

Minute of the Planning Committee 1st November 2023

Item: 1

Application Number: DM/0524/23/FUL

Application Type: Full Application

Application Site: Land Adj 64 Chapel Road Habrough North East Lincolnshire

Proposal: Erection of four dwellings with associated works to include new access and parking (Amended Site Address for clarity and Amended Design & Access Statement received 24th August 2023)

Applicant's Name and Address: Mr L Metcalf C/O Agent Unit 2 Cleethorpes Business Centre Jackson Place, Humberston Grimsby North East Lincolnshire DN36 4AS	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: 1st June 2023

Accepted: 2nd August 2023

Expiry Date: 27th September 2023

Agreed Extension of Time Date: 3rd November 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, Block Plan, Proposed Floor Plans and Elevations and Vehicle Access Details - F3131-A1-01B

Reason
For the avoidance of doubt in the interests of proper planning and in accordance with policy 5 of the North East Lincolnshire Local Plan 2013-2032 (adopted 2018).
- 3 Condition
Development shall not begin until details of all external materials to be used in construction of the buildings have been submitted to and approved in writing by the Local Planning Authority. The development shall then commence in accordance with the approved details.

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 scheme for the provision of surface and foul water drainage has been submitted to and approved in writing by the Local Planning Authority. Such scheme shall be implemented in accordance with the approved details prior to any of the dwellings being occupied.

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).
- 5 Condition
Prior to the occupation of any dwelling, a scheme for water re-use to achieve an efficiency standard of 110 litres per person per day shall be submitted and approved in writing by the Local Planning Authority. Once approved, the dwellings shall be occupied in strict accordance with the agreed details.

Reason
In the interests of efficient water management and to accord with Policies 5 and 34 of the North East Lincolnshire Local Plan 2013-2032 (Adopted 2018).

- 6 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 and ecology and in accordance with Policies 5 and 41 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).
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 for highway safety reasons and to protect residential amenity to accord with Policy 5 and 42 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 the new and altered vehicular access, parking and manoeuvring space, including any necessary piping or culverting of any ditch or watercourse, have been submitted to and approved in writing by the Local Planning Authority, and before the development hereby permitted is brought into use the vehicular access, parking and manoeuvring space shall be constructed in accordance with those approved details and shall thereafter be so retained.

Reason

To ensure adequate parking and turning facilities are provided within the site for highway safety reasons in accordance with Policy 5 of the North East Lincolnshire Local Plan 2013-2032 (adopted 2018).

9 Condition

The window openings to first-floor side elevation, serving the bathrooms as identified on the floor plans, hereby approved shall be glazed in obscure glass only to an obscurity level of 3 or above as measured on the 'Pilkington Scale'. The windows shall not thereafter be altered in any way without the prior written approval of the Local Planning Authority.

Reason

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

10 Condition

The existing tree planting, as shown on drawing no. F3131-A1-01B, shall be retained as stated unless an alternative landscaping scheme is submitted and approved by the Local Planning Authority. Such alternative landscaping as approved shall be implemented within 12 months of the date of the commencement of development and shall be maintained for a period of five years with any losses replaced with trees of the same standard and species.

Reason

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

Informatives

1 Reason for Approval

The Local Planning Authority has had regard to development plan policies and especially those in the North East Lincolnshire Local Plan. The proposal would not harm the area character or residential amenity and is acceptable under all other planning considerations. This proposal is approved in accordance with the North East Lincolnshire Local Plan 2013-2032 (adopted 2018), in particular policies 5, 22, 33, 34 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
For the avoidance of doubt this permission does not permit the raising of ground levels or permit water run-off onto the public highway.

- 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
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: 2

Application Number: DM/0833/23/FUL

Application Type: Full Application

Application Site: 68 Brighowgate Grimsby North East Lincolnshire DN32 0QW

Proposal: Change of use from a single dwelling to a house in multiple occupation, with repairs and redecorating to the exterior including formation of a secure cycle store.

Applicant's Name and Address: Mr Oded Loulay OA Homes Ltd Office 35 78 Golders Green Road London NW11 8LN	Agent's Name and Address: Mr Matt Deakins Ross Davy Associates Pelham House 1 Grosvenor Street Grimsby DN32 0QH
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Deposited: 21st August 2023

Accepted: 21st August 2023

Expiry Date: 16th October 2023

Agreed Extension of Time Date: 3rd November 2023

Case Officer: Bethany Loring

Decision: Refused

- 1 The proposal is contrary to Policy 5 of the North East Lincolnshire Local Plan 2013-2032 (Adopted 2018) in that the intensity of development, due to the occupancy proposed through the HMO use, would have an adverse impact on local residential amenity by means of noise and disturbance and would cause a detrimental impact on highway safety and amenity due to the lack of on-site parking provision.

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Item: 3

Application Number: DM/0235/23/FUL

Application Type: Full Application

Application Site: The Georgian House Main Road Barnoldby Le Beck North East Lincolnshire

Proposal: Erection of 3 dwellings with associated works and alterations to existing vehicular and pedestrian access (Amended Plans received 28th September 2023 to amend design and materials of the plots and relocate Plot 2)

Applicant's Name and Address: Mr M Barford C/O For-Ward Planning Consultancy Limited 45 Newbridge Hill Louth LN11 0NQ	Agent's Name and Address: Mr Carl Forman For-Ward Planning Consultancy Ltd 45 Newbridge Hill Louth LN11 0NQ
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Deposited: 13th March 2023

Accepted: 14th March 2023

Expiry Date: 9th May 2023

Agreed Extension of Time Date:

Case Officer: Bethany Loring

Decision: Refused

- 1 The proposed development is located outside of the development boundary as established through the North East Lincolnshire Local Plan 2013 -2032 (adopted 2018) and shown upon the proposals map as within open countryside. The proposal is not supported by exceptional reasons to allow the development within the open countryside. North East Lincolnshire has more than a 5 year supply of housing land. As such the proposal is not required to meet housing need and its location extending into the open countryside causing visual harm through the physical build which would be highly visible to local receptors including users of

the right of way and resulting in an unsustainable residential environment would be contrary to policies 3 and 5 of the North East Lincolnshire Local Plan 2013 - 2032 (adopted 2018) and advice in the National Planning Policy Framework.

Informative

- 1 Informative
This application has been considered using the plans referenced 464-23-01, 464-23-02C, 464-23-03B, 464-23-04B, 464-23-05A, 464-23-06A and 464-23-07A.

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Item: 4

Application Number: DM/0303/23/FUL

Application Type: Full Application

Application Site: The Hope Centre Hope Street Grimsby North East
Lincolnshire

Proposal: Erect single storey independent living facility

Applicant's Name and Address: Mr Andrew Brown Harbour Place Grimsby The Hope Centre Hope Street Grimsby North East Lincolnshire DN32 7QL	Agent's Name and Address: Mrs Jo Hodson Mother Architects 20 The Marketplace Caistor Market Rasen LN7 6TU
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Deposited: 3rd April 2023

Accepted: 3rd April 2023

Expiry Date: 29th May 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
Development shall not exceed damp course level until details of all external materials to be used in construction of the building have been submitted to and approved in writing by the Local Planning Authority. The development shall thereafter be completed in accordance with the approved details.

Reason

To ensure the development has an acceptable external appearance and is in keeping with the visual amenity and character of the area 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 surface water drainage has been submitted to and approved in writing by the Local Planning Authority. Such scheme shall be implemented before the building is first brought into use.

Reason

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

- 4 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).

- 5 Condition
The development shall be completed in strict accordance with the sound proofing measures shown on drawing nos. 020/0182 (23/06/2023) before the building is first brought into use and shall be retained as such thereafter unless otherwise approved in writing by the Local Planning Authority.

In addition to this, before the building is first occupied details and the location of an acoustic fence (of no less than 2.4m in height along the western boundary of the site adjoining the property currently known as the Mariners Pub) shall be submitted to and agreed in writing with the Local Planning Authority. The approved scheme shall be erected in full before the building is first occupied and shall be maintained and retained as such thereafter.

Prior to the development exceeding damp course level, details of mechanical ventilation for all rooms to the western side of the building hereby approved shall be submitted to and approved in writing with the Local Planning Authority. The approved scheme shall be implemented in strict accordance with the agreed details prior to the building being first occupied and shall be retained as such thereafter, unless otherwise agreed in writing with the Local Planning Authority.

Reason

To protect residential amenity and the viability of a local facility in accordance with policy 5 of the North East Lincolnshire Local Plan 2013-2032 (adopted 2018).

6 Condition

The windows to the bathrooms shall be glazed in obscure glass (Pilkington Glass level 5 of equivalent) and permanently fixed before the development is first occupied and shall be so retained thereafter.

Reason

To protect the residential amenity of future residents and users of the adjoining property and in accordance with policy 5 of the North East Lincolnshire Local Plan 2013-2032 (adopted 2018).

7 Condition

The building hereby approved shall only be occupied by a maximum of 5 residents in the form of medium to long term supported communal living in conjunction with the adjoining Harbour Place/ Hope Street Night Shelter. The building shall not be used as a night shelter.

Reason

To maintain the amenities of adjoining occupiers and to meet a specific housing need in accordance with policies: 5 and 16 of the North East Lincolnshire Local Plan 2013-2032 (adopted 2018).

8 Condition

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

1. Contact details of the person with responsibility for the implementation of the CTMP;
2. The expected number, types and size of vehicles during the entire construction period;
3. The proposed daily hours of operation during the construction period;
4. Details of on-site parking provision for construction related vehicles;
5. Details of on-site storage areas for materials, if required;
6. Details of expected delivery schedules and how this will be managed to

eliminate waiting on the public highway (i.e. call ahead or pre-booking scheduling system), if required;

7. Details of wheel washing facilities (locations, types etc.; and

8. Measures to reduce dust, noise and nuisance during construction.

In addition to this, there shall be no burning on site and no amplified music.

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

Reason

To ensure adequate access facilities are provided during construction and to maintain highway safety and to protect residential amenity and in accordance with policies: 5 and 38 of the North East Lincolnshire Local Plan 2013-2032 (adopted 2018).

9 Condition

Prior to the development exceeding damp course level, a detailed Flood Warning and Evacuation Plan shall be submitted to and agreed in writing with the Local Planning Authority. Once approved the plan shall be maintained and updated on at least a bi annual basis to ensure advice is up to date. The use shall only operate in strict accordance with the plan.

Reason

To reduce the risks from flooding and to allow adequate evacuation in the event of a catastrophic flood event and in accordance with policies: 5 and 33 of the North East Lincolnshire Local Plan 2013-2032 (adopted 2018).

10 Condition

The development shall be carried out in accordance with the submitted Flood Risk Assessment (FRA) (ref: RLC/1131/FRA01, compiled by Roy Lobley Consulting, dated 27 March 2023) and the following mitigation measures it details:

- The finished floor level shall be set no lower than 4.20m AOD (above Ordnance Datum).
- Flood resilience and resistance measures to be incorporated as stated and to a minimum height of 4.50m AOD.

These mitigation measures shall be fully implemented prior to occupation. The measures detailed above shall be retained and maintained thereafter throughout the lifetime of the development.

Reason

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

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

001/0812 Site Location and Block Plan
020/0182 (23/06/2023) Proposed Plan and Elevations
030/0182 Proposed Block Plan (Floor Layout Plan)
031/0182 Proposed Block Plan (Roof Plan)

Reason

To ensure the development is in accordance with the approved details and results in a satisfactory form of development and in accordance with 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, would not represent unreasonable risk from flooding 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, 16, 22, 33, 34, 36 and 38 of the North East Lincolnshire Local Plan 2013-2032 (adopted 2018).
- 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, increasing soundproofing to limit impact on local amenities and vice versa.
- 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).

5 Informative

Please note the Environment Agency's informal advice including the recommendation that the future occupants phone Floodline on 0345 988 1188 to register for a flood warning, or visit <https://www.gov.uk/sign-up-for-flood-warnings>.

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Item: 5

Application Number: DM/0600/23/FULA

Application Type: Accredited Agent - Homeholder application

Application Site: 114 Humberston Fitties Humberston North East Lincolnshire DN36 4EZ

Proposal: Demolish rear extension and shed, erect single storey extension to rear, alter existing chimney, replace all windows and doors including relocated entrance, installation of decking to rear, reclad existing walls and roof and erect detached garden store with decking (Amended Plans and Description received 22nd August 2023 to revise external openings on chalet, relocate outbuilding, alter materials of outbuilding and external design)

Applicant's Name and Address: Mr And Mrs D Stoker 2 Harvest Road Wickersley Rotherham S66 2HX	Agent's Name and Address: Mr Matt Deakins Ross Davy Associates Pelham House 1 Grosvenor Street Grimsby North East Lincolnshire DN32 0QH
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Deposited: 22nd June 2023

Accepted: 26th June 2023

Expiry Date: 21st August 2023

Agreed Extension of Time Date: 3rd November 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 Proposed Site Plan - RD5407-02G

Existing and Proposed Floor Plans and Elevations - RD5407-01G

With the area of demolition only in strict compliance with that shown on approved plan RD5407-01G.

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.

3 Condition

The proposed development shall be constructed using materials as stated on drawing no. RD5407-01G unless otherwise first approved in writing by the Local Planning Authority.

Reason

To protect the appearance of the Conservation Area, to accord with Policies 5, 22 and 39 of the North East Lincolnshire Local Plan 2013-2032 (Adopted 2018).

4 Condition

The water butts shown on plan RD5407-02G shall be installed before the extension is brought into use unless an alternative is submitted to and approved in writing by the Local Planning Authority. The means for drainage shall thereafter be so retained.

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

Prior to installation, details of the cement boarding, in the form of a sample, shall be submitted to and approved in writing by the Local Planning Authority. Once approved, all works shall be undertaken in strict accordance with the approved details, unless otherwise agreed in writing by the Local Planning Authority.

Reason

To protect the appearance of the Conservation Area, to accord with Policies 5, 22 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 would not harm the Conservation 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, 22, 33 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).

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Item: 6

Application Number: DM/0171/23/FUL

Application Type: Full Application

Application Site: 49 - 51 Market Street Cleethorpes North East Lincolnshire DN35 8LY

Proposal: Change of use from C1 (hotel apartments) to C4 (HMO) at first and second floor and Change of use at ground floor from nightclub for use as 'Class E' - Shops, offices, cafes, restaurants (amended plans and details received 18.07.2023)

Applicant's Name and Address: Mr William Drew 49 - 51 Market Street Cleethorpes North East Lincolnshire DN35 8LY	Agent's Name and Address: Mr Daniel Hyde Hyde Architecture Ltd 1 Westbrook Cottages Station Road North Thoresby DN36 5QS
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Deposited: 28th February 2023

Accepted: 15th March 2023

Expiry Date: 10th May 2023

Agreed Extension of Time Date: 3rd November 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

Prior to any occupation of the House in Multiple Occupation, final details shall be submitted to and agreed in writing by the Local Planning Authority for a scheme of replacement glazing or secondary glazing for the first and second floor windows together with sound attenuating ventilators as acoustic measures to provide attenuation of externally generated sound in accordance with the details set out in the Noise Assessment: NIA-10933-23-11152-v2. Any new windows shall be timber framed. The type of window and acoustic measures shall be installed as approved prior to any occupation of the House in Multiple Occupation which shall be retained and maintained to the same specification thereafter, unless otherwise agreed in writing with the Local Planning Authority.

Reason

To maintain residential and local amenity and historic significance in accordance with Policies 5, 22 and 39 of the North East Lincolnshire Local Plan 2013 - 2032 (adopted 2018).

3 Condition

Prior to any occupation or use of the development, a final site specific refuse disposal management plan, including details of: collection methods, operator and cleaning/ maintenance of refuse storage area, and its plan form, scale and finish shall be submitted to and approved in writing by the Local Planning Authority. The plan and the storage area shall be implemented in accordance with the approved scheme before any part of the House in Multiple Occupation is occupied and before the ground floor use commences. It shall be retained as such thereafter.

Reason

To maintain residential amenity and a standard of health in accordance with Policies 5 and 22 of the North East Lincolnshire Local Plan 2013 - 2032 (adopted 2018).

4 Condition

Prior to any occupation of the House in Multiple Occupation, final details of the acoustic insulation for the separating floor between the approved ground floor use and first floor of the House in Multiple Occupation shall be submitted to and agreed in writing by the Local Planning Authority and the separating floor shall achieve a minimum sound insulation performance of 60 dB DnT,w. Once approved, the insulation shall be installed as approved prior to any occupation of the House in Multiple Occupation and retained thereafter.

Reason

To protect the residential amenity of future occupiers by mitigating against sound produced from the ground floor Class E use and to accord with Policy 5 of the North East Lincolnshire Local Plan 2013-2032 (adopted 2018).

- 5 Condition
Prior to any occupation of the House in Multiple Occupation, acoustic specifications of the mechanical ventilation to be used shall be submitted to and agreed in writing by the Local Planning Authority. Internal noise levels due to mechanical ventilation plant shall not exceed 26 dB (A) in bedrooms and 30 dB(A) in living rooms. Once approved, the ventilation shall be installed as agreed before any occupation of the House in Multiple Occupation occurs.

Reason

In the interests of protecting the amenity of future occupiers of the House in Multiple Occupation to accord with Policy 5 of the North East Lincolnshire Local Plan 2013-2032 (adopted 2018).

- 6 Condition
Prior to any of the uses hereby permitted being occupied or brought into use details shall be submitted to and approved in writing by the Local Planning Authority of all external ventilation and extraction equipment including their acoustic performance and, where applicable, the method of odour control. Such a scheme as approved shall be implemented in its entirety prior to the uses being occupied or brought into use and shall thereafter be so retained.

Reason

To protect the amenities of nearby residents and to protect the visual amenity of the Cleethorpes Central Sea Front Conservation Area to accord with Policies 5, 22 and 39 of the North East Lincolnshire Local Plan 2013-2032 (adopted 2018).

- 7 Condition
No activities in relation to the ground floor use hereby approved shall take place at the premises outside of the hours specified below:

- Monday to Sunday 0700 to 2300 hours

Reason

The use of the premises outside of these hours would be detrimental to the residential amenity of the area by virtue of noise and disturbance and so this condition is imposed to accord with Policy 5 of the North East Lincolnshire Local Plan 2013-2032 (adopted 2018).

- 8 Condition
Hours of deliveries to the commercial ground floor of the premises shall only occur between the following times:

0700 and 1900 hours Monday to Friday
0830 and 1800 hours on Saturdays and
1000 and 1600 hours on Sundays and Bank Holidays.

Reason

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

9 Condition

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

1443/00 1

1443/003 B

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 2, 5, 15, 22, 23, 36 and 39 of the North East Lincolnshire Local Plan 2013 - 2032 (adopted 2018).

10 Condition

Upon the occupation of the HMO the ground floor use as a night club shall not take place or it shall be used as the approved Class E use.

Reason

In the interest of protecting the future residential amenity of the occupiers of the premises 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 and 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 2, 5, 15, 22, 23, 36 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 documentation to address concerns, and applying conditions to protect visual and residential amenity.

3 Informative

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

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Item: 7

Application Number: DM/0927/22/OUT

Application Type: Outline Application

Application Site: Land At The Former YMCA Peaks Lane Grimsby North East Lincolnshire

Proposal: Outline application to create a care village to include a residential care home for the elderly (up to 80 bedrooms), intermediate care facility (up to 30 beds), independent living accommodation (up to 10 units) and ancillary facilities (all use class C2) with all matters reserved

Applicant's Name and Address: DBS2 LLP C/o Yoden House 30 Yoden Way Peterlee SR8 1AL	Agent's Name and Address: Mr Jon Bayley Keystone Architecture Ltd Britannia House High Street Scunthorpe DN15 6EA
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Deposited: 11th October 2022

Accepted: 28th September 2023

Expiry Date: 28th December 2023

Agreed Extension of Time Date:

Case Officer: Cheryl Jarvis

Decision: Approved Conditions and signing of S106

- 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) means of access to the site
- (c) a landscaping scheme for the site including details of existing trees, hedges and planting to be retained and new planting, this shall include a tree protection plan and arboricultural method statement

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

No development shall commence until a scheme for the provision and maintenance of surface and foul water drainage has been submitted to and approved in writing by the Local Planning Authority. Such scheme shall be implemented before any occupation occurs and it shall be maintained in accordance with the approved details 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 2018.

4 Condition

No development shall take place until the applicant has:-

- (i) submitted a Written Scheme of Investigation or Specification for Works, for a programme of archaeological work, to the Local Planning Authority.
- (ii) received written approval of the Written Scheme of Investigation for a programme of archaeological work from the Local Planning Authority.
- (iii) implemented, or secured implementation of the Written Scheme of Investigation for a programme of archaeological work.

Use of the development shall not take place until the applicant has:-

(iv) published, or secured the publishing of the findings resulting from the programme of archaeological work within a suitable media.

(v) deposited, or secured the deposition of the resulting archive from the programme of archaeological work with an appropriate organisation.

Reason

In the interests of heritage protection and in accordance with Policies 5 and 39 of the North East Lincolnshire Local Plan 2018.

5 Condition

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

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. Details of on-site parking provision for construction related vehicles;
4. Details of on-site storage areas for materials, if required;
5. 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;
6. Details of wheel washing facilities (locations, types etc.); and
7. The control measures that will be employed to control the impact of noise, vibration and dust during the construction phase.

The approved CTMP and control measures it contains shall be implemented throughout the construction phase. The noise assessment must comply with the requirements of British Standard 5228 unless otherwise approved and the measures shall build upon the best practice measures set out in the Air Quality Assessment. No burning of demolition/construction waste material shall take place on site. The measures shall be applied as agreed.

Reason

In the interests of public health, to protect the amenities of nearby residents, to ensure suitable access and for highway safety reasons and in accordance with Policy 5 of the North East Lincolnshire Local Plan 2018.

6 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. Works shall then proceed in strict accordance with the approved method statement.

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 2018.

7 Condition

Construction of the development shall accord with the recommendations and best practice set out in the Preliminary Ecology Report by Crow Ecology. Before any occupation occurs an Ecological Enhancement Management Plan and implementation plan shall be submitted to and approved in writing by the Local Planning Authority. Once approved it shall be implemented as approved.

Reason

To protect and enhance ecology and biodiversity and to accord with Policies 5 and 41 of the North East Lincolnshire Local Plan 2018.

8 Condition

Prior to any occupation on site, a final Travel Plan which builds on the principles set out in the Travel Plan (ADC3151-RP-B V2) shall be submitted to and approved in writing by the Local Planning Authority. Once approved, the Travel Plan shall be implemented in line with its terms.

Reason

In the interests of interests of sustainable travel and in accordance with Policies 5, 16 and 36 of the North East Lincolnshire Local Plan 2018.

9 Condition

Prior to any occupation on site, an updated Air Quality Assessment for the operational phase shall be submitted to and approved in writing by the Local Planning Authority. Where mitigation is required it shall detail the required mitigation and a schedule for implementation. Once approved, it shall be implemented in line with its terms.

Reason

In the interests of interests of air quality and in accordance with Policy 5 of the North East Lincolnshire Local Plan 2018.

10 Condition

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

Reason

To protect the amenities of nearby residents and in accordance with Policy 5 of the North East Lincolnshire Local Plan 2018.

- 11 Condition
Prior to the commencement of construction works on site detailed specifications of the type of piling/ground improvement/foundations to be used to support the buildings/structures shall be submitted to the Local Planning Authority for approval. Included shall be a scheme to mitigate the effects of the design with particular regard to noise and vibration to the surrounding premises and pollution to the underlying chalk aquifer. The foundations shall be carried out/constructed in accordance with the approved details unless variations are approved in writing by the Local Planning Authority.

Reason

To protect the amenities of nearby residents and to ensure the integrity of the underlying aquifer is not compromised and in accordance with Policy 5 of the North East Lincolnshire Local Plan 2018.

- 12 Condition
Prior to the commencement of any demolition works a detailed method statement outlining the method of demolition and measures to prevent pollution to the environment and nuisance from noise and dust to surrounding occupiers shall be submitted in writing to the Local Planning Authority for its written approval. Demolition shall only thereafter be undertaken in accordance with the approved method statement.

Reason

In the interests of public health and to protect the amenities of nearby residents in accordance with Policy 5 of the North East Lincolnshire Local Plan 2018.

- 13 Condition
The development is approved in accordance with the following plans:

Topographical Detail - 0800-10-001
Site Location Plan - 1602.03 A
Proposed Site Layout- 1602.04 D

Reason

For the avoidance of doubt and in the interests of proper planning and in accordance with Policies set out in the North East Lincolnshire Local Plan 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 create a care village which would cater for specific types of accommodation in the borough. It would not harm the area character or residential amenity and is

acceptable under all other planning considerations. This proposal is approved in accordance with the North East Lincolnshire Local Plan 2013-2032 (adopted 2018), in particular policies 3, 4, 5, 6, 12, 16, 17, 22, 33, 34, 36, 38, 39, 42 and 43.

2 Added Value Statement

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

In accordance with paragraph 187 of the National Planning Policy Framework, the Local Authority has worked in a positive and proactive manner with the applicant to seek solutions to problems arising, by securing further information in relation to the application and clarifying the nature of the proposal.

3 Informative

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

4 Informative

This application will require the creation of new postal addresses. You are advised to contact the Street Naming & Numbering Team on 01472 323579 or via email at snn@nelincs.gov.uk to discuss the creation of new addresses.

5 Informative

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

6 Informative

Please note the informative advice from Humberside Fire and Rescue and Anglian Water, the details of which can be viewed on the council website.

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.

Minute of the Planning Committee 1st November 2023

Item: 8

Application Number: DM/0300/23/FUL

Application Type: Full Application

Application Site: 33 Humberston Avenue Humberston North East Lincolnshire DN36 4SW

Proposal: Variation application of condition 8 (Approved Plans) as granted on DM/0858/16/FUL to amend the layout and appearance of dwellings (Amended Plans received 12th September 2023 to amend roof design of garage, lower height and remove first floor side window of Plot 1 and Existing & Proposed Shadow Studies)

Applicant's Name and Address: Mrs Alora Pungi 33 Humberston Avenue Humberston North East Lincolnshire DN36 4SW	Agent's Name and Address: Mr Richard Likupe Palmleaf Architects 10 Tinley Close Cottingham Hull HU16 4EN
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Deposited: 3rd April 2023

Accepted: 3rd April 2023

Expiry Date: 29th May 2023

Agreed Extension of Time Date: 3rd November 2023

Case Officer: Bethany Loring

Decision: Refused

- 1 The proposal by virtue of the limited size of the site and position of the dwellings would represent an over development which would be detrimental to the residential amenities of the existing neighbours contrary to policy 5 of the North East Lincolnshire Local Plan 2013 - 2032 (adopted 2018).