

NORTH LINCOLNSHIRE COUNCIL

PLANNING COMMITTEE

5 July 2022

PRESENT: - N Sherwood (Chairman)

N Sherwood (Chairman), C Ross (Vice Chairman), S Bainbridge, C Sherwood, M Grant, K Vickers, D Southern and D Wells

T Foster

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

2233 SUBSTITUTIONS

Cllr N Sherwood for Cllr Hannigan and Cllr K Vickers for Cllr Davison.

2234 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 that he had been lobbied :

Cllr T Foster - Application PA/2022/414

2235 TO TAKE THE MINUTES OF THE MEETINGS HELD ON 8 JUNE 2022 AS A CORRECT RECORD AND AUTHORISE THE CHAIRMAN TO SIGN.

2236 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.

2236a PA/2022/392 OUTLINE PLANNING PERMISSION TO ERECT TWO DWELLINGS WITH ACCESS (APPEARANCE, LANDSCAPING, LAYOUT AND SCALE RESERVED FOR SUBSEQUENT CONSIDERATION) AT LAND ADJACENT TO 18–22 WEST STREET, WINTERTON, DN15 9QF

Cllr N Sherwood stated that he had issues with the application following the site visit. He felt that the proposal was over powering, and way too large for the plot available, and would affect the houses that were already there. He didn't not feel he could support the application as it did not fit in with the area, the street scene, and was contrary to a number of planning policies.

It was moved by Cllr N Sherwood and seconded by Cllr Ross –

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That planning permission be refused for the following reason –

1.

The proposed development would have a detrimental impact on the setting and character of the existing Almshouses and views of the site from the wider street scene. The current houses are set with private garden/amenity space around them and the proposed development would impact on the openness of the site and result in the loss of amenity space for the Almshouses. It is considered that the proposed development would have a significant adverse impact in terms of amenity, local historic character, appearance and setting. The proposal is considered contrary to saved policies H5, H7 and DS1 of the North Lincolnshire Local Plan and CS5 of the adopted Core Strategy.

Motion Carried.

2237 PLANNING AND OTHER APPLICATIONS FOR DETERMINATION BY THE COMMITTEE.

The Group Manager – Development Management submitted a report for determination by the committee including summaries of policy context, representations arising from consultation and publicity and assessment of applications. The Head of Service updated the reports orally where appropriate. Other officers attending gave advice and answered members' questions as requested.

2237a PA/2021/736 PLANNING PERMISSION TO ERECT AN INSULATED STEEL-FRAMED STORAGE AND DISTRIBUTION STRUCTURE (USE CLASS B8) AT SANDTOFT GATEWAY, SANDTOFT ROAD, WESTGATE, BELTON, DN9 1FA

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

2237b PA/2022/43 PLANNING PERMISSION TO ERECT TWO-STOREY EXTENSIONS AND DETACHED GARAGE, AND CARRY OUT INTERNAL ALTERATIONS AT 6 GLEBE CLOSE, BURTON UPON STATHER, DN15 9BZ

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

2237c PA/2022/414 PLANNING PERMISSION TO ERECT A NEW DETACHED DWELLING WITH ASSOCIATED WORKS (INCLUDING DEMOLITION OF EXISTING STABLES) AT WEST STREET STABLES, WEST STREET, HIBALDSTOW

The applicant addressed the committee and outlined the reasons for submitting the application. He stated that the proposal was the family dream, and to stay in Hibaldstow. The proposal was to restore the run down paddocks and restore them to their natural state. He felt it was in keeping with the area, supported by neighbours and the Parish Council, and whilst

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slightly out of the boundary it would only improve the infested site and the area as a whole.

Cllr T Foster spoke as the local ward member and highlighted the local support there was for the proposal, with no opposition despite the fact that it was out of the boundary. The site was currently awful and run down, and he felt a site visit from the committee would be most helpful in their determination of the application.

Cllr Wells having listened to the speakers, and reading the report felt that a site visit was required before they could make a decision.

Resolved – That a site visit be held and brought back to a future meeting of the committee.

2237d **PA/2022/542 PLANNING PERMISSION TO ERECT A DETACHED DWELLING AND GARAGE (PLOT 3) WITH ASSOCIATED WORKS AT AXHOLME POULTRY FARM, STATION ROAD, OWSTON FERRY, DN9 1AW**

The Planning Officer provided an update to the committee following comments received from the Flood Authority, and with agreement from the committee changes were required to the conditions.

Resolved - That planning permission be granted in accordance with the recommendations contained within the officer's report, with the replacement of condition 7 with the following conditions –

7.

No development shall take place until a detailed surface water drainage scheme for the site has been submitted to and approved in writing by the local planning authority. The drainage scheme shall demonstrate that surface water run-off generated up to and including the 1 in 100-year critical storm (including an allowance for climate change which should be based on current national guidance) will not exceed the run-off from the existing site. It shall also include details of how the resulting completed scheme is to be maintained and managed for the lifetime of the development so that flood risk, both on and off the site, is not increased. SuDS must be considered.
Reference

should be made to North Lincolnshire Council's SuDS and Flood Risk Guidance Document. Should infiltration not be feasible at the site, alternative sustainable drainage should be used, focusing on above-ground solutions.

Reason

To prevent the increased risk of flooding to themselves and others, to improve and protect water quality, and to ensure the implementation and future maintenance of the sustainable drainage structures in accordance

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with policy DS16 of the North Lincolnshire Local Plan, policies CS18 and CS19 of the North Lincolnshire Core Strategy, and paragraphs 159 to 169 of the National Planning Policy Framework.

8.

The drainage scheme shall be implemented in accordance with the approved submitted details required by condition 7 above, completed prior to the occupation of any dwelling or building within each phase or sub-phase of the development on site, and thereafter retained and maintained in accordance with the scheme for the life of the development unless otherwise agreed in writing with the local planning authority.

Reason

To prevent the increased risk of flooding to themselves and others, to improve and protect water quality, and to ensure the implementation and future 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 159 to 169 of the National Planning Policy Framework

2237e **PA/2022/734 LISTED BUILDING CONSENT TO ERECT A DETACHED DWELLING AND GARAGE (PLOT 3) WITH ASSOCIATED WORKS AT AXHOLME POULTRY FARM, STATION ROAD, OWSTON FERRY, DN9 1AW**

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

2237f **PA/2022/579 PLANNING PERMISSION TO ERECT A TWO-BAY OAK-FRAMED DOUBLE GARAGE WITH ADJOINING STORAGE BUILDINGS AT NEBRASKA FARM, INGS ROAD, KIRTON IN LINDSEY, DN21 4BX**

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

2237g **PA/2022/687 PLANNING PERMISSION FOR A REPLACEMENT ROOF WITH ATTIC TRUSSES TO ACCOMMODATE SECOND FLOOR WITH TWO DORMER WINDOWS AT 21 DREWRY LANE, WESTWOODSIDE, HAXEY, DN9 2RE**

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

2238 **ANY OTHER ITEMS, WHICH THE CHAIRMAN DECIDES ARE URGENT, BY REASONS OF SPECIAL CIRCUMSTANCES, WHICH MUST BE SPECIFIED.**