

**Minute of the Planning Committee  
4th January 2023**

**Item:** 1

**Application Number:** DM/0205/22/FUL

**Application Type:** Full Application

**Application Site:** (A4e Action For Employment) 260 Macaulay Street Grimsby  
North East Lincolnshire

**Proposal:** Demolish existing buildings and erection of 23 dwellings  
with parking, alteration to existing access and associated  
works

<b>Applicant's Name and Address:</b> Mr Stephen Cope Anston Homes C/O Agent Unit 2 Cleethorpes Business Centre Jackson Place Wilton Road Humberston DN36 4AS	<b>Agent's Name and Address:</b> Mr Dieter Nelson Dieter Nelson Planning Consultancy Unit 2 Cleethorpes Business Centre Jackson Place Wilton Road Humberston Grimsby DN36 4AS
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**Deposited:** 9th March 2022

**Accepted:** 6th April 2022

**Expiry Date:** 6th July 2022

**Agreed Extension of Time Date:** 6th January 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 - 1365/0001  
Proposed Block Plan - 1365/0002 B  
Amended Site Plan - 1365/0003 F

Semi Type 1 - 1365/0004 B  
Semi Type 2 - 1365/0005 B  
Semi Type 3 - 1365/0006 B  
Semi Type 4 - 1365/0010 B  
Semi Type 5 - 1365/0011 B  
Semi Type 6 - 1365/0016

3 Unit Terrace Type 1 - 1365/0007 D  
4 Unit Terrace Type 2 - 1365/0009 E

Site Sections - 1365/0012 B

Reason

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

3 Condition

Construction of the dwellings shall not begin until details of all external materials to be used in construction of the buildings and hard surfaces have been submitted to and approved in writing by the Local Planning Authority. The development shall then be carried out in accordance with the approved details 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 Policies 5 and 22 of the North East Lincolnshire Local Plan 2013-2032 (adopted 2018).

4 Condition

No construction shall commence until details of the final scheme for the provision of surface water drainage and a scheme for implementation has been submitted to and approved in writing by the Local Planning Authority. Such scheme shall be implemented in accordance with the approved details.

Reason

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

- 5 Condition  
The development shall be carried out in accordance with the Construction Traffic Management Plan 1365/0013 as received from Dieter Nelson planning consultant on 3rd January 2023, with the site access as detailed and no right turn onto Boulevard Avenue, throughout the entirety of the demolition and construction period and no demolition or construction traffic associated with the development shall use Macaulay Street throughout the entirety of the demolition and construction period.

Reason

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

- 6 Condition  
Prior to any demolition or construction works commencing, a Demolition and Construction Management Plan (inclusive of noise, vibration and dust mitigation measures both during demolition and construction) shall be submitted to and approved in writing by the Local Planning Authority. The development shall then proceed in accordance with the approved details.

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 construction works shall commence until a scheme of landscaping showing the final details of the number, species, sizes, planting positions and maintenance schedules of all trees and shrubs to be planted have been submitted to and approved in writing by the Local Planning Authority. All planting shall be carried out in accordance with the approved details within 12 months of the date of commencement of the development or within such longer time as agreed in writing with the Local Planning Authority and all planting shall thereafter be maintained for a period of 5 years with all losses in that period replaced with the same plant and standard.

Reason

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

- 8 Condition  
Prior to any construction works commencing on site a detailed scheme for the importation of all material in connection with the raising of ground levels shall be submitted to and approved in writing by the Local Planning Authority. The

scheme shall include:

- The amount of material;
- The type of material;
- Confirmation that it is clean and safe to be used;

The development shall then only be carried out in accordance with the approved details, including the approved Construction Traffic Management Plan 1365/0013.

Reason

To prevent contamination, to preserve amenity and safety and in accordance with Policy 5 of the North East Lincolnshire Local Plan 2013-2032 (adopted 2018).

9 Condition

No demolition or construction work shall be carried out on or before 08:00 or after 18:00 Mondays to Fridays inclusive, before 08:00 or after 13:00 on Saturdays and at any time on Sundays or Bank Holidays.

Reason

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

10 Condition

Unless otherwise agreed by the Local Planning Authority, no construction works must commence until conditions 11 to 13 have been complied with. If unexpected contamination is found after development has begun, development must be halted on that part of the site affected by the unexpected contamination to the extent specified by the Local Planning Authority in writing until condition 14 has been complied with in relation to that contamination.

Reason

To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors to accord to Policy 5 of the North East Lincolnshire Local Plan 2013-2032 (adopted 2018).

11 Condition

An investigation and risk assessment, in addition to any assessment provided with the planning application, must be completed in accordance with a scheme to assess the nature and extent of any contamination on the site, whether or not it originates on the site. The contents of the scheme are subject to the approval in writing of the Local Planning Authority. The investigation and risk assessment must be undertaken by competent persons and a written report of the findings must be produced. The written report is subject to the approval in writing of the

Local Planning Authority.

The report of the findings must include:

- (i) a survey of the extent, scale and nature of contamination;
- (ii) an assessment of the potential risks to: human health, property (existing or proposed) including buildings, crops, livestock, pets, woodland and service lines and pipes, adjoining land, groundwaters and surface waters, ecological systems, archaeological sites and ancient monuments;
- (iii) an appraisal of remedial options, and proposal of the preferred option(s).

This must be conducted in accordance with DEFRA and the Environment Agency's Model Procedures for the Management of Land Contamination, CLR 11.

#### Reason

To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors to accord to Policy 5 of the North East Lincolnshire Local Plan 2013-2032 (adopted 2018).

#### 12 Condition

A detailed remediation scheme to bring the site to a condition suitable for the intended use by removing unacceptable risks to human health, buildings and other property and the natural and historical environment must be prepared, and is subject to the approval in writing of the Local Planning Authority. The scheme must include all works to be undertaken, proposed remediation objectives and remediation criteria, timetable of works and site management procedures. The scheme must ensure that the site will not qualify as contaminated land under Part 2A of the Environmental Protection Act 1990 in relation to the intended use of the land after remediation.

#### Reason

To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors to accord to Policy 5 of the North East Lincolnshire Local Plan 2013-2032 (adopted 2018).

#### 13 Condition

The approved remediation scheme must be carried out in accordance with its terms prior to the construction of development other than that required to carry out remediation, unless otherwise agreed in writing by the Local Planning Authority. The Local Planning Authority must be given two weeks written notification of commencement of the remediation scheme works. Following completion of measures identified in the approved remediation scheme, a

verification report that demonstrates the effectiveness of the remediation carried out must be produced, and is subject to the approval in writing of the Local Planning Authority.

**Reason**

To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors to accord to Policy 5 of the North East Lincolnshire Local Plan 2013-2032 (adopted 2018).

**14 Condition**

In the event that contamination is found at any time when carrying out the approved development that was not previously identified it must be reported in writing immediately to the Local Planning Authority. An investigation and risk assessment must be undertaken in accordance with the requirements of condition 11, and where remediation is necessary a remediation scheme must be prepared in accordance with the requirements of condition 12, which is subject to the approval in writing of the Local Planning Authority. Following completion of measures identified in the approved remediation scheme a verification report must be prepared, which is subject to the approval in writing of the Local Planning Authority in accordance with condition 13.

**Reason**

To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors to accord to Policy 5 of the North East Lincolnshire Local Plan 2013-2032 (adopted 2018).

**15 Condition**

Construction 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/open space not to be adopted by the local authority;

The development shall then proceed in strict accordance with the approved details and the non adopted areas shall thereafter be managed and maintained

in accordance with the details approved.

Reason

To ensure that the proposed access roads are made up as soon as possible and in the interests of public safety in accordance with Policy 5 of the North East Lincolnshire Local Plan 2013-2032 (adopted 2018).

16 Condition

The development permitted by this planning permission shall be carried out in accordance with the approved Flood Risk Assessment ref 18/07/22/RLC/0914/FRA+OSDS01/Roy Lobley Consulting) and the following mitigation measures detailed within the Flood Risk Assessment:

- o Finished floor levels to be set no lower than 4.1m above Ordnance Datum(AOD)
- o The development to have at least two storeys with no sleeping accommodation permitted at ground floor

The mitigation measures shall be fully implemented prior to any occupation and shall subsequently remain in place.

Reason

To reduce the risk of flooding to the proposed development and future occupants in accordance with Policy 33 of the North East Lincolnshire Local Plan 2013-2032 (adopted 2018).

17 Condition

Prior any construction commencing, a final scheme for security measures including any external lighting shall be submitted to and improved in writing by the Local Planning Authority. Once approved the scheme shall be implemented prior to any occupation or within a longer timeframe to be agreed in writing by the Local Planning Authority.

Reason

In the interest of designing out crime and providing an acceptable level of security for the site in accordance with Policies 5 and 22 of the North East Lincolnshire Local Plan 2013-2032 (adopted 2018).

18 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).

19 Condition

Prior to construction works commencing, a scheme for the provision of electric vehicle charging infrastructure shall be submitted to and agreed in writing with the Local Planning Authority. Once approved, the scheme shall be implemented prior to each dwelling being occupied and then retained throughout the lifetime of the development.

Reason

In the interests of air quality to accord to Policy 5 of the North East Lincolnshire Local Plan 2013-2032 (adopted 2018).

20 Condition

Before any dwelling hereby approved is occupied, a Flood Warning and Evacuation Plan shall be submitted to and approved in writing by the Local Planning Authority. Once approved, occupation shall adhere at all times to the Plan.

Reason

In the interests of safety and flood risk and to accord with Policies 5 and 33 of the North East Lincolnshire Local Plan 2013-2032 (adopted 2018).

21 Condition

Before any demolition or construction commences a nesting bird survey and a bat survey shall be carried out with the findings and any mitigation submitted to and approved in writing by the Local Planning Authority. This shall include an implementation plan for any mitigation measures. Once approved, demolition and construction shall proceed in strict accordance with the approved details.

Reason

In the interests of ecology and to accord with Policies 5 and 41 of the North East Lincolnshire Local Plan 2013-2032 (adopted 2018).

22 Condition

Notwithstanding the provision of the Town and Country Planning (General Permitted Development) Order 2015 (as amended) (or any order revoking and re-enacting that Order with or without modification), no extensions to provide additional sleeping accommodation at ground floor level shall be erected.

Reason

To reduce the risk and impact of flooding and to accord 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 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 3, 4, 5, 6, 15, 17, 22, 33, 34, 36, 38, 41 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 addressing flood risk, seeking a revised layout with indicative landscaping and surface water drainage, designing out crime, and agreeing conditions for amenity.

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](mailto: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).

5 Informative

Cadent Gas Ltd own and operate the gas infrastructure within the area of your development. There may be a legal interest (easements and other rights) in the land that restrict activity in proximity to Cadent assets in private land. The applicant must ensure that the proposed works do not infringe on legal rights of access and or restrictive covenants that exist. If buildings or structures are proposed directly above the apparatus the development may only take place following diversion of the apparatus. The applicant should apply online to have apparatus diverted in advance of any works, by visiting [cadentgas.com/diversions](http://cadentgas.com/diversions) Prior to carrying out works, including the construction of access points, please register on [www.linesearchbeforeudig.co.uk](http://www.linesearchbeforeudig.co.uk) to submit details of the planned works for review, ensuring requirements are adhered to.

Fulcrum have provided informative advice on working near their assets which can be viewed on the Council website. The applicant is advised to consider any best practice that might apply.

6 Informative  
The applicant's attention is drawn to the comments made by Anglian Water. Permits and Notices may be required from Anglian Water if connecting into their assets.

7 Informative  
The suggestion in the FRA that future occupants sign up to Floodline Warnings Direct to receive advance warning of flooding is supported. This can be done online at <https://www.gov.uk/sign-up-for-flood-warnings> or by phoning Floodline Warnings Direct on 0345 988 1188.

8 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).

9 Informative  
Adequate provision of water supplies for fire fighting appropriate to the proposed risk should be considered. If the public supplies are inadequate it may be necessary to augment them by the provision of on-site facilities. Under normal circumstances hydrants for industrial unit and high risk areas should be located at 90m intervals. Where a building, which has a compartment of 280m<sup>2</sup> or more in the area is being, erected more than 100m from an existing fire hydrant, hydrants should be provided within 90m of an entry point to the building and not more than 90m apart. Hydrants for low risk and residential areas should be located at intervals of 240m.

The developer should contact the Fire Safety Inspector for further information if required:

John Wallis  
0844 3715537

10 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>.

<b>Minute of the Planning Committee 4th January 2023</b>
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**Item:** 2

**Application Number:** DM/1027/22/FULA

**Application Type:** Accredited Agent - Homeholder 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.

<b>Applicant's Name and Address:</b> Dr S Gupta 18 Stallingborough Road Healing North East Lincolnshire DN41 7QN	<b>Agent's Name and Address:</b> Mr Byron Smith By Design 47 The Avenue Healing North East Lincolnshire Grimsby N E Lincolnshire DN41 7NA
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**Deposited:** 21st November 2022

**Accepted:** 21st November 2022

**Expiry Date:** 16th January 2023

**Agreed Extension of Time Date:**

**Case Officer:** Becca Soulsby

**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:

3626.01A - Site Location Plan and Block Plan  
3626.02B - Existing and Proposed Plans and Elevations

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 in accordance with the materials specified in the application form and on the approved plans unless otherwise agreed in writing by the Local Planning Authority.

Reason

In the interest of good design and in accordance with Policies 5 and 22 of the North East Lincolnshire Local Plan 2018-2032 (adopted 2018).

- 4 Condition  
Surface water drainage shall be via the water butt shown on plan 3626.02B which shall be installed before the garage is brought into use and shall thereafter be so retained unless an alternative is submitted to and approved in writing by the Local Planning Authority.

Reason

In the interests of flood risk and drainage and to accord with Policy 34 of the North East Lincolnshire Local Plan.

- 5 Condition  
The garage shall be used for private and domestic purposes only incidental to the use of the dwelling and shall not be used for any commercial, industrial or business purposes whatsoever or as a separate residential unit.

Reason

To ensure the use is suitable for and in character with the existing residential area and in accordance with Policy 5 of the North East Lincolnshire Local Plan 2013 - 2032 (adopted 2018).

- 6 Condition  
The window in the front first floor elevation shall be glazed with obscure glass only at an obscurity level of 3 or above as measured on the Pilkington Scale and shall be retained at the same level of obscurity thereafter.

## Reason

In the interests of residential amenity to accord to 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, 22 and 34.
  
- 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 adding conditions to protect neighbouring amenity.
  
- 3 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 The applicant's attention is drawn to the fact that the requirements of the Party Wall Act may apply and you should seek advice from your agent or suitably qualified person.

## Minute of the Planning Committee 4th January 2023

**Item:** 3

**Application Number:** DM/1002/22/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 for revision to the approved boundary treatments to plots 1,3, 4, 5, 6 and 7 (Re-submission of DM/0208/22/FUL)

<b>Applicant's Name and Address:</b> Mr Paul Glover Tynedale Cheapside Waltham North East Lincolnshire DN37 0HU	<b>Agent's Name and Address:</b> Miss Zoe Coyne CDC Architecture Ltd 35 Louth Road Grimsby North East Lincolnshire DN33 2HP
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**Deposited:** 9th November 2022

**Accepted:** 10th November 2022

**Expiry Date:** 5th January 2023

**Agreed Extension of Time Date:**

**Case Officer:** Bethany Loring

**Decision:** Deferred for a Site Visit

It was resolved that consideration of this application be deferred for a Committee Site Visit.

<b>Minute of the Planning Committee 4th January 2023</b>
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**Item:** 4

**Application Number:** DM/0777/22/FUL

**Application Type:** Full Application

**Application Site:** Waltham Windmill Golf Club Cheapside Waltham North East Lincolnshire

**Proposal:** Erect a temporary 6.5 metre tall by 10 metre wide golf ball impact net, with additional landscaping adjacent to men's first tee

<b>Applicant's Name and Address:</b> Mr Strawson Waltham Windmill Golf Club Cheapside Waltham North East Lincolnshire DN37 0HT	<b>Agent's Name and Address:</b> Miss Georgina Walker Hodson Architects The Old Post Office Yarra Road Cleethorpes North East Lincolnshire DN35 8LS
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**Deposited:** 26th August 2022

**Accepted:** 1st September 2022

**Expiry Date:** 27th October 2022

**Agreed Extension of Time Date:** 6th January 2023

**Case Officer:** Richard Limmer

**Decision:** Approved Limited Period

- 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:

2508.E000 - Site location plan  
2508.P001 - Block Plan  
2508.P002 - Netting detail  
2508.P003 - Contextual elevation

Reason

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

- 3 Condition  
The net shall be removed and the land reinstated to its former condition within 5 years of installation (with the date of installation confirmed to the Local Planning Authority in writing when it occurs) unless, before that date, an extension of the period has been granted on a further application by the Local Planning Authority.

Reason

It is considered that the netting is not suitable for a permanent permission due to its construction and visual impact in accordance with Policy 5 of the North East Lincolnshire Local Plan 2013-2032 (adopted 2018).

- 4 Condition  
The scheme of landscaping and tree planting shown on drawing P001 shall be completed within a period of 3 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 in the interests of local amenity in accordance with Policies 5 and 42 of the North East Lincolnshire Local Plan 2013-2032 (adopted 2018).

## **Informatives**

- 1 Reason for Approval  
The Local Planning Authority has had regard to development plan policies and especially those in the North East Lincolnshire Local Plan. The proposal would not harm the area character or residential amenity and is acceptable under all other planning considerations. This proposal is approved in accordance with the North East Lincolnshire Local Plan 2013-2032 (adopted 2018), in particular policies 5, 22, 41 and 43.

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.

<b>Minute of the Planning Committee 4th January 2023</b>
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**Item:** 5

**Application Number:** DM/0797/22/FUL

**Application Type:** Full Application

**Application Site:** 10 Forest Way Humberston North East Lincolnshire DN36 4HQ

**Proposal:** Retrospective application for the erection of boundary wall and partial change of use of land to domestic curtilage - amended plans received November 2022

<b>Applicant's Name and Address:</b> Mr Mark Teanby 10 Forest Way Humberston North East Lincolnshire DN36 4HQ	<b>Agent's Name and Address:</b> Mr Rick Bass RPB Design and Build Limited 6 Rosemary Avenue Grimsby North East Lincolnshire DN34 4NL
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**Deposited:** 5th September 2022  
2022

**Accepted:** 20th September

**Expiry Date:** 15th November 2022

**Agreed Extension of Time Date:** 6th January 2023

**Case Officer:** Becca Soulsby

**Decision:** Approved with Conditions

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

Site Location Plan - received 5th September 2022  
Proposed Block Plan - received 20th October 2022  
Proposed Wall Plan - received 18th November 2022

Proposed Front Elevation - received 18th November 2022  
Proposed Side Elevations - received 18th November 2022

**Reason**

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

**2 Condition**

The proposal shall be completed using materials specified within the application form received 5th September 2022 and as shown on the submitted plans 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).

**3 Condition**

Within three months from the date of this permission, the two front fence panels shall be removed, as shown on the drawings referenced below. It shall be retained as approved thereafter.

Proposed Block Plan - received 20th October 2022  
Proposed Wall Plan - received 18th November 2022  
Proposed Front Elevation - received 18th November 2022  
Proposed Side Elevations - received 18th November 2022

**Reason**

In the interests of highways safety and amenity, 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 as amended does 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

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 to alleviate a concern.

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).

<b>Minute of the Planning Committee 4th January 2023</b>
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**Item:** 6

**Application Number:** DM/0720/22/FUL

**Application Type:** Full Application

**Application Site:** Land Grimsby Road (Phase 3) Waltham North East  
Lincolnshire

**Proposal:** Retrospective application to retain raised ground levels with  
site reclaimed soil

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

**Accepted:** 9th August 2022

**Expiry Date:** 8th November 2022

**Agreed Extension of Time Date:** 6th January 2023

**Case Officer:** Richard Limmer

**Decision:** Approved with Conditions

- 1 Condition  
The approved plans are as follows:

RD4036 - 03A site location plan  
RD4036 - 04C site prior to work  
RD4036 - 04B site with altered levels

Reason

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

2 Condition

Within 3 months of the date of this planning permission the soil heap shall be removed and the site shall be cleared and finished as per plan ref:RD4036-20.

Reason

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

3 Condition

The soil removal shall be undertaken in accordance with the Management Plan Ref: RD4036la14-12-22.

Reason

In the interests of amenity 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 and 33.

2 Added Value Statement

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

In accordance with paragraph 187 of the National Planning Policy Framework, the Local Authority has worked in a positive and proactive manner with the applicant to seek solutions to problems arising, by using conditions to protect amenity.

<p style="text-align: center;"><b>Minute of the Planning Committee</b> <b>4th January 2023</b></p>
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**Item:** 7

**Application Number:** DM/0812/22/FUL

**Application Type:** Full Application

**Application Site:** Grimsby Lawn Tennis Club College Street Grimsby North East Lincolnshire

**Proposal:** Variation of condition 2 (Approved Plans) pursuant to DM/0251/20/FUL - plots 9 to 14 amendments to house type 4, now detached, integral garages omitted and changed to living space, rear french doors and roof lights omitted and rear ground floor window added. Private road alignment adjusted.

<p><b>Applicant's Name and Address:</b> Mr Stephen McIlduff Seven Developments Grimsby Ltd 35 Higher Polsue Tresillian Truro TR2 4BG</p>	<p><b>Agent's Name and Address:</b> Mr Jonathan Thorns 21 Yarnsworth Road Newark NG24 3WL</p>
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**Deposited:** 7th September 2022

**Accepted:** 2nd November 2022

**Expiry Date:** 1st February 2023

**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:  
  
1923-JTA-ST-OO-DR-A-1005 Rev P01 - Block Plan  
1923-JTA-Z4-ZZ-DR-A-1411 Rev P01 - House type 4



1923-JTA-Z4-ZZ-DR-A-1410 Rev P01 - House type 4  
1923-JTA-Z4-ZZ-DR-A-1416 Rev P01 - House type 4  
1923-JTA-Z4-ZZ-DR-A-1415 Rev P01 - house type 4

and the following plans approved under DM/0251/20/FUL:

1923-JTA-Z1-EL-DR-A-0112 REV P03	Proposed Elevations - House Type 1A
1923-JTA-Z1-EL-DR-A-0115 REV P02	Proposed Elevations - House Type 1B
1923-JTA-Z1-SE-DR-A-0111 REV P03	Proposed Sections - House Type 1A
1923-JTA-Z1-SE-DR-A-0114 REV P02	Proposed Sections - House Type 1B
1923-JTA-Z1-SE-DR-A-0117 REV P01	Proposed Sections- House Type 1C
1923-JTA-Z1-SE-DR-A-0118 REV P01	Proposed Sections - House Type 1C
1923-JTA-Z1-ZZ-DR-A-0110 REV P03	Proposed Floor Plans - House Type 1A
1923-JTA-Z1-ZZ-DR-A-0113 REV P02	Proposed Floor Plans - House Type 1B
1923-JTA-Z1-ZZ-DR-A-0116 REV P01	Proposed Floor Plans - House Type 1C
1923-JTA-Z2-EL-DR-A-0122 REV P03	Proposed Elevations -House Type 2A
1923-JTA-Z2-EL-DR-A-0125 REV P02	Proposed Elevations- House Type 2B
1923-JTA-Z2-EL-DR-A-0128 REV P02	Proposed Elevations- House Type 2C
1923-JTA-Z2-SE-DR-A-0121 REV P03	Proposed Sections - House Type 2A
1923-JTA-Z2-ZZ-DR-A-0123 REV P02	Proposed Floor Plans - House Type 2B
1923-JTA-Z2-ZZ-DR-A-0126 REV P02	Proposed Floor Plans - House Type 2C
1923-JTA-Z3-EL-DR-A-0132 REV P02	Proposed Elevations - House Type 3A
1923-JTA-Z3-EL-DR-A-0137 REV P02	Proposed Elevations- House Type 3B
1923-JTA-Z3-SE-DR-A-0131 REV P02	Proposed Sections - House Type 3A
1923-JTA-Z3-SE-DR-A-0136 REV P02	Proposed Sections - House Type 3B
1923-JTA-Z3-ZZ-DR-A-0130 REV P02	Proposed Floor Plans - House Type 3A
1923-JTA-Z3-ZZ-DR-A-0135 REV P02	Proposed Floor Plans - House Type 3B
LS_03_080920 Rev No.2	Landscape Scheme

Reason

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

2 Condition

The development shall be carried out in accordance with the Flood Risk Assessment and Drainage Strategy document dated 2nd August 2020 reference 08-0055 under DM/0251/20/FUL. Specifically, finished floor levels shall be set no lower than 300mm above existing ground level. The mitigation measures shall be fully implemented prior to occupation and subsequently remain in place.

Reason

To reduce the risk and impact of flooding to the development and future occupants in accordance with Policy 5 and 33 of the North East Lincolnshire Local Plan 2013-2032 (adopted 2018).

3 Condition

The development shall be built out in strict accordance with the Construction Management Plan approved under DM/0167/21/CND.

Reason

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

4 Condition

The development shall be built out using the materials specified and agreed in DM/0167/21/CND unless otherwise approved in writing by the Local Planning Authority.

Reason

To ensure the satisfactory appearance of the development to accord to Policy 5, 22 and 39 of the North East Lincolnshire Local Plan 2013-2032 (adopted 2018).

5 Condition

The development shall be built out in accordance with the surface and foul water drainage details approved under DM/0167/21/CND. The surface water system shall be implemented, operated and maintained as approved and prior to occupation of any dwelling. It shall thereafter be retained at such unless otherwise agreed in writing by the Local Planning Authority.

Reason

In the interests of reducing flood risk in accordance with Policies 33 and 34 of the North East Lincolnshire Local Plan 2013-2032 (adopted 2018).

6 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).

7 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).

8 Condition

The development shall be built out in accordance with the Electric Vehicle Charging details approved under DM/0167/21/CND. The approved electric recharge points shall be provided prior to the occupation of the dwelling to which

they relate and shall be retained thereafter.

Reason

In the interests of promoting sustainable transport in accordance with Policy 36 of the North East Lincolnshire Local Plan 2013-2032 (adopted 2018).

9 Condition

The development shall be built out in accordance with the highway construction details approved under DM/0167/21/CND unless otherwise approved in writing by the Local Planning Authority. The access and drives shall be constructed and retained in accordance with the details approved and within the defined visibility splays nothing shall at any time be erected or allowed to grow over 1.05 metres in height above the carriageway level of the adjoining highway.

Reason

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

10 Condition

The scheme of landscaping, hedge and tree planting shown on drawing LS\_03\_080920 Rev No.2 'Landscape Scheme' and as agreed through condition 9 of this permission shall be completed within a period of 12 months, beginning with the date on which the development is commenced or such longer time as agreed in writing by the Local Planning Authority. The scheme of landscaping shall include the retention of hedge and trees as detailed on drawing LS\_03\_080920 Rev No.2 'Landscape Scheme' and plan 1923-JTA-ST-00-DR-A-0102 REV P05 'Proposed Site Plan' and all planting shall be adequately maintained for 10 years, beginning with the date of completion of the scheme and during that period all losses shall be replaced during the next planting season.

Reason

To ensure a satisfactory appearance and setting for the development and continued maintenance of the approved landscaping in the interests of local amenity in accordance with Policies 5, 22 and 42 of the North East Lincolnshire Local Plan 2013 - 2032 (adopted 2018).

11 Condition

Prior to the occupation of any dwelling on the site details of the construction and management arrangements for the carriageways and footways, drainage systems and communal landscape and open space areas not to be adopted by the local authority shall be submitted to and approved in writing by the Local Planning Authority. The carriageways, footways, drainage systems and communal landscape and open space areas shall be completed and managed in accordance with the approved details thereafter.

Reason

In the interests of the residential amenity of future occupiers and the satisfactory appearance of the development to accord to Policies 5, 22 and 39 of the North East Lincolnshire Local Plan 2013-2032 (adopted 2018).

12 Condition

The development shall be constructed in accordance with the Arboricultural Method Statement Version No: 2 (29/07/2020), approved under DM/0251/20/FUL with all tree and landscape protection measures provided on site and retained as such for the whole of the construction period.

Reason

In order to protect existing landscaping in the interests of the amenity of the area to accord to Policies 5, 22 and 42 of the North East Lincolnshire Local Plan 2013-2032 (adopted 2018).

13 Condition

The development shall be built out in accordance with the Archaeological Scheme of Investigation approved under DM/0167/21/CND.

Reason

The site may contain a Historic Environment Asset which requires recording in accordance with Policy 39 of the North East Lincolnshire Local Plan 2013-2032 (adopted 2018).

14 Condition

The development shall be built out in accordance with the boundary treatments plan approved under DM/0167/21/CND unless otherwise approved in writing by the Local Planning Authority. The boundary treatments shall be implemented in accordance with the approved details before the occupation of the dwelling to which the treatments relate.

Reason

In the interests of visual and residential amenity to accord to Policies 5 and 22 of the North East Lincolnshire Local Plan 2013-2032 (adopted 2018).

15 Condition

The first floor bathroom, en suite and bedroom 3 windows in the rear elevations for plot 4 and 6 (elevation C) shall be glazed with obscure glazing only at an obscurity level of 3 or above as measured on the Pilkington Scale and shall be retained at this level of obscurity thereafter.

Reason

In the interests of residential amenity to accord to Policy 5 of the North East Lincolnshire Local Plan 2013-2032 (adopted 2018).

- 16 Condition  
Construction works shall accord with the protection measures set out in the submitted Ecology Impact Assessment under DM/0167/21/CND. Prior to any dwelling being occupied on site final details of the Ecological Improvement works are to be submitted to and agreed in writing by the Local Planning Authority. The approved Ecological Improvement works shall then be fully implemented within 12 months of the first occupation of any dwelling on the site.

Reason

In the interests of ecology and to accord to 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 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).
- 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  
This application will require the creation of new postal addresses. You are advised to contact the Street Naming & Numbering Team on 01472 323579 or via email at [snn@nelincs.gov.uk](mailto:snn@nelincs.gov.uk) to discuss the creation of new addresses.
- 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).

<b>Minute of the Planning Committee 4th January 2023</b>
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**Item:** 8

**Application Number:** DM/0942/22/FUL

**Application Type:** Full Application

**Application Site:** 166 North Sea Lane Humberston North East Lincolnshire  
DN36 4XB

**Proposal:** Alterations to boundary treatments and erect brick wall to  
side and front

<b>Applicant's Name and Address:</b> Mrs Stephanie Capindale 166 North Sea Lane Humberston North East Lincolnshire DN36 4XB	<b>Agent's Name and Address:</b> RPB Design And Build Limited 6 Rosemary Avenue Grimsby North East Lincolnshire DN34 4NL
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**Deposited:** 20th October 2022

**Accepted:** 21st October 2022

**Expiry Date:** 16th December 2022

**Agreed Extension of Time Date:** 6th January 2023

**Case Officer:** Becca Soulsby

**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 - received 20th October 2022  
Block Plan - received 20th October 2022  
Existing Garden Plan - received 20th October 2022  
Existing Front Elevation - received 21st October 2022  
Existing Side Elevations - received 20th October 2022  
Proposed Garden Plan - received 20th October 2022  
Proposed Side Elevations - received 20th October 2022  
Proposed Front Elevation - received 20th October 2022

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 in accordance with the materials specified in the email received from Rick Bass on 16th December 2022 and on the approved plans unless otherwise agreed in writing by the Local Planning Authority.

Reason

In the interest of good design and in accordance with Policies 5 and 22 of the North East Lincolnshire Local Plan 2018-2032 (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 visual area character or public 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 and 22.
- 2 Added Value Statement  
Article 31(1)(cc) Statement - Positive and Proactive Approach  
In accordance with paragraph 187 of the National Planning Policy Framework, the Local Authority has worked in a positive and proactive manner with the applicant to seek solutions to problems arising, by adding conditions to protect neighbouring amenity.

- 3 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 The applicant's attention is drawn to the fact that the requirements of the Party Wall Act may apply and you should seek advice from your agent or suitably qualified person.
- 5 The applicant's attention is drawn to the comments received by Anglian Water on 5th November in respect of checking for any privately owned assets.



<b>Minute of the Planning Committee 4th January 2023</b>
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**Item:** 9

**Application Number:** DM/0835/22/FUL

**Application Type:** Full Application

**Application Site:** Land Adjacent To Fenby House Post Office Lane Ashby  
Cum Fenby North East Lincolnshire

**Proposal:** Erect one dwelling with detached outbuilding and basement

<b>Applicant's Name and Address:</b> Mr Ashley Lidgard C/O Lincs Design Consultancy 12 Vickers Lane Louth Lincolnshire LN11 9PJ	<b>Agent's Name and Address:</b> Lincs Design Consultancy Ltd - Mr Daniel Sharp 12 Vickers Lane Louth LN11 9PJ
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**Deposited:** 13th September 2022

**Accepted:** 21st November 2022

**Expiry Date:** 16th January 2023

**Agreed Extension of Time Date:**

**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 - LDC3703-PL-01\_C  
Proposed Site Plan - LDC3703-PL-02-B  
Proposed Block Plan - LDC3703-PL-06-C  
Proposed Elevations - LDC3703-PL-04B  
Proposed Elevations - LDC3703\_A-PL-05C  
Proposed Floor Plans - LDC3703-PL-03B

Reason

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

- 3 Condition  
No development shall commence until a scheme for the provision of sustainable surface water drainage has been submitted and approved in writing by the Local Planning Authority. Once approved the development shall be completed in accordance with all the details of the sustainable surface water drainage scheme prior to the occupation of the dwelling and retained throughout the lifetime of the development.

Reason

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

- 4 Condition  
Foul water drainage shall be carried out in strict accordance with the drainage details shown on: LDC3703-PL02-B. The scheme shall be implemented in accordance with the approved details prior to occupation and shall remain in place thereafter.

Reason

To protect the amenities of nearby residents and mitigate impacts of surface water and flooding in accordance with policies 5 and 33 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) 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, 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; and
7. Details of wheel washing facilities (locations, types).
8. Measures to prevent nuisance by reason of 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 and to protect local amenity to accord with Policy 5 of the North East Lincolnshire Local Plan 2013-2032 (adopted 2018).

**6 Condition**

Prior to any construction commencing, final details of all materials and boundary treatments shall be submitted to and approved in writing by the Local Planning Authority. The proposal shall be constructed using materials specified on the approved plans 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).

**7 Condition**

Landscaping of the site shall be undertaken in accordance with the details shown on Proposed Site Plan - LDC3703-PL-02-B. All planting shall be carried out in accordance with the approved details within 12 months of the date of commencement of the development or within such longer time as agreed in writing with the Local Planning Authority and all planting shall thereafter be maintained for a period of 5 years with all loses in that period replaced with the same plant and standard.

**Reason**

To ensure a satisfactory appearance and setting for the development and protection of existing features in the interests of local amenity in accordance with policies 5 and 42 of the North East Lincolnshire Local Plan 2013-2032 (adopted 2018).

- 8** Tree protection shown on drawing LDC3703-PL02-B shall be installed before any construction commences and shall remain on site throughout the construction period unless, otherwise agreed in writing by the Local Planning Authority.

Reason

In the interests of the visual amenity of the area and tree protection in accordance with Policy 22 and 42 of the North East Lincolnshire Local Plan 2013-2032.

9 Condition

No demolition or construction work shall be carried out on or before 08:00 or after 18:00 Mondays to Fridays inclusive, before 08:00 or after 13:00 on Saturdays and at any time on Sundays or Bank Holidays.

Reason

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

10 Condition

No development of the dwellings hereby permitted shall take place until a scheme of how water will be reused and recycled on site has been submitted to and agreed in writing by the local planning authority. The scheme shall be implemented in accordance with the details approved prior to the occupation of the dwelling hereby permitted to which it relates and shall be so retained thereafter.

Reason

In the interest of sustainable water management in accordance with policies 5 and 34 of the North East Lincolnshire Local Plan 2013-2032 (Adopted 2018).

11 Condition

The dwelling, basement, garage and any outbuildings shall only be used for private and domestic purposes only and shall not be used for any commercial, industrial or business purposes whatsoever.

Reason

To ensure the use is suitable for and is in character with the existing residential area and in the interests of residential amenity 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), in particular policies 5, 22, 33, 34, 41 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 agreeing to conditions in the interest of protecting residential amenity and seeking solutions to protect biodiversity.

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

Please note that a licence from Natural England is likely to be required if great crested newts are found to be present. The recommendations on earlier ecological reports should be adhered to. Please do not hesitate to contact the Planning Department should you require any advice on this matter.

5 Informative

In accordance with Approved Document S of the Building Regulations you will be required to install electric vehicle charging points as part of the development.

<p style="text-align: center;"><b>Minute of the Planning Committee 4th January 2023</b></p>
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**Item:** 10

**Application Number:** DM/0937/22/FULA

**Application Type:** Accredited Agent - Homeholder application

**Application Site:** 36 Cumberland Avenue Grimsby North East Lincolnshire  
DN32 0BT

**Proposal:** Erect single storey rear extension with associated alterations - amended plans and description December 2022

<p><b>Applicant's Name and Address:</b> Miss Lily Harrison Freat 36 Cumberland Avenue Grimsby North East Lincolnshire DN32 0BT</p>	<p><b>Agent's Name and Address:</b> Mr Harry Snowden Ross Davy Associates Pelham House 1 Grosvenor Street Grimsby North East Lincolnshire DN32 0QH</p>
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**Deposited:** 18th October 2022

**Accepted:** 19th October 2022

**Expiry Date:** 14th December 2022

**Agreed Extension of Time Date:**

**Case Officer:** Becca Soulsby

**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:

RD5267-02-REV-0 - Site Location Plan  
RD5267-03-REV C - Proposed Plans and Elevations - As Amended  
RD5267-05-REV C - Proposed Block Plans - As Amended

Reason

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

- 3 Condition  
The proposal shall be constructed using materials specified within the application form received 18th October 2022 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).

## **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 visual area character or public 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 and 22.
- 2 Added Value Statement  
Article 31(1)(cc) Statement - Positive and Proactive Approach  
In accordance with paragraph 187 of the National Planning Policy Framework, the Local Authority has worked in a positive and proactive manner with the applicant to seek solutions to problems arising, by securing amended details to alleviate concern.
- 3 Informative  
Please note that you may also require Building Regulations. You are advised to contact them in advance of work on site commencing (Tel: 01472 325959).

4 Informative

The applicant's attention is drawn to the fact that the requirements of the Party Wall Act may apply and you should seek advice from your agent or suitably qualified person.

5 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.