

NORTH LINCOLNSHIRE COUNCIL

PLANNING COMMITTEE

6 March 2024

PRESENT: - N Sherwood (Chairman)

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

T Foster

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

2564 SUBSTITUTIONS

No substitutions.

2565 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 she had been lobbied on the following application :-

Cllr Ross – PA/2022/946

2566 TO TAKE THE MINUTES OF THE MEETINGS HELD ON 7 FEBRUARY 2024 AS A CORRECT RECORD AND AUTHORISE THE CHAIRMAN TO SIGN.

Resolved – That the minutes of the meeting held on 7 February 2024, having been printed and circulated amongst the members, be taken as read and correctly recorded and be signed by the chairman.

2567 PLANNING AND OTHER APPLICATIONS FOR DETERMINATION BY THE COMMITTEE.

2568 PA/2022/946 PLANNING PERMISSION FOR CHANGE OF USE OF PIGGERY BUILDINGS TO STORAGE AND DISTRIBUTION AT SANDHOUSE FARM, BROUGHTON ROAD, APPLEBY, DN15 0DA

The agent spoke on behalf of the applicants and outlined the proposal and urged the committee to proceed with the Officer's recommendation and approve the application.

Cllr Ross referred to the significant public interest expressed in the application and felt that they should take a look at the site before making a decision.

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

- 2569 **PA/2022/2059 LISTED BUILDING CONSENT FOR THE ERECTION OF A SINGLE-STOREY REAR EXTENSION TOGETHER WITH NECESSARY ANCILLARY WORKS FOR CONVERSION OF GRADE II LISTED DOVECOTE/STABLES AND CARRIAGE HOUSE TO RESIDENTIAL USE (USE CLASS C3) AT TETLEY HOUSE, TETLEY, CROWLE, DN17 4HY**

An objector addressed the committee and raised concerns from several residents. They were worried about their privacy being affected due to the proposal being overbearing and would not fit in with the character of the area.

Cllr Bell stated that he had concerns after looking at the plans and felt a site visit was required.

Resolved – That a site visit be held, and the application be brought back to a future meeting of this committee for a decision.

- 2570 **PA/2023/1194 PLANNING PERMISSION TO VARY CONDITION 2 OF PA/2022/510 NAMELY TO CHANGE THE ROOF SPACE INTO FIRST-FLOOR ACCOMMODATION AT KERROW MOAR, LIDGETT CLOSE, SCAWBY, DN20 9AW**

Speaking against the application an objector stated that the application would cause overshadowing and privacy issues, and should have been a new application due to a substantial change to the proposal.

Cllr J Davison felt that looking at the plans the proposed changes only affected the bungalow side, and said he thought the officer had done a good job on the overlooking and light issues.

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

- 2571 **PA/2023/1339 ADVERTISEMENT CONSENT FOR ONE EXTERNALLY ILLUMINATED FASCIA SIGN AND WINDOW VINYLs AT 9 HIGH STREET, KIRTON IN LINDSEY, DN21 4LZ**

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

- 2572 **PA/2023/1583 HYBRID APPLICATION COMPRISING FULL PLANNING PERMISSION TO PARTIALLY DEMOLISH, REBUILD AND CONVERT EXISTING FARM BUILDINGS TO FORM 3 NEW DWELLINGS WITH NEW ACCESS, AND OUTLINE PLANNING PERMISSION TO ERECT 4 NEW DWELLINGS WITH NEW ACCESS (ACCESS, APPEARANCE, LANDSCAPING, LAYOUT AND SCALE RESERVED FOR SUBSEQUENT CONSIDERATION) AT WHAPLATE FARM, WEST VIEW, MESSINGHAM, DN17 3PF**

Speaking to the committee a resident who lived in the vicinity surrounded by the development stated that she was not against the whole proposal, just the issues that it was intended for bungalows and now houses had been

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proposed. This would not be in keeping with the area.

The agent responded and referred to the officer's report recommending approval.

Cllr J Davison felt it was good use of the derelict land.

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

2573 **PA/2023/1600 PLANNING PERMISSION FOR A REPLACEMENT DWELLING AT LANGLEY COTTAGE, MAIN STREET, HOWSHAM, LN7 6LE**

The agent addressed the committee and outlined the proposal, in doing so he highlighted there was no objection from the Parish Council, there was no harm, impact or overshadowing caused by the proposed development. It was a self-build family home similar to others examples built in the area.

Cllr Ross having listened to the comments and read the report felt it was a replacement dwelling, and would not affect anyone else.

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

That planning permission be approved 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:

- 1815 01A Site Plans AMENDED

- 1815 02A Plans and Elevations AMENDED.

Reason

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

3.

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No development shall take place until a species protection plan has been submitted to and approved in writing by the local planning authority. The plan shall include details of measures to avoid harm to bats and nesting birds during demolition, vegetation clearance and construction works.

Reason

To conserve protected species in accordance with saved policy LC5 of the North Lincolnshire Local Plan and policy CS17 of the Core Strategy.

4.

The development shall be completed in accordance with the recommendations in the Biodiversity Management Plan and on the drawings prepared by Keystone Architecture dated 14/09/2023 for the replacement dwelling at Langley Cottage, Main Street, Howsham, North, Lincolnshire, LN7 6LE. All the recommendations shall be implemented in full as laid out in the report, and thereafter permanently maintained for the purposes of biodiversity conservation.

Reason

To conserve protected species in accordance with saved policy LC5 of the North Lincolnshire Local Plan and policy CS17 of the Core Strategy.

5.

If during development any odorous, discoloured or otherwise visually contaminated material is found to be present at the site then no further development shall be carried out until a written method statement, detailing how this contamination shall be dealt with, has been submitted to and approved by the local planning authority. The approved method statement shall be implemented in full prior to development commencing on the site.

Reason

To ensure the site is safe for future users and construction workers.

Informatives

1.

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.

2.

The proposed development is located at the end of a long private

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drive/access. We advise that the surface water drainage is investigated, and improvements carried out to ensure the road is adequately drained. We also suggest you consider upsizing the pipe network and increasing storage around your development to cater for more intense storm conditions. Although these are not requirements 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 and we ask that you fully explore all source control SuDS techniques that can store and allow water reuse.

3.

The applicant is advised that the access to the site, which coincides with the access to Langley Cottage from Main Street, is Public Footpath 281. Public Footpath 281 is a pedestrian highway maintainable at the public expense. As such, the surface is vested in North Lincolnshire Council as highway authority, and should not be disturbed, altered or otherwise interfered with without express prior approval. It is an offence under section 34 of the Road Traffic Act 1988 to drive a mechanically propelled vehicle on a footpath, if this is done without demonstrable lawful authority. The applicant must satisfy himself he has lawful authority, for example, that the occupiers of the existing property have hitherto acquired an easement through uninterrupted use over a requisite period 'as of right' (without force, secrecy or licence).

Motion Carried.

2574 **PA/2023/1602 PLANNING PERMISSION FOR TWO-STOREY EXTENSION AND SINGLE-STOREY EXTENSION TO FORM AN ORANGERY AND ERECT AN ATTACHED GARAGE AT PADEMOOR COTTAGE, UNNAMED ROAD BETWEEN CROWLE AND LUDDINGTON VIA LEAM HOUSE, EASTOFT, DN17 4PZ**

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

2575 **PA/2023/1635 PLANNING PERMISSION TO CONSTRUCT FOUR MILITARY AEROPLANE METAL SCULPTURES MOUNTED ON A LATTICE STEEL SUPPORT AND A DRAGON METAL SCULPTURE MOUNTED ON TOP OF THE FLAT ROOF OF THE CAR PORT AT 25 WOODS MEADOW, HIBALDSTOW, DN20 9ES**

A resident who lived next to the proposed application site said she objected strongly to the application and urged the committee to look at the mounted sculptures before deciding. She stated that there were no considerations for the other properties, the impact on the residents was awful and unsightly, with a potential for danger to life.

Cllr T Foster spoke as the local Ward member and urged the committee to go have a look at the visual impact as it dominates the area and felt there was some safety issues.

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Cllr Ross felt the committee needed to see the sculptures and visit the site.

Resolved – That a site visit be held, and the application be brought back to a future meeting of this committee for a decision.

2576 **PA/2023/1636 OUTLINE PLANNING PERMISSION TO ERECT A NEW DWELLING WITH ALL MATTERS RESERVED FOR SUBSEQUENT CONSIDERATION ON LAND AT 1 THE AVENUE, BURTON UPON STATHER, DN15 9EX**

Cllr Ross stated that she had concerns when looking at the plans, the road junction and the visibility so would like to have a site visit.

Resolved – That a site visit be held, and the application be brought back to a future meeting of this committee for a decision.

2577 **PA/2023/1785 PLANNING PERMISSION TO ERECT A SINGLE-STOREY SIDE EXTENSION AT BEECHCROFT, 1 COLLEYWELL CLOSE, WESTWOODSIDE, DN9 2RD**

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

2578 **PA/2023/1862 PLANNING PERMISSION FOR (RETENTION OF) BARN CONVERSION AT THE BURROW, BONNYHALE ROAD, EALAND, SCUNTHORPE, DN17 4DF**

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

2579 **PA/2023/1975 PLANNING PERMISSION TO ERECT A TWO-STOREY SIDE AND REAR EXTENSION AND ALTERATIONS AT 3 BELTON GATE VILLAS, BELTON ROAD, EPWORTH, DN9 1JW**

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

2580 **ANY OTHER ITEMS, WHICH THE CHAIRMAN DECIDES ARE URGENT, BY REASONS OF SPECIAL CIRCUMSTANCES, WHICH MUST BE SPECIFIED.**

No further items.