

Minute of the Planning Committee 4th October 2023

Item: 1

Application Number: DM/0825/23/FUL

Application Type: Full Application

Application Site: Plot 176 Humberston Fitties Humberston North East
Lincolnshire

Proposal: Erect holiday chalet with associated parking and boundary treatments

Applicant's Name and Address: Mr And Mrs D Stoker 2 Harvest Road Wickersley Rotherham South Yorkshire S66 2HX	Agent's Name and Address: Mr Matt Deakins Ross Davy Associates Pelham House 1 Grosvenor Street Grimsby DN32 0QH
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Deposited: 18th August 2023

Accepted: 18th August 2023

Expiry Date: 13th October 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 and Existing Block Plan - RD5279 - 02
Proposed Block Plan, Plans and Elevations - RD5279 - 01 C.

Reason

For the avoidance of doubt in the interests of proper planning and in accordance with Policies 5, 12, 22, 33, 34, 39, 41, and 42 of the North East Lincolnshire Local Plan 2013-2032 (adopted 2018).

- 3 Condition
The chalet shall be removed in its entirety from the site and the land reinstated as a cleared site on or before 4th October 2033.

Reason

To enable the Local Planning Authority to monitor the risk to human life and property from flooding in accordance with Policy 33 of the North East Lincolnshire Local Plan 2013-2032 (adopted 2018).

- 4 Condition
The chalet hereby permitted shall not be occupied between the 1st November in any year and the 14th March in the following year.

Reason

To ensure the holiday use of the chalet and ensure it is not occupied at a time when flood risk from the sea is at its highest so as to reduce the risk to life during a flood event to accord to Policy 12 and 33 of the North East Lincolnshire Local Plan 2013-2032 (adopted 2018).

- 5 Condition
The proposal shall be carried out in the following materials unless otherwise agreed in writing with the Local Planning Authority:

Walls - Wooden shingles
Roof - Metal profile sheeting
Windows and Doors - Timber
Verandas and Decking Areas - Timber
Parking Area - Permeable stone or gravel
Boundary Treatments - Timber
Vehicular Cross Over Area - Grasscrete
Chimney - Brickwork

Reason

In the interests of ensuring the amenity of the area which is a Conservation Area to accord with Policies 5, 22 and 39 of the North East Lincolnshire Local Plan 2013-2032 (adopted 2018).

- 6 Condition
Prior to the commencement of development, a final scheme of surface water drainage to include details of the rain water garden and permeable paving shall be submitted to and approved in writing by the Local Planning Authority. Such scheme shall be implemented in full before the chalet is occupied.
- 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 and 34 of the North East Lincolnshire Local Plan 2013-2032 (adopted 2018).
- 7 Condition
The development shall be carried out in accordance with the Construction Method Statement RD5279 unless otherwise approved in writing by the Local Planning Authority.
- Reason
To protect the amenities of nearby chalets in accordance with Policy 5 of the North East Lincolnshire Local Plan 2013-2032 (adopted 2018).
- 8 Condition
The development shall be carried out in accordance with the flood risk assessment document received by the Local Planning Authority on 18/09/2023 unless otherwise agreed in writing by the Local Planning Authority. All measures shall be installed prior to occupation of the chalet and shall be retained for the lifetime of the development.
- 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).
- 9 Condition
The occupation of the chalet shall only occur in strict accordance with the approved flood risk evacuation plan received by the Local Planning Authority on 26/09/2023 unless otherwise agreed in writing by the Local Planning Authority.
- Reason
In the interests of safety and flood risk and in accordance with Policy 33 of the North East Lincolnshire Local Plan 2013-2032 (adopted 2018).
- 10 Condition
Prior to the commencement of the development, an ecological enhancement plan shall be submitted to and approved in writing by the Local Planning Authority. Once approved, the measures shall be installed prior to use of the chalet. All construction work shall accord with the recommendations set out in the ecology report received 18/09/2023 relevant to Plot 176. Should any work be required to

the existing ditch, then further survey work in line with the ecological report must be submitted and agreed in writing by the Local Planning Authority before this work is undertaken. Work shall only accord with the approved details thereafter.

Reason

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

11 Condition

Prior to the installation of the air source heat pump, full manufacturers details shall be supplied and agreed in writing by the Local Planning Authority.

Reason

To protect the amenities of nearby chalets 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 Conservation Area character, neighbouring amenity and is acceptable in flood risk terms and 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, 39, 41 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 amended details to alleviate concerns and to address flood risk concerns.

3 Informative

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

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Item: 2

Application Number: DM/0447/23/FUL

Application Type: Full Application

Application Site: Ash Holt Waithe Lane Brigsley North East Lincolnshire

Proposal: Change of use of land from agricultural to equestrian use, erect detached indoor manège to include attenuation pond, tree screening and associated works (Amended Plan received 13th July 2023 to revise landscaping details and Proposed Drainage Layout provided)

Applicant's Name and Address: Lara Edwards C/O Agent KWA Architects Chalk Farm Cambridge CB22 3AG	Agent's Name and Address: Mrs Meghan Bonner KWA Architects (Cambridge) Ltd Chalk Farm High Street Babraham Cambridge CB22 3AG
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Deposited: 9th May 2023

Accepted: 31st May 2023

Expiry Date: 30th August 2023

Agreed Extension of Time Date: 6th October 2023

Case Officer: Bethany Loring

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 and Existing Block Plan - 1428-07

Proposed Block Plan - 1428-06D

Proposed Block Plan (with approved developments) - 1428-08

Proposed Plans and Elevations - 1428-05A

Reason

To ensure an acceptable form of development in order to comply with policies of the North East Lincolnshire Local Plan 2013-2032 (adopted 2018).

3 Condition

The proposed development shall be constructed using materials specified within the application form received on the 9th May 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 and 22 of the North East Lincolnshire Local Plan 2013-2032 (adopted 2018).

4 Condition

The development shall be carried out in accordance with the Proposed Drainage Layout on drawing 779-002 Rev B which shall be completed and available for use before the riding school is first brought into use unless otherwise approved in writing by the Local Planning Authority.

Reason

To prevent an increased risk of flooding by ensuring the provision of a satisfactory means of surface 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 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

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

1. Contact details of the person with responsibility for the implementation of the CTMP;
2. The expected number, types and size of vehicles during the entire construction period;
3. The proposed daily hours of operation during the construction period;
4. Details of on-site parking provision for construction related vehicles;
5. Details of on-site storage areas for materials 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;
7. Details of wheel washing facilities (locations, types etc.); and
8. Means of suppressing dust and noise.

Once approved, the CTMP 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 accord with Policies 5 and 42 of the North East Lincolnshire Local Plan 2013-2032 (adopted 2018).

7 Condition

The development shall be carried out in accordance with the Proposed Site Plan drawing 1428-06D in relation to landscaping, management and maintenance unless otherwise approved in writing by the Local Planning Authority. The landscaping shall be completed within a period of 12 months beginning with the date on which development began or within such longer period as may be first agreed in writing by the Local Planning Authority. All planting shall be adequately maintained for 5 years, beginning with the date of completion of the scheme and during that period all losses shall be replaced during the next planting season with plants of the same standard and species.

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 and 42 of the North East Lincolnshire Local Plan 2013-2032 (adopted 2018).

8 Condition

The development shall be built out in accordance with the recommendations set out in Section 8 of the Ecology Appraisal (by ESL Ecological Services) dated September 2019. The development shall not come into use until the recommendations have been implemented, unless otherwise agreed in writing by

the Local Planning Authority. In regards to the Ecology Appraisal dated May 2023, if development has not commenced by the 1st June 2024, then before development commences, the site must be resurveyed as stated, which is subject to the approval in writing by the Local Planning Authority. Any recommendations shall be carried out as approved thereafter.

Reason

To protect and enhance the ecological and biodiversity value of the site in accordance with Policy 41 of the North East Lincolnshire Local Plan 2013-2032 (adopted 2018).

9 Condition

The hereby approved development shall be used as a private indoor manège, to be used by the applicant only, and not for any means of commercial or business livery/operation.

Reason

In the interests of local and highway amenity and character 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 rural 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 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 applicant's attention is drawn to the comments made by Humberside Fire and Rescue, received 21st July 2023, Lindsey Marsh Drainage Board, received 18th July 2023 and the Environment Agency received 4th September 2023.

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Item: 3

Application Number: DM/0517/23/FUL

Application Type: Full Application

Application Site: 22 Victoria Street Grimsby North East Lincolnshire DN31 1DG

Proposal: Retrospective application to retain three security shutters with associated works (additional information received 7th July 2023).

Applicant's Name and Address: Mrs Daniella Draper Daniella Draper Ltd Unit 17 Prince Albert Gardens Grimsby North East Lincolnshire DN31 3AT	Agent's Name and Address: Mr Dieter Nelson Dieter Nelson Planning Consultancy Unit 2, Cleethorpes Business Centre Jackson Place, Wilton Road Humberston Grimsby North East Lincolnshire DN36 4AS
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Deposited: 31st May 2023

Accepted: 5th June 2023

Expiry Date: 31st July 2023

Agreed Extension of Time Date: 6th October 2023

Case Officer: Owen Toop

Decision: Approved with Conditions

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

Site Location Plan and Proposed Block Plan - RD4645 - 03
Proposed Floor Plans and Elevations - RD4645 - 02

Reason

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

Informatives

- 1 The Local Planning Authority has had regard to development plan policies and especially those in the North East Lincolnshire Local Plan. The proposal preserves the conservation area and does not harm 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, 22, 23 and 39.
- 2 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
The applicant's attention is drawn to the comments made by the Safer Communities Officer, received 18th September 2023, relating to secure by design.

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Item: 4

Application Number: DM/0542/23/FUL

Application Type: Full Application

Application Site: 130 Mill Road Cleethorpes North East Lincolnshire DN35 8JD

Proposal: Alterations to front boundary wall and installation of dropped kerb to accommodate new vehicle crossover

Applicant's Name and Address: Mr Pavone 130 Mill Road North East Lincolnshire Cleethorpes DN35 8JD	Agent's Name and Address: Mr David Ettridge Ettridge Architecture 52-54 Prestongate Hessle HU13 0RE
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Deposited: 7th June 2023

Accepted: 7th June 2023

Expiry Date: 2nd August 2023

Agreed Extension of Time Date: 6th October 2023

Case Officer: Bethany Loring

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 plan:

Site Location Plan, Existing and Proposed Site Plans and Elevations and Vehicle Crossover Details - 22-21-001F

Reason

For the avoidance of doubt in the interests of proper planning and in accordance with policies 5 and 39 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 preserves the conservation area and does not harm 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, 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

At least 3 months before works begin on site, you must contact Highways Management Team on 01472 324532 about forming a vehicular access within the existing highway to obtain a licence for the works. Works should not occur without a licence being granted.

4 Informative

There must not be any surface water discharge onto the highway.

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Item: 5

Application Number: DM/0623/23/LBC

Application Type: Listed Building Consent

Application Site: Manor House Cherry Cobb Lane Barnoldby Le Beck North East Lincolnshire

Proposal: Listed Building consent to demolish existing conservatory, erect new conservatory with slate roof and timber windows and associated works

Applicant's Name and Address: Mr Ron Cook Manor House Cherry Cobb Lane Barnoldby Le Beck North East Lincolnshire DN37 0AX	Agent's Name and Address: Mr Dieter Nelson Dieter Nelson Planning Consultancy Unit 2, Cleethorpes Business Centre Jackson Place, Wilton Road Humberston Grimsby North East Lincolnshire DN36 4AS
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Deposited: 28th June 2023

Accepted: 30th June 2023

Expiry Date: 25th August 2023

Agreed Extension of Time Date: 6th October 2023

Case Officer: Bethany Loring

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.18 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

2 Condition

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

Site Location Plan - 1424 - 001

Block Plan - 1424 - 002

Proposed Ground Floor Plan - 1424 - 004

Proposed Elevations - 1424 - 005

Reason

For the avoidance of doubt in the interests of proper planning and in accordance with Policy 39 of the North East Lincolnshire Local Plan.

3 Condition

Before the following are installed, final details of their material and finish shall be submitted to and approved in writing by the Local Planning Authority.

- Brick
- Windows and doors
- Roof slate
- Roof lights

Once approved, the development shall proceed in strict accordance with the agreed details.

Reason

This condition is imposed in the interests of preserving the character and appearance of the listed building in order to comply with Policy 39 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 character and historic interest of the listed building. 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).

Minute of the Planning Committee 4th October 2023

Item: 6

Application Number: DM/0622/23/FUL

Application Type: Full Application

Application Site: Manor House Cherry Cobb Lane Barnoldby Le Beck North East Lincolnshire

Proposal: Demolish existing conservatory, erect new conservatory with slate roof and timber windows and associated works

Applicant's Name and Address: Mr Ron Cook Manor House Cherry Cobb Lane Barnoldby Le Beck North East Lincolnshire DN37 0AX	Agent's Name and Address: Mr Dieter Nelson Dieter Nelson Planning Consultancy Unit 2 Cleethorpes Business Centre Jackson Place Wilton Road Grimsby North East Lincolnshire DN36 4AS
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Deposited: 28th June 2023

Accepted: 30th June 2023

Expiry Date: 25th August 2023

Agreed Extension of Time Date: 6th October 2023

Case Officer: Bethany Loring

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 plan:

Site Location Plan - 1424 - 001

Block Plan - 1424 - 002

Proposed Ground Floor Plan - 1424 - 004

Proposed Elevations - 1424 - 005

Reason

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

3 Condition

Before the following are installed, final details of their material and finish shall be submitted to and approved in writing by the Local Planning Authority.

- Brick
- Windows and doors
- Roof slate
- Roof lights

Once approved, the development shall proceed in strict accordance with the agreed details.

Reason

This condition is imposed in the interests of preserving the character and appearance of the listed building in order to comply with Policy 39 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 character and historic interest of the listed building. 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).