

**NORTH LINCOLNSHIRE COUNCIL**

**PLANNING COMMITTEE**

**15 December 2021**

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

Councillors N Sherwood (Chairman), C Ross (Vice Chairman), L Foster, J Davison, M Grant, R Hannigan, D Southern and D Wells

Councillors T Foster, J Lee, N Poole, D Robinson and D Rose attended the meeting in accordance with Procedure Rule 1.37(b).

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

2157 **SUBSTITUTIONS** - Councillor L Foster substituted for Councillor S Bainbridge.

2158 **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 a personal interest –

Councillor Rose

Application: general

Nature of Interest: Chair of the CPRE for North Lincolnshire and Yorkshire and Humberside.

The following member declared a personal and prejudicial interest –

Councillor Wells

Application : PA/2021/667

Nature of Interest: Relatives application.

The following members declared that they had been lobbied –

Councillor T Foster

Application PA/2021/1210

Councillor Hannigan

Application PA/2020/903

Councillor Lee

Application PA/2021/411

Councillor N Poole

Application: PA/2021/1210

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Councillor D Robinson  
Application: PA/2021/1417

Councillor Ross  
Application: PA/2021/411

Councillor N Sherwood  
Applications: PA/2021/1286 and PA/2021/411

- 2159 **TO TAKE THE MINUTES OF THE MEETINGS HELD ON 17 NOVEMBER 2021 AS A CORRECT RECORD AND AUTHORISE THE CHAIRMAN TO SIGN - Resolved** – That the minutes of the meeting held on 17 November 2021, having been printed and circulated amongst the members, be taken as read and correctly recorded and be signed by the Chairman.
- 2160 **APPLICATIONS DEFERRED FROM PREVIOUS MEETINGS FOR A SITE VISIT** - In accordance with the decision at the previous meeting, members had undertaken a site visit on the morning of the meeting. The Group Manager – Development Management submitted reports and updated them orally.
- 2160i **PA/2021/391 PLANNING PERMISSION TO ERECT SINGLE-STOREY EXTENSIONS TO EXISTING DWELLING (DORMER STOREY TO ONE WING) AT THE GAME FARM, REAR OF 28 WEST END ROAD, EPWORTH, DN9 1LB** - The applicant addressed the committee indicating that the dwelling would become a four bedroom family home. He stated it had been historically used as a farm with a mall bungalow on site, however, it had come into poor disrepair and was in a dilapidated state. He felt the proposal would increase the amenity quality and would be sympathetic to the area.

Cllr J Davison stated that the site visit had been very helpful, and it was clear it was a stark bungalow and not very attractive to the area. He felt the proposal would improve the landscape and was minded to approve the application with permitted development rights removed.

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

That planning permission be granted in accordance with 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.

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2.

The development hereby permitted shall be carried out in accordance with the following approved plans:

2019-ID-37 LOC Location Plan

2019-ID-37-PL003 Planning Drawing

2019-ID-37-SURV001 Existing Site and Survey Drawing

2019-ID-37-PL001 Planning Drawing

2019-ID-37-PL002 Planning Drawing

FRA July 2020; 20020-13-T-E Topo Survey.

Reason

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

3.

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 other 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.

**Motion Carried**

2161 **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.

2161i **PA/2020/1417 PLANNING PERMISSION TO ERECT NINE DWELLINGS WITH ASSOCIATED WORKS AT LAND TO THE REAR OF THE WHEATSHEAF HOTEL, 152 WESTGATE ROAD, WESTGATE, BELTON, DN9 1QB** - The agent addressed the committee indicating that the location and dwellings would meet the needs of the local community, was the best use of the land, and it would also support the local community. He stated that

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Highways, Environmental and flood authorities had no objections to the application.

Cllr Robinson spoke as the local ward member in support of the application. He said it was a good infill opportunity on two sizeable housing plots, and there was a shortage of such available housing in the area.

Cllr Hannigan having listened to the speakers agreed that homes were required in rural areas, although he had concerns with the proposed layout and felt the committee would benefit from holiday a site visit.

It was moved by Cllr Hannigan and seconded by Cllr Ross:

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

**Motion Carried**

2161ii **PA/2021/1210 APPLICATION FOR APPROVAL OF RESERVED MATTERS (ACCESS, APPEARANCE, LANDSCAPING, LAYOUT AND SCALE) PURSUANT TO OUTLINE PLANNING PERMISSION PA/2018/1716 DATED 06/02/2020 FOR UP TO 48 RESIDENTIAL DWELLINGS AT B1207 STATION ROAD, HIBALDSTOW** - Cllr Poole spoke as the local Ward Member and was concerned that the site was only 2 months into a 6 month monitoring assessment for surface and foul water, so he did not believe the committee had enough information and data on the assessment to take a decision, and urged them to either defer it to wait for more data or refuse the application.

Cllr T Foster also spoke as the local Ward Member and reiterated what Cllr Poole had said. He did not feel it was a reasonable measure and there was not enough data before the committee.

Cllr J Davison indicated that he had concerns at the last meeting due to the lack of design for the drainage system, and it had returned to committee within a month with no further information. He said there was insufficient information to be able to make an accurate decision.

Cllr Grant felt it was too late to refuse that application and the proposals had already been present to committee back in February 2020, and the committee would be delaying for no reason.

It was move by Cllr J Davison and seconded by Cllr Hannigan:

That planning permission be refused for the following reason:

1.

Insufficient information has been submitted to determine that the proposed layout is acceptable in relation to the provision of an adequate surface water

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drainage scheme. The proposal is therefore contrary to policy CS19 of the North Lincolnshire Core Strategy and policies H5, DS1, and DS14 of the North Lincolnshire Local Plan.

**Motion Carried**

2162 **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 applications. The Head of Development Management updated the reports orally where appropriate. Other officers attending gave advice and answered members' questions as requested.

2162i **PA/2020/903 PLANNING PERMISSION TO ERECT A HAY BARN (APPROXIMATELY 48 SQUARE METRES) AND ALTER STABLES APPROVED UNDER PA/2017/1022 AT LAND ADJACENT TO HOLLY LODGE, WEST HANN LANE, BARROW HAVEN, BARROW UPON HUMBER, DN19 7HD** - The Planning officer gave an update following a late objection received from Environmental Protection.

An objector addressed the committee and urged them to refuse the application as it was not suitable next to residential property. He indicated they had suffered from noise, loss of amenity and continued disturbance to their life due to not being able to use some of the rooms in his house especially during summer, and unable to sit in their garden due to the smell and fly infestations.

Cllr Hannigan felt he had heard compelling evidence from the objector and the Environmental Protection Team that residential amenity was compromised and was unacceptable.

It was moved by Cllr Hannigan and seconded by Cllr Ross –

That planning permission be refused for the following reason:

1.

The retrospective stable block, by virtue of providing 12 horse/pony bays, results in over-intensification of the development, which currently prejudices the existing amenities of the adjacent neighbouring property to the south-west known as Holly Lodge through increased odour and noise, and is inappropriate development in the open countryside. As such, the retrospective stable block conflicts with policies DS1 of the North Lincolnshire Local Plan and CS3 of the Core Strategy.

**Motion Carried**

2162ii **PA/2020/1676 PLANNING PERMISSION TO ERECT A BUNGALOW FOR**

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**USE AS AN AGRICULTURAL DWELLING AT MANOR FARM, WEST HALTON ROAD, COLEBY, DN15 9AL - Resolved** – That planning permission be granted in accordance with the recommendations contained within the officer's report.

- 2162iii **PA/2021/411 PLANNING PERMISSION FOR CHANGE OF USE FROM PUBLIC HOUSE TO CONVENIENCE STORE, AND ERECT FRONT EXTENSION AT THE RED LION, 45 HIGH STREET, BROUGHTON, DN20 0HY** - Addressing the committee an objector had a number of concerns with the proposal. He felt there was no requirement for another shop, and the community would only be left with one Public House. He said the pub was the heart of the community and the shop would cause unnecessary disruption for local residents with more deliveries required.

The applicant submitted a statement stating that the pub over the last eight years of ownership had made substantial losses and was no longer sustainable. He stated that if the application was unsuccessful the pub was likely to close its doors in January 2022 and be boarded up.

Cllr Lee the local Ward Member indicated that the application was controversial within the community, and they had already lost one pub in the village. She felt it would be a big loss to the community and the majority were against losing the facility to a shop, and felt it would have a bad effect on the street scene and was against a number of planning policies.

Cllr Ross also felt it was against a number of planning policies, and the design would significantly harm the street scene, and therefore could not support the application.

Cllr Grant was in support of the application and stated that if it was not approved then the pub would close anyway so nothing would be achieved for the community by refusing the application.

It was moved by Cllr Ross and seconded by Cllr Hannigan:

That planning permission be refused for the following reason:

1.

The proposed front extension is considered to be an unduly prominent and poorly designed addition that would harm the significance of this non-designated heritage asset and the character and appearance of the street scene, contrary to policies CS5 and CS6 of the North Lincolnshire Core Strategy, policy DS1 of the North Lincolnshire Local Plan, and paragraphs 130 and 203 of the National Planning Policy Framework.

**Motion Carried**

- 2162iv **PA/2021/667 PLANNING PERMISSION TO CREATE FOUR SELF-CONTAINED RESIDENTIAL DWELLINGS AT CHRIST CHURCH,**

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**BARROW ROAD, NEW HOLLAND, DN19 7RZ** - (Cllr Wells having declared a personal and prejudicial interest left the meeting for the following item).

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

(Cllr wells returned to the meeting).

2162v **PA/2021/1247 PLANNING PERMISSION TO THE CHANGE OF USE OF LAND FOR EQUESTRIAN PURPOSES, AND ERECT A STABLE BLOCK AND AGRICULTURAL BARN AT ALANDALE, STATION ROAD, GRAIZELOUND, DN9 2NN** - **Resolved** – That planning permission be granted in accordance with the recommendations contained within the officer's report)

2162vi **PA/2021/1286 PLANNING PERMISSION FOR CHANGE OF USE FROM A MOTEL TO RESIDENTIAL, INCLUDING DEMOLITION OF RESTAURANT EXTENSION AT DUKE WILLIAM HOTEL, 27 CHURCH STREET, HAXEY, DN9 2HY** - The Planning Officer gave an update to committee following a comment received from the applicant. The officer clarified that the report did not reflect that the property was up for sale and had been since June 2021, and was still for sale.

The applicant informed the committee that it had been six months since he was last at committee with the application and since then the pub had been up for sale with no interest at all. Then the Haxey group a week before the committee date put in an offer £400k below the asking price which was totally unacceptable, and they had had four years to raise the funds. He stated he had continually lost money on the pub over the last 10 years and the accounts had been presented to back this up. The pub was now in bad repair and was only going to get worse, and would be better for the community if it was a detached house.

Cllr Rose spoke as the local Ward member against the application. He stated the pub had a long standing history within the community and would be a great loss. He felt the property was significantly over valued, and there was no adequate evidence that it was not a viable business.

A letter was received and read out to the committee against the application from Andrew Percy the local MP.

Cllr J Davison stated it was a difficult decision, however, there was strong opposition from the community at the loss of the amenity. He did not feel there was enough evidence provide to highlight that it could not be a viable prospect in future. He could not support approval as he said it was against a number of planning policies.

Cllr Grant believed it was the applicants right to be able to sell the property. He stated that the applicant had been to committee with the application five

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times, and it was apparent the pub was not going to open again so would be better for the street scene if it was a dwelling.

Cllr L Foster felt the applicant had made obvious attempts to make it viable, but it just was not happening, he believed he had tried everything over the last 10 years and unfortunately the use of Public Houses in communities had changed.

Cllr Southern sympathised with the applicant as he had tried everything and put it up for sale six months ago, he felt he should be allowed the permission requested.

It was moved by Cllr J Davison and seconded by Cllr Hannigan:

That planning permission be refused for the following reason:

1.

The proposal will result in the loss of a valued facility/service within the rural settlement of Haxey. The council does not consider that it has been adequately evidenced that the facility is not economically viable and that all options for its continuance have been fully explored, and that there is no longer a need for the building in any form of community use. Accordingly, the proposal is contrary to paragraph 92 of the National Planning Policy Framework, policy CS22 of the Core Strategy and policy C2 of the North Lincolnshire Local Plan.

**Motion Carried**

- 2162vii **PA/2021/1321 PLANNING PERMISSION TO ERECT A TWO-STOREY WORKSHOP COMPRISING GARAGES, GYM FACILITIES, STORAGE AND OFFICE SPACE AT THE OLD VICARAGE, YORKSHIRE SIDE, EASTOFT, DN17 4PG - Resolved** – That planning permission be granted in accordance with the recommendations contained within the officer's report.
- 2162viii **PA/2021/1403 LISTED BUILDING CONSENT TO ERECT A TWO-STOREY WORKSHOP COMPRISING GARAGES, GYM FACILITIES, STORAGE AND OFFICE SPACE AT THE OLD VICARAGE, YORKSHIRE SIDE, EASTOFT, DN17 4PG - Resolved** – That planning permission be granted in accordance with the recommendations contained within the officer's report.
- 2162ix **PA/2021/1451 OUTLINE PLANNING PERMISSION TO ERECT FOUR DWELLINGS WITH ALL MATTERS RESERVED FOR SUBSEQUENT CONSIDERATION AT CASTLEFIELD YARD, STATION ROAD, HIBALDSTOW, DN20 9DU - Resolved** – That planning permission be granted in accordance with the recommendations contained within the officer's report.



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- 2162x **PA/2021/1624 OUTLINE PLANNING PERMISSION TO ERECT A DWELLING AND MOVE VEHICULAR ACCESS, WITH APPEARANCE, LANDSCAPING, LAYOUT AND SCALE RESERVED FOR SUBSEQUENT CONSIDERATION AT STANMAR LODGE, 127 AKEFERRY ROAD, GRAZELOUND, DN9 2NF - Resolved** – That planning permission be granted in accordance with the recommendations contained within the officer's report.
- 2162xi **PA/2021/1631 PLANNING PERMISSION TO ALTER AN EXISTING OUTBUILDING WITHIN THE CURTILAGE OF A GRADE II LISTED BUILDING AT PARK FARM, UPPERTHORPE HILL, WESTWOODSIDE, DN9 2AL - Resolved** – That planning permission be granted in accordance with the recommendations contained within the officer's report.
- 2162xii **PA/2021/1699 LISTED BUILDING CONSENT TO ALTER AN EXISTING OUTBUILDING WITHIN THE CURTILAGE OF A GRADE II LISTED BUILDING AT PARK FARM, UPPERTHORPE HILL, WESTWOODSIDE, DN9 2AL - Resolved** – That planning permission be granted in accordance with the recommendations contained within the officer's report.
- 2162xiii **PA/2021/1763 OUTLINE PLANNING PERMISSION TO ERECT A DETACHED DWELLING WITH ALL MATTERS RESERVED FOR SUBSEQUENT CONSIDERATION AT LAND ADJACENT 22 YORK ROAD, KIRTON IN LINDSEY, DN20 4PS** - The Planning Officer provided an update to the committee informing it that a holding objection had been received with regard to the heritage significance. He recommended if the application was approved that a suitable condition be attached.
- Resolved** – That planning permission be granted in accordance with the recommendations contained within the officer's report with the addition of the following condition:-
- The reserved matter(s) application shall include a statement of heritage significance.
- Reason: To ensure heritage interest at the site is properly assessed in accordance with policy CS6 of the Core Strategy.
- 2162xiv **PA/2021/1775 PLANNING PERMISSION TO REMOVE AGRICULTURAL OCCUPANCY CONDITION 9 OF OUTLINE PLANNING PERMISSION 7/40/1974 DATED 30/05/1974 AT KERROO MOOAR, SCOTTER ROAD, MESSINGHAM, DN17 3QE - Resolved** – That planning permission be granted in accordance with the recommendations contained within the officer's report.
- 2162xv **PA/2021/1795 PLANNING PERMISSION TO ERECT A REAR EXTENSION AT 21 CHURCH STREET, HAXEY, DN9 2HY - Resolved** – That planning permission be granted in accordance with the recommendations contained within the officer's report.

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2163 **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.