

NORTH LINCOLNSHIRE COUNCIL

PLANNING COMMITTEE

18 November 2020

PRESENT:- Councillor N Sherwood (Chair)

Councillors Evison (Vice-Chairman), Bainbridge, J Davison and Grant.

Councillor(s) Briggs, Marper, Ogg and Rowson attended the meeting in accordance with Procedure Rule 37(b).

This was a Microsoft Teams Virtual Online Meeting

2050 **DECLARATIONS OF PERSONAL OR PERSONAL AND PREJUDICIAL INTERESTS, SIGNIFICANT CONTACT WITH APPLICANTS OR THIRD PARTIES (LOBBYING) AND WHIPPING ARRANGEMENTS (IF ANY)**

The following members declared a personal interest:-

Councillor Briggs

Declared a general interest as a member of the Fire Authority and the Isle of Axholme Water Management Board.

The following members declared that they had been lobbied:-

Councillor Evison

Application PA/2020/538 Minute 2054 (iii)

Cllr Marper

Applications PA/2020/1422 and PA/2020/333 Minutes 2054 (viii) and 2052 (i)

Cllr Ogg

Application PA/2020/1016 Minute 2054 (v)

Cllr N Sherwood

Application PA/2020/538 Minute 2054 (iii)

2051 **MINUTES – Resolved** – That the minutes of the proceedings of the meeting held on 23 September 2020, having been printed and circulated amongst the members, be taken as read and correctly recorded and be signed by the Chairman.

2052 **APPLICATIONS DEFERRED FROM PREVIOUS MEETING** – In accordance with the decisions 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.

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(i) PA/2020/333 by Mr James Tune for planning permission to create a new access (resubmission of PA/1999/0967) at Tyr Fryn, Todds Lane, Burton upon Stather, DN15 9DG.

An objector spoke against the application, and urged the committee to refuse planning permission. He had a number of concerns, including the proposed access route, trees on the development, and the stability of the banks to the boundaries.

Cllr Marper spoke as the local ward member and in doing so also raised concerns with regard the bank and possible subsidence, and the issues of vehicles driving over a public footpath.

Cllr J Davison felt agreed that access was on a steep hill, however he thought the siting seemed fine, no highway problems and therefore stated it should be approved but with a condition for private cars only.

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

1.

The access hereby approved shall at no time be used for commercial traffic in association with any business use.

Reason

In the interest of highway safety and to protect the amenity of neighbouring properties in accordance with policies DS1 and T2 of the North Lincolnshire Local Plan.

2.

With the exception of the tarmac dressing shown on drawing number RDS 11533/02(A), extending 11.7 metres from the public highway into the site, the access hereby approved shall be constructed using a ‘no-dig’ solution consisting of a cellular system as detailed in paragraph 8.11 of the submitted Arboricultural Report dated 2 September 2020 and there shall be no excavation of the existing earth bank.

Reason

To ensure the proper protection of existing trees on and adjacent to the site, and to ensure that the structural integrity of adjacent land is not compromised, in accordance with policies DS1 and LC12 of the North Lincolnshire Local Plan and policy CS16 of the North Lincolnshire Core Strategy.

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2053 **MAJOR 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.

(i) PA/2019/1414 by L O’Riordan for outline planning permission for residential development of up to 66 dwellings with all matters reserved for subsequent consideration at land to the rear of 99 North Street, Winterton, DN15 9QW.

Three members of the public addressed the committee raising concerns with regard to the application. They did not feel that Winterton had the capacity or infrastructure to support the development, and already had enough development and housing available in the area.

Cllr Rowson also raised her concerns as the ward member against the application, and the Chairman read out a letter from the local MP also raising concerns about the application and urged the committee to refuse the application.

Cllr Evison stated there was nothing positive in the report with regard to the application. He said there was drainage and highway issues, it was outside the development boundary, and out of character with the area.

It was moved by Cllr Evison and seconded by Cllr J Davison:

That planning permission be refused for the following reason:

1.

The proposed development, by virtue of its location outside the defined settlement boundary for Winterton and the scale of development proposed, is considered to have a significant urbanising effect on the northern edge of the settlement by introducing a significant level of built form into the rural landscape, to the detriment of its open character and appearance. In addition, the proposal is considered to be out of keeping with the settlement character in this part of Winterton which is characterised by linear residential development. Therefore, the development is considered contrary to policies RD2, H5 and DS1 of the North Lincolnshire Local Plan, and CS5 and CS8 of the adopted Core Strategy.

Motion Carried.

(ii) PA/2020/545 by Mrs Elizabeth Marrows for outline planning permission for the erection of up to 34 dwellings, following the demolition of existing dwelling and outbuildings (appearance, landscaping, layout and scale reserved for subsequent consideration) at land at 65 Marsh Lane, Barton-upon-Humber, DN18 5JD.

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Cllr Evison felt it would be beneficial for the committee to visit the site before making a decision to allow them to see the layout, and the existing dwelling.

Resolved – That the application be deferred to the next meeting to allow the committee to visit the site.

(iii) PA/2020/870 by Mr Halmshaw, John Halmshaw Partners for planning permission to erect 16 dwellings with garages, including associated boundary, highway, landscaping and drainage works at warehouse No 5, High Street, Wootton, DN39 6RW.

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

(iv) PA/2020/952 by Keadby Developments Ltd for planning permission for the creation of a biodiversity enhancement area (comprising the use of 70,000 cubic metres of excavated soil) at land north-west and west of Keadby Power Station, Keadby, DN17 3EF (in Keadby, Crowle and Belton Parishes).

The agent addressed the committee in support of the application.

Cllr Briggs spoke as the local ward member, and addressed concerns with the application. He urged the committee to defer the application for more exploration work to be carried out and reported to committee before a decision was taken

Cllr Evison agreed that it would be sensible to defer the application for more ground work to be carried out on the application.

Resolved – That the application be deferred, and brought back to a future committee for consideration.

(v) PA/2020/1015 by Mr Rowe, RS Motorhomes for planning permission for change of use of agricultural buildings to use for the manufacture, fabrication, and sale of motorhomes and associated works at Bull Hassocks Farm, Idle Bank, Westwoodside, DN9 2BQ.

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

2054 **PLANNING AND OTHER APPLICATIONS** – 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 the applications. The Head of Development Management updated the reports orally where appropriate. Other officers attending gave advice and answered members' questions as requested.

(i) PA/2020/90 by Mr Mashook Ali for planning permission for change of use from a recruitment agency to a taxi office, including alterations to existing

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window to form window and door openings at 78 Mary Street, Scunthorpe, DN15 7PX.

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

(ii) PA/2020/382 by Mr Chapman for outline planning permission to erect dwelling with all matters reserved for subsequent consideration at land adjacent to The Retreat, 80 Godnow Road, Crowle, DN17 4EE.

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

(iii) PA/2020/538 by Mr M Wright for planning permission to erect seven dwellings with associated garages, and vehicular and pedestrian access (including demolition of existing dwelling) at Conway, Thornton Road, Goxhill, DN19 7HN.

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

(iv) PA/2020/959 by Mr Chris Bingham for planning permission to erect dwelling, including demolition of existing agricultural building at Apple Tree Cottage, Brackenhill Road, East Lound, DN9 2LR.

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

(v) PA/2020/1016 by Mr Gavin Ogg for planning permission for change of use of land for the erection of four glamping pods at College Farm, Back Street, Alkborough, DN15 9JN.

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

(vi) PA/2020/1059 by Mr Kevin Hamilton for planning permission to erect a detached dormer bungalow and garage at 18 West Street, Barnetby le Wold, DN38 6JP.

Cllr C Sherwood addressed the committee as the local ward member, and in doing so urged the committee to visit the site before they made a decision, as he has some concerns with the proposals.

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

(vii) PA/2020/1115 by Infinite Holdings Ltd for planning permission to erect a technical (non-service) crematorium facility, including associated works and infrastructure at Plot 26 Bloom Lane, Normanby Enterprise Park, Scunthorpe, DN15 9GE.

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The Group Manager Development Management and Building Control gave an update to the committee and requested that the application be deferred following receipt of late information that had been received and required consideration in the report.

Resolved – That the application be deferred, and brought back to a future committee for consideration.

(viii) PA/2020/1422 by Mr Richard Corbert, Trustees of the Elwes Children's 1989 Settlement for outline planning permission to erect three dwellings with appearance, landscaping, layout and scale reserved for subsequent consideration at 36 The Old Hall, North Street, Roxby, DN15 0BL.

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