

## Validations Requirements Mini Checklist

<b>Application No:</b> PA/2025/720	<b>Total Fee Due</b>	<b>Fee Paid</b>	<b>Date Received:</b> 09/06/2025
	£2,000	£2,000	<b>Date Valid:</b> 30/06/2025

**Removal/variation of condition(s)**

<b>Support Officer</b>	Sarah-Lee Bootland	<b>Case Officer</b>	Jennifer Ashworth
<b>Is a site notice required?</b>	<b>Is a planning/design/access statement required</b>	<b>Is a press notice required?</b>	
<input type="checkbox"/> Y	<input type="checkbox"/> Y	<input type="checkbox"/> Y	

### Standard required plans and Documentation (other plans and documents may be required for certain application and development types)

	Received?	Acceptable Scales
Location plan (red outline must include an access to the site)	Yes	1:1250 or 1:2500
Existing and proposed site/block plans (matching above red outline)	n/a	1:100, 1:200 or 1:500
Existing and proposed elevations plans (showing all elevations)	n/a	1:50 or 1:100
Existing and proposed floor plans	n/a	1:50 or 1:100
Application form (with correct ownership certificate signed)	Yes	
Flood risk assessment (all within zones 2 and 3, sometimes needed for zone 1)	n/a	
Foul sewerage, drainage and utilities assessment	n/a	
Surface water	n/a	
Noise assessment (noise sensitive developments)	n/a	
<b>BNG Documents – if not exempt:</b>		
BNG metric spreadsheet (ensure up to date version and appropriate metric type used – full or small-site metric)	n/a	
BNG survey and report	n/a	

### List of consultees which have been consulted for this planning application:

Consultee	Date consulted	Consultee	Date consulted
Site notice	1	Parish/Town Council	15/07/2025
Press notice	Exp 14/08/25	Environment Agency	15/07/2025
Highways	15/07/2025	Natural England	15/07/2025
LLFA	15/07/2025	Highways England	15/07/2025
Environmental Protection	15/07/2025		
Ecology	15/07/2025		
Archaeology	15/07/2025		
Ward members (3)	15/07/2025		

## NOTICE OF RECEIPT OF A Removal/variation of conditions

This is a major application

### PLANNING APPLICATION: PA/2025/720

The council has received the following proposal:

**Planning application to vary condition 21 of PA/2015/1264 dated 01/02/2016 (previous varied by PA/2009/0600 dated 10/06/2013) namely to amend the condition to facilitate construction within the consented area**

**Location: land east of Skitter Road, East Halton**

You can view/download digital copies of the application, plans and associated documents on the council's website (<https://apps.northlincs.gov.uk>), track the progress of the application and send **comments electronically using the 'submit comment'** button on the planning application page. If you don't have access to the internet, please visit any council office with a public access computer during normal office hours.

If you wish to express any views about the proposal you should do so by writing to the Development Management team at North Lincolnshire Council, Church Square House, 30-40 High Street, Scunthorpe, DN15 6NL, quoting PA/2025/720

**Householder Development\*\*** If the application relates to householder development, in the event that an appeal is made against a decision of the council to refuse to grant planning permission for the proposed development, and that appeal then proceeds by way of the expedited procedure under the written representations procedure, any representations made to the council about the application will be passed to the Secretary of State and **there will be no opportunity to make further representations.**

If you comment online or do write, please bear in mind that anyone may read your comments/letter, either before or after the application is determined or later if there is an appeal against the council's decision. A copy of your comments/letter will also appear on the council's website [www.northlincs.gov.uk](http://www.northlincs.gov.uk). We will consider all relevant comments although we cannot enter into detailed correspondence. Once a decision has been reached, a copy of the decision notice will be viewable online.

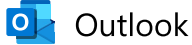
Written representations should reach us no later than 21 days from (excluding any Bank Holidays which may fall within the period) following which time the council may proceed to determine the application.

\*\* Householder development means development of an existing dwellinghouse, or development within the curtilage of such a dwellinghouse for any purpose incidental to the enjoyment of the dwellinghouse. It does not include a change of use or a change to the number of dwellings in a building.

### Development Management Team



Scan here to view the application online



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**Submission Ready for Download: PP-14066299 - Removal/Variation of a condition 25**

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From Planning Portal <notifications@planningportal.co.uk>

Date Mon 09/06/2025 15:25

To Planning <Planning@northlincs.gov.uk>

**CAUTION:** External Email. Do not click links or open attachments unless you recognise the sender and know the content is safe.

A Removal/Variation of a condition application with the reference number PP-14066299 has been submitted to your Local Planning Authority.

Application details:

- Applicant: Jenn Dawes
- Agent:
- Version: 1
- Application site address: 514637, 421120
- Submission date: 09/06/2025 15:25:13
- Payment Method: FTS
- Total Fees: £2000.00

It is your responsibility to ensure the application fee is correct. If a fee has been calculated, you will receive a payment for this amount from the Planning Portal.

You will need to collect this proposal from the Planning portal within the next 10 days and contact the applicant within 10 working days.

This email is for information only, please do not reply as the mailbox is not monitored. If you do need to contact us at Planning Portal, you can email [support@planningportal.co.uk](mailto:support@planningportal.co.uk).

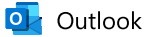
Regards

The Planning Portal Team

The Planning Portal is an online application service provided by PortalPlanQuest and supports the submission of planning application information to Local Planning Authorities in accordance with statutory regulations.

PortalPlanQuest Limited (reg. no 09400439) is a joint venture between the Department for Levelling Up, Housing & Communities (DLUHC) and TerraQuest Solutions Limited.

[www.planningportal.co.uk](http://www.planningportal.co.uk)



Your payment for planning application PP-14066299v1 has processed successfully.

From noreply-payments@planningportal.co.uk <noreply-payments@planningportal.co.uk>  
Date Mon 09/06/2025 15:12  
To Planning <Planning@northlincs.gov.uk>  
Cc jdawes@ableuk.com <jdawes@ableuk.com>; rbarber@ableuk.com <rbarber@ableuk.com>

**CAUTION:** External Email. Do not click links or open attachments unless you recognise the sender and know the content is safe.

#### Payment received

Dear Ray Barber,

Thank you for your payment for application PP-14066299v1. The details of your payment are shown below.

The payment was made by bank transfer and processed on 09/06/2025 09:33:54.

The application and fee will now be submitted to North Lincolnshire Council.

To discuss your application please contact North Lincolnshire Council directly as the Planning Portal is not involved in the decision-making process. You can find the contact details for your Local Authority by using our [local authority search](#).

#### Payment details

Company name:	PortalPlanQuest Limited
Company address:	Suite 4C, Spectrum Building, Bond Street, Bristol BS1 3LG
VAT number:	GB 207 4030 52
Date and time:	09/06/2025 09:33:54
Description of service:	Payment for planning application service.
PP reference:	PP14066299v1NMM
Site Address	Easting: 514637 Northing: 421120
Applicant Name:	Ray Barber
Applicant Email Address:	rbarber@ableuk.com
Application fee:	£2000.00
Service charge (excluding VAT):	£70.83
Service charge VAT @ 20%:	£14.17
Total (including VAT):	£2085.00
Transaction number:	
Registered Office:	TerraQuest Solutions. Sixth Floor Suite, 31 Temple Street, Birmingham B2 5DB
Registered in the United Kingdom No:	09400439

If a refund is required at any point, please contact North Lincolnshire Council who will initiate the process with us.

Please do not reply to this email as the mailbox is not monitored.

For answers to common questions, please [browse our FAQs](#).

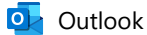
Kind regards,

#### Planning Portal Team

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[www.planningportal.co.uk](http://www.planningportal.co.uk)



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Re: PA/2025/720

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From Daniel Copeland <Daniel.Copeland@northlincs.gov.uk>  
Date Mon 16/06/2025 11:17  
To Sarah-Lee Bootland <Sarah-Lee.Bootland@northlincs.gov.uk>

Hi Sarah-Lee,

Tan's advice is copied below:

**The description will be: Planning application to vary condition 21 of PA/2015/1264 dated 01/02/2016 (previous varied by PA/2009/0600 dated 10.06.2013) namely to amend the condition to facilitate construction within the consented area. Applicant will need to agree this description.**

**We can validate if they agree to the description. Just ask them if they would like to submit a supporting statement with their application as this would be helpful for us and the consultees and public (though not a reason to invalidate if they do not supply this). App needs to go to Jen.**

Hope this helps...

Kind regards

**Daniel Copeland | Planning Duty Officer**

✉ Church Square House, 30-40 High Street, Scunthorpe, DN15 6NL  
@ [daniel.copeland@northlincs.gov.uk](mailto:daniel.copeland@northlincs.gov.uk) or [planning@northlincs.gov.uk](mailto:planning@northlincs.gov.uk)  
☎ 01724 296052 or 01724 297000

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**From:** Sarah-Lee Bootland <Sarah-Lee.Bootland@northlincs.gov.uk>  
**Sent:** 13 June 2025 14:50  
**To:** Daniel Copeland <Daniel.Copeland@northlincs.gov.uk>  
**Subject:** PA/2025/720

Hello Daniel

Reminder e-mail for the above application - Application to vary condition 21 of PA/2015/1264 dated 01/02/2016 namely to amend the condition to facilitate construction within the consented area.

Have a good weekend and speak to you Monday.

Sarah-Lee

**S Bootland**

**Planning Control Support Officer**

North Lincolnshire Council, Church Square House, 30-40 High Street, SCUNTHORPE, DN15 6NL

Email: [sarah-lee.bootland@northlincs.gov.uk](mailto:sarah-lee.bootland@northlincs.gov.uk) or [planning@northlincs.gov.uk](mailto:planning@northlincs.gov.uk)  
Direct dial: 01724 297481 or alternatively planning enquiries on 01724 297420

Please let us know what you think about the customer service you received during your enquiry by completing our customer satisfaction survey on our Consultations Page on the council web site: <http://ow.ly/4mNWDJ>



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**Fw: Planning Application PA/2025/720 - Update**

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**From** Planning <Planning@northlincs.gov.uk>  
**Date** Mon 30/06/2025 10:58  
**To** Sarah-Lee Bootland <Sarah-Lee.Bootland@northlincs.gov.uk>

Development Management  
North Lincolnshire Council  
Church Square House  
30-40 High Street  
SCUNTHORPE  
DN15 6NL

Tel: 01724 297000

Please let us know what you think about the customer service you received during your enquiry by completing our customer satisfaction survey on our Consultations Page on the council web site:

<http://ow.ly/4mNWDJ>

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**From:** Jenn Dawes <JDawes@ableuk.com>  
**Sent:** 30 June 2025 09:29  
**To:** Planning <Planning@northlincs.gov.uk>  
**Subject:** Planning Application PA/2025/720 - Update

You don't often get email from jdawes@ableuk.com. [Learn why this is important](#)

**CAUTION:** External Email. Do not click links or open attachments unless you recognise the sender and know the content is safe.

Good Morning,

Following the notification below we confirm agreement with the description.

A supporting statement will be provided this week.

Kind Regards

*JENN DAWES*  
Environmental Manager  
PFSO

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**IMPORTANT NOTICE**

This email message is CONFIDENTIAL and may contain legally privileged information. If you are not the intended recipient you should not read, copy, distribute, disclose or otherwise use the information in this email. Please also telephone or fax us immediately and delete the message from your system. Email may be susceptible to data corruption, interception and unauthorised amendment, and we do not accept liability for any such corruption, interception or amendment or the consequences thereof.

**From:** Planning Applications <planningapplications@northlincs.gov.uk>  
**Sent:** 16 June 2025 12:06  
**To:** Jenn Dawes <JDawes@ableuk.com>  
**Subject:** Planning Application PA/2025/720 unable to be accepted as valid

**CAUTION: This email originated from outside of the organisation. Do not click links or open attachments unless you recognise the sender and know the content is safe.**

Dear Madam

Thank you for the application you submitted recently.

The principal development management officer, Tanya Coggon, has assessed your proposal and requests your agreement to the description below.

In addition, would you please advise if you would consider submitting a supporting statement as this would be helpful to the case officer, consultees and the general public. **Please note:** should you decide not to submit this document, it is not a reason to invalidate.

Please respond to [planning@northlincs.gov.uk]planning@northlincs.gov.uk.

Should you have any queries regarding the contents of this letter, do not hesitate to contact the officer above who will be pleased to assist you.

### Development Management

North Lincolnshire Council  
Business Development  
Church Square House  
30-40 High Street  
Scunthorpe  
DN15 6NL  
Tel: 01724 297000  
Email: [planning@northlincs.gov.uk](mailto:planning@northlincs.gov.uk)  
Web: [www.northlincs.gov.uk](http://www.northlincs.gov.uk)  
ref: a0jNz0000068LevlAE

**Application No:** PA/2025/720

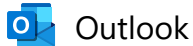
**No:**

**Proposal:** Planning application to vary condition 21 of PA/2015/1264 dated 01/02/2016 (previous varied by PA/2009/0600 dated 10.06.2013) namely to amend the condition to facilitate construction within the consented area

**Site Location:** land east of Skitter Road, East Halton

**Applicant:** Miss Jenn Dawes, Able UK Ltd

**Technical Officer:** Sarah-Lee Bootland




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**Fw: Planning Application PA/2025/720 unable to be accepted as valid**

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**From** Planning <Planning@northlincs.gov.uk>  
**Date** Wed 09/07/2025 10:23  
**To** Sarah-Lee Bootland <Sarah-Lee.Bootland@northlincs.gov.uk>

 1 attachment (93 KB)  
Supporting Statement.pdf;

Development Management  
North Lincolnshire Council  
Church Square House  
30-40 High Street  
SCUNTHORPE  
DN15 6NL

Tel: 01724 297000

Please let us know what you think about the customer service you received during your enquiry by completing our customer satisfaction survey on our Consultations Page on the council web site:  
<http://ow.ly/4mNWDJ>

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**From:** Jenn Dawes <JDawes@ableuk.com>  
**Sent:** 09 July 2025 10:20  
**To:** Planning <Planning@northlincs.gov.uk>  
**Cc:** planningapplications <planningapplications@northlincs.gov.uk>  
**Subject:** RE: Planning Application PA/2025/720 unable to be accepted as valid

Some people who received this message don't often get email from jdawes@ableuk.com. [Learn why this is important](#)

**CAUTION:** External Email. Do not click links or open attachments unless you recognise the sender and know the content is safe.

Hi,

Please find attached supporting statement PA/2025/720.  
We also agree to the amended description.

Kind Regards

*JENN DAWES*  
Environmental Manager  
PFSO

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[IMPORTANT NOTICE](#)

This email message is CONFIDENTIAL and may contain legally privileged information. If you are not the intended recipient you should not read, copy, distribute, disclose or otherwise use the information in this email. Please also telephone or fax us immediately and delete the message from your system. Email may be susceptible to data corruption, interception and unauthorised amendment, and we do not accept liability for any such corruption, interception or amendment or the consequences thereof.

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### **Development Management**

North Lincolnshire Council

Business Development

Church Square House

30-40 High Street

Scunthorpe

DN15 6NL

Tel: 01724 297000

Email: [planning@northlincs.gov.uk](mailto:planning@northlincs.gov.uk)

Web: [www.northlincs.gov.uk](http://www.northlincs.gov.uk)

ref: a0jNz0000068LevIAE

**Application No:** PA/2025/720

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