

NORTH LINCOLNSHIRE COUNCIL

PLANNING COMMITTEE

4 July 2023

PRESENT: - N Sherwood (Chairman)

N Sherwood (Chairman), C Ross (Vice Chairman), Bell, J Davison, M Grant, N Poole, Matthews and D Wells

In attendance: R Ogg

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

2402 SUBSTITUTIONS

Councillor Matthews for Councillor Southern, and Councillor Poole for Councillor Patterson.

2403 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:

Cllr J Davison – PA/2022/1628 and PA/2022/1702

Cllr Poole – PA/2022/2027

Cllr N Sherwood – PA/2023/279

Cllr Wells – PA/2022/1702

2404 TO TAKE THE MINUTES OF THE MEETINGS HELD ON 7 JUNE 2023 AS A CORRECT RECORD AND AUTHORISE THE CHAIRMAN TO SIGN (ATTACHED).

2405 APPLICATIONS DEFERRED FROM PREVIOUS MEETINGS FOR A SITE VISIT.

2406 PA/2022/1374 PLANNING PERMISSION TO ERECT TWO DETACHED PROPERTIES WITH ASSOCIATED PRIVATE DRIVEWAY AT LAND REAR OF 14 GREENHILL ROAD, HAXEY, DN9 2JE (SITE VISIT TIME 11AM).

The applicant addressed the committee and thanked them for attending the site visit to look for themselves at the proposal. She indicated that a great deal of hard work and effort had taken place to get to this stage, and there was structural evidence that the work needed doing. She said the visibility was good and no highway objections had been received. There was full

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support from the Planning Officer and local residents and neighbours, with no overshadowing concerns.

Cllr Ross felt that following the site visit, the applicants were trying to cram too much into the site and it was overdevelopment, with concerns over the access and visibility. Three properties trying to access the site would be dangerous.

Cllr Bell disagreed with the previous speaker and following the site visit felt that it was infill development, with good space and sufficient access and should be granted in accordance with the officer's recommendations.

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

That planning permission be refused for the following reasons –

1.

The siting, layout and design of the proposal would result in a cramped development detrimental to the character of the area. The proposal is contrary to guidance given in the National Planning Policy Framework, policies CS1, CS2, CS5 and CS7 of the North Lincolnshire Core Strategy, and policies H5, H7 and DS1 of the North Lincolnshire Local Plan.

2.

The proposed private access is unsuitable due to insufficient visibility splay at the road junction with Greenhill Road and the cumulative impact of vehicular movement on the private road as a result of the proposed development. The proposal is contrary to paragraph 111 of the National Planning Policy Framework, policies CS1, CS2, CS5 and CS7 of the North Lincolnshire Core Strategy, and policies H5, H7, DS1 and T2 of the North Lincolnshire Local Plan.

Informative

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.

2407 MAJOR PLANNING APPLICATIONS.

2407a PA/2022/1628 APPLICATION FOR APPROVAL OF RESERVED MATTERS (APPEARANCE, LANDSCAPING, LAYOUT AND SCALE) PURSUANT TO OUTLINE PLANNING PERMISSION PA/2019/1782 DATED 03/04/2020 FOR A RESIDENTIAL DEVELOPMENT OF UP TO 200 DWELLINGS AT LAND SOUTH OF MOORWELL ROAD,

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YADDLETHORPE, BOTTESFORD.

The Development Management Lead provided an update to the committee and sought a deferral of the application for further consultation to take place.

Resolved – That the application be deferred.

- 2407b **PA/2022/1702 APPLICATION TO MODIFY/DISCHARGE THE S106 AGREEMENT ATTACHED TO PA/2019/1782 RELATING TO THE REQUEST FOR CONTRIBUTIONS BE REMOVED FOR VIABILITY REASONS AT LAND SOUTH OF MOORWELL ROAD, YADDLETHORPE, BOTTESFORD.**

The Development Management Lead provided an update to the committee and sought a deferral of the application for further consultation to take place.

Resolved – That the application be deferred.

- 2408 **PA/2022/1857 PLANNING PERMISSION TO ERECT 16 DWELLINGS AT 11 BURNSIDE, BROUGHTON DN20 0HT.**

The Development Management Lead gave an update that one more representation had been submitted on the portal, with no new issues, and no change on the Officer's recommendation.

Cllr Ross having looked at the report and plans felt a site visit was required before a decision could be made.

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

That the application be deferred for a site visit to be held, and brought back to a future meeting.

Motion Carried.

- 2409 **PA/2023/241 PLANNING PERMISSION TO REMOVE CONDITION 8 OF PA/2022/504 NAMELY TO EXTEND THE DURATION OF OCCUPATION OF THE HOLIDAY LODGES AND SHEPHERD HUTS AT OAK TREE FISHERY, STATION ROAD, GRAIZELOUND DN9 2NQ.**

Cllr Ross state dthat she was happy with the application and report, however with the agreement of the committee would like a condition to be added that the lodges and huts would not be open for longer than 48 weeks a year.

Cllr Grant sought the legal representations opinion on this before agreeing with the proposal.

Resolved – That the application be granted in accordance with the officer's recommendations, with the addition of the following condition:

14.

The site for the approved lodges and shepherd huts shall not be open to customers/occupants for more than 48 weeks in any calendar year without

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the prior approval in writing of the local planning authority. The applicant shall keep a written/electronic record of the opening hours per calendar year and this record shall be available at all reasonable times to the local planning authority.

Reason

The site is for holiday use only and is inappropriate for permanent residential development, being within the open countryside in accordance with policy RD2 of the North Lincolnshire Local Plan.

2410 **PLANNING AND OTHER APPLICATIONS FOR DETERMINATION BY THE COMMITTEE.**

2411 **PA/2022/1829 PLANNING PERMISSION TO CONVERT EXISTING FARM BUILDINGS INTO SEVEN DWELLINGS AT ROXBY GRANGE FARM, NORTH STREET, ROXBY DN15 0BN.**

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

2412 **PA/2022/2027 PLANNING PERMISSION FOR A CHANGE OF USE OF VACANT LAND TO USE AS DOG WALKING SITE, INSTALLATION OF TWO LED FLOOD LIGHTS AND CCTV CAMERAS AT LOW HILL FARM, ACCESS ROAD TO LOW HILL FARM, MESSINGHAM DN17 3PS.**

The agent for the proposal outlined the detail of the application and highlighted the positive aspects. He stated that the only new feature as the fencing and lighting and the fencing would be within the permitted development rights. He felt it was an acceptable location, and a condition could be included to have no night-time lighting.

Cllr Ross stated that she was very interest in the application, had taken on board the comments of the Parish Council and felt a site visit was required.

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

That a site visit be held and be brought back to a future meeting.

Motion Carried.

2413 **PA/2022/2133 PLANNING PERMISSION TO CHANGE THE USE OF AN EXISTING TWO-STOREY OUTBUILDING INTO A SINGLE ONE-BEDROOM DWELLING AT GREENHILL ROAD, HAXEY DN9 2JE.**

Cllr Ross felt that the committee would benefit from holding a site visit before they took a decision on the application.

It was moved by Cllr Ross and seconded by Cllr Wells that –

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The application be deferred for a site visit.

Motion Carried.

- 2414 **PA/2022/2217 OUTLINE APPLICATION FOR THREE DWELLINGS WITH ALL MATTERS RESERVED INCLUDING DEMOLITION OF EXISTING WORKSHOP AT 78 HIGH STREET, WOOTON DN39 6RR.**

The Development Management Lead Economy and Environment updated the committee and south deferral of the application, to allow officer's to carry out further work on the application.

Resolved – That the application be deferred.

- 2415 **PA/2022/2222 PLANNING PERMISSION TO CONSTRUCT AN AIR PRODUCTS NITROGEN SKID TO ENABLE DELIVERIES OUTSIDE OF NORMAL WORKING HOURS AT THE NEWTON BUILDING, EASTFIELD ROAD, SOUTH KILLINGHOLME DN40 3NF.**

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

- 2416 **PA/2022/2230 OUTLINE PLANNING PERMISSION TO ERECT A DETACHED DWELLING WITH APPEARANCE, LANDSCAPING, LAYOUT AND SCALE RESERVED FOR SUBSEQUENT CONSIDERATION AT 37 NORTH STREET, WEST BUTTERWICK DN17 3JR.**

Cllr Ross having read the report had concerns about the objection received from the Parish Council, and felt the committee should have a site visit before taking a decision on the application.

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

That a site visit be held and brought back to a future meeting.

Motion Carried.

- 2417 **PA/2023/144 PLANNING PERMISSION TO ERECT A NEW DETACHED DWELLINGHOUSE (INCLUDING DEMOLITION OF EXISTING BARN) AT LAND TO THE REAR OF PALE CLOSE, SAND PIT LANE, ALKBOROUGH DN15 9JG.**

The applicant addressed the committee indicating that they had submitted a pre- application and that had positive feedback. It was a redundant bar with drive access and parking, and would have no negative impact on the conservation area. There was no major issues, no highway issues, no objection from the Parish Council or the public, and matched other properties within the area.

Cllr Ogg spoke as the local ward member and stated that it was an old barn, dropping to bits and would only improve the area if it was granted.

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Cllr Wells agreed with the previous speaker and felt it should be approved.

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

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.

2.

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

Site location plan SW/22/01

Proposed block plan SW/22/02A

Proposed floor plans SW/22/03

Proposed elevations SW/22/04

Design and Access Statement

Biodiversity Management Plan

Arboricultural Implication Assessment.

Reason

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

3.

No loose material shall be placed on any driveway or parking area within 10 metres of the adopted highway unless measures are taken in accordance with details to be submitted to and approved in writing by 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

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Lincolnshire Local Plan.

4.

Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (or any order revoking and re-enacting that order with or without modification), nothing shall at any time 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

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

5.

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.

6.

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 paragraphs 159 to 169 of the National Planning Policy Framework.

7.

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.

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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.

8.

Works and biodiversity enhancements shall be carried out strictly in accordance with the submitted Biodiversity Management Plan dated November 2021. The management prescriptions set out in section 4 of the management plan shall be carried out in their entirety in accordance with the timescales set out in the work programme in section 5. The applicant or their successor in title shall submit photographs of the installed bat roosting and bird nesting features to the local planning authority, within two weeks of installation, as evidence of compliance with this condition. All biodiversity features shall be retained thereafter.

Reason

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

9.

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

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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 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

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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 the site is safe for future users and construction workers.

10.

No trees shall be wilfully damaged or destroyed or uprooted, felled, lopped or topped nor any other works carried out which would cause damage to the root systems or otherwise threaten the lives of the trees without the previous written consent of the local planning authority. Any trees removed without such consent, or dying or being severely damaged, or becoming seriously diseased, shall be replaced with trees of such size and species as may be agreed with the local planning authority.

Reason

To protect the existing trees on the site.

11.

Details of replacement trees shown to be removed in the Arboricultural Implication Assessment reference EMB0317 / 6387 shall be submitted to and agreed in writing with the local planning authority prior to occupation of the dwelling hereby permitted. The approved replacement trees shall at the latest be planted in the first available planting season following occupation of the dwelling. If any tree dies or becomes diseased within five years of planting it shall be replaced in the next available planting season.

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Reason

In the interests of preserving the character and appearance of the conservation area in pursuance of policies HE2 of the North Lincolnshire Local Plan and CS6 of the North Lincolnshire Core Strategy, and ensuring biodiversity net gain in accordance with policy CS17 of the North Lincolnshire Core Strategy.

12.

No development shall take place until details of the design and colour of the proposed boundary treatments have been submitted to and approved in writing by the local planning authority and only the approved materials shall be used.

Reason

In the interests of preserving the character and appearance of the conservation area in pursuance of policies CS6 of the North Lincolnshire Core Strategy and HE2 of the North Lincolnshire Local Plan.

Informatives

1.

The proposed development is classed as a more sensitive end use and therefore we suggest you consider investigating the existing surface water drainage arrangements/layout for the development: you may need to consider upsizing the pipe network, thus increasing storage around your development to cater for more intense storm conditions. Although this is not a requirement in terms of surface water flood risk compliance, it would be good practice on your behalf to ensure an increased level of resilience for the development and its future occupiers.

2.

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.

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;

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- 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.

Motion Carried.

2418 **PA/2023/279 PLANNING PERMISSION TO ERECT A SINGLE-STOREY SIDE EXTENSION AT 8 QUEEN STREET, BARTON UPON HUMBER DN18 5QP.**

An objector spoke against the application with a number of concerns. These included: the style of the layout, vehicle access, impact on the area and the conservation area. He also felt it was contrary to a number of planning policies.

The agent responded and stated that the property would be hidden from view surrounded by a 9ft wall, as a completely enclosed property. It was 10m away from the closest boundary, and satisfied all planning policies.

Cllr Ross having listened to both sides felt that the committee would benefit from looking at the site before making a decision.

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

That a site visit be held and be brought back to a future meeting.

Motion Carried.

2419 **PA/2023/286 PLANNING PERMISSION TO ERECT TWO DORMER BUNGALOWS AT ASH LODGE, BARROW ROAD, GOXHILL DN19 7LN.**

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

2420 **PA/2023/296 PLANNING PERMISSION TO ERECT A SINGLE DWELLING WITH ASSOCIATED ACCESS AND LANDSCAPING AT 111 FOUNTAIN HOUSE, SCAWBY ROAD, SCAWBY BROOK DN20 9JX.**

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

2421 **PA/2023/381 PLANNING PERMISSION TO ERECT A TWO-STOREY REAR EXTENSION AT MILL HOUSE, 17 HIGH BURGAGE, WINTERINGHAM DN15 9NE.**

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

2422 **PA/2023/710 PLANNING PERMISSION TO ERECT A NEW TRACTOR SHED AT LAND TO THE REAR OF 46 HAXEY LANE, HAXEY DN9 2NE.**

Cllr Ross stated that she was happy with the application, and with the agreement of the panel would like to add a condition that the materials to be used on the shed should be green.

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Resolved – That planning permission be granted in accordance with the recommendations contained within the officer’s report, with the addition of the following condition:

4.

The external materials to be used in the construction of the development shall be as set out within the application form and as detailed on hereby approved plan GC/23/03. The final colour of the external wall materials of the tractor shed shall be green.

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.

2423 **ANY OTHER ITEMS, WHICH THE CHAIRMAN DECIDES ARE URGENT, BY REASONS OF SPECIAL CIRCUMSTANCES, WHICH MUST BE SPECIFIED.**