

ITEM 1

Consultee Comments for Planning Application DM/1241/23/FUL

Application Summary

Application Number: DM/1241/23/FUL

Address: Former Western School Site Cambridge Road Grimsby North East Lincolnshire

Proposal: Hybrid application seeking full planning permission for the erection of 318 residential units and outline planning permission for an extra care facility with access to be considered -

Amended plans relating to boundary treatments and hedge, drainage and highways

Case Officer: Cheryl Jarvis

Consultee Details

Name: Mr Guy Hird

Address: North East Lindsey IDB, Lincoln LN6 3QN

Email: Not Available

On Behalf Of: North East Lindsey Drainage Board

Comments

North East Lindsey DB Extended Area - the board has no comments on this application, the development does not affect the interests of the board.

ITEM 1

R-19 (Rev 21/09/22)

Your Ref: DM/1241/23/FUL
Our Ref: FS/DB/ (767908)
Date: 16th April 2024

Cheryl Jarvis
Planning and Property
New Oxford House
2 George Street
Grimsby
DN31 1HB

PROTECTION

North East Lincolnshire
Cromwell Road
Grimsby
DN31 2BN
www.humbersidefire.gov.uk

The person dealing with this matter is:

Dave Bottomley

Protection Inspector

Tel: 01482 398547

Email: dbottomley@humbersidefire.gov.uk

Dear Madam

TOWN AND COUNTRY PLANNING ACT 1990
PROPOSAL: 318 RESIDENTIAL UNITS
PREMISES: FORMER WESTERN SCHOOL SITE
CAMBRIDGE ROAD
GRIMSBY
DN34 5TA

APPLICATION NO: DM/1241/23/FUL

Further to your electronic consultation received on 3rd April 2024 regarding the above-mentioned application, the following comments are made:-

Access for Fire Service

It is a requirement of Approved Document B5, Section 15 Commercial Properties or B5, Section 13 for Domestic Premises that adequate access for fire fighting is provided to all buildings or extensions to buildings.

Where it is a requirement to provide access for high reach appliances, the route and hard standing should be constructed to provide a minimum carrying capacity of 26 tonnes.

Water Supplies for Fire Fighting

Adequate provision of water supplies for fire fighting appropriate to the proposed risk should be considered. If the public supplies are inadequate it may be necessary to augment them by the provision of on-site facilities. Under normal circumstances hydrants for industrial unit and high risk areas should be located at 90m intervals. Where a building, which has a compartment of 280m² or more in the area is being erected more than 100m from an existing fire hydrant, hydrants should be provided within 90m of an entry point to the building and not more than 90m apart. Hydrants for low risk and residential areas should be located at intervals of 240m.

If you require further advice or clarification of any of the above matters, please contact the Protection Inspector at the address above.

Yours faithfully

Dave Bottomley

FOR THE CHIEF FIRE OFFICER & CHIEF EXECUTIVE

ITEM 1

From: Richard Fordham <Richard.Fordham@sportengland.org>

Sent: Wednesday, April 17, 2024 10:03 AM

To: Cheryl Jarvis (EQUANS) <Cheryl.Jarvis@nelincs.gov.uk>; Planning - IGE (Equans) <planning@nelincs.gov.uk>

Cc: Christopher Carroll <Christopher.Carroll@sportengland.org>

Subject: DM/1241/23/FUL THE WESTERN TECHNOLOGY SCHOOL (CLOSED), Cambridge Road, DN34 5TD (SE ref: PA/24/Y/NEL/66707)

Dear Cheryl,

Thank you for consulting Sport England on the additional information. Sport England has already provided a representation on this planning consultation on the 8 February 2024 and a copy is attached.

The additional information includes amendments to the boundary treatment, site plan, tree constraints plan and an arboriculture report.

This information does not alter Sport England's previous assessment of the 8 February 2024 and we raise no objection to the proposal subject to the attachment of the planning condition as set out in the attached representation.

Your sincerely,

Richard Fordham BA(Hons), DipTP, MTP, MRTPI, AIPROW
Planning Manager

T: 020 7273 1987

M: 07879 602881

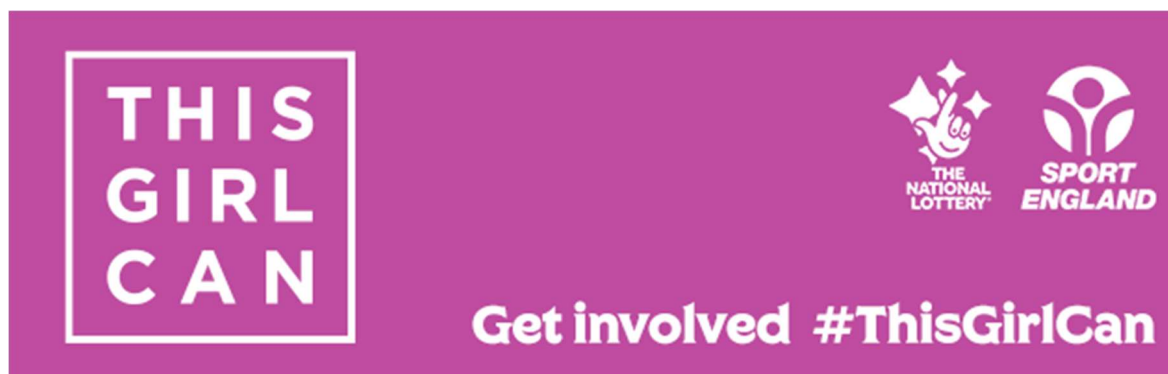
F: 01509 233 192

E: Richard.Fordham@sportengland.org



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North East Lincolnshire Council

FAO: Cheryl Jarvis

By email only

Date: 08/02/2024

Planning Practice Guidance: Non-statutory consultees

Paragraph 022 Reference ID: 15-022-20140306

Application Reference: DM/1241/23/FUL

Site: The Western Technology School (Closed), Cambridge Road, DN34 5TD

Proposal: Hybrid application seeking full planning permission for the erection of 318 residential units and outline planning permission for an extra care facility with access to be considered

Sport England Reference: PA/24/Y/NEL/66707

Thank you for consulting Sport England on the above proposal.

Sport England – Non-Statutory consultee role and policy

It is understood that the site forms part of, or constitutes land last used as playing field as defined in The Town and Country Planning (Development Management Procedure) (England) Order 2015 (Statutory Instrument 2015 No. 595).

However, as the playing field has not been used for at least five years, the consultation with Sport England is not a statutory requirement.

The Proposal and its Impact on playing field

The proposal is for a residential development on the school site. The area of the application site to the north, adjacent to Grange Primary School, is the site of the Western Technology School which has since been demolished, although grassed over now, the site of the school buildings did not form part of the school's playing field. The school's playing fields are the area of grassland running parallel to the north of Sherwood Road. This playing field will be lost to the proposed residential development.

Assessment against Sport England's Playing Fields Policy and NPPF

Sport England is aware of the site's planning history, particularly the extant planning permission ref: DM/0975/20/FUL for a similar development proposal. The details and the justification for the loss of playing field land of which both are detailed in the applicant's Planning Statement at paragraphs 6.5 – 6.11.

It is understood that the site has not been used for pitch sports for over five years. As previously explained, this does not indicate that there is a lack of demand for pitch sport. The fact that that a playing field has not been used for 5 years or more does not alter its planning status as playing field. It is Sport England's view that nothing has altered the lawful use of the site. The site could be made good, pitches marked out and brought back into use for sport and this would not require planning permission. Therefore the site is still playing field and should be considered as playing field.

Sport England is aware of the findings of planning appeal ref: APP/U4610/A/12/2176169 which relates to the redevelopment of a playing field that had not been recently used for sport, where it was held that:

- *"...there is no physical feature that makes the site inherently unsuitable for use for outdoor sport..."*
- *"There is no distinction between privately and publicly available sports provision in the National Planning Policy Framework. In paragraph 74, it is specified that existing open space, sports and recreational buildings and land, including playing fields should not be built upon unless various criteria are complied with. This is sufficiently broad to cover the last use of the relevant part of the application site."*
- *"There is no definition of the word 'existing' in the glossary. Although the site is not currently in active use, it is capable of being used for that purpose for the reasons given earlier in my decision. There has been no argument that the land has any other lawful use."*

On that basis of the above, the Planning Inspectorate held that, in accordance with Local Plan Policy and National Planning Policy Framework, compensatory mitigation is necessary and should be provided as part of the scheme.

North East Lincolnshire Council produced a Playing Pitch Strategy (PPS) (2020) which was checked and challenged by a Steering Group including members of the National Governing Bodies for Sport and Sport England.

Under the terms of a Memorandum of Understanding Sport England has with the pitch sport National Governing Bodies (NGBs) on planning applications these NGBs have been consulted on this development proposal. It appears that no issues have been raised regarding the supply and demand for their sport in this particular area, nor with the findings of the PPS 2020. However, some of the NGBs have highlighted that there has not been a recent steering group meeting nor

have they had any recent consultation with the Council regarding this scheme and the proposed mitigation package.

Nevertheless, as explained previously, the PPS 2020 identifies the Western Technology School playing field as being a lapsed site. Lapsed sites are defined in the PPS as the last known use was as a playing field more than five years ago. These fall outside of Sport England's statutory remit but still have to be assessed using the criteria in paragraph 103 of the National Planning Policy Framework. Sport England would nonetheless challenge the proposed loss of playing pitches/playing field which fails to meet such criteria. It should be emphasised that the lawful planning use of a lapsed site is still that of a playing field.

In respect of the Western School, paragraph 1.79 and paragraph 3.5 of the PPS both state:

“Lapsed playing field at the former Western School and to the rear of Grange Primary School. Western Secondary School has been closed since August 2008. The site continued as offices/ training until 2013 but has not had any playing pitches or games played on the playing field since the school closure. The site is identified in NELC Local Plan as a housing site (HOU128 Grimsby) development 390 units.”

Paragraph 4.20 of the PPS did not identify the Western School playing field as being suitable to meet any sporting demand by bringing it back into use for pitch sport. Therefore, as it is a lapsed site identified within the PPS, the principle of the loss of this playing field to a residential development is still acceptable to Sport England.

In reference to the appeal set out above, it is understood that the Local Authority imposed a suitably worded planning condition for a similar planning application ref: DM/0975/20/FUL:

“7 Condition

Prior to development commencing on any dwelling on the site a plan for the relocation of existing sports provision must be submitted to and approved in writing by the Local Planning Authority (after consultation with Sport England). Thereafter the plan should be implemented in accordance with the approved details and the replacement sports facilities made available for use prior to occupation of the 194th dwelling of the development hereby permitted.

Reason

To ensure appropriate playing pitch re-provision in a timely manner in accordance with Policies 5 and 43 of the North East Lincolnshire Local Plan 2013-2032 (adopted 2018).”

The imposition of the same planning condition used for a similar planning application ref: DM/0975/20/FUL is still considered necessary as it will deliver a

replacement provision and ensure it is implemented, which is acceptable to Sport England for this planning application.

That said, Sport England request that that the Council reconvene the PPS steering group meetings as soon as possible and consult the relevant NGBs regarding any proposed mitigation package associated with this planning application.

Conclusion

In light of the above, **Sport England has no objection** to this planning application on the basis that the above planning condition (used in planning permission ref: DM/0975/20/FUL) is attached to the decision notice (if the Council are minded to approve the application).

If the Council decides not to attach the above condition, Sport England would wish to raise an objection to this application as the planning application would result in the loss of playing field without any mitigation being offered.

If you wish to amend the wording or use another mechanism in lieu of the above condition(s), please discuss the details with the undersigned. Sport England does not object to amendments to its recommended conditions, provided they achieve the same outcome and it is consulted on any amendments.

The absence of an objection to this application, in the context of the Town and Country Planning Act, cannot be taken as formal support or consent from Sport England or any National Governing Body of Sport to any related funding application, or as may be required by virtue of any pre-existing funding agreement.

Sport England would like to be notified of the outcome of the application through the receipt of a copy of the decision notice.

Yours sincerely,

Christopher Carroll

Planning Manager

Annex

The Five Exceptions to Sport England's Playing Fields Policy

Exception 1

A robust and up-to-date assessment has demonstrated, to the satisfaction of Sport England, that there is an excess of playing field provision in the catchment, which will remain the case should the development be permitted, and the site has no special significance to the interests of sport.

Exception 2

The proposed development is for ancillary facilities supporting the principal use of the site as a playing field, and does not affect the quantity or quality of playing pitches or otherwise adversely affect their use.

Exception 3

The proposed development affects only land incapable of forming part of a playing pitch and does not:

- reduce the size of any playing pitch;
 - result in the inability to use any playing pitch (including the maintenance of adequate safety margins and run-off areas);
 - reduce the sporting capacity of the playing field to accommodate playing pitches or the capability to rotate or reposition playing pitches to maintain their quality;
 - result in the loss of other sporting provision or ancillary facilities on the site;
- or
- prejudice the use of any remaining areas of playing field on the site.

Exception 4

The area of playing field to be lost as a result of the proposed development will be replaced, prior to the commencement of development, by a new area of playing field:

- of equivalent or better quality, and
- of equivalent or greater quantity, and
- in a suitable location, and
- subject to equivalent or better accessibility and management arrangements.

Exception 5

The proposed development is for an indoor or outdoor facility for sport, the provision of which would be of sufficient benefit to the development of sport as to outweigh the detriment caused by the loss, or prejudice to the use, of the area of playing field.

The full 'Playing Fields Policy and Guidance Document' is available to view at:
www.sportengland.org/playingfieldspolicy

ITEM 3

Bethany Loring (EQUANS)

From: Dins.Shaw
Sent: 11 April 2024 12:29
To: Bethany Loring (EQUANS)
Subject:

You don't often get email from dins.s@newwalthamparishcouncil.com. [Learn why this is important](#)

Dear community and planning,

I am writing to you as the Chairman of the New Waltham Parish Council, on behalf of the entire council, to express our full support for the planned bungalow on Wayside.

The site has been vacant for a considerable amount of time, and we believe it is crucial that it be developed as soon as possible. The area has unfortunately become a hotspot for antisocial behaviour, including instances of fires being set, littering, and most recently, the theft and ignition of a wheelie bin. In the last few weeks we have seen increasing ASB and fire setting within our village... and everytime it is "out of the way locations" that are being targetted. It is only a matter of time before our unwelcome visitors revisit this previously targetted site.

We have noted that Humberside Police also support the transformation of this area into a habitation. Reducing their calls to service and removing their concerns over this area.

We are in agreement that even with the addition of gates and fencing, the area could still be accessed and remain a risk for antisocial behaviour... in fact more so as they can hide behind the cover of the fence and gates!

Therefore, we believe that the development of the bungalow would not only provide a solution to these issues but also contribute positively to our community.

Furthermore, we fully support the proposed relocation of the cedar tree to our suggested area of Priors Green. This location, surrounded by homes and teeming with wildlife, will allow the tree to flourish and be appreciated by a large number of residents.

We would also like to acknowledge and express our gratitude to Lee for his generous offer of donating 10 trees to the community of New Waltham. This gesture goes above and beyond the expectations set by the North East Lincolnshire Tree Strategy for replacing a tree felled without the landowner's consent.

These new trees, of varied and suitable species, will greatly enhance our area and the environment.

Priors Green is a protected area, and the addition of these donated trees, especially the Cedar, aligns with our plan to improve this green space for the whole village to enjoy. We are very excited about the current offer/proposal.

We hope that in the future, more nature is encouraged, and local schools (Enfield Academy is also being consulted by myself) can utilise this land for art, recreation, and science projects, among other things.

In our most recent Parish Council meeting, all councillors agreed that we would like to see the bungalow built, which would create jobs and generate additional council tax, transforming a wasted area of land into something useful and safe.

We also unanimously agreed that moving the Cedar to an area where a larger number of villagers could appreciate it and where it could fully flourish was vital. Priors Green is that place.

The feeling and opinion of the Parish Council have changed dramatically since the initial planning and issues surrounding the removal of the tree. They are now very positive.

At the meeting, we also saw the Ward Councillors in attendance agreeing with ourselves and all wishing to move on and see a successful outcome for all parties.

As stated before, we fully support the planned building and proposals for the trees. We look forward to seeing the positive impact these changes will bring to our community. Please see our images of the proposed sites that we previously sent in too as well as the one attached to this email. Priors Green circled in yellow and just some of the many houses and streets surrounding it. All have access and use the space regularly.

Yours sincerely, Cllr. Dinsdale Shaw. Chairman, New Waltham Parish Council

Many thanks.

Dins

Cllr. Dinsdale Shaw
Chair of New Waltham Parish Council

Work pattern: Teach Tues/Weds. Union Thurs.

Comments for Planning Application DM/0273/24/FUL

Application Summary

Application Number: DM/0273/24/FUL

Address: Land Rear Of 37 - 39 Peaks Avenue New Waltham North East Lincolnshire

Proposal: Erect one detached bungalow to include driveway/parking area to front with associated works (Resubmission of DM/0928/23/FUL)

Case Officer: Bethany Loring

Customer Details

Name: Mrs Lisa Odonovan

Address: 37 PEAKS AVENUE NEW WALTHAM GRIMSBY

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I strongly object to this application, for the same reasons as the 2 prior applications..

The beautiful, healthy cedar tree was hacked down, solely for the purpose of this application.

With it having a preservation order on it, I'm shocked and disgusted that this was allowed to ever reach this point! Planting another tree (or multiple trees) in the village is not a solution, it's only allowing, for the same behaviour of other developers 'chop it down, plant one somewhere else, build a house' with no consequences.

I'm also shocked by the comments of fly tipping, fires & children on the said land. I live adjacent to this land & seen nothing. The gate banging is surely the responsibility of the land owner to maintain as anyone else would!

Therefore I strongly object...

Carol Pedersen (EQUANS)

Subject: FW: Wayside Drive Application DM/0273/24/FUL

From: stuart axcell
Sent: Monday, April 15, 2024 8:15 PM
To: Sophie Pickerden (NELC) <Sophie.Pickerden@Nelincs.gov.uk>
Subject: Wayside Drive Application DM/0273/24/FUL

You don't often get email from _____

Hi Sophie, is it possible to request the below statement be added to the supplementary agenda for the planning committee meeting on 24th April, I can not attend due to work commitments,

Application DM/0273/24/FUL

Dear Committee members,

I have left my comments of full support on the planning portal for this application.

I am aware the application to develop the parcel of land directly next to my property was refused in January at committee based on recently planted infant cedar tree under a TPO. Comments relate to the refusal around the cedar tree that should be left to flourish across the land. This may not possible due to neighbour property boundary fence.

The landowner states that he did not authorise the TPO to be felled. A full investigation has been conducted and I believe the landowner has supported the council and Humberside police in their investigation. The landowner has subsequently planted the junior cedar tree as a replacement.

After consultation with the landowner we fully support the proposal that the infant cedar tree planted is relocated to an area it can flourish within new Waltham area, and plant something that will add value and not cause a potential nuisance due to its size in time, I believe this has been proposed as a condition on approval for the application.

The land has been subject to antisocial behaviour in the past such as fly tipping and just generally looks an eyesore. A timely resolution to the planning application would resolve this with the new bungalow, that is in keeping with the area.

I have reviewed all the supporting documents and I think it's appropriate for the land owner to donate x10 new trees to our community in line with the councils tree strategy, under a condition this application is approved.

We, my wife and I, like the deign of the proposed development as it is in line with mine and my neighbours property.

Kind regards,

Stuart Axcell

Direct neighbour

1 Wayside drive.

ITEM 5 - DM/1156/23/FUL - LAND WEST OF BRADLEY ROAD

Amended Conditions

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:

RCN1010-SP-01 Rev 9 - Site Location Plan

RCN1010-PL-01 Rev 9 - Site Layout Plan

ALD942_PL401 P04 – Planting Sheet 1

ALD942_PL402 P05 - Planting Sheet 2

ALD942_PL403 P02 - Planting Sheet 3

RCN1010-200 Rev A - PV Array Details

RCN1010-202 Rev 0 - Inverter Mounting Details

RCN1010-210 Rev 0 - Trench section details

RCN1010-CP-01 Rev 0 - Cable Route Plan (should be Rev 1)

RCN1010-220 Rev 0 - DNO Details

RCN1010-221 Rev A - Customer Substation

RCN1010-222 Rev 0 - Spare Parts Container

RCN1010-223 Rev A - Power Station Details

RCN1010-226 Rev 0 - Auxiliary Transformer Details

RCN1010-230 Rev 0 - Access Track Section Details

RCN1010-231 Rev 0 - Fence and Gate Section Details

RCN1010-232 Rev 0 - CCTV Pole Mounting Details

RCN1010-250 Rev 0 - Battery Container Details

RCN1010-255 Rev 0 - PCS Container Details

0140-4034-1001 Rev P1 - POC Mast Cross Section

Water Tank Details - Sheets 1-4

Development Zones Layout - RCN1010-DZ-01 Rev 9

Reason

For the avoidance of doubt and in the interests of proper planning and to accord with Policies 5, 6, 22, 31, 32, 33, 34, 39, 40, 41, 42 and 44 of the North East Lincolnshire Local Plan 2013-2032 (Adopted 2018).

(3) Condition

Within 1 month of the date of first export of electricity to National Grid (the date of first export) confirmation shall be given in writing to the Local Planning Authority of the same. The development hereby permitted shall cease on or before the expiry of a 40 years period from the date of first export. The land shall thereafter be restored to its former condition in accordance with a scheme of decommissioning work and an ecological assessment report detailing site requirements in respect of retaining ecological features. The scheme of decommissioning work and the ecological assessment report shall be submitted to and approved in writing by the Local Planning Authority no later than 39 years from the date of first export and subsequently implemented as approved.

Reason

In recognition of the expected life of the development and the renewable energy to be provided, the protection of the rural character of the area and to allow future consideration of agricultural production and to accord with Policies 5 and 31 of the North East Lincolnshire Local Plan 2013- 2032 (Adopted 2018).

(4) Condition

No development shall take place until a landscape and ecological management plan

(LEMP) has been submitted to, and approved in writing by, the local planning authority. The LEMP shall include the following:

- I. Description and evaluation of features to be managed
- II. Ecological trends and constraints on the site that might influence management.
- III. The aims and objectives of management.
- IV. Appropriate management options for achieving aims and objectives.
- V. Prescriptions for management action.
- VI. A work schedule, including an annual work plan capable of being rolled forward over five-year periods to a minimum period of 30 years from the date of first export of electricity to the grid.
- VII. Details of the organisation responsible for implementation of the plan.
- VIII. Ongoing monitoring and remedial measures.
- IX. Details of species selected to achieve target habitat conditions as identified in the biodiversity metric 4.0, and stated and marked on plans.
- X. Measures to provide grassland, mitigation and to safeguard wildlife, in accordance with paragraphs 4.1.20-21, 4.1.23-24, 4.1.26, 4.1.31 and 5.1.1 of the Ecological Assessment Report ref BMD.23.0010.RPE-P2.802.-.Ecology.

XI. The means by which contingencies and/or remedial action will be identified, agreed and implemented in order that the development delivers the biodiversity objectives of the approved scheme.

The development shall be carried out in accordance with the approved LEMP.

Reason

To ensure a satisfactory appearance and setting for the development and protection of existing features in the interests of local amenity and ecology to accord with Policies 5, 22, 41 and 42 of the North East Lincolnshire Local Plan 2013-2032 (Adopted 2018).

(5) Condition

Notwithstanding the new planting detail shown on plan numbers: ALD942_PL401 P04 - Planting Sheet 1, ALD942_PL402 P05 - Planting Sheet 2 and ALD942_PL403 P02 – Planting Sheet 3 , a final plan including;

- a) Details of all hedgerows to be retained and any sections of hedgerow or trees to be removed.
- b) Measures for the protection of trees and hedges during construction work.

shall be submitted to and approved in writing by the Local Planning Authority before works on site commence. Once approved, the tree protection shall be installed in accordance with the approved details prior to any construction works commencing. It shall be retained on site throughout construction works as agreed.

All hedgerows shall be retained or removed in accordance with the detail approved.

All new planting as identified on the above plans shall be carried out within 12 months of the date of commencement of the development or within such longer time as agreed in writing with the Local Planning Authority. All planting shall thereafter be maintained in accordance with the Management Plan to be agreed under condition 4. All loses within the first 5 years shall be replaced with the same plant and standard in the next available planting season. Unless otherwise agreed in writing by the Local Planning Authority.

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 Policies 5 and 42 of the North East Lincolnshire Local Plan 2013-2032 (Adopted 2018).

(6) Condition

The development shall be carried out in accordance with the Flood Risk Assessment and Drainage Strategy dated 22/11/2023. All drainage to be installed in accordance with the agreed details before the solar farm becomes operational, unless otherwise submitted to and agreed in writing by the Local Planning Authority.

Reason

In the interests of a satisfactory means of surface water disposal and flood risk and to accord with Policies 5, 33 and 34 of the North East Lincolnshire Local Plan 2013-2032

(Adopted 2018).

(7) Condition

The construction phase authorised by this permission shall not begin until the local planning authority has approved in writing a scheme of off-site temporary highway alterations as a means of managing vehicle movements associated with the construction phase leading to the submission of a Temporary Traffic Regulation Order application

(TTRO). Should a TTRO application be successful it shall be implemented within 6 months of the Order being confirmed and prior to any construction works commencing, unless otherwise agreed with the Local Planning Authority.

Reason

In the interest of highway safety and amenity and to accord with Policy 5 of the North East Lincolnshire Local Plan 2013-2032 (Adopted 2018).

(8) Condition

The construction of the development hereby approved shall be carried out in strict accordance with the Construction Traffic Management V2 Plan prepared by Origin dated 20.11.2023. The details shall be implemented throughout the entirety of the construction period.

Reason

In the interest of highway safety and to accord with Policy 5 of the North East Lincolnshire Local Plan 2013-2032 (Adopted 2018).

9) Condition

Prior to commencement of development, a condition survey will be carried out for all public rights of way and bridleways crossing the site (Bridleways 93 and 165 and Footpath 95). The condition survey will be submitted to the Local Planning Authority for their agreement in writing that it is an accurate record. A further condition survey will be carried out within two months post construction. This condition survey will identify any remedial works required to reinstate any damages incurred and return the public rights of way to at least their original condition including a timescale for completion. The condition survey will be submitted to the Local Planning Authority for approval prior to any remediation works being carried out. Once approved, works shall be undertaken in accordance with the approved details.

Reason

To ensure that the public rights of way and bridleways are maintained to an appropriate standard in accordance with Policy 5 of the North East Lincolnshire Local Plan 2013-2032 (Adopted 2018).

(10) Condition

Development shall not begin until details showing the location, layout, design and method of construction of any new or altered vehicular access, parking and manoeuvring space, including any necessary piping or culverting of any ditch or watercourse, 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).

(11) Condition

No development shall take place (including demolition, ground works and vegetation clearance) until a construction environmental management plan (CEMP) has been submitted to, and approved in writing by, the local planning authority. The CEMP shall include details of the following:

- I. A timetable for the construction works.
- II. The control and management of noise and dust during the construction phase.
- III. On-site waste management.
- IV. A risk assessment of potentially damaging construction activities.
- V. Identification of biodiversity protection zones.
- VI. Physical measures and sensitive working practices to avoid or reduce impacts during construction (which may be provided as a set of method statements).
- VII. The location and timing of sensitive works to avoid harm to biodiversity features.
- VIII. The times during the construction period when specialist ecologists need to be present on site to oversee works.
- IX. Responsible persons and lines of communication.
- X. The role and responsibilities on site of an ecological clerk of works or similar competent person.
- XI. The use of protective fences, exclusion barriers and warning signs.
- XII. Soil management across the site.
- XIII. Construction and storage compounds, and post-construction reinstatement of these areas.

The development shall be implemented in accordance with the approved CEMP throughout the construction period.

Reason

To safeguard the living conditions of nearby residents and to ensure that construction works do not have a harmful environmental effect and to safeguard soils in accordance with Policies 5 and 44 of the North East Lincolnshire Local Plan 2013-2032 (Adopted 2018).

(12) 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).

Owen Toop (EQUANS)

From: Owen Toop (EQUANS)
Sent: 18 April 2024 17:03
To: Owen Toop (EQUANS)
Subject: FW: Bradley Solar Farm Application

From: Accounts | Peter Strawson
Sent: Wednesday, April 17, 2024 3:28 PM
To: Owen Toop (EQUANS) <Owen.Toop@nelincs.gov.uk>
Subject: RE: Bradley Solar Farm Application

Good morning Owen.

In response to your email advising the possibility of another solar farm, south west of Grimsby, I would question whether The National Grid (Northern Energy) have spare capacity to use more solar panel energy as the company who lease 77 acres from us for solar energy have enjoyed the benefit of technical advance which allows them to produce their quota from about two thirds of this area.

Surely it is in the national interest to make best use of the existing facility before embarking on the use of another site to produce more electricity which may indeed not be accepted by National Power. We rent our this present site to the energy producers so have nothing to gain from better usage of our site and I make this observation purely as a responsible citizen not wishing to see land taken out of production resources under used or the view of the countryside impaired unnecessarily.

The existing solar panel site is bounded by electric lines to the north and south and should either be overloaded then presumably they can tap into the other as required.

You very kindly agreed to circulate this letter to the planning committee and I am grateful.

Kind regards.
Peter Strawson