

Full planning permission

APPLICATION NO: PA/2025/878

Address/Agent:

Mr Keir Taylor
Keir Architecture Ltd
6 Orchard Fields
Healing
GRIMSBY
DN39 6TJ

Applicant: Sandstop Quarries Ltd

North Lincolnshire Council hereby gives notice that the application received on 22/07/2025 to:

site two porta cabins and a secure vehicle, machinery and materials storage area together with palisade security fencing on Field adjacent waste disposal site, Bigby Road, Barnetby le Wold, DN38 6EB

has been considered and that permission for this development in accordance with the plans and written particulars submitted has been granted subject to the following conditions and reasons:

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: 202402-01 Rev B, 202402-02 A, 202402-03 A, 202402-04 J, 202402-05 A and 202402-06.

Reason

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

3.

No development shall take place until a construction phase traffic management plan has been submitted to and approved in writing by the local planning authority. Thereafter, the permitted development shall operate in accordance with the approved plan. Any amendments to the plan must be submitted to and approved in writing by the local planning authority

Reason

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

4.

Prior to the commencement of the development hereby permitted, details of wheel cleaning facilities shall be submitted to and approved in writing by the local planning authority. The wheel cleaning facilities shall be provided in accordance with the approved details prior to commencement of works and shall be retained on site for the duration of the construction and operational works.

Reason

To prevent material being deposited on the highway and creating unsafe road conditions.

5.

All heavy goods vehicle (HGV) traffic associated with the construction and operational phases of development (which includes the future mineral extraction) shall travel to and from the site from the A18 along Melton Ross Road and shall at no time travel through Barnetby or Bigby.

Reason

To define the terms of the permission, in the interests of highway and pedestrian safety and to ensure the safe routing of HGV traffic at all times.

6.

No development shall take place until a surface water drainage strategy has been submitted and agreed in writing by the local planning authority. This shall be based upon the principles outlined within the Proposed Block Site Layout Landscape & Drainage Plan - DWG 202402-04 Rev K. The scheme shall be based on sustainable drainage principles and shall demonstrate that the surface water drainage hierarchy has been followed with consideration given to water quality. The scheme shall ensure that run-off rates and volumes do not exceed the equivalent greenfield rates (or such alternative rate as may be agreed in writing with the local planning authority).

The scheme shall identify exceedance flow routes, attenuation arrangements and discharge points, and demonstrate that the system has capacity to manage surface water from the site for the 1% AEP peak storm event plus an appropriate allowance for climate change in line with North Lincolnshire Council's SuDS guidance, current Environment Agency guidance and North Lincolnshire Council's standing advice for SuDS. It shall also include details of a maintenance and management plan and provide evidence that water quality has been addressed and maintained to an appropriate standard.

The development shall take place in accordance with the agreed drainage and maintenance strategy and shall not come into first use until it is connected to the agreed system.

Reason

To ensure that the surface water drainage system is properly maintained and operated, in the interests of reducing flood risk and protecting water quality.

7.

Works shall be carried out strictly in accordance with the submitted Preliminary Ecological Appraisal Report dated November 2025.

Reason

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

8.

The area hatched in red on drawing 202402-04 J shall be limited to the storage of vehicles, machinery and materials associated with the use as a quarry. No other materials or waste shall be stored on site at any time.

Reason

To define the terms of the permission and in the interests of safeguarding residential amenity.

9.

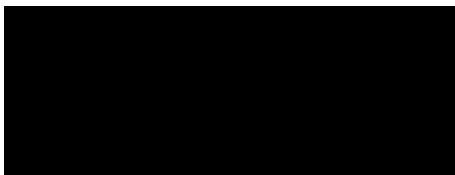
Once the mineral extraction operations in the area outlined in blue on the site location plan cease (as shown on drawing 202402-02 A), the porta cabins hereby approved shall be removed from the site within a period of three months of that cessation of mineral working and once completed, the land shall be retained in that condition thereafter.

Reason

To define the terms of the permission, in the interests of visual amenity and to ensure the timely removal of the temporary structures from the site.

Dated: 22/01/2026

Signed:

A large black rectangular redaction box covering the signature of Rebecca Brown.

pp Rebecca Brown
Planning Development Manager

Informative 1

In determining this application, the council, as local planning authority, has taken account of the guidance in paragraph 39 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.

Informative 2

The effect of paragraph 13 of Schedule 7A to the Town and Country Planning Act 1990 is that planning permission granted for the development of land in England is deemed to have been granted subject to the condition (the biodiversity gain condition) that development may not begin unless:

- (a) a Biodiversity Gain Plan has been submitted to the planning authority, and
- (b) the planning authority has approved the plan.

The planning authority, for the purposes of determining whether to approve a Biodiversity Gain Plan if one is required in respect of this permission, would be North Lincolnshire Council.

There are statutory exemptions and transitional arrangements which mean that the biodiversity gain condition does not always apply.

Based on the information available, this permission is considered to be one which will require the approval of a Biodiversity Gain Plan before development is begun because none of the statutory exemptions or transitional arrangements are considered to apply.

WARNING

THIS DOCUMENT DOES NOT CONSTITUTE ANY APPROVAL
UNDER THE BUILDING REGULATIONS

WARNING

This is a PLANNING PERMISSION ONLY. It does NOT convey any approval or consent required under any enactment, byelaw, order or regulation other than those referred to in the heading of this notice. It is IMPORTANT that you read the notes concerning APPEALS below.

Appeals to the Secretary of State

- If you are aggrieved by the decision of your local planning authority to refuse permission for the proposed development or to grant it subject to conditions, you can appeal to the Secretary of State under section 78 of the Town and Country Planning Act 1990.
- If you want to appeal against your local planning authority's decision you must do so within 6 months of the date of this notice.
- If this is a decision on a planning application relating to the same or substantially the same land and development as is already the subject of an enforcement notice and you want to appeal against the local planning authority's decision on your application, you must do so within 28 days of the date of this notice.
- If an enforcement notice is served relating to the same or substantially the same land and development as in your application and you want to appeal against the local planning authority's decision on your application, you must do so within 28 days of the date of service of the enforcement notice, or within 6 months (12 weeks in the case of a householder appeal) of the date of this notice, whichever period expires earlier.

Please note however:

If your application was for **householder development** (dwelling house extensions, alterations, garages, swimming pools, walls, fences, vehicular access, porches, satellite dishes etc) or for a minor commercial application, you must do so **within 12 weeks** of the date of this notice.

- Appeals can be made online at <https://www.gov.uk/planning-inspectorate>. If you are unable to access the online appeal form, please contact the Planning Inspectorate on 03034445000 to obtain a paper copy.
- The Secretary of State can allow a longer period for giving notice of an appeal, but will not normally be prepared to use this power unless there are special circumstances which excuse the delay in giving notice of appeal.
- The Secretary of State need not consider an appeal if it seems to them that the local planning authority could not have granted planning permission for the proposed development or could not have granted it without the conditions they imposed, having regard to the statutory requirements, to the provisions of any development order and to any directions given under a development order.
- If you intend to submit an appeal that you would like examined by inquiry you must notify the local planning authority and Planning Inspectorate (inquiryappeals@planninginspectorate.gov.uk) at least 10 days before submitting the appeal. Further details can be found on [GOV.UK](https://www.gov.uk).

Purchase notices

- If either the local planning authority or the Secretary of State refuses permission to develop land or grants it subject to conditions, the owner may claim that they can neither put the land to a reasonably beneficial use in its existing state nor render the land capable of a reasonably beneficial use by carrying out any development which has been or would be permitted.
- In these circumstances, the owner may serve a purchase notice on the council in whose area the land is situated. This notice will require the council to purchase their interest in the land in accordance with the provisions of Part VI of the Town and Country Planning Act 1990.