

NORTH LINCOLNSHIRE COUNCIL

PLANNING COMMITTEE

30 June 2021

PRESENT: - Councillor N Sherwood (Chairman)

Councillors S Bainbridge, J Davison, M Grant, R Hannigan, D Southern, D Wells and C Sherwood.

Councillors C Ross, N Poole and R Waltham MBE attended the meeting in accordance with Procedure Rule 1.37(b).

The meeting was held at Church Square House, High Street, Scunthorpe.

2114 **SUBSTITUTIONS** - Councillor C Sherwood substituted for Councillor C Ross.

2115 **DECLARATIONS OF DISCLOSABLE PECUNIARY INTERESTS AND PERSONAL OR PERSONAL AND PREJUDICIAL INTERESTS, SIGNIFICANT CONTACT WITH APPLICANTS, OBJECTORS OR THIRD PARTIES (LOBBYING) AND WHIPPING ARRANGEMENTS (IF ANY)** - The following member declared personal interests –

Councillor D Wells
Application: 2021/169 (Minute: 2119iv)
Reason: Member of Parish Council

Application 2021/170 (Minute 2119iii)
Reason: Member of Parish Council

The following members declared that they had been lobbied –

Councillor J Davison
Application: PA/2020/1949 (Minute: 2117ii)

Councillor M Grant
Application: PA/2020/1949 (Minute: 2117ii)

Councillor R Hannigan
Application: PA/2021/170 (Minute: 2119iii)

Councillor N Poole
Application: PA/2021/22 (Minute: 2117iii)
Application: PA/2021/727 (Minute: 2119x)

Councillor N Sherwood
Application: PA/2020/1949 (Minute: 2117ii)
Application: PA/2021/22 (Minute: 2117iii)
Application: PA/2021/170 (Minute: 2119iii)

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Councillor D Southern

Application: PA/2020/1949 (Minute: 2117ii)

Councillor D Wells

Application: PA/2020/1949 (Minute: 2117ii)

Application: PA/2021/170 (Minute: 2119iii)

- 2116 **TO TAKE THE MINUTES OF THE MEETING HELD ON 2 JUNE 2021 AS A CORRECT RECORD AND AUTHORISE THE CHAIRMAN TO SIGN - Resolved** – That the minutes of the proceedings of the meeting held on 2 June 2021, having been printed and circulated amongst the members, be taken as read and correctly recorded and be signed by the Chairman.
- 2117 **APPLICATIONS DEFERRED FROM PREVIOUS MEETINGS FOR A SITE VISIT** - In accordance with the decisions at the previous meeting, members had undertaken site visits on the morning of the meeting. The Group Manager – Development Management submitted reports and updated them orally.
- 2117i **PA/2019/609 ADVERTISEMENT CONSENT FOR 16 INTERNALLY ILLUMINATED FASCIA SIGNS, 11 INTERNALLY ILLUMINATED OTHER SIGNS AND THREE NON-ILLUMINATED OTHER SIGNS AT SITE OF NEW PETROL STATION, FERRIBY ROAD, BARTON UPON HUMBER -** The Group Manager - Development Management and Building Control submitted a report on this application for consideration by the committee. In accordance with the decision at the previous meeting, members had undertaken a site visit on the morning of the meeting.

Prior to consideration of the item, the Chairman read out a letter from local ward member Councillor K Vickers, who was concerned that the application would generate additional light pollution and would adversely impact the local environment.

Councillor Hannigan was also concerned that the application would create unnecessary light pollution and be detrimental to the amenities of local residents.

Councillor Grant stated that there was no objection to the application from the council's Environmental Health department. Consequently, he believed the application should be granted.

It was then moved by Councillor Hannigan and seconded by Councillor C Sherwood –

That the application be refused for the following reason –

The proposal was considered to have a detrimental impact upon the residential amenity of the surrounding area and the visual amenity of the street scene through the effects of light pollution. Accordingly, the

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development was considered to be contrary to policy DS1 of the North Lincolnshire Local Plan.

Motion Carried

- 2117ii **PA/2020/1949 PLANNING PERMISSION FOR THE CHANGE OF USE OF LAND TO PERMIT THE SITING OF STATIC CARAVANS AT BROOKSIDE CARAVAN PARK, STATHER ROAD, BURTON UPON STATHER** - The Group Manager - Development Management and Building Control submitted a report on this application for consideration by the committee. In accordance with the decision at the previous meeting, members had undertaken a site visit on the morning of the meeting.

Prior to consideration of the item, the Chairman read out a letter of objection to the application from local ward member Councillor Marper local ward member

Councillor Hannigan was concerned that there was a significant difference between a static caravan and a tourer. The static caravans could be occupied for most of the year and the location of the site, near to the boarding kennels was not ideal.

It was then moved by Councillor Hannigan and seconded by Councillor C Sherwood –

That planning permission be refused for the following reasons –

1.

The development would be detrimental to the residential amenity rights of existing residents by virtue of intensification of use as a caravan site and an increase in associated vehicular trips. The proposal is considered to be contrary to policies DS1, H7 and RD2 of the North Lincolnshire Local Plan.

2.

Insufficient information has been provided to assess the ecological impacts of the development. The proposal is considered to be contrary to policies CS5 and CS17 of the North Lincolnshire Core Strategy, and saved policies RD2 and R13 of the North Lincolnshire Local Plan, as well as paragraphs 170 and 175(d) of the National Planning Policy Framework.

Motion Carried

- 2117iii **PA/2021/22 PLANNING PERMISSION TO ERECT A GARAGE/GARDEN ROOM AT 8 THE OLD SCHOOL YARD, REDBOURNE, DN21 4QN** - The Group Manager - Development Management and Building Control submitted a report on this application for consideration by the committee. In accordance with the decision at the previous meeting, members had undertaken a site visit on the morning of the meeting.

Prior to consideration of the item, an objector addressed the committee. He

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was concerned that the application was situated on top of the main sewer. This would invariably lead to issues where maintenance to the sewer was needed. The area already experienced surface water run-off issues and this application would only exacerbate the problem. There were also issues with the access to the site, particularly a telegraph pole that would obscure views.

The applicant spoke in support of the application. He stated that the garage was to be built to allow for the restoration of a classic car. The windows in the garage would be positioned so as not to overlook neighbouring properties. Any potential drainage issues had been accounted for in the application and the development would not place additional pressure on the main sewer.

Councillor Poole, local ward member was concerned that the drainage issues at the development site would impact neighbouring properties. Surface water run-off was also a concern at the site.

The Group Manager orally updated the committee on an additional informative that, were the committee minded to grant the application, could be attached to the conditions.

It was then moved by Councillor Hannigan and seconded by Councillor C Sherwood –

That planning permission be granted in accordance with the recommendations contained within the report, subject to the inclusion of the following additional informative –

Our records indicate that the proposed development site is located over a 150mm foul sewer. This must be consented by Anglian Water Approval. You are advised to contact Anglian Water to gain approval that your development will not be in breach of any legislation or requirements that stand separate to planning.

Motion Carried

2118 **MAJOR PLANNING 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.

2118i **PA/2020/2046 OUTLINE APPLICATION FOR RESIDENTIAL DEVELOPMENT OF UP TO 79 DWELLINGS WITH ALL MATTERS RESERVED EXCEPT FOR ACCESS AT VICARAGE FIELDS, SCAWBY ROAD, BROUGHTON** - The Group Manager – Development Management and Building Control submitted a report containing details of a major application for determination by the committee, including summaries of policy context, representations arising from consultation and publicity and

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assessment of the applications.

The applicant's agent addressed the committee and spoke in support of the application. The agent addressed the concerns of residents about the additional vehicle movements and impact the development would have on the highway network. The site was in the new local plan and was listed as suitable, sustainable development.

Councillor Ross, local ward member addressed the committee and stated that the development was situated close to two major highway junctions. Highway users would have practically zero visibility when exiting the site. The location of the site was a notorious accident blackspot and was also subject to flooding. The drainage infrastructure in the village was at full capacity and could not support any additional dwellings.

The Chairman read out a letter from local Member of Parliament Andrew Percy, respectfully requesting that the committee visit the site to see first hand the issues that the development would generate.

Councillor J Davison was also concerned about the impact the development would have on the local highway infrastructure.

Councillor Grant was concerned that the Section 106 agreement made no reference to the number of affordable homes the site would provide.

It was then moved by Councillor J Davison and seconded by Councillor C Sherwood -

That the application be deferred to the next meeting to allow the committee to visit the site and for further consideration be given to the Section 106 contributions.

Motion Carried

- 2118ii **PA/2021/30 PLANNING PERMISSION TO ERECT 10 AFFORDABLE HOMES AT LAND REAR OF MINSTER DAY CARE CENTRE, CHESTERFIELD ROAD, SCUNTHORPE, DN15 7UP** - The Group Manager – Development Management and Building Control submitted a report containing details of a major application for determination by the committee, including summaries of policy context, representations arising from consultation and publicity and assessment of the applications.

The applicant's agent addressed the committee and spoke in support of the application. He stated that the development site had excellent transport links. The affordable homes would provide real benefits to the community. The development provided off-road parking for its residents as well as three visitor parking spaces. The development would not impact on any parking provision for nearby residents and the planning officer's recommendation was, in his opinion, the correct course of action.

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Councillor Walshe, local ward member attended the meeting and spoke in support of local residents who were concerned the impact the development would have on their local amenities.

Councillor Hannigan agreed with the development in principle. However, due to the concerns expressed by the local residents a site visit was required.

It was then moved by Councillor Hannigan and seconded by Councillor J Davison-

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

Motion Carried

- 2119 **PLANNING AND OTHER APPLICATIONS FOR DETERMINATION BY THE COMMITTEE** - 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.

- 2119i **PA/2020/1363 PLANNING PERMISSION TO ERECT A DWELLING AND DETACHED GARAGE WITH ASSOCIATED WORKS AT KEEPERS HIDE, VICARAGE LANE, REDBOURNE, DN21 4QW** - The Group Manager – Development Management and Building Control submitted a report for determination by the committee including summaries of policy context, representations arising from consultation and publicity and assessment of the applications. The Head of Service updated the reports orally where appropriate. Other officers attending gave advice and answered members' questions as requested.

Councillor J Davison informed the committee that he was concerned about condition 3 contained within the planning officers report. It would be very difficult to ascertain how the water was to be controlled. The Parish Council had objected to the application as it was outside the development boundary, was in the open countryside and constituted backland development.

It was then moved by Councillor J Davison and seconded by Councillor Hannigan –

That planning permission be refused for the following reasons -

1.

The proposal is located within the open countryside and is considered unacceptable in principle. No specific need has been demonstrated to meet any of the exceptions to the wider presumption against development in the

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countryside outlined in North Lincolnshire Local Plan policy RD2 and the proposal is therefore contrary to policy RD2 and North Lincolnshire Core Strategy policy CS3 which seek to restrict such development. The incursion of an increase of built development in the countryside that cannot be adequately justified does not outweigh the benefit of the provision of an additional dwelling and the tilted balance applied through paragraph 11 of the National Planning Policy Framework.

2.

The proposed dwelling, by virtue of its scale and siting to the rear of the existing dwelling outside the settlement boundary, would increase the visual impact of the village on the wider area and result in harm to the open character and appearance of the wider landscape. As such, it would be contrary to North Lincolnshire Core Strategy policy CS5 and North Lincolnshire Local Plan policy DS1.

3.

The proposal constitutes backland development which necessitates the removal of trees and bushes from the site to the detriment of the character and appearance of the Redbourne Conservation Area. As such, the proposal would not accord with North Lincolnshire Core Strategy policy CS6 and North Lincolnshire Local Plan policy HE2.

Motion Carried

- 2119ii **PA/2020/1967 PLANNING PERMISSION TO SITE A TEMPORARY DWELLING IN CONNECTION WITH AN EQUESTRIAN BUSINESS AT LAND OFF INGS ROAD, KIRTON IN LINDSEY, DN21 4BX** - The Group Manager – Development Management and Building Control submitted a report for determination by the committee including summaries of policy context, representations arising from consultation and publicity and assessment of the applications. The Head of Service updated the reports orally where appropriate. Other officers attending gave advice and answered members' questions as requested.

Prior to consideration of the item, the applicant's agent addressed the committee. He informed the members that the application was for a new rural equestrian business. If granted, it would allow the applicant, who was a British coach to turn a hobby into a business, providing a riding school for use by the local community. The Parish Council had objected to the application as it was outside the development boundary. However, the application was not a domestic business.

Councillor J Davison stated that despite the Town Council objection, he had no issues with the application.

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

- 2119iii **PA/2021/170 OUTLINE PLANNING PERMISSION TO ERECT THREE**

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DETACHED DWELLINGS WITH APPEARANCE, LANDSCAPING, LAYOUT AND SCALE RESERVED FOR SUBSEQUENT CONSIDERATION AT LAND REAR OF 81-85 BARNABAS ROAD, BARNETBY LE WOLD - The Group Manager – Development Management and Building Control submitted a report for determination by the committee including summaries of policy context, representations arising from consultation and publicity and assessment of the applications. The Head of Service updated the reports orally where appropriate. Other officers attending gave advice and answered members' questions as requested.

Prior to consideration of the item, the applicant's agent addressed the committee. He informed the members that the applicant had held an in-depth discussion with the council's highways department on the merits of the application. All concerns associated with the application had been considered by the applicant and eloquently addressed in the planning officers report. The application was just outside the development boundary, however, it was deemed acceptable. A second sustainability survey had been undertaken by the applicant. The development was situated in a large but sustainable village. There was also no impact on the street scene.

Councillor Waltham MBE, local ward member informed the committee that he had serious concerns whether development should occur on the site. The site was situated outside the development boundary and Barnetby had experienced significant development in recent years which was now having an adverse impact on the village amenities and infrastructure. A site visit would be of great use to the committee.

Councillor Wells was concerned that the development plot was small and outside the development boundary. It was backland development and the visual impact of the application would be considerable.

It was then moved by Councillor Wells and seconded by Councillor C Sherwood –

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

Motion Carried

- 2119iv **PA/2021/169 PLANNING PERMISSION TO CREATE PRIVATE DRIVE ACCESS AT LAND EAST OF ST BARNABAS ROAD, BARNETBY LE WOLD** - The Group Manager – Development Management and Building Control submitted a report for determination by the committee including summaries of policy context, representations arising from consultation and publicity and assessment of the applications. The Head of Service updated the reports orally where appropriate. Other officers attending gave advice and answered members' questions as requested.

Councillor Wells was concerned that the entrance to the site was small in relation to the application and there was no public access. The

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development was on a busy road and close to the school. Members would benefit from visiting the site prior to its determination.

It was then moved by Councillor Wells and seconded by Councillor C Sherwood –

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

Motion Carried

2119v **PA/2021/255 PLANNING PERMISSION TO ERECT A DETACHED DORMER BUNGALOW WITH SINGLE-STOREY SIDE EXTENSIONS AND ATTACHED COVERED OPEN BAY GARAGE AT LAND ADJOINING AND TO THE REAR OF 12 MILL LANE, KIRTON IN LINDSEY, DN21 4DY - Resolved** – That planning permission be granted in accordance with the recommendations contained within the report.

2119vi **PA/2021/287 PLANNING PERMISSION TO ERECT A SINGLE AND TWO-STOREY REAR EXTENSION AND A TWO-STOREY SIDE EXTENSION, TO INCLUDE A REPLACEMENT ROOF AT 26 TEE LANE, BURTON UPON STATHER, DN15 9ED** - The Group Manager – Development Management and Building Control submitted a report for determination by the committee including summaries of policy context, representations arising from consultation and publicity and assessment of the applications. The Head of Service updated the reports orally where appropriate. Other officers attending gave advice and answered members' questions as requested.

Prior to consideration of the item, an objector addressed the committee. He informed members that he was speaking on behalf of the owners of three nearby properties that would be affected by this application. Local residents were concerned that the development could lead to the collapse of their driveways due to the weakened foundations. The development was left than five feet away from neighbouring properties. It would be over bearing and intrusive. Were the development to proceed, the fence between the properties could not be maintained.

The applicant's agent also addressed the committee. He stated that the application had been amended to increase the space between neighbouring properties. The plots were extremely large. There would be no negative impact or 'shadowing' on neighbouring properties. The development would be two feet from the nearest boundary. Neighbours to the development site had built right up to the boundary.

Councillor Hannigan stated that the application was for a large extension and, in his opinion, warranted a site visit.

It was then moved by Councillor Hannigan and seconded by Councillor Wells –

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

Motion Carried

- 2119vii **PA/2021/369 PLANNING PERMISSION TO ERECT A FARM MANAGER'S DWELLING AT LAND TO THE REAR OF HILL CREST, EAST LOUND ROAD, OWSTON FERRY (ACCESS FROM BURNHAM ROAD)** - The Group Manager – Development Management and Building Control submitted a report for determination by the committee including summaries of policy context, representations arising from consultation and publicity and assessment of the applications. The Head of Service updated the reports orally where appropriate. Other officers attending gave advice and answered members' questions as requested.

Prior to consideration of the item, the applicant addressed the committee. He informed members that the application was made by a family business. The business had to move due to the noise and smell emanating from the site. Due to Government rules, a presence was required on site at all times to care for the animals. As a result of theft, burglary and in order to care for the animals, 24-hour staffing was required to safeguard the site. The business had employed five generations of the family but needed the application to be approved to ensure its long-term future. The Parish Council were in support of the application. The development was not contrary to policy LC14 as it had no adverse impact on the historical landscape.

Councillor C Sherwood was of the opinion that the application was in the open countryside and should be granted.

It was then moved by Councillor C Sherwood and seconded by Councillor Wells –

That planning permission be granted, subject to the following conditions –

1.

The development must be begun before the expiration of three years from the date of this permission.

Reason

To comply with section 91 of the Town and Country Planning Act 1990.

2.

The development hereby permitted shall be carried out in accordance with the following approved plans: 005 Site Location Plan; 006 Existing Block Plan; 001 Ground and First Floor Plans; 002 Elevations as Proposed; 003 3D View 1; 3D View 2; Design and Access Statement.

Reason

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

3.

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

A Phase 1 desk study shall be carried out to identify and evaluate all potential sources of contamination and the impacts on land and/or controlled waters, relevant to the site. The desk study shall establish a 'conceptual model' of the site and identify all plausible pollutant linkages. Furthermore, the assessment shall set objectives for intrusive site investigation works/Quantitative Risk Assessment (or state if none required). Two full copies of the desk study and a non-technical summary shall be submitted to the local planning authority for approval prior to proceeding to further site investigation.

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;
- (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

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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, 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 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 the 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

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development can be carried out safely without unacceptable risks to works, neighbours and other off-site receptors in accordance with policy DS7 of the North Lincolnshire Local Plan.

4.

The occupation of dwelling shall be limited to a person solely or mainly working, or last working, in the locality in agriculture, or a widow or widower or surviving civil partner of such a person, and to any resident dependants.

Reason

Permission is granted only after taking account of the particular personal circumstances involved and therefore as an exception to policies RD2 of the North Lincolnshire Local Plan and CS3 of the adopted Core Strategy.

5.

Notwithstanding the provisions of Classes A, B, C, D, E and G of Part 1 of Schedule 2 of the Town and Country Planning (General Permitted Development) Order (2015), or any order re-enacting that order with or without modification, no extensions, buildings or enclosures shall be erected on the site or installed on the building other than those expressly authorised by this permission.

Reason

To protect the historic landscape in accordance with policies LC14 of the North Lincolnshire Local Plan and CS6 of the North Lincolnshire Core Strategy.

6.

No loose material shall be placed on any driveway or parking area within 10 metres of the adopted highway unless measures are taken to the satisfaction of 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.

7.

Nothing shall at any time, whether permitted by the Town and Country Planning (General Permitted Development) Order or not, be erected, retained, planted or allowed to grow over 1.05 metres in height above the level of the adjoining carriageway for a distance of 2 metres from the highway boundary across the site frontage.

Reason

To ensure the provision/retention of adequate parking commensurate with the nature of the proposed development and to comply with policy T3 of the North Lincolnshire Local Plan.

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8.

The dwelling shall not be occupied until the vehicular access to it and the vehicle parking and turning space(s) serving it have been completed and, once provided, the vehicle parking and turning space(s) shall be retained.

Reason

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

9.

No development shall take place until details showing an effective method of preventing surface water run-off from the highway onto the developed site have been submitted to and approved in writing by the local planning authority. These facilities shall be implemented prior to the access and parking facilities being brought into use and thereafter so retained.

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 maintenance of the sustainable drainage structures in accordance with policy DS16 of the North Lincolnshire Local Plan, policies CS18 and CS19 of the North Lincolnshire Core Strategy, and paragraphs 155, 157, 163 and 165 of the National Planning Policy Framework.

10.

No development shall take place until details showing an effective method of preventing surface water run-off from hard paved areas within the site onto the highway have been approved in writing by the local planning authority. These facilities shall be implemented prior to the access and parking facilities being brought into use and thereafter so retained.

Reason

In the interests of highway safety and to comply with policy T19 of the North Lincolnshire Local Plan, policies CS18 and CS19 of the North Lincolnshire Core Strategy, and paragraph 163 of the National Planning Policy Framework.

11.

No above-ground works shall take place until details have been submitted to and approved in writing by the local planning authority of the make, type and colour of all external facing materials for the development and only the approved materials shall be used.

Reason

To ensure that the building is in keeping with its surroundings in the interests of visual amenity, in accordance with policy DS1 of the North Lincolnshire Local Plan.

12.

The dwelling shall not be occupied until details of the positions, design,

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materials and type of boundary treatment to be built/planted have been agreed in writing by the local planning authority. The agreed boundary treatment shall be built/planted before the dwelling is occupied and once built/planted it shall be retained.

Reason

To provide an appropriate level of screening in accordance with policy DS1 of the North Lincolnshire Local Plan.

13.

No development shall take place until the applicant, or their agents or successors in title, has secured the implementation of an archaeological mitigation strategy, to be defined in a Written Scheme of Investigation that has been submitted to, and approved in writing by, the local planning authority. The strategy shall accord with a brief provided by North Lincolnshire Historic Environment Record and shall include details of the following:

- (i) measures to ensure the preservation by record of archaeological features of identified importance
- (ii) methodologies for the recording and recovery of archaeological remains, including artefacts and ecofacts
- (iii) post-fieldwork methodologies for assessment and analyses
- (iv) report content and arrangements for dissemination, and publication proposals
- (v) archive preparation and deposition with recognised repositories, including the digital archive with the ADS
- (vi) a timetable of works in relation to the proposed development, including sufficient notification and allowance of time to ensure that the site work is undertaken and completed in accordance with the strategy
- (vii) monitoring arrangements, including the notification in writing to the North Lincolnshire Historic Environment Record of the commencement of archaeological works and the opportunity to monitor such works
- (viii) a list of all staff involved in the implementation of the strategy, including sub-contractors and specialists, their responsibilities and qualifications.

Reason

To comply with paragraph 199 of the National Planning Policy Framework, policy CS6 of the Core Strategy and policy HE9 of the North Lincolnshire Local Plan because the site potentially contains archaeologically significant

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remains that the development would otherwise destroy; the archaeological mitigation strategy is required to preserve archaeological evidence by means of a comprehensive record and creation of a permanent archive, to advance public understanding. The archaeological mitigation strategy must be prepared and approved for implementation prior to the commencement of any groundwork within the application site that would otherwise result in destruction without record.

14.

The applicant shall notify the local planning authority in writing of the intention to commence the archaeological site works at least seven days before commencement. Thereafter, the archaeological mitigation strategy shall be carried out in accordance with the approved details and timings.

Reason

To comply paragraph 199 of the National Planning Policy Framework, policy CS6 of the Core Strategy and policy HE9 of the North Lincolnshire Local Plan because the site lies in an area of archaeological interest.

15.

A copy of any analysis, reporting, publication, or archiving required as part of the mitigation strategy shall be deposited at the North Lincolnshire Historic Environment Record and the archive at the North Lincolnshire Museum within six months of commencement of the archaeological programme of work or such other period as may be agreed in writing by the local planning authority.

Reason

To comply with paragraph 199 of the National Planning Policy Framework, policy CS6 of the Core Strategy and policy HE9 of the North Lincolnshire Local Plan because the site lies in an area of archaeological interest.

Informatives

1.

Our records indicate that the proposed development site is bounded by, or has running through it, a watercourse (surface water pipe/culvert or ditch). Following inspection, the watercourse may need to be cleared, replaced, protected or diverted by the landowner at their expense in accordance with their riparian responsibilities. An easement adjacent to the watercourse may need to be provided for future maintenance. Any other drainage feature found during excavations must be immediately reported to the LLFA Drainage Team on 01724 297522, prior to any further construction works being carried out.

2.

Our records indicate that the proposed development site is bounded by an ordinary/riparian watercourse/highway drain along the eastern boundary. The proposals show a new access to be provided over and/or connection into the watercourse. This must be consented by North Lincolnshire

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Council's LLFA Drainage Team, in their capacity as Lead Local Flood Authority, and/or the local Internal Drainage Board through an Ordinary Watercourse Consent and appropriate discharge rates must be agreed. Please contact the LLFA Drainage team on 01724 297522 or by email to llfadrainageteam@northlincs.gov.uk for further details. Compliance with this guidance is to ensure the free flow of surface water is maintained throughout the development.

3.

The development hereby granted planning permission requires works to be carried out within the limits of the adopted (public) highway. Therefore:

- before ANY construction works take place within the limits of the highway you MUST contact the highway authority on telephone number 01724 297000 to arrange for the relevant permissions/licenses to be issued;
- before ANY service (utility) connections take place within the limits of the highway you MUST contact the highway authority on telephone number 01724 297319 to arrange for the relevant permissions/licenses to be issued.

4.

In determining this application, the council, as local planning authority, has taken account of the guidance in paragraph 38 of the National Planning Policy Framework in order to seek to secure sustainable development that improves the economic, social and environmental conditions of the area.

Motion Carried

2119viii **PA/2021/445 PLANNING PERMISSION TO ERECT A SINGLE-STOREY EXTENSION ABOVE THE EXISTING GARAGE AND GYM AT WESLEY GUEST HOUSE, 16 QUEEN STREET, EPWORTH, DN9 1HG - Resolved**
– That planning permission be granted in accordance with the recommendations contained within the report.

2119ix **PA/2021/536 PLANNING PERMISSION FOR THE CHANGE OF USE OF A BARN AND FOR INTERNAL ALTERATIONS AND REFURBISHMENT OF EXISTING STORES, GARAGE AND BARN TO PROVIDE ANCILLARY RESIDENTIAL ACCOMMODATION AT BRACKEN COURT, BRACKENHILL ROAD, EAST LOUND, HAXEY, DN9 2LR -** The Group Manager – Development Management and Building Control submitted a report for determination by the committee including summaries of policy context, representations arising from consultation and publicity and assessment of the applications. The Head of Service updated the reports orally where appropriate. Other officers attending gave advice and answered members' questions as requested.

Prior to consideration of the item, the committee was informed that there was an inaccuracy in the report. The Head of Service advised of the inaccuracy and confirmed that the correct property had been assessed.

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An objector then addressed the committee. She also referred to the inaccuracies in the report, particularly the inclusion of a building on the site plan that had been demolished 30 years ago. There was particular concern over the building regulations that would relate to the application. The west wall at the property would only be 8 cm away from a neighbouring property. The site plan attached to the application bore no relation to the property as it was a completely separate residence. There were concerns expressed by neighbours about the glazing to the west side of the barn. The development would overlook neighbouring properties and lead to a loss of privacy.

Councillor Davison stated that the application was for a large extension. However, the objections raised by the speaker were not planning considerations.

It was then moved by Councillor J Davison and seconded by Councillor C Sherwood –

That planning permission be granted in accordance with the recommendations contained within the report, subject to the following condition being amended –

4.

The west elevation first-floor window serving the proposed balcony as shown on the submitted plans and elevations shall be obscure glazed to a minimum of level 3 of the 'Pilkington' scale of obscurity or equivalent and non-opening, and retained as such thereafter, unless otherwise agreed in writing by the local planning authority.

Reason

To avoid any actual or perceived overlooking to the west resulting in a loss of residential amenity, in accordance with policies DS1 and DS5 of the North Lincolnshire Local Plan.

Motion Carried

2119x **PA/2021/727 PLANNING PERMISSION TO ERECT THREE DWELLINGS, RE-SUBMISSION OF PA/2021/96 AT HOP VILLA, 6 WELL STREET, MESSINGHAM, DN17 3RT** - The Group Manager – Development Management and Building Control submitted a report for determination by the committee including summaries of policy context, representations arising from consultation and publicity and assessment of the applications. The Head of Service updated the reports orally where appropriate. Other officers attending gave advice and answered members' questions as requested.

Speaking against the application, a local resident stated that the application had been refused on two previous occasions, for reasons of it being over development of the site and not in keeping with the local area. There was insufficient amenity space and restricted vehicular movements. In his opinion, nothing had changed from previous refusals.

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The applicant's agent informed the committee that the previous scheme had been altered. The vehicular movements were now very different. There was now no loss of amenity on neighbouring properties. The objections inferred that the application was an over development of the site and not in keeping with the local area. This was not true. The application was for two storey properties and not three storey. The planning officers report had identified the key points and recommended approval. The application was now further away from the road and retained its character.

Councillor Poole, local ward member believed that the application would lead to an over development of the site and was not the appropriate place for such a development. The impact of the development on neighbouring properties would be immense. The site would cause issues for vehicular movements and was not appropriate for a development of this size and scale.

Councillor J Davison confirmed that previous applications at the site had been appealed, and subsequently lost. Well Street was very narrow and not easy to navigate down in a vehicle. A development of this size and scale was inappropriate for its location. The previous reasons for refusal by the committee were still valid.

It was then moved by Councillor J Davison and seconded by Councillor Hannigan –

That planning permission be refused for the following reasons –

1.

The proposal would represent over-development of the plot. The erection of three dwellings in this location would be out of keeping with the existing character of Well Street and give rise to unacceptable visual amenity impacts. The proposed density of the development is contrary to that outlined for a Rural Settlement within policy CS7. The proposal is therefore contrary to policies CS5 and CS7 of the North Lincolnshire Core Strategy as well as paragraph 127 of the National Planning Policy Framework.

2.

The proposal would result in the unjustified total loss of an undesignated heritage asset. This scale of harm without any meaningful justification is therefore considered significant and contrary to the aims of policy CS6 of the Core Strategy and paragraph 197 of the National Planning Policy Framework.

Motion Carried

2120 **ANY OTHER ITEMS, WHICH THE CHAIRMAN DECIDES ARE URGENT, BY REASONS OF SPECIAL CIRCUMSTANCES, WHICH MUST BE SPECIFIED** - There were no urgent items for consideration at the meeting.

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