

# **NORTH LINCOLNSHIRE COUNCIL**

## **PLANNING COMMITTEE**

**28 July 2021**

**PRESENT:** - N Sherwood (Chairman)

N Sherwood (Chairman), S Bainbridge, J Davison, M Grant, R Hannigan, D Southern and D Wells

J Walshe

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

**2121 SUBSTITUTIONS**

Cllr C sherwood was in attendance for Cllr Ross.

**2122 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 members declared that they had been lobbied –

Councillor J Davison

Application: PA/2021/170 (Minute: 2128)

Councillor N Sherwood

Application: PA/2021/170 (Minute: 2128)

Councillor D Wells

Application: PA/2021/170 (Minute: 2128)

**2123 TO TAKE THE MINUTES OF THE MEETING HELD ON 30 JUNE 2021 AS A CORRECT RECORD AND AUTHORISE THE CHAIRMAN TO SIGN.**

**Resolved** – That the minutes of the meeting held on the 30 June 2021, having been printed and circulated amongst the members, be taken as read and correctly recorded and be signed by the Chairman.

**2124 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.

**2124i PA/2019/904 OUTLINE PLANNING PERMISSION TO ERECT FIVE DETACHED DWELLINGS, INCLUDING THE DEMOLITION OF 7 MILL ROAD AND ASSOCIATED WORKS, WITH APPEARANCE,**

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**LANDSCAPING AND SCALE RESERVED FOR SUBSEQUENT APPROVAL AT LAND TO THE REAR OF 7 MILL ROAD, CROWLE, DN17 4LW**

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

2124ii **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**

An objector attended the meeting and spoke against the application for a number of reasons. Those reasons included possible issues with flooding, drainage and the highways. Traffic would be a major issue on a busy road, traffic would back up and the area could not cope with more traffic.

The agent responded on behalf of the applicant and indicated there was no concern with flooding and drainage, and that a flood risk assessment had been undertaken with no concerns report, with a positive report from Anglian Water. She also highlighted that a road transport statement had been provided and was safely approved.

Cllr Ross spoke as the local ward member with concerns about the traffic on Scawby Road, indicating that the junction already had problems. Residents had concerns about the impact on the local infrastructure.

Cllr Hannigan confirmed he had some reservations about the site and had looked at it with an objective view and acknowledged the concerns. However, he felt that the concerns had been catered for within the conditions if it was approved.

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

2124iii **PA/2021/30 PLANNING PERMISSION TO ERECT 10 AFFORDABLE HOMES AT LAND REAR OF MINSTER DAY CARE CENTRE, CHESTERFIELD ROAD, SCUNTHORPE, DN15 7UP**

The applicant outlined the proposal seeking approval and indicated that the land was surplus to requirements. He said it was within an established residential area with housing needs within the location. He stated there was adequate parking, and adequate drainage with all technical aspects acceptable.

Cllr Walshe spoke as the local ward member with concerns about the location, and the level of development on such a small site that he felt was unacceptable. He indicated there was already speeding problems in the area and this would add to the problem. He said a smaller development with better highway access would be a better proposition.

Cllr J Davson said the site visit had been helpful and was amazed an application for ten houses on such a small house had been applied for. He

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felt it would have detrimental effects on privacy for resident and in particular the day centre, and felt it was against a number of planning policies.

It was moved by Cllr J Davison and seconded by Cllr C Sherwood –

That planning permission be refused for the following reason –

By virtue of the siting, layout, design and proximity of the proposed dwellings, this proposal would constitute over-development of the site resulting in an overbearing impact, loss of privacy and loss of light both to future occupants of the proposed dwellings from Minster Day Care Centre and to users of the day care centre from the proposed dwellings and would therefore conflict with policies H5 and DS1 of the North Lincolnshire Local Plan, and policies CS5 and CS7 of the Core Strategy.

Motion

Carried.

2124iv **PA/2021/170 OUTLINE PLANNING PERMISSION TO ERECT THREE DETACHED DWELLINGS WITH APPEARANCE, LANDSCAPING, LAYOUT AND SCALE RESERVED FOR SUBSEQUENT CONSIDERATION AT LAND REAR OF 81 - 85 ST BARNABAS ROAD, BARNETBY LE WOLD**

Cllr R Hannigan stated that he was concerned about the access to the school being in such close proximity to the development, and in particular the delivery times when it would be busy with vehicles and children, and he requested that a condition be added to limit the times deliveries could be made.

Cllr Grant stated that he would be voting against the application as it was straight opposite the school and it would be dangerous.

**Resolved** – That planning permission be granted in accordance with the conditions contained within the officer's report with the addition of the following condition –

Unless otherwise agreed in writing there shall be no deliveries to the site during the construction period between the hours of 8.30am and 9.30am and between the hours of 3pm and 4pm Monday to Friday inclusive during term times.

Reason

In the interest of highway safety in relation to the surrounding public highway and in light of the neighbouring school times in accordance with policies DS1 of the North Lincolnshire Local Plan and CS5 of the Core

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Strategy.

**2124v PA/2021/169 PLANNING PERMISSION TO CREATE PRIVATE DRIVE ACCESS AT LAND EAST OF ST BARNABAS ROAD, BARNETBY LE WOLD**

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

**2125 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.

**2125i PA/2019/1728 PLANNING PERMISSION TO CONVERT EXISTING BUILDING TO FORM EIGHT DWELLINGS, INCLUDING SOME WORKS OF DEMOLITION, ALTERATIONS AND ASSOCIATED WORKS AT BARTON SPORTS CENTRE, NEWPORT, BARTON UPON HUMBER, DN18 5QG**

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

**2125ii PA/2021/11 PLANNING PERMISSION TO REPLACE ALL WINDOWS AND EXTERNAL DOORS AT BEECH HOUSE, 43 MAIN STREET, SAXBY ALL SAINTS, DN20 0QF**

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

**2125iii PA/2021/68 PLANNING PERMISSION TO ERECT A DETACHED DWELLING AND DETACHED DOUBLE GARAGE WITH OFFICE SPACE ABOVE AT THE OLD COTTAGE, 32 CHURCH STREET, ELSHAM, DN20 0RG**

An objector addressed the committee raising a number of concerns against the applicant. Part of those concerns were that the site was of high landscape value, it was outside the development boundary, it was in breach of a number of planning policies, access would be dangerous and was out of keeping with the area.

Speak in favour of the application it was highlighted that all appropriate consultees had been consulted, and the report recommended approval. There was no amenity issues with no overlooking, no adverse landscape affects and it was a sustainable development.

Cllr C Sherwood had some worries about the access/egress to the site that he felt was located on a narrow road/junction. He asked the committee to consider holding a site visit before making a decision.

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

- 2125iv **PA/2021/109 OUTLINE PLANNING PERMISSION TO ERECT FIVE DETACHED DWELLINGS WITH ACCESS AND LAYOUT NOT RESERVED FOR SUBSEQUENT CONSIDERATION AT STANMORE LODGE, BELTON ROAD, SANDTOFT, DN8 5SX**

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

- 2125v **PA/2021/292 PLANNING PERMISSION TO ERECT A SINGLE-STOREY POOL ROOM EXTENSION WITH ACCESS AND LANDSCAPING ALTERATIONS AT THE MOORING, FERRY ROAD, BARROW HAVEN, BARROW UPON HUMBER, DN19 7ET**

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

- 2125vi **PA/2021/494 PLANNING PERMISSION FOR THE DEMOLITION AND REBUILDING OF A DETACHED HOUSE WITH GARAGE AT UPLANDS LODGE, EAST MARSH ROAD, GOXHILL, DN19 7NQ**

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

- 2125vii **PA/2021/525 PLANNING PERMISSION TO ERECT A TWO-STOREY SIDE EXTENSION AT REEDHOUSE, FERRY ROAD, BARROW HAVEN, BARROW UPON HUMBER, DN19 7ET**

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

- 2125viii **PA/2021/574 PLANNING PERMISSION TO ERECT SINGLE-STOREY AND TWO-STOREY EXTENSIONS WITH ASSOCIATED WORKS, INCLUDING A DORMER TO THE REAR OF THE PROPERTY AT 62 HALL COTTAGE, MAIN STREET, SAXBY ALL SAINTS, DN20 0QB**

An objector urged the committee to refuse the planning application as it would be detrimental to them and their property. The proposal would back onto their property and would be very visible and obtrusive to them overlooking their property. Suggestions that a single storey development would have been more acceptable to the character of the area.

The agent in response stated that plans had been amended to reduce any effects on neighbouring properties and any overlooking. Highlighting that a proposed window had been removed, the proposal had reduced in size along with the roof been lowered. He stated the application was compliant with planning policies and had received support from other neighbouring properties.

Cllr Grant stated he would be voting against the proposal as he felt the footprint was too large.

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

2125ix **PA/2021/618 OUTLINE PLANNING PERMISSION TO ERECT FOUR DWELLINGS, WITH ALL MATTERS RESERVED FOR SUBSEQUENT CONSIDERATION AT LAND AT BRIGG ROAD, HIBALDSTOW, DN20 0PB**

The agent addressed the committee and outlined the proposal and indicated that the proposal was already surrounded by residential development. She indicated that there was no adverse effects on the area, it was a 15 minute walk to services and was a sustainable development.

Cllr J Davison stated that it was difficult to judge from the map the size of the development, and it was also outside the development boundary so thought it would be beneficial for the committee to see the site before making a decision.

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

2125x **PA/2021/626 PLANNING PERMISSION TO ERECT A THREE-BEDROOMED DORMER BUNGALOW AND DOUBLE GARAGE (INCLUDING DEMOLITION OF EXISTING DWELLING) AT THE KENNELS, STOCKHOLES, TURBARY, BELTON, DN9 1PL**

The applicant addressed the committee and outlined the request for the application. She indicated that there was no historical interest in the area and the design was in keeping with the area. There had been no statutory objections to the application, it would be beneficial to the area and a much needed family home.

Cllr Wells highlighted that it was not in a conservation area, it was not a listed building with no tree preservation order in the area. It had been advertised locally with no adverse comments and the Parish Council was also in support of the application so could see no reason to not approve the application.

Cllr Bainbridge felt that the officer's report recommending refusal was an accurate reflection of the site and said there was other alternatives in the area for the development. It was a large proposed property in an historical landscape.

It was moved by Cllr Wells and seconded by Cllr C Sherwood that –

Planning permission be granted with the following conditions –

1.

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

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Reason

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

The development hereby permitted shall be carried out in accordance with the following approved plans: GILLIS-2021-00 Existing Site Plan; TSS1406202118KENNELS Topographic Site Survey; Gillis-2021-02 Site Location/Proposed Site Plan; Gillis-2021-01 Proposed Plans and Elevations; Design and Access & Planning Statement; Addendum Flood Risk Assessment 15 June 2021; Heritage Appraisal & Impact Assessment April 2021; Preliminary Ecological Appraisal and Bat Survey June 2021.

Reason

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

The development shall be carried out in accordance with the approved Addendum Flood Risk Assessment (FRA) dated 15 June 2021 by Mark Simmonds Planning Services and the following mitigation measures detailed within the FRA:

finished floor levels to be set 400mm above existing ground levels

no bedrooms to be located at ground floor level

flood resistant and resilient construction methods to be incorporated.

The mitigation measures shall be fully implemented prior to occupation and subsequently remain in place.

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Reason

To reduce the risk and impact of flooding to the development and future occupants.

No development shall commence until the local planning authority has been provided with either:

a licence issued by Natural England pursuant to Regulation 55 of The Conservation of Habitats and Species Regulations 2017 authorising the specified development to go ahead; or

a statement in writing from the relevant licensing body to the effect that it does not consider that the specified activity/development will require a licence.

Reason

To conserve bats in accordance with saved policy LC5 of the North Lincolnshire Local Plan and policy CS17 of the Core Strategy.

Works and biodiversity enhancements shall be carried out strictly in accordance sections 5.1.2 to 6 of the submitted preliminary ecological appraisal and bat survey report dated June 2021. At least one bat roosting feature shall be installed in the new dwelling and maintained in useable condition. Prior to the occupation of the 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 preliminary ecological appraisal and bat survey report. All biodiversity features shall be retained thereafter.

Reason



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

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.

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.

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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:

a survey of the extent, scale and nature of contamination;

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;

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, 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

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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 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.

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

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Informatives

The site is within the Doncaster East Internal Drainage Board district. The erection or alteration of any mill dam, weir or other like obstruction to the flow, or erection or alteration of any culvert, whether temporary or permanent, within the channel of a riparian watercourse will require the Board's prior written consent. The Board's Planning and Byelaw Policy, Advice Notes and Application form is available on the website ([www.deidb.co.uk](http://www.deidb.co.uk)).

The Board's written consent will be required prior to construction of any discharge point from any biotechnical unit/package treatment plant/septic tank into any watercourse or culvert within the Board's district (other than directly to a main river for which the consent of the Environment Agency will be required).

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.**

- 2125xi **PA/2021/636 PLANNING PERMISSION FOR CHANGE OF USE OF SHOP TO ANCILLARY DOMESTIC ACCOMMODATION (INCLUDING BASEMENT FROM MIXED DOMESTIC AND COMMERCIAL STORAGE TO ANCILLARY DOMESTIC STORAGE) AT 24 HIGH STREET, KIRTON IN LINDSEY, DN21 4LX**

The agent outline the application to the committee and highlighted that the shop front would be unaffected, and the building had stood vacant for two years, in which time they had tried to sell it. She indicated it needed to be repaired and would improve the character of the area.

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

- 2125xii **PA/2021/721 PLANNING PERMISSION TO ERECT A DETACHED SINGLE-STOREY TWO-BEDROOM DWELLING AND A DETACHED FOUR-BEDROOM DWELLING, INCLUDING THE SITING OF TWO STATIC CARAVANS DURING CONSTRUCTION AT PLOTS 1 AND 2**

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**APPLE TREE PADDOCKS, KING STREET, EAST HALTON**

An objector had many concerns about the application and informed the committee that the application was not only outside the development boundary, but it would also set a precedent for the whole of North Lincolnshire. The objector lived next to the site and said it would be detrimental to their property.

The applicant stated that the application meant a lot to the family and a lot of time had been taken to get it right with the planning officer's. They had sought pre planning guidance and felt that the development would only enhance the character of the area.

Cllr J Davison stated it was a brown field site with no objections from the officer's, and there was no objections on planning grounds so no areas to refuse the application.

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

2125xiii **PA/2021/856 PLANNING PERMISSION TO ERECT A MASONRY OUTBUILDING WITH A PITCHED ROOF IN THE GARDEN OF THE PROPERTY FOR USE AS AN ELDERLY PERSONAL ANNEX AT HAMSDEN GARTH, CADNEY ROAD, HOWSHAM, LN7 6LA**

Outlining the need for the application the applicant indicated the dwelling was required to look after their elderly parents, and at the moment they lived a long distance away. The property would enhance their family's lives and the family's welfare. The tress that would be removed would also be replaced.

Cllr J Davison indicated that it was difficult to see from the plans the context of the development, and the distance from the current dwelling. He felt a site visit was required before making a decision.

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

2125xiv **PA/2021/871 OUTLINE PLANNING PERMISSION TO ERECT A DETACHED DWELLING AND GARAGE WITH ALL MATTERS RESERVED FOR SUBSEQUENT CONSIDERATION AT 43 EASTOFT ROAD, CROWLE, DN17 4LR**

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

2126 **ANY OTHER ITEMS, WHICH THE CHAIRMAN DECIDES ARE URGENT, BY REASONS OF SPECIAL CIRCUMSTANCES, WHICH MUST BE SPECIFIED.**