

NORTH LINCOLNSHIRE COUNCIL

PLANNING COMMITTEE

1 July 2020

PRESENT:- Councillor N Sherwood (Chair)

Councillors Bainbridge, J Davison, L Foster, C Sherwood and Southern

Councillor(s) T.Foster, Marper, Ogg, O’Sullivan, Poole, Rowson, Waltham and Wells attended the meeting in accordance with Procedure Rule 37(b).

This was a Microsoft Teams Virtual Online Meeting

2025 DECLARATIONS OF PERSONAL OR PERSONAL AND PREJUDICIAL INTERESTS, SIGNIFICANT CONTACT WITH APPLICANTS OR THIRD PARTIES (LOBBYING) AND WHIPPING ARRANGEMENTS (IF ANY)

The following member declared a personal and prejudicial interest:-

Councillor C Sherwood
Minute 2026 (iii) Application PA/2020/565
Nature of Interest – Knows the applicant.

The following members declared a personal interest:-

Councillor Wells
Minute 2027 (i) Application PA/2019/2025

The following members declared that they had been lobbied:-

Councillor T Foster
Application PA/2020/565 Minute 2026 (iii)

Councillor Marper
Application PA/2020/217 Minute 2026 (i)

Councillor Ogg
Application PA/2020/217 Minute 2026 (i)

Councillor Poole
Application PA/2020/565 Minute 2026 (iii)

Councillor Rowson
Application PA/2020/217 Minute 2026 (i)

Cllr Southern
Application PA/2020/615 Minute 2027 (vi)

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Councillor Wells
Application PA/2019/2025 Minute 2027 (i)

2026 **MAJOR APPLICATIONS** – The Group Manager – Development Management submitted a report containing details of major applications for determination by the committee, including summaries of policy context, representations arising from consultation and publicity and assessment of the applications.

(i) PA/2020/217 by Zyda Law Limited for outline planning permission to erect 140 dwellings with all matters reserved for subsequent consideration at land opposite Winterton Observatory, Top Road, Winterton, DN15 9TE

An objector addressed the committee with a number of concerns including the fact that the development was outside the development line, and that Winterton had already built to the capacity that they should have. He stated that the access and egress onto the A1077 was an issue, as was the drainage and the amenities within Winterton would not be able to cope with the influx of residents from the proposed development.

The Chairman read out a letter from the local MP Mr Andrew Percy who also raised a number of concerns and urged the committee to refuse the application.

The local ward members Cllr Ogg and Marper spoke on this item and in doing so agree with the officer's recommendations for refusal. They quoted it was outside the development boundary, and that Winterton already had 3 sites allocated to develop around 350 houses and this was substantial in itself. They had major concerns around the sewerage system not being able to cope and that they just could not take any further developments.

Resolved – That planning permission be refused in accordance with the officer's recommendation.

(ii) PA/2020/460 by FKX Ltd for planning application to vary condition 2 of PA/2019/1147, namely to amend the approved building design at land east of The Nest, Falkland Way, Barton upon Humber, DN18 5RL

Resolved – That planning permission be granted in accordance with the recommendations contained within the officer's report.

(Cllr C Sherwood having declared a personal and prejudicial interest left the meeting for the following item)

(iii) PA/2020/565 by Mr Ralph Day for outline planning permission to erect up to 16 dwellings with appearance, landscaping, layout and scale reserved for subsequent consideration at land east of St George's Court, Redbourne.

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Three objectors spoke against this application. Their concerns covered a number of areas, including the fact that the same application had been previously refused and the application had not changed, they stated it was the third time it had been applied for on this piece of land. It was outside the village boundary, designated countryside and contrary to local planning policies. They felt it would have a huge impact on the character of the village that was in a conservation area. Concerns around traffic were also highlighted along with sustainability issues.

The agent spoke on behalf of the applicant stating that they had a long standing commitment with the village and wished for that to continue. He stated there had been careful consideration by the drainage and highways and all matters resolved with no technical obstacles on the application. He stated the application would also contribute to the local amenities, and would make up a shortfall within the village. He also referred to previous applications that had been approved stating that this would should be no different.

The Chairman read out a letter of objection from the local MP Holly Mumby-Croft after being contacted by a number of residents, and she urged the committee to refuse the application.

The local ward member Cllrs T Foster and Poole spoke against this application due to a number of concerns they had. They stated that no more housing was required in the village and surrounding developments were already approved. They said flooding in the area was an issue and this would only add to that problem. They also agreed with the planning officer's reports stating it was against policy, with little facilities in the area and therefor was not sustainable.

Resolved – That planning permission be refused in accordance with the officer's recommendations contained within the report.

(Cllr C Sherwood returned to the meeting).

2027 **PLANNING AND OTHER APPLICATIONS** – The Group Manager – Development Management submitted a report incorporating a schedule containing details of applications for determination by the committee including summaries of policy context, representations arising from consultation and publicity and assessment of the applications. The Head of Development Management updated the reports orally where appropriate. Other officers attending gave advice and answered members' questions as requested.

(i) PA/2019/2025 by Mr George Wise, Brocklesby Estate for planning permission to convert existing agricultural buildings to provide two dwellings; demolish existing agricultural buildings and associated structures; erect six dwellings to be provided as affordable housing; and erect one detached dwelling, alongside vehicular access provision from East End and Post Office

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Lane at Manor Farm, East End, Kirmington, DN39 6YS.

Resolved – That planning permission be granted in accordance with the recommendations contained within the officer’s report.

(ii) PA/2020/194 by Mrs Tracy Jowett for planning permission to erect a 6.2 metre by 4 metre outbuilding for use as a cattery at Springfield, 20 Fields End, Ulceby, DN39 6UT

Resolved- That planning permission be granted in accordance with the recommendations contained within the officer’s report.

(iii) PA/2020/443 by Mr Christopher Hardacre for planning permission to erect a dwelling and garage, including associated works at land at Moorlands Farm, Derrythorpe Road, Beltoft, DN9 1NB.

Resolved- That planning permission be granted in accordance with the recommendations contained within the officer’s report.

(iv) PA/2020/455 by North Lincs Property Ltd for planning permission to change the use of land for the storage of commercial vehicles, re-site an earth screening bund and erect a replacement fence at land north of Protruck Auctions, Sandtoft Industrial Estate Road 1, Sandtoft Industrial Estate, Belton, DN9 1PN.

The Group Manager – Development Management and Building Control gave a quick update and suggested that if the committee was mindful to grant permission then an extra condition would need to be included.

Resolved - That planning permission be granted in accordance with the recommendations contained within the officer’s report, with the addition of the following condition :

9.

Notwithstanding the approved plans, no works shall take place on the relocation of the bund and/or fencing until such time as details have been submitted to and approved in writing by the local planning authority demonstrating the retention of a 9 metre wide undeveloped maintenance strip between the bunding and/or fencing and the bank top of Simms Hill Farm Drain to the east of the site. The development shall be carried out in accordance with the approved details and retained as such thereafter.

Reason

To allow the effective maintenance of the watercourse.

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Informative

There is evidence of a riparian watercourse crossing/adjacent to the site and the applicant should be aware of their responsibilities with regard to this watercourse.

(v) PA/2020/585 by Mr Alan Moore for planning permission to erect a dwelling at land to the rear of 30-32 Low Street, Haxey, DN9 2LE.

Resolved – That planning permission be approved in accordance with the recommendations contained within the officer’s report.

(vi) PA/2020/615 by Nasima Begum for planning permission to erect single-storey and two-storey rear extensions at 24 Donnington Gardens, Scunthorpe, DN15 7RJ.

Cllr O’Sullivan addressed the committee as the local wad member as she had been approached by many residents in the area regarding the application. She stated she had received a letter of objection signed by 21 residents who all had major concerns at the size of the proposed extensions. She stated it was on a horseshoe bend, and parking was already a problem in that area. Also stating that the development was a huge size and would be overbearing to neighbouring properties.

Cllr C Sherwood did not feel that the extension would cause any issues with parking problems long term, and felt if it was overlooking his own back garden it would not be over bearing on neighbouring properties.

Cllr Southern urged the committee to have a site visit before making a decision. He highlighted that 21 people out of the area had objected and it deserved a visit from the committee.

Resolved – That the application be deferred to the next meeting to allow the committee to visit the site.

(vii) PA/2020/664 by Mr Robert Hughes for outline planning permission to erect a dwelling with all matters reserved for subsequent consideration at land off West End Road, Epworth, DN9 1LB.

Resolved – That planning permission be granted in accordance with the recommendations contained within the officer’s report.

(viii) PA/2020/685 by Mr Liam Liddy for planning permission to erect four dwellings with associated access and landscaping at land adjacent to 1 Silver Street, Barnetby le Wold, DN38 6HS.

The agent spoke in support of the application outlining the development, and in doing so highlighted there had been no objections from Highways, parish

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Council or neighbouring properties. He also stated that this would make for better use of the land available and improve the area.

Cllr Waltham addressed the committee with concerns. He stated that Silver Street was a very busy street with lots of traffic and parked cars. He said this would only add to the problems down there and urged the committee to have a site visit before making a decision.

Cllr N Sherwood agreed that Silver Street was a very busy street and that the committee may benefit from having a site visit.

Resolved – That the application be deferred to the next meeting to allow the committee to visit the site.