

NORTH LINCOLNSHIRE COUNCIL

PLANNING COMMITTEE

11 MARCH 2020

PRESENT: - Councillor N Sherwood (Chair)

Councillors Armiger, Bainbridge, P.Clark,J Davison, L Foster, Grant, Poole Southern and Wells.

Councillor(s) Mitchell and Robinson attended the meeting in accordance with Procedure Rule 37(b).

The committee met at Church Square House, High Street, Scunthorpe.

2006 **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 Poole

Minute 2008(i) Application PA/2019/1844

Nature of Interest - Member of Messingham Parish Council, and voted on this application at the Parish Council Meeting

The following members declared a personal interest:-

Councillor Wells

Minutes 2010 (ii) &(iii) Application PA/2019/841 & PA/2019/842

Nature of Interest - Member of the Drainage Board.

The following members declared that they had been lobbied:-

Councillor Robinson

Application – PA/2018/2416 Minute 2009 (i)

2007 **MINUTES – Resolved** – That the minutes of the proceedings of the meeting held on 12 February 2020, having been printed and circulated amongst the members, be taken as read and correctly recorded and be signed by the Chairman with the addition of Cllr N Sherwood having declared a personal interest on application PA/2019/1536.

2008 **APPLICATION DEFERRED FROM PREVIOUS MEETING** – In accordance with the decision at the previous meeting, members had undertaken site visit on the morning of the meeting. The Group Manager - Development Management and Building Control submitted reports and updated them orally.

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

(i) PA/2019/1844 by Mr Paul Elsome, Withane Property Services Limited for planning permission to erect a detached dwelling and associated works at land adjacent to Temperance Avenue, Messingham, DN17 3SF.

Cllr J Davison stated that having been on the site visit he felt that the development was too large with a loss of amenity, it was overbearing, and overlooking other properties.

Cllr Bainbridge also felt that it was over development for the site.

It was moved by Cllr J Davidson and seconded by Cllr Armiger –

That planning permission be refused for the following reason:

The proposed development would result in an overdevelopment of the site to the detriment of the character and appearance of the area and would have an unacceptable overbearing impact on the neighbouring property to the rear due the scale of the proposed dwelling and the limited separation distance between them. The proposed development is therefore contrary to policies DS1 and H5 of the North Lincolnshire Local Plan and policy CS5 of the North Lincolnshire Core Strategy.

Motion Carried.

2009 **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/2018/2416 by Mr N Mattu for outline planning permission to erect 11 dwellings with some matters reserved for subsequent consideration at land off King Edward Street, Belton, DN9 1QN.

The agent spoke on behalf of the applicants. In doing so he said the development would meet the needs of the local community by providing the new dwellings. He stated that it would fit well into the settlement pattern, it was a sustainable development and there was a need for bungalows in the vicinity.

Cllr Robinson spoke as the local ward member in support of the application. He said the 11 new properties would be a welcome addition in Belton, especially with the addition of seven bungalows. He said it was in a sustainable location, and would be a valuable addition to the village.

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Cllr J Davison agreed with the previous speakers and stated it was a nice development for the area with the impact on the landscape being minimal. He said the area had been an eyesore for a long time and the development would improve the character of the area.

Cllr Grant stated that he would be voting against the development as it was outside the development boundary, and there was nothing in the officer's report that stated there was a need for bungalows in the area. Cllr L.Foster was of the same opinion.

It was moved by Cllr J Davison and seconded by Cllr Wells –

That planning permission be granted in accordance with the following conditions:

1.

Approval of the details of the appearance of the building(s) and the landscaping of the site (hereinafter called 'the reserved matters') shall be obtained from the local planning authority in writing before any development is commenced.

Reason

The application has been made under Article 5(1) of the Town & Country Planning (Development Management Procedure) (England) Order 2015.

2.

Plans and particulars of the reserved matters referred to in condition 1 above, relating to the appearance of any buildings and the landscaping of the site, shall be submitted in writing to the local planning authority and shall be carried out as approved.

Reason

The application has been made under Article 5(1) of the Town & Country Planning (Development Management Procedure) (England) Order 2015.

3.

Application for approval of the reserved matters shall be made to the local planning authority before the expiration of three years from the date of this permission.

Reason

To comply with the provisions of Section 92 of the Town and Country Planning Act 1990.

4.

The development hereby permitted shall be begun either before the expiration of five years from the date of this permission, or before the expiration of two years from the date of approval of the last of the reserved matters to be approved, whichever is the later.

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Reason

To comply with the provisions of Section 92 of the Town and Country Planning Act 1990.

5.

The development hereby permitted shall be carried out in accordance with the following approved plans: C311/A1/101 rev C.

Reason

For the avoidance of doubt and in the interests of proper planning.

6.

No development shall take place until details of the relocation of any street furniture, including street lighting columns, telegraph poles and bus stop, that may be necessary to facilitate appropriate access to the site, have been submitted and approved in writing by the local planning authority. Once approved any works required by this condition shall be completed prior to the occupation of any dwelling on site.

Reason

In the interests of highway safety and to comply with policies T2 of the North Lincolnshire Local Plan.

7.

No development shall take place until details of:

(i) the location and layout of the vehicular access; and

(ii) the number, location and layout of vehicle parking and turning spaces within the curtilage of the site;

have been submitted to and approved in writing by the local planning authority.

Reason

In the interests of highway safety and to comply with policies T2 and T19 of the North Lincolnshire Local Plan.

8.

Within three months of the completion of the new access, any redundant access to the site shall be removed and the area reinstated to footway/verge (including the provision of full height kerbs) in accordance with details to be submitted to and approved in writing by the local planning authority.

Reason

In the interests of highway safety and to comply with policy T19 of the North Lincolnshire Local Plan.

9.

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Prior to the occupation of the penultimate dwelling on the site, the existing footway shall be improved across the whole of the site frontage in accordance with details to be submitted and approved in writing by the local planning authority.

Reason

In the interests of highway safety and to comply with policy T2 of the North Lincolnshire Local Plan.

10.

No loose material shall be placed on any driveway or parking area within 10 metres of the adopted highway unless measures are taken in accordance with details to be submitted to and approved in writing by the local planning authority to prevent the material from spilling onto the highway. Once agreed and implemented these measures shall be retained.

Reason

In the interests of highway safety and to comply with policy T19 of the North Lincolnshire Local Plan.

11.

No dwelling on the site shall be occupied until the vehicular access to it and the vehicle parking spaces serving it have been completed and, once provided, the vehicle parking spaces shall be retained.

Reason

In the interests of highway safety and to comply with policies T2 and T19 of the North Lincolnshire Local Plan.

12.

No development shall begin until details of:

(i) the layout, drainage, construction, services and lighting of the proposed access road, including the junction with the adjacent highway; and

(ii) the number and location of vehicle parking space(s) on the site; have been submitted to and approved in writing by the local planning authority.

Reason

In the interests of highway safety and to comply with policies T2 and T19 of the North Lincolnshire Local Plan.

13.

No dwelling on the site shall be occupied until the access road has been completed to at least base course level and adequately lit from the junction with the adjacent highway up to the access to the dwelling.

Reason

In the interests of highway safety and to comply with policies T2 and T19 of the North Lincolnshire Local Plan.

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14.

No other works shall be commenced on the site until the access road junction with the adjacent highway, including the required visibility splays, has been set out and established.

Reason

In the interests of highway safety and to comply with policies T2 and T19 of the North Lincolnshire Local Plan.

15.

No dwelling on the site shall be occupied until the footway has been constructed up to base course level from the junction with the adjacent highway to the access to the dwelling.

Reason

In the interests of highway safety and to comply with policies T2 and T19 of the North Lincolnshire Local Plan.

16.

No works shall be commenced on the penultimate dwelling on the site until the access road has been completed.

Reason

In the interests of highway safety and to comply with policies T2 and T19 of the North Lincolnshire Local Plan.

17.

Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (Amendment) (No. 2) (England) Order 2008 (or any order revoking and re-enacting that order with or without modification), no development shall take place within any service strip adjacent to any shared surface road, and any planting or landscaping within this service strip shall be of species which shall be agreed in writing with the local planning authority prior to planting.

Reason

In the interests of highway safety and to comply with policies T2 and T19 of the North Lincolnshire Local Plan.

18.

No dwelling served by any shared private driveway on the site shall be occupied until it has been constructed in accordance with the following details:

- the proposed method of forming access from the highway, including the required visibility splays
- the method of constructing/paving the drive
- the provision of adequate drainage features

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- the provision of suitable lighting arrangements, and
 - the provision of street name plates, that shall include the words "private drive",
- which have been submitted to and approved in writing by the local planning authority.

Once constructed the private driveway shall be retained as such thereafter.

Reason

In the interests of highway safety and to comply with policies T2 and T19 of the North Lincolnshire Local Plan.

19.

No dwelling shall be occupied until bin collection facilities adjacent to the adopted highway have been provided in accordance with details which have been submitted to and approved in writing by the local planning authority. Once provided the agreed bin collection facilities shall be retained thereafter.

Reason

In the interests of highway safety and to comply with policy T2 of the North Lincolnshire Local Plan.

20.

No development shall take place until a construction phase traffic management plan showing details of all associated traffic movements, including delivery vehicles and staff/construction movements, any abnormal load movements, contractor parking and welfare facilities, storage of materials and traffic management requirements on the adjacent highway, has been submitted to and approved in writing by the local planning authority. Once approved the plan shall be implemented, reviewed and updated as necessary throughout the construction period.

Reason

In the interests of highway safety and to comply with policy T19 of the North Lincolnshire Local Plan.

21.

No development shall take place until a detailed surface water drainage scheme for the site has been submitted to and approved in writing by the local planning authority. The scheme shall be based on sustainable drainage principles and an assessment of the hydrological and hydrogeological context of the development. This must be based upon the submitted FRA dated March 2019, ref: 2019_02_11_001_FRA_King Edward Street Belton DN9 1QN. The drainage scheme shall demonstrate that surface water run-off generated up to and including the 1 in 100 year critical storm event (including climate change allowance) will not exceed the run-off from the existing site. It shall also include details of how the resulting completed scheme is to be maintained and managed for the lifetime of the development so that flood risk, both on and off

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the site, is not increased. SuDS must be considered and should infiltration not be feasible, alternative sustainable drainage should be used, focusing on above-ground solutions.

Reason

To prevent the increased risk of flooding to themselves and others, to improve and protect water quality, and to ensure the implementation, and future adoption and maintenance, of the sustainable drainage features in accordance with policy DS16 of the North Lincolnshire Local Plan, and policies CS18 and CS19 of the North Lincolnshire Core Strategy.

22.

The drainage scheme shall be implemented in accordance with the approved submitted details required by condition 21 above, shall be completed prior to the occupation of any dwelling or building within each phase or sub-phase of the development on site, and thereafter retained and maintained in accordance with the scheme for the life of the development unless otherwise agreed in writing with the local planning authority.

Reason

To prevent the increased risk of flooding to themselves and others, to improve and protect water quality, and to ensure the implementation, and future adoption and maintenance, of the sustainable drainage features in accordance with policy DS16 of the North Lincolnshire Local Plan, and policies CS18 and CS19 of the North Lincolnshire Core Strategy.

23.

Site clearance and construction works shall be carried out strictly in accordance with the precautionary working practices set out in section 5 of the submitted document, "Ecology and Protected Species Survey, Land off King Edward Street, Belton, North Lincolnshire" dated August 2018.

Reason

To conserve and enhance biodiversity in accordance with policies CS5 and CS17 of the North Lincolnshire Core Strategy.

24.

Within three months of the commencement of development, a biodiversity management plan shall be submitted to the local planning authority for approval in writing. The plan shall include:

- (a) details of at least three roosting features to be installed;
- (b) details of nesting sites to be installed for bird species such as swift, starling and house sparrow;
- (c) restrictions on lighting to avoid impacts on bat roosts, bat foraging areas, bird nesting sites and sensitive habitats;

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- (d) provision for hedgehogs to pass through any fencing installed between gardens and between areas of grassland;
- (e) prescriptions for the planting and aftercare of native trees and shrubs of high biodiversity value;
- (f) details of wetland habitat to be created as part of a sustainable urban drainage system; and
- (g) proposed timings for the above works in relation to the completion of the buildings.

Reason

To conserve and enhance biodiversity in accordance with policies CS5 and CS17 of the North Lincolnshire Core Strategy.

25.

The biodiversity management plan shall be carried out in accordance with the approved details and timings, and the approved features shall be retained thereafter, unless otherwise approved in writing by the local planning authority. Prior to the occupation of the 10th dwelling hereby approved, the applicant or their successor in title shall submit a report to the local planning authority, providing evidence of compliance with the biodiversity management plan.

Reason

To conserve and enhance biodiversity in accordance with policies CS5 and CS17 of the North Lincolnshire Core Strategy.

26.

Unless otherwise agreed by the local planning authority, development other than that required to be carried out as part of an approved scheme of remediation must not commence until parts 1 to 4 below have been complied with. If unexpected contamination is found after development has begun, development must be halted on that part of the site affected by the unexpected contamination to the extent specified by the local planning authority in writing until part 4 has been complied with in relation to that contamination.

Part 1: Site Characteristics

An investigation and risk assessment, in addition to any assessment provided with the planning application, must be completed in accordance with a scheme to assess the nature and extent of any contamination on the site, whether or not it originates on the site. The contents of the scheme are subject to the approval in writing of the local planning authority. The investigation and risk assessment must be undertaken by competent persons and a written report of the findings must be produced. The written report is subject to the approval in writing of the local planning authority. The report of the findings must include:

- (i) a survey of the extent, scale and nature of contamination;

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(ii) an assessment of the potential risks to:

- human health;
- property (existing or proposed), including buildings, crops, livestock, pets, woodland and service lines and pipes;
- adjoining land;
- groundwaters and surface waters;
- ecological systems;
- archaeological sites and ancient monuments;

(iii) an appraisal of remedial options, and a proposal of the preferred option(s).

This must be conducted in accordance with DEFRA and the Environment Agency's 'Model Procedures for the Management of Land Contamination, CLR 11'.

Part 2: Submission of Remediation Scheme

A detailed remediation scheme to bring the site to a condition suitable for the intended use by removing unacceptable risks to human health, buildings and other property and the natural and historical environment must be prepared, and is subject to the approval in writing of the local planning authority. The scheme must include all works to be undertaken, proposed remediation objectives and remediation criteria, a timetable of works and site management procedures. The scheme must ensure that the site will not qualify as contaminated land under Part 2A of the Environmental Protection Act 1990 in relation to the intended use of the land after remediation.

Part 3: Implementation of Approved Remediation Scheme

The approved remediation scheme must be carried out in accordance with its terms prior to the commencement of development other than that required to carry out remediation, unless otherwise agreed in writing by the local planning authority. The local planning authority must be given two weeks written notification of commencement of the remediation scheme works.

Following completion of measures identified in the approved remediation scheme, a verification report (referred to in PPS23 as a validation report) that demonstrates the effectiveness of the remediation carried out must be produced, and is subject to the approval in writing of the local planning authority.

Part 4: Reporting of Unexpected Contamination

In the event that contamination is found at any time when carrying out the approved development that was not previously identified it must be reported in

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writing immediately to the local planning authority. An investigation and risk assessment must be undertaken in accordance with the requirements of Part 1, and where remediation is necessary a remediation scheme must be prepared in accordance with the requirements of Part 2, which is subject to the approval in writing of the local planning authority.

Following completion of measures identified in the approved remediation scheme a verification report must be prepared, which is subject to the approval in writing of the local planning authority in accordance with Part 3.

Reason

To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other off-site receptors in accordance with policy DS7 of the North Lincolnshire Local Plan.

27.

No stage of the development hereby permitted shall commence until a construction environmental management plan (CEMP) has been submitted to and approved in writing by the local planning authority. The CEMP shall include the following:

Noise and vibration

The CEMP shall set out the particulars of:

- (a) the works, and the method by which they are to be carried out;
- (b) the noise and vibration attenuation measures to be taken to minimise noise and vibration resulting from the works, including any noise limits; and
- (c) a scheme for monitoring the noise and vibration during the works to ensure compliance with the noise limits and the effectiveness of the attenuation measures.

Light

The CEMP shall set out the particulars of:

- (a) specified locations for contractors' compounds and materials storage areas;
- (b) areas where lighting will be required for health and safety purposes;
- (c) the location of potential temporary floodlights;
- (d) the identification of sensitive receptors likely to be impacted upon by light nuisance;
- (e) proposed methods of mitigation against potential light nuisance, including potential glare and light spill, on sensitive receptors.

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Dust

The CEMP shall set out the particulars of:

- (a) site dust monitoring, recording and complaint investigation procedures;
- (b) the identification of receptors and the related risk of dust impact at all phases of the development, including when buildings and properties start to be occupied;
- (c) the provision of water to the site;
- (d) dust mitigation techniques at all stages of development;
- (e) the prevention of dust trackout;
- (f) communication with residents and other receptors;
- (g) a commitment to cease the relevant operation if dust emissions are identified either by regular site monitoring or by the local authority;
- (h) a 'no burning of waste' policy.

Reason

To protect residential amenity in accordance with policy DS1 of the North Lincolnshire Local Plan.

28.

Construction and site clearance operations shall be limited to the following:

- 7am to 7pm Monday to Friday

- 7am to 1pm on Saturdays.

No operations shall take place on Sundays or public/bank holidays.

HGV movements shall not be permitted outside these hours during the construction phase without prior written approval from the local planning authority.

Installation of equipment on site shall not be permitted outside these hours without prior written approval from the local planning authority.

Reason

To protect residential amenity in accordance with policy DS1 of the North Lincolnshire Local Plan.

29.

A scheme for the provision of electrical vehicle charging points shall be submitted to and approved in writing by the local planning authority. The scheme shall be designed to take account of good practice guidance as set out

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in the Institute of Air Quality Management Land Use Planning and Development Control <http://www.iaqm.co.uk/text/guidance/air-qualityplanning-guidance.pdf> and contemporaneous electrical standards, including:

- Electrical Requirements of BS7671:2008;
- IET Code of Practice on Electrical Vehicle Charging Equipment installation 2012 ISBN 978-1-84919-515-7.

The approved scheme shall be installed in full and retained in perpetuity thereafter.

Reason

To facilitate the uptake of low emission vehicles and reduce the emission impact of traffic arising from the development in line with the National Planning Policy Framework (NPPF).

Motion Carried.

2010 **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/2019/751 by Mrs Julie Welch for planning permission to install dormer with associated works at 18 St James Road, Scawby, DN20 9BD.

An objector spoke against the application with concerns of overlooking, privacy issues, and the dormer being too big in size and differing from the original application that was submitted.

Cllr J Davidson said it would be difficult to find reason to refuse the application and agreed with the officer’s recommendation.

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

(ii) PA/2019/841 by R Tyson for outline planning permission to erect nine dwellings with all matters reserved for subsequent consideration at land east of Strathdee, Barrow Road, Goxhill, DN19 7LN.

The agent spoke in support of the application stating that no objections had been received, it was a sustainable settlement and the officer’s report stated all the facts.

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Cllr J Davidson said it appeared to be a reasonable development, and the previous reasons for refusal had been dealt with.

Cllr Wells stated it was an unacceptable site and there was a big problem with water in Goxhill, and the systems were already struggling and this would just add to the problems. He also felt there were speeding issues in the area and was against the application.

Resolved – That planning permission be granted in accordance with the recommendations contained within the officer’s report subject to a unilateral undertaking.

(iii) PA/2019/842 by Mr R Tyson for outline planning permission to erect eight dwellings with all matters reserved for subsequent consideration at land north of 6 Thornton Road, Goxhill, DN19 7HN.

Resolved – That planning permission be granted in accordance with the recommendations contained within the officer’s report subject to a unilateral undertaking.

(iv) PA/2019/904 by Mr Paul Singh for outline planning permission to erect five detached dwellings, including the demolition of 7 Mill Road and associated works, with appearance, landscaping and scale reserved for subsequent consideration at land to the rear of 7 Mill Road, Crowle, DN17 4LW.

An objector spoke to the committee and in doing so stated that he was no against the demolition of the bungalow as it was an eyesore. However, he did have concerns about the application and the accuracy of the plans submitted as he felt the boundaries were wrong. He said it would have an impact on residents parking, and drainage to neighbouring properties.

Cllr J Davison asked the planning officer for clarification over the accuracy of the plans, and stated that he would like a site visit if there was any uncertainty

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

(v) PA/2019/1039 by Mr & Mrs Thorpe for outline planning permission to erect a dwelling with all matters reserved for subsequent consideration at land adjacent to 56 Bigby High Road, Brigg, DN20 9HD.

An objector urged the committee to refuse the application as it was outside the development boundary, it was contrary to planning policy and he felt it would make no contribution to the local economy.

The agent highlighted it was just outside the development boundary on a grass paddock, and it would make a natural end to the current developments.

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Indicating that it would contribute to the five year land supply, in a sustainable location, and there was no technical objections in principal.

Cllr J Davison said he could not support the application as there was too many planning policy breaches, including the fact that it was outside the development boundary.

It was moved by Cllr J Davison and seconded by Cllr Armiger –

That planning permission be refused for the following reason:

The application site is located wholly outside the defined development boundary for Brigg and as such is within the open countryside. No essential need for a dwelling in this location has been demonstrated through the application nor has a justification been provided to show that the development could not be located within a defined development boundary. The proposed development is therefore contrary to policies CS2, CS3 and CS8 of the North Lincolnshire Core Strategy and policy RD2 of the North Lincolnshire Local Plan.

Motion Carried.

(vi) PA/2019/1288 by Mr Amin Chaudhary, Kembles Holdings Ltd for planning permission to erect two pairs of semi-detached dwellings with associated works at 6 Chesswick Avenue, Keadby, DN17 3DG.

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

(vii) PA/2019/1779 by Mr Eric Heath for outline planning permission to erect a dwelling with all matters reserved for subsequent consideration at land to the rear of Corner House, 3 Newbigg, Westwoodside, DN9 2AT.

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

(viii) PA/2019/1783 by Mr Martin Hutson for planning permission to vary condition 2 of planning permission PA/2016/1777 to create basement and associated works at land adjacent to 30 High Street, Burton upon Stather, DN15 9DE.

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

(ix) PA/2019/1839 by Mr Martin Hutson for planning permission to erect a detached garage at land adjacent to 30 High Street, Burton upon Stather

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

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(x) PA/2019/2017 by Mr & Mrs Potter for planning permission to erect a dwelling at Newland Farm, Blackdykes Road, Owston Ferry, DN9 1AQ.

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

(xi) PA/2019/2026 by Mr Chris Morley for outline planning permission to erect four semi-detached dwellings with all matters reserved for subsequent consideration at land west of Brigg Road, Wressle.

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

(xii) PA/2019/2035 by Mr Chris Morley for outline planning permission to erect four single-storey dwellings with all matters reserved for subsequent consideration at land adjacent to 17 Common Road, Wressle, DN20 0DH.

An objector addressed the committee and highlighted that it was a greenfield site, and was unsuitable for the application requested. It was previously refused and felt that the same reason for refusal should still apply.

The agent speaking on behalf of the applicants stated that the previous refusal was not relevant to this application. He stated that it was an outline application, in a sustainable location, and the four units would just be a continuation of the dwellings already there.

Cllr Wells having listened to all the comments felt that the development would change the character of the village, and agreed with the officer’s recommendations for refusal.

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

(xiii) PA/2019/2067 by Mr Johnson and Miss Hinkley for planning permission to erect a two-storey extension with associated works at Westwood Lodge, Ermine Street, Broughton, DN20 0BG.

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

(xiv) PA/2019/2110 by Mr Steve Sowerby, T G Sowerby Developments Ltd for planning permission to erect seven dwellings including associated works at Former Coal Yard, Grange Lane South, Scunthorpe, DN16 2NW.

Cllr Grant indicated he had no problem with the development. However, there was too many highway issues with the location, it was a very busy road all the

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time and the right turn would be very dangerous. He said it should be a left turn only and then he could support it.

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

2011 **APPLICATION FOR APPROVAL OF RESERVED MATTERS FOLLOWING THE GRANT OF OUTLINE PERMISSION FOR DETERMINATION BY THE COMMITTEE** – The Group Manager Development Management and Building Control submitted a report outlining an application for reserved matters.

(i) PA/2019/1738 by Mr M Bielenica for application for approval of reserved matters (appearance, landscaping, layout and scale) pursuant to outline planning permission PA/2017/298 to erect a dwelling at Redlands, 108 Akeferry Road, Westwoodside, DN9 2NF.

An objector stated that the plans were different to the original plans, and the development would alter the appearance of the area. He said there was an increase in the footprint, and was much taller than the neighbouring properties. Privacy, flooding, and the size were all concerns for his objection.

Speaking in support of the application the agent indicated that the roof had been reduced in size, and was similar in size to other properties within the area. There was no intention to make the garage a living area.

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

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