

## Minute of the Planning Committee 31st January 2024

**Item:** 1

**Application Number:** DM/1088/23/PAT

**Application Type:** Prior Approval - Telecom

**Application Site:** Thorpe Park Holiday Camp Anthony's Bank Road  
Humberston North East Lincolnshire

**Proposal:** Prior approval to erect 23.14m mast and associated ancillary equipment

<b>Applicant's Name and Address:</b> Freshwave Facilities Ltd Level 1 50 Cowcross Street London EC1M 6AL	<b>Agent's Name and Address:</b> Jack Taylor Fuller Long 1 Waverley Lane Farnham GU9 8BB
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**Deposited:** 8th November 2023

**Accepted:** 21st November 2023

**Expiry Date:** 16th January 2024

**Agreed Extension of Time Date:** 2nd February 2024

**Case Officer:** Bethany Loring

**Decision:** Refused

- 1 The development is contrary to Policies 5, 22, 35 and 39 of the North East Lincolnshire Local Plan, 2013-2032 (Adopted 2018) and sections 2, 10 and 12 of the National Planning Policy Framework in that the proposed telecommunications mast by reason of its height, position and appearance would represent a visual intrusion to the detriment of the character of the area and to the setting of the nearby Humberston Fitties Conservation Area.

## Minute of the Planning Committee 31st January 2024

**Item:** 2

**Application Number:** DM/0353/23/CND

**Application Type:** Discharge Condition

**Application Site:** Land Off (Kia Cars) North Moss Lane Stallingborough North East Lincolnshire

**Proposal:** Details in Discharge of Condition 1 (Lighting Details) attached to planning appeal ref: APP/B2002/C/22/3302724

<b>Applicant's Name and Address:</b> KIA UK Limited c/o Knights Olympic House 995 Doddington Road Lincoln LN6 3SE	<b>Agent's Name and Address:</b> Mr Ollie Clawson Knights Olympic House 995 Doddington Road Lincoln LN6 3SE
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**Deposited:** 17th April 2023

**Accepted:** 18th April 2023

**Expiry Date:** 13th June 2023

**Agreed Extension of Time Date:**

**Case Officer:** Richard Limmer

**Decision:** Conditions Complied With

Pursuant to the Town and Country Planning Act 1990 (as amended) it can be confirmed that the details received by this department are sufficient to discharge the following conditions in relation to APP/B2002/C/22/3302724:

Condition 1 - Lighting details

This is based on the mitigation measures and lighting assessment provided in the following documents:

- Proposed Lighting Report Schedule V5A dated August 2023
- Exterior Vehicle Storage Area including light spillage to neighbouring areas of

concern report V5A. August 2023.

- Comparison assessment between V5 and V5A.

Within these reports specific mitigation measures are detailed, including angling the lamps to 0 degrees to the ground and installing cowling around all of the lamps. The submission also details that the column closest to the residential property 'Grasmere' will not be operated (this column was detailed as no.01 in the appeal submission).

The lighting units shall not be operated until the mitigation measures have been fully installed and those measures shall stay in place throughout the lifetime of the development. The lighting column referenced 01 in the appeal (ref: APP/B2002/C/22/3302724) documents shall not be operated at any time.

## Minute of the Planning Committee 31st January 2024

**Item:** 3

**Application Number:** DM/0928/23/FUL

**Application Type:** Full Application

**Application Site:** Land Rear Of 37 - 39 Peaks Avenue New Waltham North East Lincolnshire

**Proposal:** Erect a detached bungalow to include driveway/parking area to front with associated works (Amended Plans received 30th November 2023 to revise design of frontage and tree details)

<b>Applicant's Name and Address:</b> Mr Lee Standland C/O Agent Unit 2 Cleethorpes Business Centre Jackson Place Wilton Road Grimsby DN36 4AS	<b>Agent's Name and Address:</b> Mr Dieter Nelson Dieter Nelson Planning Consultancy Unit 2 Cleethorpes Business Centre Jackson Place Wilton Road Humberston Grimsby DN36 4AS
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**Deposited:** 20th September 2023  
2023

**Accepted:** 25th September

**Expiry Date:** 20th November 2023

**Agreed Extension of Time Date:** 2nd February 2024

**Case Officer:** Bethany Loring

**Decision:** Refused

1 The proposal by virtue of the limited size of the site and position of the dwelling would represent adverse impact to a tree protected by a Tree Preservation Order which could result in its future loss or adverse works. This would be detrimental to the character of the area and is not justified. The proposal is therefore considered to be contrary to the requirements of Policies 5, 22 and 42 of North East Lincolnshire Local Plan 2013-2032 (Adopted 2018) and the core principles as set out in the National

## Planning Policy Framework.

### **Informative**

1 Informative

This application has been considered in line with the following plans;

Site Location Plan - 1434-0001

Existing and Proposed Block Plans - 1434-002B

Proposed Site Plan - 1434-004C

Proposed Floor Plan, Elevations and Roof Plan - 1434-005C

Tree Planting Plan - AWA5504

## Minute of the Planning Committee 31st January 2024

**Item:** 4

**Application Number:** DM/1126/23/FUL

**Application Type:** Full Application

**Application Site:** Rear Of 99 Queens Parade Cleethorpes North East  
Lincolnshire DN35 0DQ

**Proposal:** Resubmission of DM/0327/23/FUL change of use of garage to self contained dwelling to include alterations to windows and doors, installation of boundary treatments

<b>Applicant's Name and Address:</b> Mr Peter Foster 97 Queens Parade Cleethorpes DN35 0DQ	<b>Agent's Name and Address:</b> Mr M Vernam RMV Design Ltd 20 The Meadow Caistor Market Rasen Lincolnshire LN7 6XD
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**Deposited:** 21st November 2023

**Accepted:** 21st November 2023

**Expiry Date:** 16th January 2024

**Agreed Extension of Time Date:** 5th February 2024

**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 - Received 21/11/2023  
Existing Floor Plans and Elevations - 011123-01  
Block Plan - 011123-04A  
Proposed First Floor Plan and Section - 011123-02A  
Proposed Elevations - 011123-03

Reason

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

- 3 Condition  
The proposal shall be constructed using materials specified within the application form received 21/11/2023 unless otherwise first approved in writing by the Local Planning Authority.

Reason

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

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

Reason

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

- 5 Condition  
Prior to the occupation of the proposal, the existing vehicular access rendered redundant by the development shall be removed and the footway reinstated to provide full kerb height in accordance with the details to be submitted to and approved in writing by the Local Planning Authority and thereafter retained unless otherwise agreed in writing. Once approved, the access shall be removed in accordance with the approved details prior to any occupation.

Reason

To restore available on-street parking within the urban residential area and to accord with Policy 5 of the North East Lincolnshire Local Plan 2013-2032 (adopted 2018).

- 6 Condition  
Notwithstanding the Town and Country Planning (General Permitted Development) Order 2015 (or any statutory amendment thereto), no development under Schedule 2 Part 1, Class A, B, C, D, E, F or G shall be permitted within the curtilage of the dwelling.

Reason

To protect residential amenity and the visual character of the area 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 neighbouring amenity and is acceptable under all other planning considerations. This proposal is approved in accordance with the North East Lincolnshire Local Plan 2013-2032 (adopted 2018), in particular Policies 5 and 22.
- 2 Added Value Statement  
Article 31(1)(cc) Statement - Positive and Proactive Approach  
In accordance with paragraph 187 of the National Planning Policy Framework, the Local Authority has worked in a positive and proactive manner with the applicant to seek solutions to problems arising, by adding conditions to protect neighbouring 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).



## Minute of the Planning Committee 31st January 2024

**Item:** 5

**Application Number:** DM/0108/23/FUL

**Application Type:** Full Application

**Application Site:** 17 Tetney Road Humberston North East Lincolnshire DN36 4JE

**Proposal:** Retrospective application to erect single storey extension to rear of existing garage to create garden room

<b>Applicant's Name and Address:</b> Mr Andrew Ryan 17 Tetney Road Humberston North East Lincolnshire DN36 4JE	<b>Agent's Name and Address:</b>
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**Deposited:** 11th February 2023

**Accepted:** 30th October 2023

**Expiry Date:** 25th December 2023

**Agreed Extension of Time Date:**

**Case Officer:** Owen Toop

**Decision:** Approved with Conditions

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

Proposed Front View Garage Elevation - Uploaded on 31st October 2023  
Proposed Right Side Elevation - Uploaded on 31st October 2023  
Proposed Rear Elevation - Uploaded on 31st October 2023  
Proposed Left Side Elevation - Uploaded on 31st October 2023  
Proposed Floor Plan - Uploaded on 16th October 2023  
Block Plan - Produced on 3rd March 2023  
Site Location Plan - Produced on 10th Feb 2023

## Reason

For the avoidance of doubt in the interests of proper planning and in accordance with policies 5, 22, 34 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 does not harm the area character, heritage 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, 34 and 39.
  
- 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 326289 - Option 2).
  
- 4 Informative  
The use of water butts or similar sustainable surface water drainage arrangements such as a soakaway are encouraged on a proposal of this nature.

## Minute of the Planning Committee 31st January 2024

**Item:** 6

**Application Number:** DM/1175/23/OUT

**Application Type:** Outline Application

**Application Site:** Ingleside Waltham Road Brigsley North East Lincolnshire

**Proposal:** Outline application to erect a dwelling with access to be considered

<b>Applicant's Name and Address:</b> Mr W Browning Ingleside Waltham Road Brigsley North East Lincolnshire DN37 0RQ	<b>Agent's Name and Address:</b> Ross Davy Associates - Daniel Snowden Pelham House 1 Grosvenor Street Grimsby N E Lincolnshire DN32 0QH
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**Deposited:** 4th December 2023

**Accepted:** 4th December 2023

**Expiry Date:** 29th January 2024

**Agreed Extension of Time Date:** 2nd February 2024

**Case Officer:** Bethany Loring

**Decision:** Approved with Conditions

- 1 Condition  
Applications for approval of the matters referred to in Condition 2 (known as reserved matters) shall be made within three years of the date of this permission and the development to which it relates shall begin no later than whichever is the later of the following dates:
  - (a) three years from the date of the grant of outline planning permission
  - (b) two years from the final approval of the reserved matters, or in the case of approval on different dates, final approval of the last such matter to be approved.

Reason

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

2 Condition

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

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

The development is approved in accordance with the following plans:

Site Location Plan - RD5475-01  
Proposed Site Plan - RD5475-03 A

Reason

For the avoidance of doubt and in the interests of proper planning and to accord with policies 5, 22, 33, 34 and 42 of the North East Lincolnshire Local Plan 2013-2032 (Adopted 2018).

4 Condition

The dwelling hereby approved shall be of bungalow construction only with no rooms in the roof space.

Reason

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

5 Condition

No development shall commence until a final scheme for the sustainable provision of surface water drainage and a scheme for foul drainage have been submitted to and approved in writing by the Local Planning Authority. The development shall then be built out in accordance with the approved details and the drainage implemented prior to any occupation.

Reason

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

6 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).

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, 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. Means of suppressing dust and noise.

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

Reason

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

8 Condition

Development shall not begin until details showing the layout, design and method of construction of the altered and new vehicular accesses, parking and manoeuvring spaces, 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 serving it shall be

constructed in accordance with those approved details and shall thereafter be so retained.

#### Reason

In the interests of highway safety and amenity in accordance with policies: 5 and 38 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  
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  
Where there may be the possibility of asbestos the applicant is 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 outbuilding(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>.