

Minute of the Planning Committee 29th March 2023

Item: 1

Application Number: DM/0778/22/FUL

Application Type: Full Application

Application Site: Plot 80 Humberston Fitties Humberston North East
Lincolnshire

Proposal: Erect chalet with associated boundary treatments, hard landscaping and associated works (amended FRA and plans)

Applicant's Name and Address: Mr Gary Croft C/O Ross Davy Associates 1 Grosvenor Street Grimsby North East Lincolnshire DN32 0QH	Agent's Name and Address: Mr Matt Deakins Ross Davy Associates Pelham House 1 Grosvenor Street Grimsby North East Lincolnshire DN32 0QH
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Deposited: 26th August 2022

Accepted: 5th September 2022

Expiry Date: 31st October 2022

Agreed Extension of Time Date: 3rd April 2023

Case Officer: Emily Davidson

Decision: Refused

- 1 The proposal by reason of the development of a chalet on an open area of land and by reason of its physical over intensification would be detrimental to the unique character and appearance of the Humberston Fitties Conservation Area contrary to Policy 39 of the North East Lincolnshire Local Plan 2013-2032 (adopted 2018) and advice in Section 16 of the National Planning Policy Framework.

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Item: 2

Application Number: DM/1086/22/FUL

Application Type: Full Application

Application Site: Cleethorpes Academy Grainsby Avenue Cleethorpes North East Lincolnshire

Proposal: Erection of single storey extensions with internal and external alterations to Block 1. Demolition to part of ground floor and erection of single storey extension with internal and external alterations to Block 5 and associated works

Applicant's Name and Address: Professional Services Team EQUANS New Oxford House 2 George Street Grimsby North East Lincolnshire DN31 1HB	Agent's Name and Address: Sarah Perry - Professional Services Team EQUANS Professional Services Team (Architecture) New Oxford House 2 George Street Grimsby DN31 1HB
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Deposited: 14th December 2022

Accepted: 11th January 2023

Expiry Date: 8th March 2023

Agreed Extension of Time Date: 31st March 2023

Case Officer: Owen Toop

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 - A001

Proposed Block Plan - A003

Block 1 Existing, Demolition & Proposed Plans - A100 B

Block 1 Proposed Elevations - A103 B

Block 5 Proposed Elevations -A502 A

Block 5 SW Ground Floor Existing, Demolition & Proposed Plans - A500 A

Block 5 NE Ground Floor Existing, Demolition & Proposed Plans - A550

Block 5 First Floor Existing, Demolition & Proposed Plans - A551

Block 7 Existing, Demolition & Proposed Plans - A700

Reason

For the avoidance of doubt in the interests of proper planning and in accordance with policies 5, 6, 22, 33, 34, 38 and 42 of the North East Lincolnshire Local Plan 2013-2032 (adopted 2018).

3 Condition

The proposed development shall be constructed using materials specified within the submitted 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 (adopted 2018).

4 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 extensions.

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).

5 Condition

No development shall take place until a Construction Management and Traffic Plan (CMTP) has been submitted to and approved in writing by the Local Planning Authority. The CMTP shall include:

- Details of the control measures that will be employed to control the impact of noise, vibration and dust during the construction phase;
- Working hours;
- Contact details of the person with responsibility for the implementation of the Plan;
- The expected number, types and size of vehicles during the entire construction period;
- Details of on-site parking provision for construction related vehicles;
- Details of on-site storage areas for materials;
- Details of expected delivery schedules (to avoid school pick up and drop off times); including routing and how this will be managed to eliminate waiting on the public highway (i.e. call ahead or pre-booking scheduling system); and
- Details of wheel washing facilities (locations, types etc.).

The approved Plan and control measures it contains shall be implemented throughout the construction phase.

Reason

To ensure that noise levels and dust emissions arising from the development are within acceptable levels, in the interests of highway safety and amenity and in the interests of protecting neighbouring residential amenity and amenity of the school users 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, 6, 22, 33, 34 and 38.
- 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 applying conditions in the interest of protecting residential amenity and the amenity of school users.

- 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 326289 - Option 2).

- 4 Informative
Where there may be the possibility of asbestos in the buildings the applicant, developer, and future occupier are reminded of the duties under Control of Asbestos Regulations 2012, or the more general duties under the Health and Safety at Work Act 1974 in relation to any presence of asbestos in the building(s). The Health and Safety Executive can be contacted for further advice and a copy of the Approved Code of Practice is available from their website at <http://www.hse.gov.uk/pubns/books/l143.htm>.

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Item: 3

Application Number: DM/0692/22/REM

Application Type: Reserved Matters

Application Site: Land Field Head Road Laceby North East Lincolnshire

Proposal: Variation of Condition 1 (Approved Plans) following DM/0522/21/REM to amend house types on various plots

Applicant's Name and Address: Mr P Bannister Land Developers Lincs Ltd D B C House Grimsby Road Laceby Grimsby DN37 7DP	Agent's Name and Address: Mr Daniel Snowden Ross Davy Associates Pelham House 1 Grosvenor Street Grimsby DN32 0QH
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Deposited: 3rd August 2022

Accepted: 8th August 2022

Expiry Date: 7th November 2022

Agreed Extension of Time Date: 31st March 2023

Case Officer: Richard Limmer

Decision: Approved with Conditions

- 1 Condition
The development shall be carried out in accordance with the following plans:
- Site Plans
RD4598-01 site location plan
RD4598-02 existing site plan

RD4598-03I proposed site plan
RD4598-03F proposed openspace plan
RD4598-22C external works plan
RD4598-25B proposed emergency access plan
RD4598-26 proposed open space plan

Levels Plans

1115-2104-CIV-01-P1 proposed site levels 1/8
1115-2104-CIV-02-P1 proposed site levels 2/8
1115-2104-CIV-03-P1 proposed site levels 3/8
1115-2104-CIV-04-P1 proposed site levels 4/8
1115-2104-CIV-05-P1 proposed site levels 5/8
1115-2104-CIV-06-P1 proposed site levels 6/8
1115-2104-CIV-07-P1 proposed site levels 7/8
1115-2104-CIV-08-P1 proposed site levels 8/8

Land Developers

RD4598-07A house type C
RD4598-23 house type M
RD4598-24 house type m handed
RD4598-21A garage details
RD4598-20 garage details
RD4598-04 house type A
RD4598-05 house type A handed
RD4598-06 house type B
RD4598-08 house type D
RD4598-09 house type D handed
RD4598-10 house type E
RD4598-11 house type E handed
RD4598-12 house type F
RD4598-13 house type F handed
RD4598-14 house type G
RD4598-15 house type G handed
RD4598-16 house type H
RD4598-17 house type J
RD4598-18 house type K
RD4598-19 house type L

Keigars

BU/AS/106 - Buckingham
TE.BA/AS/103 - Teal 3
TE.SR/OP/103 - Teal 3 opp
GA/FH/36 - garages
GA/FH/P6 - garages
KI/OP/19/106 - Kingston opp
AA/AS/18/103 - Ancholme 3
BU/OP/18/103 - Buckingham 3
BU/OP/18/106 - Buckingham 6
CA/AS/19/102 - Canterbury 2
CA/AS/19/106 - Canterbury 3
DU/AS/18/103 - Duchess 3

DU/OP/18/103 - Duchess 3 opp
DU/OP/18/106 - Duchess 6 opp
EA/AS/19/107 - Earl 6
EA/OP/19/107 - Earl 3 opp
GA/FH/19-20 - garages
GA/FH/21 - garages
GA/FH/24-28 - garages
GA/FH/25-29 - garages
GA/FH/2x51-2 - garages
GA/FH/2x51-3 - garages
GA/FH/30 - garages
GA/FH/62-63 - garages
HY/AS/18/103 - Haywood
HY/AS/19/102 - Haywood 2
HY/OP/19/102 - Haywood 2 opp
KI/AS/18/102 - Kingston 2
KI/AS/18/103 - Kingston 3
KI/AS/19/101 - Kingston 1
KI/AS/19/106 - Kingston 6
KI/AS/18/102 - Kingston 2 opp
KI/AS/18/103 - Kingston 3 opp
KI/AS/19/101 - Kingston 1 opp
MC/AS/19/101 - Malvern and Cleveland 1
MC/AS/19/102 - Malvern and Cleveland 2
MC/OP/19/101 - Malvern and Cleveland 1 opp
MCA/AS/18/101 - Malvern and Canterbury 1
MCA/AS/18/102 - Malvern and Canterbury 2
MCA/OP/18/101 - Malvern and Canterbury 1 opp
MCA/OP/18/102 - Malvern and Canterbury 2 opp
MCM/AS/12/101 - Malvern and Canterbury 1
TE.SR/AS/18/103 - Teal
TE.SR/OP/18/103 - Teal
TE.SR/OP/19/102 - Teal
W/AS/18/101 - Wordsworth 1
W/AS/18/102 - Wordsworth 2
W/OP/18/101 - Wordsworth 1 opp
W/OP/18/102 - Wordsworth 2 opp
W/OP/19/103 - Wordsworth 3 opp
TE.SR/AS/19/102 - Teal 2
HY/OP/18/101 Haywood 1 opp plots 23 and 25
HY/AS/18/101 Haywood BS1 plot 24
GA/FH/36and29 garages
GA/FH/19and30 garages
EA/AS/19/107 Earl style 6 plot 29
CA/OP/19/103 Canterbury 3 opp plots 22 and 20
CA/OP/19/102 Canterbury 2 opp Plot 27
CA/AS/19/102 Canterbury 2 plots 26 and 28
CA/AS/16/104 Canterbury 3 plot 21
BU/OP/18/106 Buckingham 6 plots 19 and 30

Reason

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

2 Condition

Plots 1-81 shall be built out in accordance with the construction materials detailed on plan ref: FH/173/10B unless otherwise approved in writing by the Local Planning Authority.

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

3 Condition

Plots 82-152 shall be built out in accordance with the external materials approved under DM/0868/22/CND unless otherwise agreed in writing with the Local Planning Authority.

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

4 Condition

The development shall be built out in accordance with the surface and foul water drainage scheme approved under DM/0868/22/CND unless otherwise agreed in writing with the Local Planning Authority.

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

The scheme of landscaping, tree planting and footpath surfacing shown on plans ref. LMP-060521-00 Landscape master plan LP-060521-01 landscape plan 1/3, LP-060521-02 landscape plan 2/3, LP-060521-03 landscape plan 3/3 and RD4598-03G 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 in accordance with the Landscape Management Plan.

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

6 Condition

The development roads, footpaths and junctions shall be built out in accordance with the following plans unless otherwise agreed in writing by the Local Planning Authority:

1115-2104-CIV-30-P2 adopted highway 1/2
1115-2104-CIV-31-P2 adopted highway 2/2
1115-2104-CIV-32-P1 external works
1115-2104-CIV-61-P2 kerb and surface finish 1/8
1115-2104-CIV-62-P2 kerb and surface finish 2/8
1115-2104-CIV-63-P2 kerb and surface finish 3/8
1115-2104-CIV-64-P2 kerb and surface finish 4/8
1115-2104-CIV-65-P2 Kerb and surface finish 5/8
1115-2104-CIV-66-P2 kerb and surface finish 6/8
1115-2104-CIV-67-P2 kerb and surface finish 7/8
1115-2104-CIV-68-P2 kerb and surface finish 8/8
1115-2104-CIV-20-P1 road long sections 1/3
1115-2104-CIV-21-P1 road long sections 2/3
1115-2104-CIV-22-P1 road long sections 3/3
1115-2104-CIV-25-P1 Foul water drainage
1115-2104-CIV-S104-P1 s.104 layout
1115-2104-CIV-s38-P1 s.38 layout

RD4598-LTG-5001 street lighting
RD4598-LTG-5002 street lighting
RD4598-LTG-5000 street lighting

Levels Plans

1115-2104-CIV-01-P1 proposed site levels 1/8
1115-2104-CIV-02-P1 proposed site levels 2/8
1115-2104-CIV-03-P1 proposed site levels 3/8
1115-2104-CIV-04-P1 proposed site levels 4/8
1115-2104-CIV-05-P1 proposed site levels 5/8
1115-2104-CIV-06-P1 proposed site levels 6/8
1115-2104-CIV-07-P1 proposed site levels 7/8
1115-2104-CIV-08-P1 proposed site levels 8/8

Reason

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

7 Condition

The Ecological Enhancement Plan by CGC Ecology dated May 2021 shall be fully implemented 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 in accordance with the Landscape Management Plan.

Reason

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

8 Condition

The emergency vehicular access onto Charles Avenue shall be fully completed prior to the occupation of the 72nd dwelling on the site and thereafter shall be maintained and retained.

Reason

In the interests of highway safety and amenity 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 full accordance with the Air Quality Assessment and Mitigation Report by Redmore Environmental ref:4943R1.

Reason

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

10 Condition

Prior to the occupation of the 50th dwelling on the site the improvement works to the public right of way running through the site shall be completed in accordance with the plan RD4598-03I and the replacement footbridge shall be completed in accordance with the detail approved under DM/0868/22/CND.

Reason

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

11 Condition

The development shall be built out in accordance with the boundary treatments approved under DM/0868/22/CND unless otherwise approved in writing by the Local Planning Authority.

Reason

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

12 Condition

The development shall be built out in strict accordance with the Construction Management Plan submitted on 4th November 2021. Unless otherwise agreed in writing with the Local Planning Authority.

Reason

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

Informatives

- 1 Informative
The applicant should note the requirements set out in the conditions and s.106 of the previous permissions.

- 2 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.

- 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 326289 - Option 2).

- 4 Informative
If the footway or carriageway is damaged as a consequence of any excavation or any other operations relating to the development, the Highway Authority may make good the damage and recover expenses reasonably incurred. You are required to contact the Highway Management Team at least 4 weeks prior to commencement of works to arrange for a highway pre-condition inspection (Tel: 01472 324431)

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).

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)

- 5 Informative
During construction the Public Footpath must not be obstructed, however when the construction of the road is taking the Public Footpath requires closing this

would require prior authorisation from the Public Rights of Way Mapping Officer with at least 5 weeks before commencement. A charge of £500 will be levied to the applicant to cover the Council's costs in arranging the legal closure order. A formal application must be submitted to the Public Rights of Way Mapping Officer via email to prow@nelincs.gov.uk or by telephoning 01472324789.

6 Informative

Please note the informative advice from Northern Powergrid with regards to their assets which can be viewed on the Council website.

7 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 as amended 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).

8 Added Value Statement

No problems have arisen during consideration of this application that have required working directly with the applicant to seek solutions.

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Item: 4

Application Number: DM/0719/22/FUL

Application Type: Full Application

Application Site: Land At Grimsby Road Waltham North East Lincolnshire

Proposal: Erect 9 dwellings with associated highways, landscaping and boundary treatments (amended description and plans January 2023)

Applicant's Name and Address: Mr Peter Strawson Idyllic Estates Ltd East Ravendale Farm East Ravendale DN37 0RX	Agent's Name and Address: Mr Matt Deakins Ross Davy Associates Pelham House 1 Grosvenor Street Grimsby DN32 0QH
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Deposited: 9th August 2022

Accepted: 16th January 2023

Expiry Date: 17th April 2023

Agreed Extension of Time Date: 31st March 2023

Case Officer: Richard Limmer

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. 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.

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Item: 5

Application Number: DM/1111/22/FUL

Application Type: Full Application

Application Site: East Mount Barton Street Laceby North East Lincolnshire

Proposal: Change of use of garage and stable to detached bungalow with associated internal and external alterations

Applicant's Name and Address: Mr Stanley James East Mount Barton Street Laceby North East Lincolnshire DN37 7LG	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: 22nd December 2022

Accepted: 26th December 2022

Expiry Date: 20th February 2023

Agreed Extension of Time Date: 31st March 2023

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
The development shall not be carried out except in complete accordance with the approved plans and specifications. Approved plans have drawing nos.

RD5340-02 Site Location Plan
RD5340-04 Proposed Floor Plans and Elevations
RD5340-05 Proposed Block Plan

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: 3, 5, 22 and 36 of the North East Lincolnshire Local Plan 2013 - 2032 (adopted 2018).

- 3 Condition
Development shall not begin until details of the drainage, construction, services, and lighting (if required), of the proposed access drive, including the connection/junction with A18 have been approved by the Local Planning Authority.

The dwelling shall not be occupied until the access as approved has been fully completed in accordance with the approved plans and is available for use.

Reason

To ensure the access roads are made up as soon as possible and in the interests of public safety and in accordance with policies: 5 and 36 of the North East Lincolnshire Local Plan (2013 - 2032).

- 4 Condition
If, during development, contamination not previously considered is identified, the Local Planning Authority shall be notified immediately, and no further work 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.

Reason

To ensure all contamination within the site is dealt with and in accordance with policy 5 of the North East Lincolnshire Local Plan 2013 -2032 (adopted 2018).

- 5 Condition
No works related to the development hereby approved shall begin until a Construction Management Plan (CMP) including Construction Traffic Management Plan (CTMP) has been submitted to and approved in writing by the Local Planning Authority. The CMP/CTMP should include, but not be limited to the following:
1. Contact details of the person with responsibility for the implementation of the CMP/CTMP;
 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, if required;
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;
7. Details of wheel washing facilities (locations, types etc.) and;
8. Measure to reduce dust and noise nuisance.

Once approved, the CMP/ CTMP shall be adhered to at all times during construction.

Reason

In the interest of amenity and highways safety in order to accord with policy 5 of the North East Lincolnshire Local Plan 2013-2032 (Adopted 2018).

6 Condition

No development shall commence until a final scheme for the sustainable provision of surface water drainage, following infiltration tests but also foul 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 as approved prior to occupation and maintained 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 and 33 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 highway safety 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, 36, 38 and 41.

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 agreeing conditions with the applicant.

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 326289 - Option 2).

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Item: 6

Application Number: DM/1014/22/FUL

Application Type: Full Application

Application Site: Ormiston Maritime Academy Westward Ho Grimsby North East Lincolnshire

Proposal: Retrospective application to erect 2.4 metre high fence to southern boundary

Applicant's Name and Address: Mrs Samantha Murdoch Ormiston Maritime Academy Westward Ho Grimsby DN34 5AH	Agent's Name and Address: Mr Martin Draycott Ormiston Academies Trust One Victoria Square Birmingham B1 1BD
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Deposited: 16th November 2022

Accepted: 18th January 2023

Expiry Date: 15th March 2023

Agreed Extension of Time Date: 3rd April 2023

Case Officer: Emily Davidson

Decision: Approved with Conditions

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

- Site Location Plan - LDC3714-F01
- Existing Block Plan - LDC3714-F02
- Proposed Block Plan - LDC3714-F03 A
- Proposed Elevations - LDC3714-F04

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).

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 neighbouring 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
No problems have arisen during consideration of this application that have required working directly with the applicant to seek solutions.

- 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 326289 - Option 2).

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Item: 7

Application Number: DM/1099/22/FUL

Application Type: Full Application

Application Site: 137 Humberston Avenue Humberston North East
Lincolnshire DN36 4ST

Proposal: Demolish existing garage. Erect single storey rear and side extension, with internal and external alterations including a first floor en-suite window to the side and alterations to existing front and rear dormers

Applicant's Name and Address: Mr & Mrs Chauhan C/o Mr Forman & Mr Farrand 45 Newbridge Hill Louth North East Lincolnshire LN11 0NQ	Agent's Name and Address: Mr Carl & Gavin Forman & Farrand For-Ward Planning Consultancy Ltd 45 Newbridge Hill Louth LN11 0NQ
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Deposited: 19th December 2022

Accepted: 21st December 2022

Expiry Date: 15th February 2023

Agreed Extension of Time Date: 31st March 2023

Case Officer: Owen Toop

Decision: Refused

- 1 The proposed extension by reason of its size and height onto the boundary would cause adverse massing and dominance to the detriment of the residential amenity of the neighbouring property contrary to Policy 5 of the North East Lincolnshire Local Plan 2013-2032 (adopted 2018).

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Item: 8

Application Number: DM/0765/22/FUL

Application Type: Full Application

Application Site: Paddock, South West Of Goshen Post Office Lane Ashby
Cum Fenby North East Lincolnshire

Proposal: Erect timber horse shelter with associated works (amended applicant and site location)

Applicant's Name and Address: Mrs Wendy Hawkins Goshen Post Office Lane Ashby Cum Fenby North East Lincolnshire DN37 0QS	Agent's Name and Address:
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Deposited: 24th August 2022

Accepted: 10th January 2023

Expiry Date: 7th March 2023

Agreed Extension of Time Date: 3rd April 2023

Case Officer: Emily Davidson

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 - 838-1 (10th January 2023)

Block Plan (10th January 2023)

Proposed Plans and Elevations - 838-2

Reason

For the avoidance of doubt in the interests of proper planning and in accordance with policies 5, 22, 34 and 41 of the North East Lincolnshire Local Plan 2013-2032 (adopted 2018).

3 Condition

Construction of the development shall be undertaken in strict accordance with the following:

-There shall be no material storage associated with the development other than on the concrete base;

-There shall be no construction related vehicles permitted on the site;

-There must be no works to the hedge within the bird nesting season.

Reason

In the interests of ecology and in accordance with policies 5 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 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, 34 and 41.

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 securing amended details.

- 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 use of water butts or similar sustainable surface water drainage arrangements such as a soakaway are encouraged on a proposal of this nature.

Please refer to the drainage officers comments.

- 5 Informative
Cadent Gas Ltd own and operate the gas infrastructure within the area of your development. Prior to carrying out works, please register on www.linesearchbeforeudig.co.uk to submit details of the planned works for review, ensuring requirements are adhered to.

- 6 Informative
The public right of way must not be obstructed at any time during or after works.

Minute of the Planning Committee 29th March 2023

Item: 9

Application Number: DM/0334/22/FUL

Application Type: Full Application

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

Proposal: Erect 5 detached dwellings with garages to include new access point, landscaping and boundary treatments - Ecology Report available

Applicant's Name and Address: Mr Paul Bannister Land Developers Lincs Ltd DBC House Grimsby Road Laceby Grimsby DN37 7DP	Agent's Name and Address: Mr Daniel Snowden Ross Davy Associates Pelham House 1 Grosvenor Street Grimsby DN32 0QH
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Deposited: 14th April 2022

Accepted: 14th April 2022

Expiry Date: 9th June 2022

Agreed Extension of Time Date: 31st March 2023

Case Officer: Richard Limmer

Decision: Approved with conditions following consultation on the ecology report with no new substantive planning issues raised and following the signing of S106 with the issuing of the decision notice delegated to the Assistant Director for Housing and Infrastructure Environment, Economy & Resources.

- 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:

RD4072-01A Site location plan
RD4072-10H Proposed block plan
RD4072-11H Proposed site plan
RD4072-12A Plot 1 plans and elevations
RD4072-13A Plot 2 plans and elevations
RD4072-14A Plot 3 plans and elevations
RD4072-15A Plot 4 plans and elevations
RD:4072-16A Plot 5 plans and elevations
RD4072-18E External works plan

Reason

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

3 Condition

No development shall commence until a scheme for the provision of surface water drainage has been submitted to and approved in writing by the Local Planning Authority. The development shall then proceed in accordance with the approved detail.

Reason

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

4 Condition

Development shall not begin until details of the bin store and all external materials to be used in construction of the buildings have been submitted to and approved in writing by the Local Planning Authority. The development shall then be built out in accordance with the approved details.

Reason

To maintain and protect the visual appearance of the area in accordance with Policy 22 of the North East Lincolnshire Local Plan 2013-2032 (adopted 2018).

5 Condition

The development shall be built out in accordance with the Construction Management submitted 14th April 2022 and Plan ref:RD4072-18 rev I or in accordance with a replacement plan formally submitted to and approved in writing by the Local Planning Authority.

Reason

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

6 Condition

The existing hedgerow shall be removed to allow for the relevant visibility splays of 2,4m x 43m in both directions from the proposed site access point as shown on plan ref: RD4072-10H prior to the occupation of any dwelling on the site. The visibility splays shall then be maintained at all times thereafter.

Reason

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

7 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) management arrangements for any carriageways, footways and/or landscaped areas not to be adopted by the local authority;

(g) swept path analysis demonstrating turning manoeuvres for emergency vehicles on all carriageways (adopted and private), and refuse vehicles on all adopted carriageways;

(ii) A Stage 1 and 2 Road Safety Audit (RSA) must be provided. The RSA should take into consideration the new access point on Great Coates Road. The Road Safety Audit must be undertaken by a fully qualified independent Road Safety Auditor. Once approved, development shall only proceed in strict accordance with the approved details.

Reason

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

8 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, along with an

- Arboricultural Method Statement;
(c) Measures for the protection of trees and hedges during construction work;
(d) Timing for the landscaping works to be completed;
(e) A management plan for the landscaping,

have been submitted to and approved in writing by the Local Planning Authority. The approved Tree Protection Measures shall be fully installed prior to any construction works commencing on the site and shall be retained in place throughout construction works. The landscaping shall then be fully completed in accordance with the approved details and thereafter managed in accordance with the approved management plan.

Reason

In the interest of visual amenity in accordance with Policies 5, 22 and 41 of the North East Lincolnshire Local Plan 2013-2032 (adopted 2018).

9 Condition

The development shall be built out in full accordance with the recommendations set out in the Ecology Appraisal submitted on 14th April 2022 unless otherwise agreed in writing with the Local Planning Authority. The measures shall be implemented prior to the occupation of any house to which it relates in relation to bat bricks and prior to the occupation of any dwelling in relation to all other measures.

Reason

In the interest of ecology protection and enhancement in accordance with Policy 41 of the North East Lincolnshire Local Plan 2013-2032 (adopted 2018).

10 Condition

Prior to development commencing full details of all boundary treatments shall be submitted to and approved in writing by the Local Planning Authority. The details shall include hedges and fences to the boundaries to the golf course. The approved fencing shall then be fully installed prior to the occupation of any dwelling on the site and the hedging fully planted out in accordance with the details required and approved under condition 8 of this permission.

Reason

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

11 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 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).

12 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:-

- (a) published, or secured the publishing of the findings resulting from the programme of archaeological work within a suitable media.
- (b) deposited, or secured the deposition of the resulting archive from the programme of archaeological work with an appropriate organisation.

Reason

To ensure the archaeological recording of the site to accord to Policy 39 of the North East Lincolnshire Local Plan 2013-2032 (adopted 2018)

13 Condition

Prior to the occupation of any dwelling the 5th tee box, its ball netting (in accordance with plan ref: RD4072-21) and hedging and 8th green on the golf course shall be relocated and fully installed to the positions shown on the plan referenced RD4072-10H and RD4072-20G and they shall then be retained and maintained in the approved locations and not relocated at any time. The hedge shall be maintained at a minimum height of 4m and 1.5m depth.

Reason

In the interests of safety and amenity to future occupiers 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, 39, 41, 42 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.

- 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 326289 - Option 2).

- 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.