

NORTH LINCOLNSHIRE COUNCIL

PLANNING COMMITTEE

9 February 2022

PRESENT: - N Sherwood (Chairman)

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

J Evison, T Foster, T Mitchell, R Ogg and N Poole

Tanya Davies

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

2180 SUBSTITUTIONS

Cllr O'Sullivan for Cllr Southern

Cllr L Foster for Cllr Bainbridge.

2181 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 Mitchell

Application: PA/202/225

Nature of Interest: Member of the Isle of Axholme Drainage Board.

The following members declared that they had been lobbied –

Cllr Evison – PA/2020/1628

Cllr L Foster – PA/2021/970 and PA/2020/1628

Cllr Grant – PA/2020/1628

Cllr Hannigan – PA/2021/970 and PA/2021/1742

Cllr Ross – PA/2020/1628

Cllr N Sherwood – PA/2020/1628

Cllr Wells – PA/2021/970

2182 TO TAKE THE MINUTES OF THE MEETINGS HELD ON 12 JANUARY

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2022 AS A CORRECT RECORD AND AUTHORISE THE CHAIRMAN TO SIGN.

Resolved – That the minutes of the meeting held on 12 January 2022, having been printed and circulated amongst the members, be taken as read and correctly recorded and be signed by the Chairman.

2183 APPLICATIONS DEFERRED FROM PREVIOUS MEETINGS FOR A SITE VISIT.

In accordance with the decision 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.

2184 PA/2021/970 PLANNING PERMISSION TO ERECT 18 DWELLINGS WITH ASSOCIATED ACCESS ROAD AND GARAGING, AND CREATE A PUBLIC FOOTPATH AND OPEN SPACE AT LAND OFF FERRY ROAD EAST, BARROW UPON HUMBER

The applicant addressed the committee outlining the development and proposals. He indicated that this was the final phase of the development, it was well placed, in a sustainable location, provisions of bungalows and a substantial Section 106 contribution.

Cllr J Davison stated that the site visit had been useful, and was satisfied that the concerns of the Parish Council had been covered, and the site was good.

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

2185 PA/2021/1612 OUTLINE PLANNING PERMISSION TO ERECT FOUR DWELLINGS, GARAGES AND ASSOCIATED WORKS WITH SCALE, APPEARANCE AND LANDSCAPING RESERVED FOR SUBSEQUENT CONSIDERATION AT GREY GREEN FARM, WOODHOUSE ROAD, WOODHOUSE, BELTON, DN9 1QQ

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

2186 PA/2021/1683 PLANNING PERMISSION TO ERECT A STATUE WITH ASSOCIATED WORKS AT WINTERTON JUNIOR SCHOOL, WEST STREET, WINTERTON, DN15 9QG

A resident member speaking in support of the proposal and on behalf of a resident group indicated the significance of having the statue, and specifically the location close to the school, due to the aspirations it would providing the young people. He stated it would be near the school gate that children would pass daily and the message was to 'aim high, the sky is the limit', and that it was not just another piece of street art.

Cllr Ogg spoke as the local ward member sating that he was not sure that it was the most appropriate site, and awaited the feedback from the committees site visit.

Cllr Ross felt that the statue, design, materials were out of character within

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the conservation area, and contrary to planning guidance.

Cllr J Davison did not feel it was the right location for the statue, it was close to the footpath and could be easily vandalised. He felt there was other locations that would be better.

Cllr Gant support the application and felt the children would respect the statue, and would not vandalise it outside the school.

Cllr O'Sullivan stated there was a statue in the Crosby and Park Ward that had never been vandalised on an old school site, and felt the proposal should be supported.

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

That planning permission be refused for the following reason –

1.

The proposed statue, by virtue of its design and materials, is considered to be out of character and appearance with the Winterton Conservation Area. The statue would not preserve or enhance the conservation area and would have an

adverse impact on it. The development is therefore contrary to guidance in Section 16 of the National Planning Policy Framework: Conserving and Enhancing the Historic Environment; policies CS5 and CS6 of the Core Strategy; policies HE2 and DS1 of the North Lincolnshire Local Plan and the council's Winterton Townscape Analysis.

Motion Carried.

2187 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.

2187a PA/2020/1628 PLANNING PERMISSION TO ERECT 317 DWELLINGS, INCLUDING ASSOCIATED GARAGES, ACCESS ROAD, PLAYGROUND, PONDS AND PUBLIC OPEN SPACE AT PHASES 5 AND 6 FALKLAND WAY, LAND OFF CANBERRA VIEW, BARTON UPON HUMBER, DN18 5GR

The applicant informed the committee that this was the final phase of the development. He indicated it was a sustainable development with good transport links, and great facilities. He stated it was allocated land for development and an ongoing site.

Cllr Evison spoke as the local ward member and whilst he was not objecting to the development he queried the flooding and drainage documentations.

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He had concerns with the drainage capacity and the service liability of the drains.

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

2188 **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 reports orally where appropriate. Other officers attending gave advice and answered members' questions as requested.

2189 **PA/2021/999 PLANNING PERMISSION TO ERECT SIX HOLIDAY LODGES (RE-SUBMISSION OF PA/2020/1251) AT FORMER SITE OF PRIESTHOWS, BUTTERWICK ROAD, MESSINGHAM, DN17 3PA**

Cllr Poole spoke against the application as the local ward member. In doing so he queried the business case for the expansion as there was no establishment of need, and was in the open countryside. He stated it was allocated on a flood one, there was no detail for the floor height finish to prevent future flooding. He stated it was two thirds of a mile with no public footpath and no street lighting that meant there was no link to the infrastructure for the leisure facilities.

Cllr T Foster also spoke as the ward member reiterating what Cllr Poole had stated, and was also very concerned that there was no business plan available.

Cllr J Davison having listened to the ward members concerns he did not understand why they needed chalets there. He said the drainage and flood issues were a concern and no details had been provided on the proposals.

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

That planning permission be refused for the following reason –

1.

Insufficient information has been provided to demonstrate that the proposed development would not result in an increased risk of flooding to the site or the adjacent land and properties. In particular, the applicant has failed to provide an adequate surface water drainage scheme. The application does not fully consider SuDS nor has an assessment of the hydrological and hydrogeological context of the development been explored. The proposal is therefore contrary to policy CS19 of the North Lincolnshire Core Strategy and policies DS14 and DS16 of the North Lincolnshire Local Plan.

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Motion Carried.

- 2190 **PA/2021/1742 PLANNING PERMISSION TO INSTALL AN EXTERNAL EXTRACTION CHIMNEY FLUE AND STAIRCASE AT CO-OP STORE, SPRUCE LANE, ULCEBY, DN39 6UL**

Cllr Hannigan stated he was not against the application, however, had received concerns from local residents whose gardens were to the rear, as to the height and colour of the chimney. He moved that a condition be attached to the approval along with the chimney being black instead of silver.

Resolved – That planning permission be granted in accordance with the officer's report with the following amendment to condition 7 –

7.

The flue from the extraction chimney shall terminate at a minimum height of 1m above the roof ridge and should be black in colour. Details of any changes proposed to the flue shall be submitted to and approved in writing by the local planning authority prior to implementation.

Reason: To protect residential amenity.

- 2191 **PA/2021/1850 OUTLINE PLANNING PERMISSION TO ERECT FOUR DETACHED DWELLINGS WITH APPEARANCE, LANDSCAPING AND ACCESS RESERVED FOR SUBSEQUENT CONSIDERATION (PART OF ACCESS ROADWAY COMPLETED) AT ELSHAM HOUSE, BRIGG ROAD, WRAWBY, DN20 8RH**

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

- 2192 **PA/2021/1873 PLANNING PERMISSION TO VARY CONDITION 2 OF PREVIOUSLY APPROVED PA/2020/2012 DATED 17/06/2021 TO AMEND HOUSE TYPE ON PLOT 2 AT 52 HUNTERS LODGE, HIGH STREET, HAXEY, DN9 2HH**

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

- 2193 **PA/2021/1889 PLANNING APPLICATION TO REMOVE CONDITION 4 OF 7/1977/824 TO ALLOW FOR OCCUPATION OF THE DWELLING OTHER THAN BY A PERSON SOLELY OR MAINLY EMPLOYED, OR LAST EMPLOYED, IN AGRICULTURE AT AMER ROSE, MESSINGHAM INGS ROAD, MESSINGHAM, DN17 3AW**

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

- 2194 **PA/2021/2150 PLANNING APPLICATION TO REMOVE CONDITION 1 OF 7/1978/611 TO ALLOW FOR OCCUPATION OF THE DWELLING OTHER THAN BY A PERSON SOLELY OR MAINLY EMPLOYED, OR LAST**

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EMPLOYED, IN AGRICULTURE AT AMER ROSE, MESSINGHAM INGS ROAD, MESSINGHAM, DN17 3AW

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

- 2195 **PA/2021/2055 PLANNING PERMISSION TO ERECT A TWO-STOREY ENTRANCE/STAIR CORE TO FRONT OF PROPERTY, WINDOW ADDITIONS AND INTERNAL RECONFIGURATION OF DWELLING (INCLUDING DEMOLITION OF EXISTING CONSERVATORY) AT THE GAME FARM, WEST END ROAD, EPWORTH, DN9 1LB**

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

- 2196 **PA/2021/2237 PLANNING PERMISSION TO ERECT A REPLACEMENT DWELLING (INCLUDING DEMOLITION OF EXISTING DWELLING) AT PALE CLOSE, SAND PIT LANE, ALKBOROUGH, DN15 9JG**

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

- 2197 **PA/2021/2255 PLANNING PERMISSION TO ERECT 5 DETACHED DWELLINGS AT FORMER SIR SOLOMON INN, KING EDWARD STREET, BELTON, DN9 1QN**

Cllr Mitchell spoke as the local ward member and was very concerned with the application and the lack of detail with regard to the drainage. He indicated there had been no assessment made and the drainage was not feasible, and not suitable for the development. He also had concerns surrounding the highways that would lead to loss of amenity for neighbouring properties. He stated it filed to comply with planning policies and should be deferred for further details or refused.

Cllr Hannigan felt that the applicant had failed to submit a suitable flood assessment, and the committee was aware of how good/bad the drainage might be. He also stated it was against a number of planning policies.

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

That planning permission be refused for the following reason –

1.

Insufficient information has been provided to demonstrate that the proposed development would not result in an increased risk of flooding to the site or adjacent land. In particular, the application has failed to provide an acceptable flood risk assessment and principle drainage strategy. This should outline all sources of flooding and proposals to mitigate this, including preliminary drainage layout plans, topographical survey and outline hydraulic calculations, including an indicative discharge rate for a 1 in 100 year storm event plus climate change which should be based on the current National Guidance and on SuDS principles, including adoption/maintenance proposals. The proposal is therefore contrary to policies CS18 and CS19 of the North Lincolnshire Core Strategy, policy DS16 of the North Lincolnshire

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Local Plan and paragraphs 159 to 169 of the National Planning Policy Framework.

Motion Carried.

2198 APPLICATIONS FOR APPROVAL OF RESERVED MATTERS FOLLOWING THE GRANT OF OUTLINE PERMISSION FOR DETERMINATION BY THE COMMITTEE

The Group Manager – Development Management Lead submitted a report outlining an application for reserved matters.

2199 PA/2021/1240 APPLICATION FOR APPROVAL OF RESERVED MATTERS (ACCESS, APPEARANCE, LANDSCAPING, LAYOUT AND SCALE) PURSUANT TO OUTLINE PLANNING PERMISSION PA/2018/792 DATED 06/08/2018 FOR SIX DWELLINGS AT CARR LANE, REDBOURNE, DN21 4QZ

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

2200 ANY OTHER ITEMS, WHICH THE CHAIRMAN DECIDES ARE URGENT, BY REASONS OF SPECIAL CIRCUMSTANCES, WHICH MUST BE SPECIFIED.