

## Minute of the Planning Committee 6th September 2023

**Item:** 1

**Application Number:** DM/0470/23/OUT

**Application Type:** Outline Application

**Application Site:** Land Field Head Road Laceby North East Lincolnshire DN37 7SS

**Proposal:** Removal of Condition 5 (Northern Buffer Zone) pursuant to DM/1133/17/OUT

<b>Applicant's Name and Address:</b> Mr P Bannister Land Developers (Lincs) Ltd & Keigar Homes Ltd D B C House Grimsby Road Laceby Grimsby DN37 7DP	<b>Agent's Name and Address:</b> Mr Daniel Snowden Ross Davy Associates Pelham House 1 Grosvenor Street Grimsby DN32 0QH
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**Deposited:** 17th May 2023

**Accepted:** 18th May 2023

**Expiry Date:** 17th August 2023

**Agreed Extension of Time Date:**

**Case Officer:** Richard Limmer

**Decision:** Refused

- 1 The proposal to remove the odour buffer zone required by condition 5 of planning application DM/1133/17/OUT would allow residential development to take place in a location that is likely to result in a detrimental impact on the future occupiers residential amenities due to odour from the adjacent piggery. This is in conflict with Policy 5 of the North East Lincolnshire Local Plan 2013-2032 (adopted 2018).

## Minute of the Planning Committee 6th September 2023

**Item:** 2

**Application Number:** DM/0815/22/REM

**Application Type:** Reserved Matters

**Application Site:** Land Field Head Road Laceby North East Lincolnshire

**Proposal:** Variation of Condition 1 (Approved Plans) of DM/0692/22/REM to amend the layout and house types for plots 19 to 29, remove northern buffer zone and Removal of Condition 9 (Air Quality Report).

<b>Applicant's Name and Address:</b> Mr P Bannister Land Developers (Lincs) Ltd and Keigar Homes Ltd D B C House Grimsby Road Laceby Grimsby DN37 7DP	<b>Agent's Name and Address:</b> Mr Daniel Snowden Ross Davy Associates Pelham House 1 Grosvenor Street Grimsby DN32 0QH
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**Deposited:** 7th September 2022  
2022

**Accepted:** 29th September

**Expiry Date:** 29th December 2022

**Agreed Extension of Time Date:** 28th April 2023

**Case Officer:** Richard Limmer

**Decision:** Refused

- 1 The proposal to vary condition 1 (approved plans) of DM/0692/22/REM to utilise the northern buffer zone of the site for residential development conflicts with Condition 5 of the outline planning permission DM/1133/17/OUT and would result in a detrimental impact on the residential amenities of the future occupiers due to odour from the adjacent piggery. This is in conflict with Policy 5 of the North East Lincolnshire Local Plan 2013-2032 (adopted 2018).

## Minute of the Planning Committee 6th September 2023

**Item:** 3

**Application Number:** DM/0677/23/FUL

**Application Type:** Full Application

**Application Site:** 7 Great Coates Road Grimsby North East Lincolnshire DN34 4NA

**Proposal:** Re-submission of DM/0301/23/FUL (Partial change of use to mixed use from residential land to include commercial garage for repair restoration and MOT testing of motorcycles with erection of detached coach house, drive with parking area and associated works) including revised proposed entrance/exit to the commercial motorcycle garage.

<b>Applicant's Name and Address:</b> Mr Chris Gunster 7 Great Coates Road Grimsby North East Lincolnshire DN34 4NA	<b>Agent's Name and Address:</b> Mr George French Building Planning Services Limited Tanglin Town Road Tetney Grimsby North East Lincolnshire DN36 5JE
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**Deposited:** 11th July 2023

**Accepted:** 12th July 2023

**Expiry Date:** 6th September 2023

**Agreed Extension of Time Date:** 20th September 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 and Block Plan: 23-012-01 A

Proposed Plans: 23-012-02 A

Proposed Elevations: 23-012-03 A

Proposed Soakaway: 23-012-05 A

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 use hereby permitted shall be for the repair, restoration and MOT of motorcycles only and for no other vehicles or for any other general industrial use under Class B2 of the Town and Country Planning (Use Classes) Order 1987 (as amended).

Reason

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

4 Condition

The commercial garage shall only operate and take deliveries between the following hours

Monday to Friday 08.30 hours to 17.00 hours (other than Public Holidays)

Saturdays 08.30 hours to 13.00 hours.

The commercial garage shall not operate or take deliveries on Sundays or Public Holidays.

Reason

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

5 Condition

There shall be no working on or storage of vehicles or equipment outside the building.

Reason

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

6 Condition

The development shall be carried out in accordance with the sustainable surface water drainage details within the following plan:

Proposed Soakaway: 23-012-05 A

The details shall be implemented prior to use of the coach house building hereby approved commencing and shall be retained throughout the lifetime of the development.

Reason

In the interest of managing surface water drainage in a sustainable manner and to accord with Policies 5, 33 and 34 of the North East Lincolnshire Local Plan 2013-2032 (adopted 2018).

7 Condition

No works shall commence above damp course level until samples and details of materials, in accordance with the general materials stated on approved plans, shall be submitted to and approved in writing by the Local Planning Authority. The approved materials shall thereafter be in accordance with the approved details.

Reason

To maintain the character of the wider estate and area in general and in accordance with policies 5 and 22 of the North East Lincolnshire Local Plan 2013-2032 (adopted 2018).

8 Condition

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

a) Control measures that will be employed to control the impact of noise, vibration and dust during the construction phase (inclusive of operating hours). The noise assessment must comply with the requirements of British Standard 5228 unless otherwise approved.

b) Confirmation that no burning of demolition/construction waste material shall take place on site.

c) Contact details of the person with responsibility for the implementation of the CMP/CTMP;

d) The expected number, types and size of vehicles during the entire construction period;

e) The proposed daily hours of operation during the construction period;

- f) Details of on-site parking provision for construction related vehicles;
- g) Details of on-site storage areas for materials, if required;
- h) 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
- i) Details of wheel washing facilities (locations, types etc.

The approved CMP/CTMP and control measures it contains shall be implemented throughout the construction phase. No burning of demolition/construction waste material shall take place on site.

**Reason**

In the interests of protecting the amenities of nearby residents, highway safety and in accordance with policies 5 and 22 of the North East Lincolnshire Local Plan 2013- 2032 (adopted 2018).

**9 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 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).

**10 Condition**

Before development begins, a scheme for tree protection shall be submitted to and approved in writing by the Local Planning Authority. The approved scheme shall then be implemented before development begins and shall be retained during construction works.

**Reason**

To prevent damage to trees during construction works in accordance with policies: 5, 22 and 42 of the North East Lincolnshire Local Plan 2013 -2032 (adopted 2018).

**11 Condition**

Prior to the commencement of development details on the closing of the eastern most access point during the commercial operating hours stipulated in condition 4 shall be submitted to and approved in writing by the Local Planning Authority. The access shall be so closed at all times the commercial operation operates

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).

12 Condition

The gate to the western most access to be used during the commercial operation shall be left open at all times during such operation.

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).

13 Condition

Prior to the commencement of the development hereby permitted final details on the dealing with any ground gas / soil vapour as outlined in section 5.2 of the Land Contamination Risk Assessment report by JPM Geological dated 15th May 2023 shall be submitted to and approved in writing by the Local Planning Authority. Such scheme as approved shall be implemented and be so verified in writing by the Local Planning Authority prior to occupation of the development.

Reason

To ensure that any contamination is dealt with appropriately to accord with Policy 5 of the North East Lincolnshire Local Plan 2013-2032 (adopted 2018).

14 Condition

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

Reason

To ensure that any previously unconsidered contamination is dealt with appropriately to accord with Policy 5 of the North East Lincolnshire Local Plan 2013-2032 (adopted 2018).

## **Informatives**

1 Reason for Approval

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

Policies 5, 22, 33, 34, 39 and 42.

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

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

3 Informative

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

4 Informative

Should any historic monitoring points/boreholes be discovered during the course of development which relate to the previous ground investigations undertaken by Shell UK, the applicant is advised to contact Shell's consultants, so they may be appropriately decommissioned.



## Minute of the Planning Committee 6th September 2023

**Item:** 4

**Application Number:** DM/0598/23/PAT

**Application Type:** Prior Approval - Telecom

**Application Site:** Land At Cromwell Road Grimsby North East Lincolnshire

**Proposal:** Prior approval for the installation of 15m high Phase 8 monopole, 6no. antennae, 2no. ground-based equipment cabinets, 1no. meter cabinet and ancillary development thereto

<b>Applicant's Name and Address:</b> Three UK Ltd C/O Agent Carryduff Business Park Comber Road Comber BT8 8AN	<b>Agent's Name and Address:</b> Niamh Mullan WHP Telecoms Ltd Carryduff Business Park Comber Road Comber BT8 8AN
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**Deposited:** 21st June 2023

**Accepted:** 23rd June 2023

**Expiry Date:** 18th August 2023

**Agreed Extension of Time Date:** 15th September 2023

**Case Officer:** Becca Soulsby

**Decision:** Prior Approval Granted

## Minute of the Planning Committee 6th September 2023

**Item:** 5

**Application Number:** DM/0224/23/FUL

**Application Type:** Full Application

**Application Site:** 109 Carr Lane Grimsby North East Lincolnshire DN32 8JR

**Proposal:** Demolish existing garage and outbuildings. Erect two storey dwelling with driveway, landscaping and associated external works (Amended Plans received 20th June 2023 to raise floor levels and Flood Risk Assessment)

<b>Applicant's Name and Address:</b> Mrs Christine Dabb 109 Carr Lane Grimsby North East Lincolnshire DN32 8JR	<b>Agent's Name and Address:</b> Ross Davy Associates - Daniel Snowden Pelham House 1 Grosvenor Street Grimsby North East Lincolnshire DN32 0QH
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**Deposited:** 9th March 2023

**Accepted:** 13th March 2023

**Expiry Date:** 8th May 2023

**Agreed Extension of Time Date:** 8th September 2023

**Case Officer:** Bethany Loring

**Decision:** Refused

- 1 The proposal is contrary to policies 5 and 33 of the North East Lincolnshire Local Plan 2013-2032 (Adopted 2018) and the National Planning Policy Framework in that the proposed development is located within a high risk flood zone as identified in the Environment Agency Flood Risk Maps and in the Strategic Flood Risk Assessment and the scheme fails to pass the sequential and exception tests for development. In the absence of a sequential test being passed, it is not considered to be sustainable development. It cannot be justified on flood risk grounds.

- 2 The proposal is contrary to policy 5 of the North East Lincolnshire Local Plan 2013-2032 (Adopted 2018) in that the level of development if allowed would have an adverse impact on the residential amenity of adjacent property by means of its position, scale and proximity to the boundary causing undue massing and dominance.
- 3 The proposed development is contrary to policy 5 and 22 of the North East Lincolnshire Local Plan 2013-2032 (Adopted 2018) and the National Planning Policy Framework in that the development would not result in a good design or layout. This would be detrimental to the character and appearance of the area.

### **Informative**

- 1 Informative  
This application has been considered using the plans referenced RD5319-01, RD5319-04C and RD5319-05C.

## Minute of the Planning Committee 6th September 2023

**Item:** 6

**Application Number:** DM/0163/23/FUL

**Application Type:** Full Application

**Application Site:** 6 Frobisher Avenue Grimsby North East Lincolnshire DN32 8JA

**Proposal:** Erect first floor side extension on pillars with associated internal and external alterations including installation of CCTV

<b>Applicant's Name and Address:</b> Mr Daniel Williams 6 Frobisher Avenue Grimsby North East Lincolnshire DN32 8JA	<b>Agent's Name and Address:</b>
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**Deposited:** 27th February 2023

**Accepted:** 27th February 2023

**Expiry Date:** 24th April 2023

**Agreed Extension of Time Date:**

**Case Officer:** Owen Toop

**Decision:** Approved with Conditions

- 1 Condition  
The development hereby shall begin within three years of the date of this permission.

Reason  
To comply with S. 91 of the Town and Country Planning Act 1990.

- 2 Condition  
The development shall be carried out in accordance with the following plans and documents:

Site Location Plan  
Proposed Block Plan - 23/14/06 REV C  
Proposed Elevations - 23/14/03/REV E  
Proposed First Floor Plan - 23/14/05 REV A  
Flood Risk Assessment

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

- 3 Condition  
The proposed development shall be constructed using materials, as detailed in the application form, unless otherwise first approved in writing by the Local Planning Authority.

Reason  
This condition is imposed in the interests of design considerations in the context of the existing buildings in order to comply with Policies 5 and 22 of the North East Lincolnshire Local Plan 2013-2032 (adopted 2018).

- 4 Condition  
Prior to any development commencing, a sustainable surface water drainage scheme shall be submitted to and approved in writing by the Local Planning Authority. Once approved, the sustainable surface water drainage scheme shall be implemented prior to the first use of the extension and the scheme shall be retained thereafter for the lifetime of the development.

Reason  
To mitigate impacts of surface water and flooding 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  
The first floor side window for the en-suite shall be obscurely glazed in its entirety to a minimum level of 3 on the Pilkington Scale prior to the use of the first floor extension. It shall then be retained at this level of obscurity thereafter.

Reason

In the interests of protecting neighbouring residential amenity and to accord with Policy 5 of the North East Lincolnshire Local Plan 2032-2032 (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 and 34.
- 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 seeking amended plans, clarifying details and applying conditions for surface water 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 6th September 2023

**Item:** 7

**Application Number:** DM/0477/23/FUL

**Application Type:** Full Application

**Application Site:** 1 Cumberland Avenue Grimsby North East Lincolnshire  
DN32 0BT

**Proposal:** Demolish existing garage, erect single storey garage, games room & store with solar panels and associated works (amended plans received on 31st July 2023 showing proposal 1 metre from boundaries and reduced height to 4 metres at roof ridge).

<b>Applicant's Name and Address:</b> Mr Dave Drury 1 Cumberland Avenue Grimsby North East Lincolnshire DN32 0BT	<b>Agent's Name and Address:</b> Mr Martin Flynn Flynn Architecture Tower Barn Archer Street Bishop Norton Market Rasen LN8 2BG
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**Deposited:** 19th May 2023

**Accepted:** 9th June 2023

**Expiry Date:** 4th August 2023

**Agreed Extension of Time Date:** 8th September 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 and Proposed Block Plan - GR/DR/MF/02 REV A

Proposed Floor Plans and Elevations - GR/DR/MF/01 REV A

Reason

For the avoidance of doubt in the interests of proper planning and in accordance with Policies 5, 22, 33, 34, 39 and 42 of the North East Lincolnshire Local Plan 2013-2032 (adopted 2018).

3 Condition

The proposed development shall be constructed using materials specified within the submitted application form, unless otherwise first approved in writing by the Local Planning Authority.

Reason

This condition is imposed in the interests of design considerations in the context of the existing buildings in order to comply with Policies 5 and 22 of the North East Lincolnshire Local Plan 2013-2032 (adopted 2018).

4 Condition

No 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).

5 Condition

Prior to any construction works commencing, a detailed sustainable surface water drainage strategy shall be submitted to and agreed in writing by the Local Planning Authority. The agreed details shall then be implemented prior to any use of the outbuilding taking place and they shall be retained throughout the lifetime of the development.

Reason

In the interest of sustainable surface water management and to accord with Policies 5, 33 and 34 of the North East Lincolnshire Local Plan 2013-2032 (adopted 2018).



- 6      Condition  
The three rear windows on the east elevation of the outbuilding hereby approved shall be obscured to a minimum of level 3 on the Pilkington Scale prior to any use of the outbuilding commencing and shall be retained at this level of obscurity for the lifetime of the development.
- Reason  
In the interest of protecting neighbouring residential amenity in accordance with Policy 5 of the North East Lincolnshire Local Plan 2013-2032 (adopted 2018).
- 7      Condition  
The outbuilding shall be used only in conjunction with and ancillary to the main dwelling on the application site, identified as 1 Cumberland Avenue, and shall not be let, sold or rented separately therefrom.
- Reason  
To protect the amenity of the area and neighbours and 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, 39 and 42.
- 2      Added Value Statement  
Article 31(1)(cc) Statement - Positive and Proactive Approach  
In accordance with the National Planning Policy Framework, the Local Authority has worked in a positive and proactive manner with the applicant to seek solutions to problems arising, by receiving amended plans and applying planning conditions to respond to concerns raised.
- 3      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.

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).

## Minute of the Planning Committee 6th September 2023

**Item:** 8

**Application Number:** DM/0109/23/FUL

**Application Type:** Full Application

**Application Site:** 184 Humberston Avenue (Rear Of 186) Humberston North East Lincolnshire DN36 4TA

**Proposal:** Erect two storey detached dwelling with balcony, roof lights associated works including driveway parking area and landscaping

<b>Applicant's Name and Address:</b> Mr Robert Smith 68 Nelson Way Laceby Acres Grimsby North East Lincolnshire DN34 5UL	<b>Agent's Name and Address:</b> HA Design Studio Flat 3 13 Albert Road Cleethorpes North East Lincolnshire DN35 8LX
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**Deposited:** 12th February 2023

**Accepted:** 20th February 2023

**Expiry Date:** 17th 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  
No works shall commence above damp course level until samples and details of materials, in accordance with the general materials stated on approved plans, shall be submitted to and approved in writing by the Local Planning Authority. The approved materials shall thereafter be in accordance with the approved details.
- Reason  
To maintain the character of the wider estate and area in general and in accordance with policies: 5 and 22 of the North East Lincolnshire Local Plan 2013 -2032 (adopted 2018)
- 3      Condition  
No development shall commence until a scheme for the provision of sustainable surface water drainage (including discharge rates) has been submitted to and approved in writing by the Local Planning Authority. Such scheme shall be implemented before the dwelling is first brought into use and shall be retained as such thereafter.
- Reason  
To prevent an increased risk of flooding by ensuring the provision of a satisfactory means of surface water disposal and in accordance with policies: 5, 33 and 34 of the North East Lincolnshire Local Plan 2013 -2032 (adopted 2018).
- 4      Condition  
Prior to the dwelling being occupied a management plan for the section of ditch adjoining the site shall be submitted to and approved in writing by the Local Planning Authority. The management plan shall thereafter be implemented for the life time of the development.
- Reason  
To maintain drainage and limit the risks from flooding and in accordance with policies: 5 and 33 of the North East Lincolnshire Local Plan 2013 -2032 (adopted 2018).
- 5      Condition  
Prior to occupation of the 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).

- 6 Condition  
Prior to development commencing the following details shall be submitted to and agreed in writing with the Local Planning Authority:

- (a) A scheme of hard and soft landscaping including materials and details of the number, species, sizes and planting positions of all trees and shrubs to be planted;
- (b) Details of the management of the landscaping scheme;
- (c) Details of the implementation of the landscaping scheme;
- (d) Details of boundary treatments including walls, hedges and fences

The approved scheme shall then be fully implemented in line with the approved details and maintained in accordance with the approved landscape management plan.

Reason

To ensure a satisfactory appearance and setting for the development, the protection of existing features in the interests of local amenity and in the interests of drainage in accordance with policies: 5, 33, 41 and 42 of the North East Lincolnshire Local Plan 2013-2032 (adopted 2018).

- 7 Condition  
Before development begins, a detailed scheme for the protection of trees/hedges to be retained as part of the landscape scheme shall be submitted to and approved in writing by the Local Planning Authority. The approved scheme as shall be implemented before development begins and shall be retained during construction works.

In addition to this, the scheme shall include the retention of the hedge to the eastern boundary of the site, with hedging maintained to at least 2m in height for the lifetime of the development unless otherwise approved in writing by the Local Planning Authority.

Reason

To prevent damage to hedges during construction works, visual character and ecology and in accordance with policies: 5, 22 and 41 of the North east Lincolnshire Local Plan 2013 -2032 (adopted 2018).

- 8 Condition  
No development shall take place until a Construction Management Plan (CMP) including Construction Traffic Management Plan (CTMP) has been submitted to and approved in writing by the Local Planning Authority. The CMP/CTMP shall include details of:

- a) Control measures that will be employed to control the impact of noise, vibration and dust during the construction phase (inclusive of operating hours). The noise assessment must comply with the requirements of British Standard 5228 unless otherwise approved.
- b) Confirmation that no burning of demolition/construction waste material shall

take place on site.

c) Contact details of the person with responsibility for the implementation of the CMP/CTMP;

d) The expected number, types and size of vehicles during the entire construction period;

e) The proposed daily hours of operation during the construction period;

f) Details of on-site parking provision for construction related vehicles;

g) Details of on-site storage areas for materials, if required;

h) 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

i) Details of wheel washing facilities (locations, types etc.

The approved CMP/CTMP and control measures it contains shall be implemented throughout the construction phase. No burning of demolition/construction waste material shall take place on site.

#### Reason

In the interests of public health and to protect the amenities of nearby residents, highway safety and in accordance with policies: 5 and 22 of the North East Lincolnshire Local Plan 2013- 2032 (adopted 2018)

#### 9 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 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).

#### 10 Condition

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

SK810: Existing and Proposed Block Plans

SK900: Proposed Plans

SK901: Site Plan

SK902: Proposed Dimensions (Proposed Floor Plans)

SK903: Proposed East and North Elevations

SK904: Proposed West and South Elevations

#### Reason

To ensure the development is in accordance with the approved details and

results in a satisfactory form of development and in accordance with policies: 5, 22, 33, 34, 38 and 41 of the North East Lincolnshire Local Plan 2013 -2032 (adopted 2018)

## **Informatives**

- 1 Reason for Approval  
The Local Planning Authority has had regard to development plan policies and especially those in the North East Lincolnshire Local Plan. The proposal would not, subject to conditions, harm the area character, residential amenity, ecology and drainage 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 41 and the provisions of the National Planning Policy Framework (2013 -2032).
- 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 resolving issues in relation to residential 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).

## Minute of the Planning Committee 6th September 2023

**Item:** 9

**Application Number:** DM/0484/23/FUL

**Application Type:** Full Application

**Application Site:** Land Adjacent To Blossom Avenue Humberston  
Cleethorpes

**Proposal:** Erect two storey mixed use building for office and B8  
industrial use with access, parking and service areas and  
associated landscaping

<b>Applicant's Name and Address:</b> Mr M Schofield Pattersons Glass Ltd 25 Atlas House Estate Road 8 South Humberside Industrial Estate Grimsby North East Lincolnshire DN31 2TG	<b>Agent's Name and Address:</b> Mr Daniel Snowden Ross Davy Associates Pelham House 1 Grosvenor Street Grimsby North East Lincolnshire DN32 0QH
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**Deposited:** 19th May 2023

**Accepted:** 31st May 2023

**Expiry Date:** 30th August 2023

**Agreed Extension of Time Date:**

**Case Officer:** Emily Davidson

**Decision:** Approved with Conditions

- 1 Condition  
The development hereby permitted shall begin within three years of the date of this permission.



Reason

To comply with S.91 of the Town and Country Planning Act 1990.

2 Condition

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

Site Location Plan - RD5359-04

Existing Block Plan - RD5359-01

Proposed Block Plan - RD5359-05

Proposed Block Plan with Levels - RD5359-02 C

Proposed Plans and Elevations - RD5359-03 D

Landscaping Plan - LP01\_240423\_AH

Kerb Detail - RD5359-06

Reason

For the avoidance of doubt in the interests of proper planning and in accordance with Policies 5, 10, 22, 33, 34 and 42 of the North East Lincolnshire Local Plan 2013-2032 (adopted 2018).

3 Condition

The works shall be constructed in accordance with all the measures stated in the construction traffic management plan received 19/07/2023 unless otherwise agreed with the Local Planning Authority.

Reason

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

4 Condition

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

Reason

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

5 Condition

Should it be required, prior to its installation, details shall be submitted to and approved in writing by the Local Planning Authority of all external ventilation and extraction equipment. The approved scheme shall be completed, prior to the use commencing, in accordance with the approved plans and shall thereafter be so retained.

Reason

In the interests of local amenity in accordance with Policy 5 of the North East

6 Condition

The development shall then be built out in accordance with approved plans/details 1115-2310, 1115-2310-C 1-30-100 YEAR, 1115-2310-C 100 YEAR 40%CC, 1115-2310-CIV-P3, 1115-2310-A 100 YEAR 40CC and 1115-2310-CIV-10-P1 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 Policy 5, 33 and 34 of the North East Lincolnshire Local Plan 2013-2032 (adopted 2018).

7 Condition

The development permitted by this planning permission shall be carried out in accordance with the approved Flood Risk Assessment (FRA) received 19/05/2023 (Ref: RD5359LA09-05-23) and the following mitigation measures detailed within the FRA:

- Finished floor level to be no lower than 4.8m above Ordnance Datum (AOD)
- The use of flood resilient materials and measures to at least 5.7m AOD.

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

Reason

To reduce the risk and impact of flooding and in accordance with Policy 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 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, 10, 22, 33, 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 securing additional details to

alleviate the need for a condition.

- 3     Informative  
Please note that you may also require Building Regulations. You are advised to contact them in advance of work on site commencing (Tel: 01472 326289 - Option 2).
- 4     Informative  
This application will require the creation of new postal addresses. You are advised to contact the Street Naming & Numbering Team on 01472 323579 or via email at [snn@nelincs.gov.uk](mailto:snn@nelincs.gov.uk) to discuss the creation of new addresses.
- 5     Informative  
In accordance with Approved document S of the Building Regulations you will be required to install elective vehicle charging points as part of the development.
- 6     Informative  
The development should consider the comments made by the Humberside Fire and Rescue when carrying out works.
- 7     Informative  
The development should consider the comments made by Cadent Gas when carrying out works.
- 8     Informative  
The development should consider the comments made by the Anglian Water when carrying out works.