with Policies 33 and 41 of the North East Lincolnshire Local Plan 2013-2032 (adopted 2018).

13 Condition

Prior to any lodge on the site first coming into use full details of boundary treatments, a scheme for signage and welcome packs (to highlight to occupants the importance of adjacent farms bio-security and staying to public rights of way) shall be submitted to and approved in writing by the Local Planning Authority. The approved boundary fencing and signage shall be installed prior to any lodge on the site first coming into use and the welcome packs shall be provided to all users of the lodges.

Reason

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

Informatives

1 Reason for Approval

The Local Planning Authority has had regard to development plan policies and especially those in the North East Lincolnshire Local Plan. The proposal would not harm the area character or residential amenity and is acceptable under all other planning considerations. This proposal is approved in accordance with the North East Lincolnshire Local Plan 2013-2032 (adopted 2018).

2 Added Value Statement

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

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 negotiating on the detail 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).

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Item: 4

Application Number: DM/1186/21/FUL

Application Type: Full Application

Application Site: The Old Orchard South Sea Lane Humberston North East
Lincolnshire

Proposal: Erection of a domestic outbuilding (Amended plans received
9/03/2022 - showing revised design of outbuilding and new
planting)

<p>Applicant's Name and Address: Mr And Mrs Gillin The Old Orchard 2 South Sea Lane Humberston DN36 4JY</p>	<p>Agent's Name and Address: Mr Dieter Nelson Dieter Nelson Planning Consultancy Unit 2 Cleethorpes Business Centre Jackson Place Wilton Road Humberston Grimsby DN36 4AS</p>
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Deposited: 2nd December 2021

Accepted: 10th December 2021

Expiry Date: 4th February 2022

Agreed Extension of Time Date:

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:

810-01 B - Site Location Plan, Block Plan and Proposed Plans and Elevations.

Reason
For the avoidance of doubt and in the interests of proper planning in accordance with policies 5, 22 and 42 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 as 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 development hereby approved shall remain ancillary to the main dwellinghouse, The Old Orchard, and shall not be converted to separate residential accommodation.

Reason
In the interest of protecting residential amenity and to 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, 22 and 42.
- 2 Added Value Statement
Article 31(1)(cc) Statement - Positive and Proactive Approach
In accordance with 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 amended designs to alleviate character concerns.

3 Informative

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

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Item: 5

Application Number: DM/0875/21/FUL

Application Type: Full Application

Application Site: Signhills Academy Hardys Road Cleethorpes North East Lincolnshire

Proposal: Erect 4 lighting columns to existing MUGA (amended documents received 31st January in relation to lighting and usage of area)

Applicant's Name and Address: Signhills Academy Hardys Road Cleethorpes DN35 0DN	Agent's Name and Address: Simon Coyne CDC Architecture Limited 35 Louth Road Scarcho Grimsby DN33 2HP
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Deposited: 24th August 2021

Accepted: 6th October 2021

Expiry Date: 1st December 2021

Agreed Extension of Time Date: 17th June 2022

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 and specifications:

21-532-100-Rev A - Proposed Plans, Elevations and Site Plans
Lighting Details (January 2022)

Reason

For the avoidance of doubt and in the interests of proper planning in accordance with policies 5, 6, 22 and 43 of the North East Lincolnshire Local Plan 2013-2032.

- 3 Condition
The Multi-Use Games Area shall operate in accordance with the details and timings of use set out in the Community Use Scheme dated 31.01.2022 and signed by Mr S Carr.

Reason

In the interest of protecting residential amenity as to accord with policy 5 of the North East Lincolnshire Local Plan 2013-2032.

- 4 Condition
The floodlights hereby approved shall be switched off no later than 20:45 hours Monday to Friday and 17:15 hours Saturday and Sunday and shall not be switched on any earlier than 08.45 hours on any day.

Reason

In the interest of protecting residential amenity in accordance 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, 6, 22 and 43.
- 2 Added Value Statement
Article 31(1)(cc) Statement - Positive and Proactive Approach
In accordance with 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 imposing conditions to protect residential 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).

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Item: 6

Application Number: DM/0163/22/REM

Application Type: Reserved Matters

Application Site: 16 Radcliffe Road Healing North East Lincolnshire DN41 7NH

Proposal: Reserved Matters application following DM/0007/19/OUT to erect two dwellings with access, appearance, landscaping, layout and scale to be considered

Applicant's Name and Address: Mr Brian Sellers 16 Radcliffe Road Healing North East Lincolnshire DN41 7NH	Agent's Name and Address: Mr Matt Deakins Ross Davy Associates Pelham House 1 Grosvenor Street Grimsby DN32 0QH
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Deposited: 25th February 2022

Accepted: 22nd March 2022

Expiry Date: 17th May 2022

Agreed Extension of Time Date: 17th June 2022

Case Officer: Bethany Loring

Decision: Approved with Conditions

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

Site Location Plan - RD5085-05
Proposed Site Plan and Boundary Treatments - RD508501-C
Proposed Plans and Elevations for Plot 1 - RD5085-02B
Proposed Plans and Elevations for Plot 2 - RD5085-03B

Reason

For the avoidance of doubt and in the interests of proper planning and to accord with policies 5, 22, 33, 34 and 42 of the North East Lincolnshire Local Plan 2013-2032 (Adopted 2018).

2 Condition

The proposed development shall be erected in strict accordance with the materials outlined on drawing nos. RD5085-02B and RD5085-03B unless otherwise approved in writing by the Local Planning Authority.

Reason

To maintain the character of the area and in accordance with policies: 5 and 22 of the North East Lincolnshire Local Plan 2013-2032.

3 Condition

The development shall be built out in strict accordance with the Construction Management Statement, received 25th February 2022, at all times.

Reason

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

4 Condition

Prior to the commencement of development final details on surface water drainage shall be submitted to and approved in writing by the Local Planning Authority. All surface water shall be discharged in accordance with the details approved and the scheme shall be so retained at all times thereafter unless otherwise approved in writing by the Local Planning Authority.

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 and 33 of the North East Lincolnshire Local Plan 2013 - 2032 (adopted 2018).

5 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.

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) (NELLP).

- 6 Condition
The development shall be built out in accordance with the landscaping scheme as approved on drawing no. RD5085-01C.

Reason

To protect the character and appearance of the area in accordance with Policy 42 of the North East Lincolnshire Local Plan 2013-2032.

- 7 Condition
The scheme of landscaping and tree planting hereby approved by the Local Planning Authority 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 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) and the provisions of the National Planning Policy Framework (2021).

- 8 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).

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 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.

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Item: 7

Application Number: DM/0208/22/FUL

Application Type: Full Application

Application Site: 1, 3, 4, 5, 6 And 7 Anita Grove (former Tynedale, Cheapside) Waltham North East Lincolnshire DN37 0BW

Proposal: Variation of Condition 1 (Approved Plans) as granted on DM/0857/21/FUL to revise approved boundary treatments to plots 1,3, 4, 5, 6 and 7

Applicant's Name and Address: Mr Paul Glover Tynedale Cheapside Waltham North East Lincolnshire DN37 0HU	Agent's Name and Address: Miss Zoe Coyne CDC Architecture Ltd 35 Louth Road Grimsby North East Lincolnshire DN33 2ER
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Deposited: 10th March 2022

Accepted: 10th March 2022

Expiry Date: 5th May 2022

Agreed Extension of Time Date: 17th June 2022

Case Officer: Bethany Loring

Decision: Refused

- 1 The development by virtue of the omission of the proposed close boarded fence along the north west boundary with the open land beyond would be detrimental to the amenity and security of the adjacent land owner contrary to Policy 5 of the North East Lincolnshire Local Plan 2013-2032.

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Item: 8

Application Number: DM/0262/22/REM

Application Type: Reserved Matters

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

Proposal: Variation of Condition 1 (Approved Plans) as granted on application DM/1103/17/REM to amend design of Plot 4 to include addition of rooms in the roof space, raise ridge height, alterations to internal layouts and amendments to window openings/positions (amended plans May 2022)

Applicant's Name and Address: Mr Simon Cowling 97 Penhurst Road Cleethorpes North East Lincolnshire DN35 9EP	Agent's Name and Address: Mr Steven Brown Designcube by Steven Brown Ltd 1 New Cottages Halfpenny Lane Hallington Louth Lincolnshire LN11 9QX
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Deposited: 24th March 2022

Accepted: 8th April 2022

Expiry Date: 3rd June 2022

Agreed Extension of Time Date:

Case Officer: Richard Limmer

Decision: Approved with Conditions

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

DQ-497-SL1 - Block Plans
DQ-497-01 Rev A - Floor Plans
DQ-497-02 - Floor Plans
DQ-497-04 - Elevations

As approved under DM/0971/21/REM

Proposed Block Plan - RD5032-01
Proposed Plans and Elevations (Plot 6) - RD5032-02

As approved under DM/0878/21/REM

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

As approved under DM/1103/17/REM

Site Location Plan - RD4052-01
Proposed Management Plan - RD4052-07
Proposed Landscaping Plan - RD4052-08A

All drainage works shall be completed in accordance with the drainage details prior to the occupation of any dwelling to which it relates and shall be retained thereafter.

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 in the interests of proper planning and in accordance with Policy 5 and 33 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 shown on the approved plans and on 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 character of the area in accordance with Policy 5 and 22 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).

- 5 Condition
The side first floor windows for the landing and en suite identified on plan RD:5032 - 02 (plot 6) shall be obscurely glazed to a obscurity level of 3 or above as measured on the Pilkington Scale and shall be so retained at the same level of obscurity thereafter.

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).

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 reduce conditions.
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- 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
The applicant is reminded that the planning conditions imposed on outline approval DM/0951/14/OUT apply to this development.
- 6 Informative
Please note the comments from the Public Rights of Way Officer with regard to the Right of Way and access.