

NORTH LINCOLNSHIRE COUNCIL

PLANNING COMMITTEE

7 February 2024

PRESENT: - N Sherwood (Chairman)

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

D Rose attended in accordance with Procedure Rule 1.37(b)

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

2547 **SUBSTITUTIONS**

Cllr C Sherwood for Cllr Patterson and Cllr K Vickers for Cllr J Davison.

2548 **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 in the following application:

Cllr Rose - PA/2022/2125 - Chair of CPRE Northern Lincolnshire.

The following members declared that they had been lobbied on the following applications:

Cllr Rose – PA/2022/2125

Cllr Wells – PA/2022/443

2549 **TO TAKE THE MINUTES OF THE MEETING HELD ON 10 JANUARY 2024 AS A CORRECT RECORD AND AUTHORISE THE CHAIRMAN TO SIGN.**

Resolved – That the minutes of the meeting held on 10 January 2024, having been printed and circulated amongst the members, be taken as read and correctly recorded and be signed by the chairman.

2550 **APPLICATIONS DEFERRED FROM PREVIOUS MEETINGS FOR A SITE VISIT.**

2551 **PA/2022/443 PLANNING PERMISSION FOR THE INSTALLATION OF A SOLAR PHOTOVOLTAIC ARRAY/SOLAR FARM AND ASSOCIATED INFRASTRUCTURE AT SWEET BRIAR FARM, CARR ROAD, ULCEBY, DN39 6TX**

The Development Manager Lead gave a brief update on the application with

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suggested amendments to condition number 6 in the officer's report.

Three objectors addressed the committee stating that the land sloped directly into their properties and would have a detrimental affect on them, with the proposed screening no benefit to the village whatsoever. They stated that to no traffic management survey had been performed and was worried about the impact and safety it would have on the highway, along with drainage concerns and possibly flood risks. Another concern was the six-month construction traffic, with a blind bend part of the route and no passing places available.

The applicant then addressed the committee stating the need for renewable energy and outlining why he felt the existing infrastructure in the village could accommodate it, with suitable land along the circuit. He highlighted that environmental and archaeology studies had been carried out with no adverse findings. He felt that they had listened to the public in the area through several consultations and amended plans accordingly.

Cllr C Sherwood said he had benefited from holding a site visit and was astonished by the size of the area, and the amount of power it would be able to produce a year. He felt most concerns had been covered in the officer's report and conditions, but if he moved it, he would like to amend condition six.

Cllr Bell stated he had taken on the residents' concerns, and the poor quality of the road, but felt he had no grounds to refuse the application.

Resolved – That planning permission be approved in accordance with the recommendations contained within the officer's report, with the amendment to the following condition:

No development, including enabling works, shall commence until a construction phase traffic management plan showing details of:

(i) analysis of all access routes to the site, including the preferred route to site and justification for this choice and how it will be enforced;

(ii) a pre/post construction condition survey of the carriageway to identify any defects and how they will be rectified;

(iii) all associated traffic movements, including delivery vehicles and staff/construction movements;

(iv) any abnormal load movements;

(v) contractor parking and welfare facilities;

(vi) storage of materials; and

(vii) traffic management requirements, including any required measures to minimise the impact of construction traffic on the highway network and the means of controlling the deposition of mud onto the adjacent highway, along

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with appropriate methods of cleaning the highway, as may be required;

has been submitted to and approved in writing by the local planning authority. Once approved, the plan shall be implemented for the duration of the works, reviewed and updated as necessary.

- 2552 **PA/2022/850 PLANNING PERMISSION TO DEMOLISH EXISTING BUILDINGS TO REAR AND CONSTRUCT A TWO-STOREY/TWO-AND-A-HALF-STOREY REAR EXTENSION, WITH ASSOCIATED INTERNAL AND EXTERNAL ALTERATIONS TO CREATE 9 APARTMENTS AT 15 MARKET PLACE, BARTON UPON HUMBER, DN18 5DA**

Cllr Ross following the site visit stated she was surprised how dilapidated the building was at the back, and was in desperate need of tidying up.

Cllr K Vickers felt it was over development and had issues with the lack of parking, as did Cllr Grant.

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

- 2553 **PA/2022/908 LISTED BUILDING CONSENT TO DEMOLISH EXISTING BUILDINGS TO REAR AND CONSTRUCT A TWO-STOREY/TWO-AND-A-HALF-STOREY REAR EXTENSION WITH ASSOCIATED INTERNAL AND EXTERNAL ALTERATIONS TO CREATE 9 APARTMENTS AT 15 MARKET PLACE, BARTON UPON HUMBER, DN18 5DA**

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

- 2554 **PA/2022/1918 PLANNING PERMISSION TO ERECT TWO DWELLINGS WITH ASSOCIATED LANDSCAPING AT DONDOREEN, MARSH LANE, BARTON UPON HUMBER, DN18 5HF**

The agent addressed the committee stating that the proposal had been reduced from three to two dwellings, with a reduction in the height and moved back to cause minimal disruption to the residents as possible.

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

- 2555 **MAJOR PLANNING APPLICATIONS.**

- 2555a **PA/2023/1756 APPLICATION TO VARY CONDITION 1 OF PA/2022/2136 DATED 13/06/2023 TO AMEND HOUSE TYPES FOR PLOT 6 (SHOW HOUSE AND SALE FACILITY) AND PLOTS 70 AND 71 (SMALLER TWO-BEDROOMED HOUSES) ON LAND BETWEEN 57-71 BRIGG ROAD, MESSINGHAM, DN17 3QX**

The agent sought permission to amend 3 plots that had previously approved

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by committee and stated it would allow them to move the sales office into the site and reduce the size of several dwellings to allow the street scene to be finished. It would have no impact on the drainage system.

Cllr Poole spoke as the local Ward member and highlighted the development had over 100 properties with conditions listed previously, and just wanted to ensure that the site is developed as proposed and all conditions enforced.

Cllr C Sherwood sought legal clarification to ensure all the information was correct and was then happy to move the officer's recommendation.

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

2556 PLANNING AND OTHER APPLICATIONS FOR DETERMINATION BY THE COMMITTEE.

2557 PA/2022/2125 PLANNING PERMISSION TO ERECT A NEW FARM WORKER'S DWELLING AT BUTTERWICK GRANGE FARM, SAND ROAD, WEST BUTTERWICK, DN17 3LJ

The agent urged the committee to approve this application to allow for 5th generation farming family to live on the land. He stated the business required rural workers to be able to live on the land for security reasons and to be onsite 24/7 for the agricultural needs. He stated there had been no objections from statutory consultees or residents and was situated in the countryside. The applicant had been unable to find alternative accommodation nearby and felt that the applications met the needs of the local and national planning policies.

Cllr Rose spoke as the local Ward member in support of the application and felt it met essential planning requirements and was also essential to meet the needs of the business.

Cllr C Sherwood said whilst it was in the open countryside it was planned to be within a complex of buildings, and in conclusion did not result in an alien form if it came with an agricultural tie.

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

That planning permission be approved 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.

2.

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

1162 01B, 1162 02F and 1162 03E.

Reason

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

3.

No above-ground works shall take place until details have been submitted to and approved in writing by the local planning authority of the make, type and colour of all external facing materials for the development and only the approved materials shall be used.

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.

4.

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.

5.

No development shall take place until proposals for landscaping have been submitted to and approved by the local planning authority. The proposals shall include indications of all existing trees and hedgerows on the site, and details of any to be retained, together with measures for their protection during the course of development.

Reason

To enhance the appearance of the development in the interests of amenity.

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6.

All the approved landscaping shall be carried out within 12 months of development being commenced (unless a longer period is agreed in writing by the local planning authority). Any trees or plants which die, are removed or become seriously damaged or diseased within five years from the date of planting shall be replaced in the next planting season with others of similar size and species to those originally required to be planted, unless the local planning authority agrees in writing to any variation.

Reason

To define the terms of the permission and to enhance the appearance of the development in the interests of amenity.

7.

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 or alterations shall be made to the dwelling or any buildings or enclosures shall be erected on the site 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.

8.

The occupation of the dwelling shall be limited to a person solely or mainly working, or last working, in the locality in agriculture or in forestry, or a widow or widower of such a person, and to any resident dependants.

Reason

Permission is granted only after taking account of the particular business needs involved and therefore as an exception to policies CS3 of the North Lincolnshire Core Strategy and RD2 of the North Lincolnshire Local Plan.

9.

The development shall be carried out in accordance with the submitted flood risk assessment prepared by RM Associates, November 2022 Version 1 and the following mitigation measures it details:

- Finished floor levels for all living accommodation shall be set no lower than

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4.35 metres above Ordnance Datum (mAOD)

- Flood resilience measures shall be implemented in construction as detailed in the section titled Flood Protection.

These mitigation measures shall be fully implemented prior to occupation and subsequently be retained and maintained thereafter throughout the lifetime of the development.

Reason

To reduce the risk of flooding to the proposed development and future occupants, in accordance with policy CS19 of the North Lincolnshire Core Strategy 2011 and the North and North East Lincolnshire Strategic Flood Risk Assessment June 2022.

10.

The ground floor of the property hereby approved shall be used as garages, utility and hallway only as annotated on approved drawing 1162-02-D and for no other, habitable accommodation at any time.

Reason

To ensure there is no sleeping or vulnerable living accommodation below 4.35m AOD, to protect the inhabitants of the property from the risk of flooding, in accordance with policy CS19 of the North Lincolnshire Core Strategy 2011 and the North and North East Lincolnshire Strategic Flood Risk Assessment June 2022.

11.

No development shall take place until the applicant, or their agents or successors in title, has secured the implementation of an archaeological mitigation strategy, to be defined in a written scheme of investigation that has been submitted to and approved in writing by the local planning authority. The strategy shall accord with a brief provided by the North Lincolnshire Historic Environment Record and shall include details of the following:

(i) measures to ensure the preservation by record of archaeological features within the footprint of the development

(ii) methodologies for the recording and recovery of archaeological remains, including artefacts and ecofacts

(iii) post-fieldwork methodologies for assessment and analyses

(iv) report content and arrangements for dissemination, and publication proposals

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(v) archive preparation and deposition with recognised repositories, including the ADS

(vi) a timetable of works in relation to the proposed development, including sufficient notification and allowance of time to ensure that the site work is undertaken and completed in accordance with the strategy

(vii) monitoring arrangements, including the notification in writing to the North Lincolnshire Historic Environment Record of the commencement of archaeological works and the opportunity to monitor such works

(viii) a list of all staff involved in the implementation of the strategy, including sub-contractors and specialists, their responsibilities and qualifications.

Reason

To comply with paragraph 205 of the National Planning Policy Framework, policy CS6 of the Core Strategy and saved policy HE9 of the North Lincolnshire Local Plan because the site potentially contains archaeologically significant remains that the development would otherwise destroy; the archaeological mitigation strategy is required in order to preserve archaeological evidence by means of a comprehensive record and creation of a permanent archive, to advance public understanding. The archaeological mitigation strategy must be prepared and approved for implementation prior to the commencement of any groundwork within the application site that would otherwise result in destruction without record.

12.

The applicant shall notify the local planning authority in writing of the intention to commence the archaeological site works at least 7 days before commencement. Thereafter, the archaeological mitigation strategy shall be carried out in accordance with the approved details and timings. No variation shall take place without the prior written consent of the local planning authority.

Reason

To comply with paragraph 205 of the National Planning Policy Framework, policy CS6 of the Core Strategy and saved policy HE9 of the North Lincolnshire Local Plan.

13.

The dwelling shall not be occupied until any post-investigation assessment has been commissioned in accordance with the programme set out in the approved written scheme of investigation, and provision made for analysis, publication and dissemination of results and archive deposition has been secured.

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Reason

To comply with paragraph 205 of the NPPF, policy CS6 of the Core Strategy and saved policy HE9 of the North Lincolnshire Local Plan

14.

A copy of any analysis, reporting, publication or archiving required as part of the mitigation strategy shall be deposited at the North Lincolnshire Historic Environment Record and the archive at the North Lincolnshire Museum within six months of commencement of the archaeological programme of work or such other period as may be agreed in writing by the local planning authority.

Reason

To comply with paragraph 205 of the National Planning Policy Framework, policy CS6 of the Core Strategy and saved policy HE9 of the North Lincolnshire Local Plan.

15.

No above-ground works 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.

16.

No above-ground works 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.

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.

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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.

2558 PA/2023/694 PLANNING PERMISSION TO ERECT A NEW DWELLING (INCLUDING DEMOLITION OF EXISTING SHOP) AT 19 DONCASTER ROAD, GUNNESS, DN15 8TG

An objector stated that the proposal was too large for the plot, there would not be sufficient space to even erect the scaffolding required, and it would have a detrimental impact on the area. It would result in their loss of privacy.

Cllr Ross stated she knew the site well and anything would be better than what was currently there, and the proposal would overcome the eyesore that is there.

Cllr Bell had concerns for the residents from overlooking and would have liked to have seen a condition for a hedge or a wall to be erected.

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

2559 PA/2023/1051 PLANNING PERMISSION FOR CHANGE OF USE FROM AGRICULTURAL BUILDING TO SELF-CONTAINED DWELLING, INCLUDING DEMOLITION OF EXISTING STORAGE BUILDING AT SWINSTER LANE, EAST HALTON, DN40 4NR

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

2560 PA/2023/1720 PLANNING PERMISSION TO ERECT A GARAGE AT THE OLD STACKYARD, COMMONSIDE, WESTWOODSIDE, DN9 2AR

The next-door neighbour spoke at the meeting and raised a number of concerns in relation to the application. He was concerned that the applicant would be using the proposed garage to house several classic cars, and to carry out repairs on them in the garage next to his property. This would have a detrimental affect on their lives from the possible noise and fumes that might occur.

The applicant stated that all the neighbouring properties had garages with driveways running down the side of the houses, and this would be no different. He said he had quite a large plot of land and the new driveway would not run along the boundary. He stated it was not to restore any cars and any work require don his cars were carried out externally.

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Cllr C Sherwood felt the application submitted was for a residential garage and in that the applicant can use the garage for his cars and was a large enough plot to accommodate the proposals.

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

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

It was then moved by Cllr Southern and seconded by Cllr Bell as an amendment: –

That a site visit be held before a decision is taken –

Amendment Lost.
Substantive Motion Carried.

2561 **PA/2023/1749 PLANNING PERMISSION TO ERECT AN ANNEXE AT AMCOTTS GRANGE COTTAGE, ACCESS ROAD TO AMCOTTS GRANGE COTTAGE, AMCOTTS, DN17 3EZ**

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

2562 **PA/2023/1933 PLANNING PERMISSION TO ERECT A NEW DWELLING AT LAND OFF BRIGG ROAD, WRAWBY, DN20 8RH**

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

2563 **ANY OTHER ITEMS, WHICH THE CHAIRMAN DECIDES ARE URGENT, BY REASONS OF SPECIAL CIRCUMSTANCES, WHICH MUST BE SPECIFIED.**

No other business.