

Minute of the Planning Committee 9th August 2023

Item: 1

Application Number: DM/0355/23/FUL

Application Type: Full Application

Application Site: Kingsway Club 3 Kingsway Cleethorpes North East
Lincolnshire

Proposal: Variation of Condition 2 (Limited Period) and 6 (Hours of Operation) pursuant to DM/0554/21/FUL to extend limited period and increase hours of operation up to 12 am (Management Plan received 10th July 2023 to detail mitigation methods for rear beer garden)

Applicant's Name and Address: Mr David Oglesby The Kingsway Club Ltd Kingsway Club 3 Kingsway Cleethorpes North East Lincolnshire DN35 8QU	Agent's Name and Address:
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Deposited: 17th April 2023

Accepted: 3rd May 2023

Expiry Date: 28th June 2023

Agreed Extension of Time Date: 11th August 2023

Case Officer: Bethany Loring

Decision: Approved with Conditions

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

As approved under DM/0554/21/FUL;

Site Location Plan, Block Plan, Proposed Floor Plans and Elevations - 21022.010
REV B

Reason

For the avoidance of doubt in the interests of proper planning and in accordance with policies 5, 22 and 39 of the North East Lincolnshire Local Plan 2013-2032 (Adopted 2018).

2 Condition

There shall be no loudspeakers or amplified entertainment used at anytime in any external location.

Reason

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

3 Condition

The premises shall not be open for trading outside the hours of 9am to 12am on any day.

Reason

Using the premises outside these hours would be detrimental to residential amenity by virtue of noise and disturbance and in the interests of character in accordance with policy 5, 22 and 39 of the North East Lincolnshire Local Plan 2013-2032 (Adopted 2018).

4 Condition

The outside seating area, tables and associated screens and items hereby approved shall be removed from the frontage, and stored inside the premises, between 11pm and 9am the following day.

Reason

In the interests of protecting local amenity in terms of noise and disturbance and in the interests of crime prevention and safety and to accord to Policy 5 of the North East Lincolnshire Local Plan 2013-2032 (adopted 2018).

5 Condition

The rear beer garden shall operate in strict accordance with the submitted Management Plan, received via email on 7th July 2023 from Dave and Denise Oglesby (The Kingsway Club Ltd), including the mitigation measures outlined at all times unless otherwise agreed with the Local Planning Authority.

Reason

In the interests of protecting local amenity in terms of noise and disturbance and 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 residential amenity and is acceptable under all other planning considerations. This proposal is approved in accordance with the North East Lincolnshire Local Plan 2013-2032 (adopted 2018), in particular policies 5, 22 and 39.

- 2 Informative
Article 31(1)(cc) Statement - Positive and Proactive Approach
In accordance with paragraph 187 of the National Planning Policy Framework, the Local Authority has worked in a positive and proactive manner by determining the application in a timely manner.

- 3 Informative
Please note that you may also require Building Regulations. You are advised to contact them in advance of work on site commencing (Tel: 01472 326289 - Option 2).

- 4 Informative
The outdoor seating must not be placed on the adopted highway at any time.

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Item: 2

Application Number: DM/0558/23/FUL

Application Type: Full Application

Application Site: 23 Sterling Crescent Waltham North East Lincolnshire DN37 0DW

Proposal: Variation of Condition 2 (Approved Plans) as granted on DM/0897/22/FUL to amend the location of the extension, addition of rooflights to the rear extension and other minor windows changes (Description clarification)

Applicant's Name and Address: Mr G Krebs 23 Sterling Crescent Waltham North East Lincolnshire DN37 0DW	Agent's Name and Address: Dave Hickinson Architecture 20 Staniwells Drive Broughton DN20 0BD
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Deposited: 9th June 2023

Accepted: 14th June 2023

Expiry Date: 9th August 2023

Agreed Extension of Time Date:

Case Officer: Emily Davidson

Decision: Approved with Conditions

- 1 Condition
The development hereby permitted shall begin by 03/02/2026.

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, Existing and Proposed Block Plan - 715 22 02 D
Existing and Proposed Floor Plans and Elevations - 715 22 01 C (Received 09/06/2023)

Reason

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

- 3 Condition
Before construction commences final details of all external materials to be used in the construction of the development shall be submitted to and approved in writing by the Local Planning Authority. Once approved development shall be carried out in strict accordance with the agreed details unless otherwise first approved in writing by the Local Planning Authority.

Reason

This condition is imposed in the interests of design considerations in the context of the existing buildings in order to comply with Policy 5 of the North East Lincolnshire Local Plan 2013-2032 (adopted 2018).

- 4 Condition
No development shall commence until a final scheme for the sustainable provision of surface water drainage, following percolation tests, 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 use 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).

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), in particular policies 5, 22, 33 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.

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

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.

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Item: 3

Application Number: DM/0573/23/PAT

Application Type: Prior Approval - Telecom

Application Site: Land West Of Winchester Avenue Grimsby North East
Lincolnshire

Proposal: Prior approval for proposed telecommunications installation for 15.0m high slim line Monopole mast and associated ancillary works

Applicant's Name and Address: CK Hutchinson Networks (UK) Ltd 450 Longwater Avenue Reading RG2 6GP	Agent's Name and Address: Mr Alan Osborne WHP Telecoms Limited Unit 6 Building 8 Carryduff Business Park Comber Road Carryduff BT8 8AN
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Deposited: 14th June 2023

Accepted: 16th June 2023

Expiry Date: 11th August 2023

Agreed Extension of Time Date:

Case Officer: Owen Toop

Decision: Prior Approval Granted

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Item: 4

Application Number: DM/0597/23/PAT

Application Type: Prior Approval - Telecom

Application Site: Land Outside Of Lindsey Hall Nursing Home Clee Road
Cleethorpes

Proposal: Prior approval for 15m monopole, 2no. equipment cabinets
with associated meter cabinet and ancillary development

Applicant's Name and Address: Three UK Limited Star House 20 Grenfell Road Maidenhead SL6 1EH	Agent's Name and Address: Mr Samuele Graziano WHP Telecoms Ltd Building 8, Unit 6 Carryduff Business Park Comber Road BT8 8AN
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Deposited: 21st June 2023

Accepted: 21st June 2023

Expiry Date: 16th August 2023

Agreed Extension of Time Date:

Case Officer: Owen Toop

Decision: Prior Approval Granted

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Item: 5

Application Number: DM/0324/23/FULA

Application Type: Accredited Agent - Homeholder application

Application Site: 21 Church Lane Humberston North East Lincolnshire DN36 4HZ

Proposal: Alterations and extensions to include two storey rear extensions, first floor side extension with car port below, two storey extension to side and two storey extension to front. Loft conversion with roof lights and alterations to roof. Alterations to driveway and new landscaping to front and side boundary.

Applicant's Name and Address: Ms Nicola Curtis 21 Church Lane Humberston North East Lincolnshire DN36 4HZ	Agent's Name and Address: Mr Alan Scoffin Ross Davy Associates Pelham House 1 Grosvenor Street Grimsby North East Lincolnshire DN32 0QH
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Deposited: 10th April 2023

Accepted: 12th April 2023

Expiry Date: 7th June 2023

Agreed Extension of Time Date:

Case Officer: Owen Toop

Decision: Refused

- 1 The proposal by virtue of its size and scale would represent an overdevelopment of the site which would result in adverse massing and dominance to the detriment of the residential amenity of neighbouring property contrary to Policy 5 of the North East Lincolnshire Local Plan 2013-2032 (adopted 2018).

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Item: 6

Application Number: DM/0152/23/FUL

Application Type: Full Application

Application Site: Mariners Service Station 196 Waltham Road Grimsby North East Lincolnshire

Proposal: Demolition of car wash and plant room and the creation of car charging zones, including erection of EV chargers and erection of canopy, sub-station enclosure and associated forecourt works (amended plans).

Applicant's Name and Address: Motor Fuel Group Gladstone Place 36-38 Upper Marlborough Road St Albans AL1 3UU	Agent's Name and Address: Miss Rahma Dwimunali CarneySweeney Brunel House 2 Fitzalan Road Cardiff CF24 0EB
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Deposited: 24th February 2023

Accepted: 1st March 2023

Expiry Date: 26th April 2023

Agreed Extension of Time Date:

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 EV charging points shall not be operational between the hours of 23:00 to 06:00 the following morning Monday to Saturday except on a Sunday when they shall not be operational between the hours of 22:00 and 07:00 and not at all at any other times.

Reason

To prevent noise and nuisance to neighbours in accordance with policies: 5 and 22 of the North East Lincolnshire Local Plan 2013 -2032 (adopted 2018).

- 3 Condition
Notwithstanding the details approved, the EV charging canopy screen wall and roof shall be constructed of a solid non transparent material before the EV points are first available for use and shall be retained as such thereafter.

Reason

To limit light nuisance to adjoining residential properties and in accordance with policies: 5 and 22 of the North East Lincolnshire Local Plan 2013 -2032 (adopted 2018).

- 4 Condition
Prior to the EV charging points being first brought into use, a management plan to limit noise and nuisance from users, anti-social behaviour, litter and light pollution shall be submitted to and agreed in writing by the Local Planning Authority. The approved management plan shall thereafter be implemented in full unless otherwise agreed in writing by the Local Planning Authority.

Reason

To maintain residential amenity and security and in accordance with policy 5 of the North East Lincolnshire Local Plan 2013 - 2032 (adopted 2018).

- 5 Condition
No machinery shall be operated, no process shall be carried out and no deliveries to be taken in or dispatched from the site in connection with the demolition of the existing car wash nor construction of the development hereby approved outside the hours of 8.00 am to 6.00 pm Monday to Friday, 8.00 am to 1pm Saturday and not on Sundays or Bank Holidays or any other time unless agreed in writing with the Local Planning Authority.

Reason

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

- 6 Condition
A demolition and construction method statement including details of noise and dust reduction measures to be employed during the course of demolition of the car wash and construction of the proposed EV points shall to be submitted to and agreed in writing with the Local Planning Authority prior to commencement of any development. In addition, no burning of demolition/construction waste material shall take place on site and no amplified music shall be played. The techniques shall be applied as agreed for the full extent of demolition and construction works.

Reason

To ensure that noise levels and dust emissions arising from the development are within acceptable levels, and in the interests of amenity and in accordance with policy 5 of the North East Lincolnshire Local Plan 2013 - 2032 (adopted 2018).

- 7 Condition
Prior to any demolition/ construction works commencing, details of tree and hedge protection measures shall be submitted to and agreed in writing with the Local Planning Authority. The approved scheme/ details shall be implemented in full before works commence on site and shall be maintained for the full extent of demolition/ construction works unless otherwise agreed in writing by the Local Planning Authority.

Reason

To maintain the health of trees and hedges on site and to retain residential amenity in accordance with policies: 5, 22 and 42 of the North East Lincolnshire Local Plan 2013 - 2032 (adopted 2018).

- 8 Condition
If during development contamination not previously considered is identified, then the Local Planning Authority shall be notified immediately, and no further work shall be carried out until a method statement detailing a scheme for dealing with the suspect contamination has been submitted to and agreed in writing with the Local Planning Authority. The approved scheme shall be thereafter be implemented in strict accordance with the approved details.

Reason:

To ensure that any previously unconsidered contamination is dealt with appropriately and in accordance with policy 5 of the North East Lincolnshire Local Plan 2013 -2032 (adopted 2018).

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

- Site Location Plan13664 - MARINERS - LP-1 - 218
- Block Plan - 13664 - MARINERS - BP-1 - 218
- Substation Enclosure Details -13664-218-23
- EV Canopy and Charger Details -13664-218-22

- Proposed Site Plan - 13664-218-21
- Vehicle Swept Path - 13664 - FS218 218-27

Reason

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

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 provide important sustainable transport infrastructure without harm to the area character or, subject to conditions, 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, 34, 36 and 42 and the provisions of the National Planning Policy Framework.
- 2 Added Value Statement
Article 31(1)(cc) Statement - Positive and Proactive Approach
In accordance with paragraph 187 of the National Planning Policy Framework, the Local Authority has worked in a positive and proactive manner with the applicant to seek solutions to problems arising, by reducing the scale of development and relocating EV points closest to the main filling station to reduce nuisance.
- 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
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

Prior to carrying out works, including the construction of access points, please

register on www.linesearchbeforeudig.co.uk to submit details of the planned works for review, ensuring requirements are adhered to.

5 Informative

It should be noted that there are live electrical cables within the site and its vicinity and great care should be taken during development to avoid these. The developer is recommended to read to the advice contained within the Northern Powergrid response to the planning application which can be found in full on the planning application file as shown on the North East Lincolnshire Council planning website which can be viewed at:

<https://www.nelincs.gov.uk/planning-and-building-control/planning-applications/>

You will then need to search for the application using the following ref:
DM/0152/23/FUL.

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Item: 7

Application Number: DM/0508/23/OUT

Application Type: Outline Application

Application Site: Land Off Habrough Road Immingham North East
Lincolnshire

Proposal: Outline application for the erection of 7 dwellings with associated access and landscaping (All matters reserved)

Applicant's Name and Address: Mr and Mrs Midgley Greentech Homes Ltd 18 Station Road Grasby Barnetby DN38 6AP	Agent's Name and Address: Kate Kelly Kelly & MacPherson Architects Unit 3 Caistor MUC 19 South Street Caistor LN7 6UB
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Deposited: 26th May 2023

Accepted: 30th May 2023

Expiry Date: 25th July 2023

Agreed Extension of Time Date:

Case Officer: Jonathan Cadd

Decision: Refused

- 1 The proposed development is located outside of the development area of Immingham and Habrough within open countryside without exceptional justification. The proposal is located unsustainably away from facilities and services with limited connections to access Immingham. As such the proposal would lead to a reliance on private motor vehicles to access/ support most daily activities contrary to policies: 3, 4, 5, 16 and 36 of the North East Lincolnshire Local Plan 2013 -2032 (adopted 2018).

- 2 The proposed development would have a detrimental impact on the character of the open countryside by creating an uncharacteristic ribbon of development in an area that is predominantly open farmland. This impact would increase when considered in combination with existing sporadic housing urbanising this section of countryside in between Habrough and Immingham. The development would also detract from the rural setting of Luxmore Farm a Locally Listed Building and would damage medieval ridge and furrow. The proposed development would be contrary to policies: 5, 22 and 39 of the North East Lincolnshire Local Plan 2013 - 2032 (adopted 2018).

- 3 The proposed development would compromise a national significant infrastructure project (Viking CCS Pipeline) which assists to reduce carbon dioxide release contrary to policies: 5 and 6 of the North East Lincolnshire Local Plan 2013 - 2032 (adopted 2018).

Informatives

- 1 Informative
This decision relates to the following plans:

Site Location Plan - Produced 26th May 2023
Block Plan
Visibility Splay Plan - 532.03 Rev A
Topographical Survey
Opportunities and Constraints Plan

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Item: 8

Application Number: DM/0444/23/OUT

Application Type: Outline Application

Application Site: 153 Humberston Avenue Humberston North East
Lincolnshire DN36 4SX

Proposal: Outline application for the erection of 3 dwellings with
access to be considered

Applicant's Name and Address: Dr A Kumar 153 Humberston Avenue Humberston North East Lincolnshire DN36 4SX	Agent's Name and Address: Mr Byron Smith By Design 47 The Avenue Healing Grimsby North East Lincolnshire DN41 7NA
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Deposited: 9th May 2023

Accepted: 22nd May 2023

Expiry Date: 17th July 2023

Agreed Extension of Time Date: 11th August 2023

Case Officer: Bethany Loring

Decision: Approved with Conditions

- 1 Condition
Applications for approval of the matters referred to in Condition 2 (known as reserved matters) shall be made within three years of the date of this permission and the development to which it relates shall begin no later than whichever is the later of the following dates:
 - (a) three years from the date of the grant of outline planning permission

(b) two years from the final approval of the reserved matters, or in the case of approval on different dates, final approval of the last such matter to be approved.

Reason

This permission is in outline only and the information is necessary for consideration of the detailed proposal as required by S.92 of the Town and Country Planning Act 1990.

2 Condition

This permission hereby granted is in outline form only and no development shall begin until full details of the following reserved matters have been submitted to and approved by the Local Planning Authority:

(a) the layout, scale and appearance of the development

(b) a landscaping scheme for the site including details of existing trees, hedges and planting to be retained and any to be removed as well as an up-to-date tree protection plan

Reason

This permission is in outline only and the information is necessary for consideration of the detailed proposal as required by S.92 of the Town and Country Planning Act 1990.

3 Condition

The development is approved in accordance with the following plans:

Site Location Plan - 21940.01A

Proposed Block Plan - 21940.03F

Topographical Survey - 1609/001

Reason

For the avoidance of doubt and in the interests of proper planning and to accord with policies 5, 22, 33, 34, 38 and 42 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 and a scheme for foul 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.

Reason

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

- 5 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).

- 6 Condition
Prior to occupation of the dwellings, final details of how water will be reused and recycled on site shall be submitted to and agreed in writing by the Local Planning Authority. Once approved, the details shall be adhered to at all times following first occupation.

Reason

To ensure the efficient use of water and to accord with policy 34 of the North East Lincolnshire Local Plan 2013-2032 (Adopted 2018).

- 7 Condition
No works related to the development hereby approved shall begin until a Construction Management Plan (CMP) has been submitted to and approved in writing by the Local Planning Authority. The CMP should include, but not be limited to the following:

1. Contact details of the person with responsibility for the implementation of the CMP;
2. The expected number, types and size of vehicles during the entire construction period;
3. The proposed daily hours of operation during the construction period;
4. Details of on-site parking provision for construction related vehicles;
5. Details of on-site storage areas for materials and any construction compound, also relating to trees;
6. Details of expected delivery schedules and how this will be managed to eliminate waiting on the public highway (i.e. call ahead or pre-booking scheduling system), if required; and
7. Details of wheel washing facilities (locations, types etc.).
8. Means of suppressing dust and noise.

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

Reason

To ensure adequate access facilities are provided during construction, and for highway safety reasons and to protect residential amenity to accord with Policy 5 of the North East Lincolnshire Local Plan 2013-2032 (Adopted 2018).

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

Reason

To ensure adequate parking, bin storage and turning facilities are provided for highway safety reasons 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 complete accordance with the Arboricultural Report (dated 6th March 2020) and Arboricultural Method Statement (dated 9th March 2020). Unless otherwise agreed in writing by the Local Planning Authority.

Reason

In the interests existing trees in accordance with policy 42 of the North East Lincolnshire Local Plan 2013-2032 (Adopted 2018).

- 10 Condition
Prior to development commencing full details of the eastern boundary fencing and landscaping shall be submitted to and approved in writing by the Local Planning Authority. The approved details shall then be fully installed prior to the occupation of any dwelling on the site and retained thereafter.

Reason

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

- 11 Condition
The visibility splays as shown on drawing no. 21940.03F shall be retained at all times with nothing to be erected or allowed to grow over 1.05 metres in height above the carriageway level of the adjoining highway at any time.

Reason

In the interests of highways safety and 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, 22, 33, 34, 38 and 42.
- 2 Informative
Article 31(1)(cc) Statement - Positive and Proactive Approach
In accordance with paragraph 187 of the National Planning Policy Framework, the Local Authority has worked in a positive and proactive manner by determining the application in a timely manner.
- 3 Informative
There shall be no raising of the existing ground levels.
- 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
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.
- 6 Informative
Please note that at least six months in advance of work commencing on site you are required to contact the Highway Management Team with respect to the formation of a vehicular access within the existing highway. This will enable a S184 licence to be granted within appropriate timescales. No works should commence within the highway boundary until such licence is obtained. (Tel: 01472 325734)
- 7 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

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Item: 9

Application Number: DM/0690/22/FULA

Application Type: Accredited Agent - Homeholder application

Application Site: 182 Humberston Fitties Humberston North East Lincolnshire
DN36 4HE

Proposal: Demolish existing conservatory, erect single storey rear extension with cladding, install decking with access ramp to side and various associated alterations

Applicant's Name and Address: Mrs Jean Bradley 69 Tapton Mill Road Sheffield Yorkshire S10 5GA	Agent's Name and Address: Geoffrey Wagstaff 52 Marlborough Way Cleethorpes North East Lincolnshire DN35 0TR
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Deposited: 2nd August 2022

Accepted: 9th August 2022

Expiry Date: 4th October 2022

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 and details:

Proposed Elevations and Section - GW/JB/FMR/3 amended February 2023

Proposed Ground Floor Plan and Elevation - GW/JB/FMR/2 amended February 2023

Proposed Roof Plan and Typical Wall Section - GW/JB/FMR/4 amended February 2023

Proposed Block Plan - GW/JB/FMR/1 amended February 2023

Site Location - received 2nd August 2022.

Email from Geoff Wagstaff dated 8th August 2023 confirming no alteration to the front elevation and that new vertical timber boarding is to be installed on the rear and side elevations only.

Reason

For the avoidance of doubt in the interests of proper planning and in accordance with policies 5, 12, 22, 33, 34 and 39 of the North East Lincolnshire Local Plan 2013-2032 (adopted 2018).

3 Condition

With the exception of the flat roof, the proposed development shall be constructed in strict accordance with the materials specified within the approved plans and the emails received by the Local Planning Authority on 14/03/2023 and 8/08/2023 from Geoffrey Wagstaff, unless otherwise first approved in writing by the Local Planning Authority.

The flat roof of the extension hereby approved shall be constructed as per the materials specified within the email received by the Local Planning Authority on 6/05/2023 from Geoffrey Wagstaff, and not as stated on approved plan GW/JB/FMR/3 amended February 2023, 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, 22 and 39 of the North East Lincolnshire Local Plan 2013-2032 (adopted 2018).

4 Condition

Floor levels for the proposed extension must be set no lower than the existing.

Reason

In the interests of flood risk in order to comply 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 local 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, 12, 22, 33, 34 and 39.

- 2 Added Value Statement
Article 31(1)(cc) Statement - Positive and Proactive Approach
In accordance with the National Planning Policy Framework, the Local Authority has worked in a positive and proactive manner with the applicant to seek solutions to problems arising, by receiving amended plans and negotiating on refusals, as well as applying conditions in the interest of local amenity and heritage.

- 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 occupiers are reminded of the duties under the 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>.

- 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.

- 6 Informative
Flood resistance and/or resilience measures should be incorporated into the development where appropriate. Advice on flood risk mitigation can be found at <https://www.gov.uk/guidance/flood-risk-assessment-standing-advice>.

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Item: 10

Application Number: DM/0137/23/FULA

Application Type: Accredit Agnt - Hseholder application

Application Site: 2 Humberston Avenue Humberston North East Lincolnshire
DN36 4SJ

Proposal: Erect single storey home gym with associated works -
amended block plan received 4th July 2023

Applicant's Name and Address: Mrs Sarah Mcquillan 2 Humberston Avenue Humberston North East Lincolnshire DN36 4SJ	Agent's Name and Address: Geoffrey Wagstaff 52 Marlborough Way Cleethorpes North East Lincolnshire DN35 0TR
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Deposited: 21st February 2023

Accepted: 18th April 2023

Expiry Date: 13th June 2023

Agreed Extension of Time Date: 11th August 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 19th May 2023
GW/SM/HA/3 - Proposed Block Plan with Tree Detail
GW/SM/HA/1 - Proposed Plans and Elevations
GW/SM/HA/2 - Proposed Roof Plan and Elevations

Reason

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

- 4 Condition
Surface water drainage shall be via the water butts shown on plan no. GW/SM/HA/1 which shall be installed before the outbuilding 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 2013-2032 (adopted 2018).

- 5 Condition
The outbuilding shall only be used ancillary and incidental to the domestic dwelling at 2 Humberston Avenue.

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).

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 , 34 and 42.

- 2 Added Value Statement
Article 31(1)(cc) Statement - Positive and Proactive Approach
In accordance with paragraph 187 of the National Planning Policy Framework, the Local Authority has worked in a positive and proactive manner with the applicant to seek solutions to problems arising, by adding conditions for materials, use and drainage.

- 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).

Minute of the Planning Committee 9th August 2023

Item: 11

Application Number: DM/0530/23/FUL

Application Type: Full Application

Application Site: Flat 5 1 - 5 Corporation Road Grimsby North East
Lincolnshire

Proposal: Retrospective application to erect first floor side extension
with associated internal and external works

Applicant's Name and Address: Mrs Tanya Brasted Flat 5 1 - 5 Corporation Road Grimsby North East Lincolnshire DN31 1UJ	Agent's Name and Address: Martyn Shepherd 16 Connaught Avenue Grimsby North East Lincolnshire DN32 0BS
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Deposited: 5th June 2023

Accepted: 20th June 2023

Expiry Date: 15th August 2023

Agreed Extension of Time Date:

Case Officer: Bethany Loring

Decision: Approved with Conditions

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

Site Location Plan and Block Plan - received 5th June 2023
Proposed Floor Plan and Elevations - received 5th June 2023

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).

2 Condition

The development shall be retained using materials as specified within the application form received 20th June 2023 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 and 22 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 and 33.

2 Informative

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

In accordance with paragraph 187 of the National Planning Policy Framework, the Local Authority has worked in a positive and proactive manner by determining the application in a timely manner.