

Planning Committee Dated: 28th April 2021

Summary List of Detailed Plans and Applications

Recommendation: Approved with Conditions	
Item:	1
Application No:	DM/1084/20/REM
Application Type:	Reserved Matters
Application Site:	Land At Bradley Road Barnoldby Le Beck North East Lincolnshire
Proposal:	Reserved matters application to erect 66 dwellings following DM/0997/16/OUT to consider access, appearance, landscaping, layout and scale
Applicant:	Mr Kevin Snape
Case Officer:	Richard Limmer

Recommendation: Approved with Conditions	
Item:	2
Application No:	DM/0416/20/FUL
Application Type:	Full Application
Application Site:	33 Sea View Street Cleethorpes North East Lincolnshire DN35 8EU
Proposal:	Change of use from shop to wine bar and wine school with various internal alterations and external staircase as fire exit for first floor (amended plans to show external staircase and revised red edge of site location plan)
Applicant:	Mrs Taniya Hussain
Case Officer:	Owen Toop

Recommendation: Refused	
Item:	3
Application No:	DM/0089/21/FUL
Application Type:	Full Application
Application Site:	Rear Of 132 Campden Crescent Cleethorpes North East Lincolnshire
Proposal:	Erect five dwellings with associated works
Applicant:	Mr K Fuller
Case Officer:	Owen Toop

Recommendation: Approved with Conditions	
Item:	4
Application No:	DM/0008/21/REM
Application Type:	Reserved Matters
Application Site:	Land Adj Field Gates Post Office Lane Ashby Cum Fenby North East Lincolnshire
Proposal:	Reserved matters application following DM/0957/18/OUT to erect one dwelling with access, appearance, landscaping, layout and scale to be considered (amended plans 08/03/2021)
Applicant:	Mr Thomas Hawkins
Case Officer:	Emily Davidson

Recommendation: Approved Limited Period	
Item:	5
Application No:	DM/0907/20/FUL
Application Type:	Full Application
Application Site:	Land Adj Field Gates Post Office Lane Ashby Cum Fenby North East Lincolnshire
Proposal:	Temporary siting of a static caravan for a period of 18 months during the build phase for the new dwelling on site (amended plans, additional ecology info 11/03/2021)
Applicant:	Mr And Mrs Hawkins
Case Officer:	Emily Davidson

Recommendation: Approved with Conditions	
Item:	6
Application No:	DM/0212/21/FUL
Application Type:	Full Application
Application Site:	59 Cheapside Waltham Grimsby North East Lincolnshire
Proposal:	Erect 3 detached dwellings with dormer windows, roof lights and decking, alterations to existing access, boundary treatments and associated works (amended plans March 2021)
Applicant:	Mr Herby Glover
Case Officer:	Richard Limmer

Recommendation: Approved with Conditions	
Item:	7
Application No:	DM/0088/21/FUL
Application Type:	Full Application
Application Site:	40 Humberston Avenue Humberston Grimsby North East Lincolnshire
Proposal:	Removal of existing summer house and erection of one dwelling with attached garage to include new access to the highway, boundary treatments and associated works (amended plans)
Applicant:	Mr And Mrs S And C Baker
Case Officer:	Lauren Birkwood

PLANNING COMMITTEE - 28th April 2021

ITEM: 1 **RECOMMENDATION: Approved with Conditions**

APPLICATION No: DM/1084/20/REM

APPLICATION TYPE: Reserved Matters

APPLICATION SITE: Land At, Bradley Road, Barnoldby Le Beck, North East Lincolnshire,

PROPOSAL: Reserved matters application to erect 66 dwellings following DM/0997/16/OUT to consider access, appearance, landscaping, layout and scale

APPLICANT:

Mr Kevin Snape
Snape Properties Ltd
Thorn Lea
Main Road
Ashby cum Fenby
Grimsby
North East Lincolnshire
DN37 0QW

AGENT:

Mr Richard Likupe
Palmleaf Architects
10 Tinley Close
Cottingham
Hull
HU16 4EN

DEPOSITED: 14th December 2020

ACCEPTED: 19th January 2021

TARGET DATE: 20th April 2021

PUBLICITY EXPIRY: 8th April 2021

AGREED EXTENSION OF TIME DATE:

CONSULTATION EXPIRY: 15th February 2021

CASE OFFICER: Richard Limmer

PROPOSAL

This application seeks approval of reserved matters to erect 66 dwellings following the grant of outline planning permission DM/0997/16/OUT on 14th September 2018. It consists of a mix of detached and semi detached properties including 13 affordable units required by the agreed S106 Legal Agreement under the outline permission.

The application is presented to Planning Committee due to the objections from Parish Councils and the letters of objection received.

SITE

The site is located on the western side of Bradley Road, Barnoldby Le Beck on the edge of the village of Waltham. The site itself is located within the Parish of Barnoldby le Beck although geographically it forms part of Waltham village. The Parish boundary runs along Bradley Road.

The site is a relatively flat, open, agricultural field used for grazing and producing haylage. The boundaries of the site are somewhat undefined as the northern boundary is open with no particular feature on it. The eastern boundary is open to Bradley Road then there are the neighbouring properties on other side of Bradley Road that face the site. The western boundary has a small ditch running along it with open countryside beyond.

The southern boundary however is adjacent to a residential neighbour no.51 Bradley Road where it has a 1.8m high boundary fence along the boundary.

The application site sits around nos.57, 57A and 59 Bradley Road. The site effectively surrounds these properties on three sides with the fourth side fronting on to Bradley Road. These properties have a mixture of boundary hedges of varying heights.

RELEVANT PLANNING HISTORY

DM/0997/16/OUT - outline application for up to 66 dwellings with access to be considered - approved (s.106 for affordable housing, education and highway works). Approved 14th September 2018.

DM/0056/20/FUL - Erect 82 dwellings to include garages, access roads and landscaping (amended site layout plans including zebra crossing, boundary treatments and plot repositions - Sept 2020). Refused 6th November 2020. This was refused on the following grounds;

'The proposed development, by reason of the number of dwellings and intensive layout, would have a detrimental impact on the general character of the area, have an adverse impact on local infrastructure and have detrimental impact on the capacity of the highway network adversely impacting on highway safety. As a result the proposal is contrary to Policy 5, 6, 22 and 42 of the North East Lincolnshire Local Plan 2013-2032 (Adopted 2018) and the provisions of the National Planning Policy Framework 2019.'

An appeal has been lodged against this decision.

RELEVANT PLANNING POLICIES AND BACKGROUND PAPERS

National Planning Policy Framework (February 2019)

NPPF5 - Delivering a sufficient supply of homes

NPPF12 - Achieving well designed places
NPPF14 - Climate, flooding & coastal change
NPPF15 - Conserv. & enhance the natural environ.
NPPF16 - Conserv. & enhance the historic environ.

North East Lincolnshire Local Plan 2013-2032 (adopted 2018)

PO3 - Settlement hierarchy
PO6 - Infrastructure
PO18 - Affordable housing
PO22 - Good design in new developments
PO33 - Flood risk
PO34 - Water management
PO38 - Parking
PO40 - Developing green infrastructure network
PO41 - Biodiversity and Geodiversity
PO42 - Landscape
PO43 - Green space and recreation
PO39 - Conserve and enhance historic environ

Section 38(6) of the Planning and Compulsory Purchase Act 2004 states "if regard is to be had to the development plan for the purpose of any determination to be made under the planning Acts the determination must be made in accordance with the plan unless material considerations indicate otherwise". This is recognised in paragraph 11 of the NPPF, with paragraph 12 stating that the framework does not change the statutory status of the development plan as the starting point for decision making. The development plan for the area is comprised of the North East Lincolnshire Local Plan 2013-2032 (Adopted 2018).

REPRESENTATIONS RECEIVED

Barnoldby Le Beck Parish Council - Objections raised on the grounds that the local infrastructure is inadequate to provide for this increase in development which will increase the number of homes putting a strain on schools and health facilities. Traffic and drainage concerns are raised along with visual impact, landscaping and ecological concerns. The Parish Council urge the Planning Committee Councillors of NELC to consider residents concerns raised across Barnoldby, Waltham and Bradley. Reference is also made to a lack of contributions through the S106 and that there should be more community benefit. They would like to be given the opportunity to put forward suggestions to benefit the village.

Waltham Parish Council - The Parish Council recognises that outline permission has already been granted to build 66 dwellings on the site, and that this application is for reserved matters. However, it is stated that the Flood Risk Assessment is now four years out of date and the Parish Council feels that this should be updated given the changing weather patterns over recent years. There is no heritage report available to view, and

there is a lack of information on foul and surface water drainage. Concerns is also expressed at the volume and speed of traffic along Bradley Road. Reference is made to the assessments undertaken and that the development of the former Western School site will further increase traffic. The Parish Council is fully supportive of residents' concerns that the existing street scene of Bradley Road is predominantly bungalows, but the mix of properties in the new development is a high proportion of two-storey developments and less than ten per cent bungalows. The Parish Council recommends refusal.

Bradley Parish Council - Bradley Parish Council objects to the development on the grounds of traffic congestions and safety. Reference is made to safety and fatalities along this road. Concerns raised at the vulnerability of school children crossing the road. Concerns also raised at the pressure on local schools, drainage and infrastructure in the area. Moreover, concerns raised at the additional pressures in relation to other schemes including the Toll Bar development, Western Relief Road and increase in the village of Barnoldby Le Beck beyond its capacity.

Drainage Officer - surface water drainage details acceptable.

Environment Agency - no comment on reserved matter elements.

Humberside Fire - standard advice on fire fighting requirements.

Heritage Officer - reserved matters application does not impact on previous comments.

Environmental Health - conditions advised on hours of construction, electrical car vehicle charging points and construction management.

Crime Reduction Design Officer - Questions raised over how the dwellings are to be made secured to the rear. Reference to Secured By Design Guidance.

Trees and Woodland Officer - Nothing to add to previous comments on schemes for the site.

Anglian Water Authority - No comments on application documents. Standard advice on the need to meet the surface water drainage hierarchy.

Highways Officer - The application submitted is for 66 dwellings following the granting of Outline approval. The Highway Authority has worked with the applicants to ensure various details have been secured throughout the application. The Highway Authority is content for the Reserved Matters to be granted planning approval subject to various conditions being requested. In relation Section 106 Contributions it is noted that these were requested as part of the Outline and these remain as agreed.

Neighbours and local representations

Objections have been received from the following:

40, 43, 44, 45, 51, 54, 57, 57A, 58, 59, 60, 66 Bradley Road
6 Willow Park
5 and 14 Archer Road
59 Ashby Road
3, 4, and 5 Marian Way
5 and 29 Gleneagles
36 and 79 Woodhall Drive
1 Wood Close
27 Alderley Edge
Southlands, Waltham Road
28 Timberley Drive
5 Ascot Road
2 Drury Close

It is also noted that some of the above neighbours have made multiple comments about detailed aspects of the proposed development.

The neighbours above have objected to the proposed development with concerns over the following matters:

- Traffic generation;
- Highway safety. the dangerous nature of Bradley Road is raised;
- Highway amenity;
- Impact on the character of the area;
- Outlook;
- Loss of privacy;
- Need, with reference to other developments including the Toll Bar housing site and that the site was discounted through previous strategic assessments;
- Impact on village identity;
- Impact on education provision;
- Impact on village amenities and shops which are not sufficient;
- Ecology;
- Loss of views;
- Location of the development;
- Access;
- Flood risk. Reference made to the recent refusals for 3 dwellings at Cheapside.
- Details of documents provided.
- Air, light and noise pollution.
- Inappropriate layout including provision of affordable housing.

APPRAISAL

Planning Considerations

- 1) Principle of Development.
- 2) Concept and Character.
- 3) Highways.
- 4) Impact on Neighbours.
- 5) Ecology and Amenity.
- 6) Drainage and Flood Risk.
- 7) Contributions.

1) Principle of Development

The proposed development is for 66 dwellings with associated infrastructure on land off Bradley Road. The site is located within the Parish boundary of Barnoldby le Beck however it is clearly geographically located adjacent to the village of Waltham.

The site is allocated in the North East Lincolnshire Local Plan 2013-2032 (NELLP) for housing under Policy 13. Site HOU 292. Furthermore, the site benefits from outline planning permission for 66 dwellings under DM/0997/16/OUT. The principle of the sites residential development is established by the outline permission. This Reserved Matters application is part of that outline and as such the principle of the sites residential development is not for consideration. It is those reserved matters of detail which this application seeks to have determined.

The planning history is as detailed in the report. This included the refusal for 82 dwellings under DM/0056/20/FUL. However, this was for a new full planning permission and not in relation to the already approved outline permission.

2) Concept and Character

Policies of the NELLP and section 12 of the NPPF establish that new development should be of good design, a key component of good design is understanding the character and context of the surrounding area.

The outline application sets out through its submission the principles for the layout of the proposed development. It proposed that the development will respond to the setting of the site, especially the urban edge and develop housing of mixed sizes and tenures. This

reserved matters application follows those principles.

An immediate feature of the proposed development that responds to its setting is the provision of a large area of landscaping along the western edge of the development. This is designed to create a buffer to the development and a soft urban edge. This approach has been tied into the site layout by minimising the number of properties backing onto the open countryside and maximising views out of the development. This mimics the open fronted nature of the development on the opposite side of Bradley Road that overlooks the development site. The extent of the built form of the proposed development also respects development lines already created by the layout of properties along Bradley Road. It uses the northern edge of the Marian Way development and the rear boundaries of properties on Willow Park as limits with only landscaping extending beyond those lines.

The proposed built form of development itself seeks a mixture of single and two storey buildings, reflecting the existing built form in the area. The layout has outward looking properties over frontages and open space areas which are well spaced which will result in a good layout. Concerns have been raised that the scale of the development is excessive and should be limited to single storey only. However, the number of units follows the outline permission and given the context of the area and the mixture of the built form readily visible from the site the proposed scale of single and two storey dwellings is considered acceptable and in accordance with Policies 5 and 22 of the NELLP.

It is also noted that concerns over the loss of the field and impact on the wider character of the area have been raised. Again, it is reiterated that planning permission has been granted for the development and it adheres to the principles established. It seeks to provide a significant amount of landscape planting which will provide ecological benefits over the existing agricultural land. Policy 42 of the NELLP seeks to deliver wider landscape networks that improve the 'green' links within the Borough.

Having regard to the above it is considered that the design and layout responds to the sites location and setting and would result in a pleasing residential environment. The proposal therefore accords with Policies 5 and 22 of the NELLP and is considered to be acceptable.

3) Highways

It is noted that a key aspect of the concerns raised by the Parish Councils and local representations is the traffic generation, the access into the site and the subsequent impact on highway safety and amenity. Policy 5 of the NELLP requires consideration of traffic generation, highway safety and amenity in all development proposals. These concerns are acknowledged but the application must be determined on the basis that 66 residential units have already been approved. It is the details of that permission which are being determined and to this end the Highways Officer is satisfied with that put forward. The requirements under outline planning permission DM/0997/16/OUT and in particular in the S106 Legal Agreement remain. This includes the moving of the speed limit, highway

contributions towards upgrading the existing footway on Barnoldby Road, the provision of dropped kerbs and tactile paving and the provision of a zebra crossing across Bradley Road near to the site access. The highway contribution is £36,000 towards the footway works and £2,500 towards the Traffic Regulation Order. In terms of the actual layout development this again follows previously established principles and the design of the residential areas are considered acceptable by the Highways Officer.

It is therefore considered that the proposed development is in accordance with Policies 5 and 38 of the NELLP.

4. Impact on Neighbours

Policy 5 of the NELLP requires consideration to be given to the impact on neighbouring properties from development proposals. It is noted that there have been a large number of letters of objection received from neighbouring properties with a range of concerns. This includes the neighbours of particular importance numbers 51, 57, 57A and 59 Bradley Road. These neighbours are positioned directly adjacent to the proposed development.

In regard to the impact on no.51 Bradley Road, this is a semi-detached house with a long narrow rear garden. The proposed development would be all the way along its northern boundary. The proposed development has considered the potential impact on this neighbour by positioning smaller properties close to the boundary. This includes plot 1 which is a genuine bungalow, plots 3 and 4 are a pair of semi-detached bungalows. Plots 9 and 10 are a pair of semi-detached houses but well separated from the rear elevation of no.51. Given the separation distance and the limited number of openings on the rear elevation of the proposed properties, the impact on no.51's amenities would not be adverse. There would be no adverse massing or overlooking.

Nos.57, 57A and 59 are a group of dwellings that the site wraps around 3 boundaries; north, south and west. There are a mixture of boundary hedges around the properties of varying heights. The layout of the proposed development has been adapted to ensure that the relationship between the development and these neighbours is acceptable. To the north plots 21 and 32 are detached houses but would present a blank side elevation to these neighbours. To the south plots 1 and 2 are single storey bungalows. It is noted that no.59 has a rear balcony which is very close to the boundary, however the site layout and responded to this by having an area of green space adjacent to it. Furthermore, no windows from the proposed dwellings directly face the rear elevation of no.59. Again there would be no adverse massing or overlooking.

The proposed development would be visible to these neighbours and the views from various windows and garden space would change. However, the layout of the site has been designed to respect these neighbours so as to ensure that residential amenity is not adversely affected. The proposal therefore accords with Policy 5 of the NELLP.

The neighbouring properties on the east side of Bradley Road, opposite the application

site, are sufficiently far enough away to not be unduly affected by the proposed development. Comments regarding views over the site and beyond are noted but there is not a right to a view in planning terms and as such the development would not conflict with Policy 5 of the NELLP.

Concerns have also been raised, by neighbours, regarding the position of the affordable housing units. Policy 18 of the NELLP requires the proposed development to provide 20% affordable housing. This calculates to 13 dwellings. It is the position of the proposed affordable units that raises concerns in terms of concentration of the affordable housing. However, the proposed affordable housing units would be of the same design and build quality as the market housing and would not be visually any different. Furthermore, the type and tenure of the units means that there is a mixture of social rent and shared ownerships and they are a dwellinghouse in land use planning terms. There is also a mix with the market housing. It is not for the planning process to dictate who should live in the dwellings. The properties will also be managed by a Registered Housing Provider in the normal way. It must also be noted that due to the layout and boundary with the open space these units do not overly concentrate onto neighbouring property and there is good spacing around the units.

Having regard to the above it is considered that the proposed site layout, including the layout of the affordable housing units, would not unduly affect the amenities of the neighbouring properties in accordance with Policy 5 of the NELLP.

5. Ecology and Amenity.

Ecological reports with the application conclude that there are no significant ecological constraints to the site's development. There is no evidence of other protected species, such as otters, bats or great crested newts. The proposed development presents an opportunity to improve the bio-diversity offer of the site utilising the landscape buffer zone and the landscaping within the main area of the site.

In terms of overall landscape and ecological value, the proposed development offers opportunities to enhance the area. Large areas of publicly accessible open spaces are proposed. Opportunities will exist to create accessible routes for pedestrians into the open spaces.

It will be necessary for the applicant to provide a management plan for responsibilities and on-going maintenance of the open space.

It is noted that concerns have been raised regarding ecology and in particular water voles. Water Voles are protected species under the Wildlife and Countryside Act 1981. Policy 41 of the NELLP and section 15 of the NPPF require special regard to be had to protected species and wider bio-diversity.

An Ecology Survey has been submitted with the application. The habitat within the site for Water Voles has been reviewed, there is a drain to the north of the site and a small ditch

to the west. The western ditch is not readily suitable to sustain Water Voles. The northern drain has potential for Water Voles and no evidence has been apparent on visits from the Ecologists for Water Voles to occupy the drain. However, as there is potential for Water Voles to move into the drain and ditch between this application being decided and development commencing a condition for a pre-development survey to be conducted and approved prior to development commencing is recommended.

It is therefore considered that the proposed development would not have an undue impact on any protected species and presents an opportunity to provide biodiversity gain through the planting of trees and landscaping. This is in accordance with Policies 5, 41 and 42 of the NELLP and section 15 of the NPPF.

6. Drainage and Flood Risk Issues.

Policies 5 and 33 of the NELLP and section 14 of the NPPF require development proposals to consider flood risk on the proposed development and how the development would impact on flood risk elsewhere.

The application site is within an area zoned Flood Zone 1 on the Environment Agency's Flood Risk Maps. As such, the area is considered to be at the lowest risk of flooding from rivers or the sea. The topographical survey of the site shows that it is relatively flat with the ground level sitting around 18.7m AOD.

The application follows the outline planning permission and a detailed sustainable surface water drainage scheme has been agreed with the Drainage Officer. It is recommended that any permission be conditioned to this scheme. Foul drainage details have been provided but is recommended to be subject of a final condition.

It is therefore considered that the proposed development would not increase the risk of flooding elsewhere and would not be at an undue risk of flooding itself. The proposal therefore accords with Policies 5 and 33 of the NELLP and section 14 of the NPPF.

7. Developer Contributions towards Education Provision and Affordable Housing

Reference has been made to the impact on local infrastructure and the S106 Legal Agreement for the outline permission provides for education contributions and affordable housing along with the required highway contributions. The education contributions are £146,593.72 towards primary education and £169,914.80 towards secondary education. With regard to affordable housing 13 units are proposed.

There is a need to secure the maintenance, in perpetuity, of the areas of open space. This is also included within the s.106 legal agreement.

CONCLUSION

This is a Reserved Matters application in relation to an approved outline planning

permission on an allocated site in the North East Lincolnshire Local Plan 2013 to 2031 (adopted 2018). The principle of the building the housing has been approved through that outline permission. The 66 dwellings proposed accords to that number. The details for consideration under this application are acceptable in layout and amenity grounds and in terms of the highway layout.

The development is considered to accord with the North East Lincolnshire Local Plan and in particular Policies 1, 2, 5, 6, 13, 17, 18, 22, 33, 34, 36, 38, 40, 41, 42 and 43 and is recommended for approval.

RECOMMENDATION

Approved with Conditions

(1) Condition

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

01-360-20 Rev A - Site location plan

02-360-20 Rev D - Proposed site layout

20.360.20 Coloured house type plan

E773-500 Engineering plan

House type plans - 05.360.20 Rev B, 06.360.20 Rev C, 07.360.20 Rev B, 09.360.20 Rev C, 10.360.20 Rev E, 11.360.20 Rev E, 12.360.20 Rev B, 13.360.20, 14.360.20 Rev A, 17.360.20 Rev B and 18.360.20 Rev B.

Garage Plans 15.360.20 Rev B and 19.360.20

Tracking Layout Plans E773-065E and E773-06B.

Reason

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

(2) Condition

Development shall not begin until details of all external materials to be used in construction of the buildings have been submitted to and approved in writing by the Local Planning Authority. The development shall then be built out in accordance with the approved details.

Reason

To ensure the development has an acceptable external appearance and is in keeping with the visual amenity and character of the area in accordance with Policies 5 and 22 of the North East Lincolnshire Local Plan 2013-2032.

(3) Condition

The development shall be carried out in complete accordance with the Ecology Survey update by IEL Inspired Ecology dated 15th December 2020 and the original Ecology Survey by Scarborough Nixon Associates Dated August 2016.

Reason

In the interests of ecological enhancement in accordance with Policy 5 and 41 of the North East Lincolnshire Local Plan 2013-2032.

(4) Condition

Prior to the commencement of the development final details on foul drainage shall be submitted to and approved in writing by the Local planning Authority. All foul drainage shall be in accordance with the details approved.

Reason

In the interests of providing satisfactory foul drainage to accord to Policy 5 and 34 of the North East Lincolnshire Local Plan 2013-2032.

(5) Condition

Surface water drainage shall be in accordance with the details shown on plan E773-500 Engineering layout details.

Reason

In the interests of satisfactory surface water drainage to accord to Policy 33 of the North East Lincolnshire Local Plan 2013-2032

(6) Condition

Prior to commencement of development, full details of the children's play equipment to be installed and when it will be installed, a play space/equipment and open space management plan including long term design objectives, timing of the works, management responsibilities and maintenance schedules for the play area/equipment and open space, shall be submitted to and approved in writing by the Local Planning Authority. The play equipment and public open space shall then be fully installed and subsequently managed and maintained in accordance with the details as approved through the lifetime of the development.

Reason

To ensure suitable play space and equipment is delivered in a timely manner in accordance with Policy 43 of the North East Lincolnshire Local Plan 2013-2032 (adopted 2018).

(7) Condition

Prior to any development commencing on the site details of all finished floor levels and finished levels within the gardens of each plot shall be submitted to and approved in writing by the Local Planning Authority. The development shall then be built out in accordance with the approved details.

Reason

In the interests of amenity in accordance with Policy 5 of the North East Lincolnshire Local Plan 2013-2032.

(8) Condition

Prior to any works commencing on the development an up to date Water Vole Survey shall be submitted to and approved in writing by the Local Planning Authority. Should Water Voles be found to be present then a mitigation strategy shall be submitted to and approved in writing by the Local Planning Authority and the development shall then only proceed in strict accordance with the approved details.

Reason

In the interests of wildlife protection in accordance with Policy 41 of the North East Lincolnshire Local Plan 2013-2032.

(9) Condition

Prior to the commencement development full construction details of the new crossing point on Bradley Road shall be submitted to and approved by the Local Planning Authority, to be informed by undertaking of an independent road safety audit. The crossing shall then be fully installed and made operational prior to any dwelling being occupied on the site.

Reason

In the interests of pedestrian safety in accordance with Policy 5 of the North East Lincolnshire Local Plan 2013-2032.

(10) Condition

Prior to the commencement of development final details on the landscaping of the site, woodland planting and attenuation pond to follow the principles shown on Site Layout Plan 02.360.20 D shall be submitted to and approved in writing by the Local Planning Authority. The attenuation pond shall be in accordance with the details approved and all landscaping shall be completed within a period of 12 months, beginning with the date on which development began or within such longer period as may be first agreed in writing by the Local Planning Authority. All planting shall be adequately maintained for 5 years, beginning with the date of completion of the planting of the whole landscaping scheme and during that period all losses shall be replaced during the next planting season.

Reason

To ensure a satisfactory appearance and setting for the development and continued maintenance of the approved landscaping in the interests of local amenity in accordance with Policies 5 and 42 of the North East Lincolnshire Local Plan 2013-2032.

(11) Condition

No construction works shall take place on the site until the 3 areas of woodland planting and new hedgerow along the western boundary of the site, as approved under condition 10, have been fully planted out.

Reason

To protect the visual amenity of the area in accordance with Policies 5 and 42 of the North East Lincolnshire Local Plan 2013-2032.

(12) Condition

No dwelling shall be occupied until the access road/s serving it has been constructed to at least base course level and the street lighting, approved through the conditions of this planning permission, has been fully installed and made operational. Within 12 months of any dwelling being first occupied on the site the access road/s serving it shall be fully constructed in accordance with the details approved through conditions of this planning permission.

Reason

To ensure access roads are made up as soon as possible and in the interests of public safety in accordance with Policy 5 of the North East Lincolnshire Local Plan 2013-2032.

(13) Condition

No dwelling shall be occupied until the bin collection area serving it has been fully installed as detailed on 02-360-20 Rev D - Proposed site layout. Collection areas shall thereafter be retained as such.

Reason

In the interests of amenity in accordance with Policy 5 of the North East Lincolnshire Local Plan 2013-2032.

(14) Condition

Prior to the commencement of development details of main site boundary fencing shall be submitted to and agreed in writing by the Local Planning Authority and shall be installed as agreed prior to the commencement of development. Prior to occupation of any dwelling final details on boundary treatments as it relates to the respective dwelling shall be submitted to and approved in writing by the Local Planning Authority. Boundary

treatments as approved shall be installed prior to the occupation of the dwelling to which they relate.

Reason

In the interests of amenity in accordance with Policy 5 of the North East Lincolnshire Local Plan 2013-2032.

(15) Condition

No development shall take place on any phase until the applicant has:

- (i) Submitted a Written Scheme of Investigation or Specification for Works, for a programme of archaeological work, to the Local Planning Authority.
- (ii) Received written approval of the Written Scheme of Investigation for a programme of archaeological work from the Local Planning Authority.
- (iii) Implemented or secured implementation of the Written Scheme of Investigation for a programme of archaeological work.

Occupation of the development shall not take place until the applicant has:

- (iv) Published, or secured the publishing of the findings resulting from the programme of archaeological work within a suitable media.
- (v) Deposited, or secured the deposition of the resulting archive from the programme of archaeological work with an appropriate organisation.

Reason

The site contains, or may contain, a Historic Environment Asset which requires recording prior to alteration or destruction to accord to Policy 39 of the North East Lincolnshire Local Plan 2013-2032.

Informatives

1 Reason for Approval

The Local Planning Authority has had regard to development plan policies and especially those in the North East Lincolnshire Local Plan 2013 to 2031 (Adopted 2018). The proposal would fulfil the development granted outline planning permission and not harm the area character or residential amenity and is acceptable under all other planning considerations including ecology, highway works and drainage. This proposal is approved in accordance with policies 3, 5, 6, 22, 33, 34, 38, 40, 41, 42 and 43.

2 Added Value Statement

Article 31(1)(cc) Statement - Positive and Proactive Approach

In accordance with paragraph 187 of the National Planning Policy Framework, the Local Authority has worked in a positive and proactive manner with the applicant to seek solutions to problems arising, by resolving highway design issues.

3 Informative

The applicants are reminded that conditions from outline permission M/0997/16/OUT apply. Namely 5, 7, 8, 9, 10, and 11.

4 Informative

Please note that you may also require Building Regulations. You are advised to contact them in advance of work on site commencing (Tel: 01472 325959).

5 Informative

This application will require the creation of new postal addresses. You are advised to contact the Street Naming & Numbering Team on 01472 323579 or via email at snn@nelincs.gov.uk to discuss the creation of new addresses.

6 Highway Informatives

Advance notice Section 38

As the highways within the site are to be adopted by the Council, in accordance with Section 38 of the Highways Act 1980, please contact the Highway Management Team six months in advance of the commencement of works. (Tel: 01472 324505).

S106 Monitoring

Please note that this decision is subject to a Section 106 Legal Agreement and the requirement within it to contact the Monitoring Officer prior to development commencing and prior to the required contributions being made.

Pre Condition Inspection

If the footway or carriageway is damaged as a consequence of any excavation or any other operations relating to the development, the Highway Authority may make good the damage and recover expenses reasonably incurred. You are required to contact the Highway Management Team at least 4 weeks prior to commencement of works to arrange for a highway pre-condition inspection (Tel: 01472 324431)

Advanced Notice Section 278

As works are required within the existing highway, in accordance with Section 278,

Highways Act 1980, in order to enable the development to take place, please contact the Highway Management Team at least 6 months in advance of the commencement of works (Tel: 01472 324505).

Advance Notice Traffic Regulation Order

As a Traffic Regulation Order is required to be implemented, in order to enable the development to take place, please contact the Traffic and Road Safety Team at least 6 months in advance of the commencement of works. (Tel: 01472 324528).





Angela Tynan (Engie)

From: Barnoldby le Beck Parish Council <BarnoldbyPC@outlook.com>
Sent: 09 February 2021 15:21
To: Planning - IGE (ENGIE)
Cc: Richard Limmer (Engie)
Subject: DM/1084/20/REM - Land at Bradley Road
Attachments: Land at Bradley Road 66 dwellings DM-1084-20-REM.pdf

Good Afternoon

DM/1084/20/REM, Land at Bradley Road, Barnoldby le Beck.

Reserved matters application to erect 66 dwellings following DM/0997/16/OUT to consider access, appearance, landscaping, layout and scale.

I can confirm that the above application was discussed at last night's meeting; the Parish Council recommended to oppose the above planning application (letter of objection attached).

Kindest Regards,
Kim

Mrs. Kim Kirkham
Barnoldby le Beck Parish Clerk

BARNOLDBY-LE-BECK PARISH COUNCIL

Mrs K Kirkham
Clerk to the Council

Email: BarnoldbyPC@outlook.com

14 Househams Lane
Legbourne
Louth
LN11 8LG

9th February 2021

NELC planning Department

Case Officer - Richard Limmer

Dear Sir,

Planning Reference: DM/1084/20/REM

Proposal: Reserved matters application to erect 66 dwellings following DN/0997/16/OUT to consider access, appearance, landscaping, layout and scale.

Location: Land at Bradley Road, Barnoldby Le Beck

Following a review of the plans and discussion, the Parish Council unanimously agreed that their previous comments have not been adequately addressed and maintain their previous stance. The Parish Council agreed to oppose this application on the following grounds: -

- 1) The local infrastructure is inadequate to provide for this increase. There are no services or facilities in the villages of Barnoldby le Beck or Bradley leaving the limited amenities in Waltham to try to accommodate increased need.
- 2) This development will increase the number of homes in Barnoldby le Beck having no facilities at all this would put considerable strain on the amenities of neighbouring villages of Waltham and Bradley, from school places to health services. It is widely reported that the primary school for Waltham is oversubscribed, where would the children from this Barnoldby le Beck site attend?
- 3) All of the above will inevitably lead to a significant increase in traffic on Bradley Road and into Waltham. Highway safety issues remain a major concern on roads which Humberside Police statistics show as having recorded accident history.
- 4) The area of the development site already has surface and foul water drainage issues and the increased loading is a matter of concern.
- 5) The Parish Council are concerned over access onto this very busy highway and the manoeuvring of large vehicles within the site.
- 6) This large development on the outer perimeter of our village will alter the visual aspect permanently for every resident leaving the village centre who is heading into Waltham by means of its size and scale.
- 7) The Parish Council noted that there is no mention for landscaping and would like this to be addressed before any approval.
- 8) Concerns were raised regarding the timings of the environmental species reports and the impact this development would have on the wildlife.

The Parish Council urge the Planning Committee Councillors of NELC to consider residents concerns raised across Barnoldby, Waltham and Bradley. Also to look at the impact this site will have on the landscape character of the area as well as the wildlife that inhabit and use this land and the neighbouring village amenities.

There does not appear to be any provision within the Section 106 agreement for any contribution towards a village project. This is a considerable development within the village boundary and should make a contribution towards a community benefit project which this Section 106 Draft Head of Terms does not appear to do. The Parish Council would like to be given the opportunity to discuss this and put forward suggestions to benefit the village.

Kindest Regards

Mrs Kim Kirkham
Barnoldby le Beck Parish Clerk

- i) Planning Application Reference: DM/1084/20/REM Proposal: Reserved matters application to erect 66 dwellings following DM/0997/16/OUT to consider access, appearance, landscaping, layout and scale Location: Land At Bradley Road Barnoldby Le Beck North East Lincolnshire.

[DM/1084/20/REM | Reserved matters application to erect 66 dwellings following DM/0997/16/OUT to consider access, appearance, landscaping, layout and scale | Land At Bradley Road Barnoldby Le Beck North East Lincolnshire \(nelincs.gov.uk\)](https://www.nelincs.gov.uk/DM/1084/20/REM)

The Parish Council recognises that outline permission has already been granted to build 66 dwellings on the site, and that this application is for reserved matters. The Parish Council wishes to have the following concerns taken into account when the planning officers are making their reports to the planning committee:-

- The Flood Risk Assessment is now four years out of date and the Parish Council feels that this should be updated given the changing weather patterns over recent years. There is no heritage report available to view, and there is a lack of information on foul and surface water drainage.
- The Parish Council is concerned over the volume and speed of traffic along Bradley Road. A planned development at the site of the former Western School will further increase traffic flow along Bradley Road. The Parish Council notes that a junction capacity audit was recommended in the Road Safety Report to ascertain whether the junction at the entrance to the site would have sufficient capacity to accommodate the extra traffic. The site is not within an easy-walking distance of the Waltham central facilities leading to extra car journeys.
- The Parish Council is fully supportive of residents' concerns that the existing street scene of Bradley Road is predominantly bungalows, but the mix of properties in the new development is a high proportion of two-storey developments and less than ten per cent bungalows.

Waltham Parish Council recommends refusal of this application on the grounds outlined above.

BRADLEY PARISH COUNCIL



Planning Application DM/1084/20/REM

Proposal: Reserved matters application to erect 66 dwellings following DM/0997/16/OUT to consider access, appearance, landscaping, layout and scale

Location: Land At Bradley Road, Barnoldby Le Beck, North East Lincolnshire

Bradley Parish Council strongly **OBJECTS** to the above application for the following reasons:-

1. The main objection is the extra traffic along Bradley Road and its implications. ie. There is already congestion at both ends of Bradley Road, Waltham mini roundabout and Bradley Cross Roads roundabout, at busy times. There have also been at least 3 fatalities along this road in the last 5 years. Although there is now 30mph and 40mph speed restrictions in place motorists frequently abuse these restrictions, especially at peak times and if children are crossing this road for school it will make them very vulnerable.
2. The increase in the number of school children this development would bring who would be attending the local schools would put massive pressure on school facilities.
3. There are already many staff from both the Bradley Nursing Home and the Woodlands Hospital who regularly walk along Bradley road to and from work and as they use the existing footpaths they have to actually cross the road several times, again, more traffic makes them vulnerable.
4. The drainage for this proposed development will seriously impact on Bradley Road, the existing infra structure will be inadequate and this will all result in excess flooding along the road, particularly as there are already occasions when flooding occurs.
5. As the development at Waltham Toll Bar is concluded, this will inevitably bring even more traffic along Bradley Road, so more congestion will occur.
6. If the Western Relief Road is developed that too will bring even more congestion to Bradley Road, and these proposed developments are not too far into the future.
7. If 66 properties were to be erected that would be an increase of 30% to Barnoldby-le-becks existing residency. With this increase it would go against the figures listed in the strategic housing land availability assessment

2015, under reference HOU292. It would bring Barnoldby le Beck very close to the potential capacity.

Considering all of the above, Bradley Parish Council seriously **OBJECTS** to this application.

Regards

Val Turner

Val Turner

Chair Bradley Parish Council.

Comments for Planning Application DM/1084/20/REM

Application Summary

Application Number: DM/1084/20/REM

Address: Land At Bradley Road Barnoldby Le Beck North East Lincolnshire

Proposal: Reserved matters application to erect 66 dwellings following DM/0997/16/OUT to consider access, appearance, landscaping, layout and scale

Case Officer: Richard Limmer

Customer Details

Name: Mr iAN McDermid

Address: 40 Bradley Road Waltham Grimsby

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: This is the 3rd Planning Application Consultation correspondence I have received, in regarding the proposed new dwellings to be built on Bradley Road. As "The Owner /Occupier" I will make the same objections that I have made twice previously.

The grounds for my objections have not changed, as no amount of modifying an original plan that should not have been considered in the first place, can make it safe or viable.

Point 1/ Increased Traffic Flow.

To erect 66 dwellings on Bradley Road, obviously will cause a considerable increase in traffic flow, this is without dispute, I have lived in Waltham for many years and am aware that it is quite the norm for households to have 2 cars some even 3. This is due to a bus route which only serves travel to and from Grimsby. A good service but quite limited, travel to the Humber Bank, Immingham or Louth etc by bus is not practical. It is reasonable to expect an increased traffic flow of 120 vehicles along Bradley Road. How many trips will these vehicles make in a single day? To shops, to drop off school children to collect the same children, also commuting to and from work and all the other reasons people use cars.

The logic points out that hundreds of additional traffic movements will take place every day.

Point 2/ Safety.

Bradley Road is well documented over the years as having safety issues, with an above average number of accidents recorded, caused by increased traffic flow and a series of sharp bends, at Dixons Woods , Bradley Woods and The Shepherd's Purse locality. The movements of heavy agricultural machinery by local farmers along the road, during planting and harvest times, is the norm. Has any of this been considered?

To substantially increase traffic flow can only make the situation worse.

Point /3 Environmental Pollution.

I have lived for many years on Bradley Road, having experienced the gradual worsening of the environment quality, air and noise pollution caused by the close proximity of traffic flow, this is at a particularly high peak during morning and evening rush hours. It cannot be said that the proposed development will not cause a further deterioration in noise pollution and especially the quality of the air that we have to breath.

Recently on 16th December 2020 a coroner ruled that air pollution contributed to the death of a child, living in a busy traffic environment I feel that the ongoing impact has not been taken seriously enough in what is a residential environment.

Point 4/ Facilities in Waltham.

Where is there to park in Waltham? The Main Street is narrow with quite limited parking, the traffic flow at the moment is more like a city street than a village. The parking at the main car park shopping area is at capacity at the moment.

Has the inevitable increase in child population been considered? At the moment during school start and finish times from the Leas and particularly Tollbar Academy the village is packed with children on foot returning home, I will ask the council to witness this at first hand.

Consider the areas around the village, Cheapside, Brigsley Road, Barnolby Road and the Waltham end of Scartho Road at the mini roundabout in particular. Planning permission has been granted to build developments large and small in every available space, the village cannot cope with an endless expansion

The last thing Waltham needs is even more expansion.

Point 5/ Loss of valuable Greenfields.

When this green pasture land is given up to the builders it can never be returned and is lost. There are alternative choices around Grimsby, that should be considered which are not sacrificing our green fields. Of course these are not so lucrative from the developers point of view. What does this proposal have to offer to Waltham as a village? It offers only the negative.

I admire the absolute determination of the council to grant permission to this proposed development.

We and the people who live here in Waltham, have voiced our worries concerns and objections. What more can we do?

Kind Regards. Mr I McDermid.

Comments for Planning Application DM/1084/20/REM

Application Summary

Application Number: DM/1084/20/REM

Address: Land At Bradley Road Barnoldby Le Beck North East Lincolnshire

Proposal: Reserved matters application to erect 66 dwellings following DM/0997/16/OUT to consider access, appearance, landscaping, layout and scale

Case Officer: Richard Limmer

Customer Details

Name: Mrs Kerry Leaning

Address: 43, Bradley Road Barnoldby Le Beck Grimsby

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I have the same opinion as my husband I strongly object to the application to erect 66 dwellings, areas below are for why I object

noise & light pollution from the dwelling

noise and disturbance - Impact of construction work

Overlooking & loss of privacy

Visual amenity

Landscaping

Smells

Heavy load of traffic on Bradley Road, traffic generation

highway safety, Road access

School/pupil numbers will increase

Wild life will diminish, Nature conservation

Perceived loss of property value

Comments for Planning Application DM/1084/20/REM

Application Summary

Application Number: DM/1084/20/REM

Address: Land At Bradley Road Barnoldby Le Beck North East Lincolnshire

Proposal: Reserved matters application to erect 66 dwellings following DM/0997/16/OUT to consider access, appearance, landscaping, layout and scale

Case Officer: Richard Limmer

Customer Details

Name: Mr Trevor Leaning

Address: 43 Bradley Road Barnoldby Le Beck Grimsby

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Stongley object to the application to erect 66 dwellings, area's below are for why I object

noise & light pollution from the dwelling

noise and disturbance - Impact of construction work

Overlooking & loss of privacy

Visual amenity

Landscaping

Smells

Heavy load of traffic on Bradley Road, traffic generation

highway safety, Road access

School/pupil numbers will increase

Wild life will diminish, Nature conservation

Perceived loss of property value

Comments for Planning Application DM/1084/20/REM

Application Summary

Application Number: DM/1084/20/REM

Address: Land At Bradley Road Barnoldby Le Beck North East Lincolnshire

Proposal: Reserved matters application to erect 66 dwellings following DM/0997/16/OUT to consider access, appearance, landscaping, layout and scale

Case Officer: Richard Limmer

Customer Details

Name: Mrs Diane Hood

Address: 44 Bradley Road Waltham Grimsby

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: We strongly object to this development. The road is already very busy and dangerous especially trying to get in and out of our drives, before another 66 houses are built. It will effect Waltham more then Barnoldby-le-beck. The school in Waltham is already full so the children would have to go by car, more traffic! If a pedestrian crossing is built across this road I would be terrified of a child or elderly person crossing with lorries and heavy farm machinery using this Road constantly.

Very concerned about flooding in the area.

Comments for Planning Application DM/1084/20/REM

Application Summary

Application Number: DM/1084/20/REM

Address: Land At Bradley Road Barnoldby Le Beck North East Lincolnshire

Proposal: Reserved matters application to erect 66 dwellings following DM/0997/16/OUT to consider access, appearance, landscaping, layout and scale

Case Officer: Richard Limmer

Customer Details

Name: Mrs Linda Paterson

Address: 45 Bradley Road Barnoldby-le-Beck Grimsby

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I strongly object to the proposed building of 66 dwellings on land at Bradley Road for the following reasons

The amount of increased traffic on an already very busy and dangerous road

The noise and light pollution which they would bring

The impact on the wonderful wildlife in our area

The drainage problems which over the last few years have already seen our gardens flooded.

This is supposed to be a village ! Do we really need more houses !

Comments for Planning Application DM/1084/20/REM

Application Summary

Application Number: DM/1084/20/REM

Address: Land At Bradley Road Barnoldby Le Beck North East Lincolnshire

Proposal: Reserved matters application to erect 66 dwellings following DM/0997/16/OUT to consider access, appearance, landscaping, layout and scale

Case Officer: Richard Limmer

Customer Details

Name: Mr Craig Mason

Address: 51 Bradley Road Grimsby

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment:I strongly object to the development as it is not in keeping the the original properties on Bradley Road there are very small amount of bungalows being included in the new development. The Road safety survey carried out Stats many issues with the development which cannot be resolved questions A1.6 through to A2.1, The land survey carried out in 2016 still states land in Waltham not barnoldby le beck.there has been several more developments passed and built since the original plans where put in and this has not been taken into account resulting in busier roads and Stretched resources in the village and surrounding area

Comments for Planning Application DM/1084/20/REM

Application Summary

Application Number: DM/1084/20/REM

Address: Land At Bradley Road Barnoldby Le Beck North East Lincolnshire

Proposal: Reserved matters application to erect 66 dwellings following DM/0997/16/OUT to consider access, appearance, landscaping, layout and scale

Case Officer: Richard Limmer

Customer Details

Name: Miss Faye Craven

Address: 51 Bradley road Barnoldby le beck

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I strongly object to this application on the following grounds:-

- several survey's were submitted in 2016 and not updated to the current situation.
- The road survey was taken in the middle of 2020 "lockdown" with a lot less vehicles on the road.
- A large amount of the paperwork submitted has the wrong address on it.
- Ridge heights are not stated on the application plans, before the houses had a capped height restriction placed on them.
- All of the local amenities in Waltham village are stretched (parking especially)
- No local Doctors and Dentists are taking on new patients.
- No school spaces are available at the local junior school (waltham Leas) this is oversubscribed every year by at least 45%., with no more room to expand for pupils.
- With all the extra housing being built in cheapside, Barnoldby le beck and the 400 at Tollbar do we really need another development that will enter on one of the busiest roads in the area where there was another overturned car only a month ago during a national lockdown again. This will cause more noise, light and traffic pollution thus potentially affecting the local residents health and mental health putting more strain on the limited local medical resources available.

Comments for Planning Application DM/1084/20/REM

Application Summary

Application Number: DM/1084/20/REM

Address: Land At Bradley Road Barnoldby Le Beck North East Lincolnshire

Proposal: Reserved matters application to erect 66 dwellings following DM/0997/16/OUT to consider access, appearance, landscaping, layout and scale

Case Officer: Richard Limmer

Customer Details

Name: Mr Craig Mason

Address: 51 Bradley Road Grimsby

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I strongly object to the development

1 On the IHT Guidelines most of, if not all the items listed are on the outer limits or outside the recommended travelling distances

2 BSP consults who carried out the road safety Survey conducted on the 26th of June 2020 at the heights of Covid lockdown not given a true reflection of the road conditions and safety also having previous data stating vehicles entering the village at 60 mph plus not to mention several road traffic accidents with cars live in the road in the last year

3 local schools over prescribed with no spare places not taking into consideration other developments in the area since the original outline in 2016

4 The survey plan carried out by John K Rowan is still dated July 2016

5 flood risk assessment still dated October 2016 which I still do not agree with as my own property which lays beside the said development is unusable for several months due to being waterlogged

6 The wildlife survey clearly states section 9 countryside act 1981 that water voles are only present between April and September this was clearly carried out outside of this period as stated in its own reports

7 there has been issues with the boundary on said development all pictures relating to the boundaries show hedgerows this is not the case

8 on the plans it shows access to the adjacent field for farm equipment and machinery with the road width of 5.5m and on street parking also with refuse collection points this confirms that the roads are not large enough for refuse trucks to get to all the properties I have raised my concerns with. With planning but have not got a Response

9 with all the comments and issues with this site surely it is time to remove out line planning altogether not to take into account all the other developments which have been passed and built since the original plans were placed

Comments for Planning Application DM/1084/20/REM

Application Summary

Application Number: DM/1084/20/REM

Address: Land At Bradley Road Barnoldby Le Beck North East Lincolnshire

Proposal: Reserved matters application to erect 66 dwellings following DM/0997/16/OUT to consider access, appearance, landscaping, layout and scale

Case Officer: Richard Limmer

Customer Details

Name: Mr Colin Playle

Address: 54 Bradley Road Waltham Waltham Grimsby

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Firstly I must express my surprise to see a further application from the same developer, as when previously questioned over his application for 82 dwellings, which as we know was refused, both he and his son were adamant, in my home, that the development was not viable on any fewer houses, as he is now applying to build 66, does this mean that standards will be lower, corners cut, or section 106 commitments short changed? He has achieved the reduction by simply changing 16 semis in the 82 to detached in the 66, could he apply in future to amend back to 82 to make site viable?

Secondly, the site appears to change location, outline planning, was granted, according to the planning application, on "Land adjacent to 59 Bradley Road, Waltham, DN37 0UZ" the postcode is actually my home, certainly not the field in Barnoldby Le Beck. Now on the reserved matters application, it is referred to as "Land at Bradley Road, Barnoldby Le Beck, DN37 0YW". I am pretty certain that if I submit a planning application, and subsequent reserved matters application, with two different addresses, it would be passed back to me for correction, because legally, as it stands, the actual field in Barnoldby Le Beck, does not have outline planning, a field in Waltham does.

Whilst the number of houses has been reduced, all of our previous objections, and reasons for refusal of the application for 88 homes, still apply.

Bradley Road is still as busy as it has always been. According to the travel plan submitted with this application, for which the audit took place in June last year whilst we were in full Covid lock down, so does not give a true picture of normal use, they anticipate 519 extra two-way trips in and out of the proposed new access road, 431 in a car, that is 862 in or out movements on to or across Bradley Road. That same report also states that there are schools and medical facilities within the government recommended distance, those same facilities that are still full to capacity, so another irrelevant fact. There is also a letter in the documents section from John Vernon of NTP who

produced the travel plan, where, having written chapter and verse on the pros and cons of mini roundabouts, he admits "I do not know whether NELC permit the use of mini-roundabouts for new junctions", surely as the developer's consultant he should know?

I also refer back to the NELC traffic survey where it was shown that around 700 vehicles per day exceed the speed limit along the stretch of road that the proposal sits on, some up to 65mph in the 30 limit. Only last month we had a vehicle on its roof, in a field, within quarter of a mile of the proposed junction. The Road safety audit suggest that a junction capacity audit should be undertaken to confirm that the junction would have sufficient capacity to accommodate the extra traffic, should this not be made available before a decision is taken. There are also several recommendations made regarding the internal layout of the proposal, some safety related, are these going to be incorporated in the final layout?

A final comment on infrastructure is the ability of the existing electricity supply to cope with any additional load. A high percentage of homes in Waltham are currently experiencing regular power cuts, which I can only suspect is due to ageing cables and possibly a rising water table, due to more frequent extreme weather events.

This brings me on to the flood risk assessment, which is now over four years old and I would suggest out of date with current weather trends. The drainage plan in that FRA is also for the system which was suggested in a previous application and uses a different water management strategy to that in this application. Again, last week, Mount Pleasant Beck was full to overflowing, and still rising, yet the proposal intends to discharge further water in to that same overloaded drain. Previously flooded residents need to be protected, not put at increased risk.

I would also like to draw your attention to a recent decision notice, refused by NELC Planning Department which was for only 3 houses, ref DM/0265/20/REM;

Refused on the grounds that: 1 The proposed development, due to the size and position of the proposed dwellings and through resultant surface water drainage, would compromise the integrity of Buck Beck and increase the risk of flooding. This is contrary to Policy 5 and 33 of the North East Lincolnshire Local Plan 2013-2032 (Adopted 2018).

This is the same drainage network that the applicant wants to discharge further water in to, so having refused the above application on a proposed discharge rate of 1.3 l/s, how can you now permit a proposal for 66 houses to discharge at 13.3 l/s into that system.

The Protected Species survey makes several recommendations to prevent any detrimental effect on the existing feeding and roosting areas of several species. Bat Roosts, Bird Boxes and hedgehog mitigation measures are suggested, would we see any of these, if the proposal were to be passed. Incidentally the timing of this survey, 10th December, seems fairly pertinent, I am not surprised that there was little evidence of several species at a time when most of them will be hibernating for winter!

Referring back to the refused application, we never saw sign of, the twice requested, heritage report, surely a report of this nature should be provided for this application as it is on the same land.

It is all well and good providing several reports, either current or potentially out of date, but if the recommendations are ignored, they are purely trying to tick boxes and impress decision makers, rather than genuine intentions.

Finally, the effect on the street scene, that stretch of road is currently 13% houses, 87% bungalows, the proposed development frontage is 91% houses and only 9% bungalows, the total opposite of the existing landscape, how can such a change in street scene be allowed.

The NELC website has a list on which planning decisions must be based, this application clearly has valid objections that fail at least five of those criteria, namely Highway Safety, Landscape Impact, Local amenity, noise and privacy, case law and previous decisions, and finally Appearance.

Local countryside and rural environments have great health and tourism benefits in today's stressful lifestyle. Land such as this, in our County, should be preserved for future generations, not constantly eroded by unnecessary development.

Again, I would ask that you vote to refuse this application, on insufficient information, inaccurate information, out of date information, and the visual impact on the entrance to both Waltham and Barnoldby villages, hence protecting valuable open space, and supporting the local residents, whom you represent, who this application will have a huge impact on.

Comments for Planning Application DM/1084/20/REM

Application Summary

Application Number: DM/1084/20/REM

Address: Land At Bradley Road Barnoldby Le Beck North East Lincolnshire

Proposal: Reserved matters application to erect 66 dwellings following DM/0997/16/OUT to consider access, appearance, landscaping, layout and scale

Case Officer: Richard Limmer

Customer Details

Name: Mr martin evardson

Address: 57 Bradley road Barnoldby le Beck grimsby

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Application Summary Application Number: DM/1084/20/REM Address: Land At Bradley Road Barnoldby Le Beck North East Lincolnshire Proposal: Reserved matters application to erect 66 dwellings following DM/0997/16/OUT to consider access, appearance, landscaping, layout and scale

Case Officer: Richard Limmer

Customer Details Name: Mr. Martin Evardson Address: 57 Bradley road Barnoldby-le-beck grimsby north east Lincolnshire

Comment Details Commenter Type: Member of the Public Stance:

Customer objects to the Planning Application Comment Reasons:

Comment: DM/1084/20/REM Objection to build from 57 Bradley Road Sharon and Martin Evardson residents of Barnoldby le beck

Dear Mr. Limmer

I would like to bring to your attention that the Engineering drawing E-773 500.

Is for Bradley Road Waltham and has no ref to Barnoldby -le -Beck.

Could you please by return let the public know when will the Engineering Drawing be up Revved to the correct Barnoldby le beck location. These old drawings are out of date and should reflect the proposed new build which we strongly object too.

Comments for Planning Application DM/1084/20/REM

Application Summary

Application Number: DM/1084/20/REM

Address: Land At Bradley Road Barnoldby Le Beck North East Lincolnshire

Proposal: Reserved matters application to erect 66 dwellings following DM/0997/16/OUT to consider access, appearance, landscaping, layout and scale

Case Officer: Richard Limmer

Customer Details

Name: Mr martin evardson

Address: 57 Bradley road Barnoldby le Beck grimsby

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Dear Mr. Limmer

Could you please let the public and the developers know just where the area of land proposed for development is it Waltham or Barnoldby le beck ive just been looking at the Drawings Reference numbers E-773-31 and 30 the Reserved matters states Barnoldby le beck and these drawings are for Bradley road Waltham. Is there another development going through the process or is this the same site on passing could you let the developers know where they are proposing to build please.

Comments for Planning Application DM/1084/20/REM

Application Summary

Application Number: DM/1084/20/REM

Address: Land At Bradley Road Barnoldby Le Beck North East Lincolnshire

Proposal: Reserved matters application to erect 66 dwellings following DM/0997/16/OUT to consider access, appearance, landscaping, layout and scale

Case Officer: Richard Limmer

Customer Details

Name: Mr martin evardson

Address: 57 bradley road barnolby-le-beck grimsby north east lincolnshire

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment:DM/1084/20/REM

Objection to build from 57 Bradley Road Sharon and Martin Evardson residents of Barnoldby le beck

Our reasons follow below.

UNDER THE Strategic housing land availability Assessment 2012

"land to the North of Waltham Road Barnoldby Le Beck"

Was rejected for inclusion on the SHLAA. On the following grounds

"this development would form a large intrusion from the southern and western arc into rural area of the borough. The rural area is not a focus for development."

So why is it even been considered?

The SHLAA 2016 is for land in Waltham, not Barnoldby Le Beck

regardless of changing the address from Waltham to Barnoldby le beck the constant barrage from the proposed developer to build should cease and building on this Arable land must not go ahead.

Further more

North East Lincolnshire's proposal will have a severe detrimental impact upon residential amenities of Bradley Road Barnoldby-le-Beck. The construction of obtrusive dwellings is not in keeping with the character of Bradley Road.

There are no bus routes along Bradley Road nor plans to provide one.

The shops are not in walking distance for everyone from the proposed development; therefore vehicle movement will further congest Bradley Road/Waltham Road

Employment opportunities within Barnoldby-le-Beck are scarce therefore new residents would have no other means than to commute to their place of employment increasing traffic volume at peak times from this proposed barren estate.

Barnoldby-le-beck/Waltham from Bradley roundabout is a constant source of speeding vehicles/motorbikes/vans/haulage Lorries. Along with numerous daily slow moving farm machinery and residents attempting to negotiate to their properties adds to the present impatient road users. Speeding and road rage are the cause of very many collisions as it is.

The junction to Marion Way onto Bradley Road has caused to my knowledge 4 car versus car collisions. There have been 3 pedestrian deaths further along Bradley Road in recent years and numerous vehicles have careered through hedges with regularity, unfortunately another RTA happened early January 2021 on BRADLEY ROAD.

There is only 1 proposed access to these dwellings. Bradley Road is an Arterial Road which is already at full capacity. Vehicles using this road will suffer a long delay which in turn leads to vehicles cutting into fast flowing traffic onto Bradley Road creating another very serious road safety hazard. Not forgetting the large volume of hobby Cyclists and Pedestrians. Fatalities will be a matter of time.

The proposed development will have a direct impact on the established wildlife habitats, large established trees will also be damaged by construction works.

Drainage is a present problem, several times a year the Water Board attend blocked mains drainage on Bradley Road at the proposed location. When the proposed 66 was presented, Anglia Water did state that the sewerage drain was not substantial enough.

The Dyke located on the proposed boundary can be seen already flowing at full capacity during and after inclement weather. The disruption to main drains and existing properties is of great concern.

The orientation of our property presently enjoys full sun/natural light will be severely compromised. This proposal will result in an unacceptable loss of our privacy with overlooking and over shadowing.

We will be subjected to immense noise/vibration, airborne and lighting pollution during years of construction and well after completion. There is currently underground vibration from the Water Treatment Plant which will not be cured by planting trees as suggested.

Family/pet noise, anti-social behaviour, crime/vandalism/burglary will increase. The siting of the proposed playground will only serve to attract undesirable persons (forms of gangs which normally leads to anti-social behaviour and habits). We object to the Social Housing being too close to our home.

Under the current Human Rights Act Protocol 1; Article 1; states that a person has the right to a peaceful enjoyment of all their possessions including their home and other land. Article 8; state a person has the substantive right to respect for their private and family life, which encompasses their surroundings.

To my knowledge present houses are not selling as fast as they once did, many properties are for sale years and not months in this area. Does N.E.L Council have proof/statistics that these proposed new properties will sell at all.

Where is provision for our Strategic Gap at Barnoldby-le-Beck. Without this we have a serious potential to merge into Waltham.

The proposed destruction to Barnoldby-le-Beck greenbelt is inconceivable and wholly unnecessary now and for future generations

Research shows that visually accessing areas of Greenery and Countryside is conducive to General Health and Wellbeing.

To conclude we strongly reiterate that the proposal for this barren estate be rejected

Comments for Planning Application DM/1084/20/REM

Application Summary

Application Number: DM/1084/20/REM

Address: Land At Bradley Road Barnoldby Le Beck North East Lincolnshire

Proposal: Reserved matters application to erect 66 dwellings following DM/0997/16/OUT to consider access, appearance, landscaping, layout and scale

Case Officer: Richard Limmer

Customer Details

Name: Mr David Dickinson

Address: 57a Bradley Road Barnoldby Le Beck Great Grimsby

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment:BRADLEY ROAD

Since this land was included in the "local plan" Bradley Road has been categorised by Humberside Police as one of the top ten most dangerous roads to drive on in the area. only 2 weeks ago the road was closed by the police as yet another car left the road near the Shepherds Purse caravan park

a RTA. In recent years multiple Deaths and far too frequent collisions have become all too familiar to existing residents. The Marion Way junction opposite the entrance to this proposed development seems to have become the epicentre for car on car collisions. Utilising government statistics you can estimate these 66 properties alone will add 400 additional journeys too and from the site per day, most of which will be at rush hour times with people having to travel to work. Coupled with other documented new developments in adjoining villages more than 6000 additional vehicle journeys per day will be vying to find the quickest route into town/work. With Bradley road been one of a few options available. I would suggest and I think it clear to see this latest proposed development is potentially the straw that broke the Camel's back where the conflict between over development and road safety is concerned.

I also have several other points that I feel should be considered;

BARNOLDBY LE BECK

The applicant constantly refers to the proposal as being part of Waltham, Whilst the site might fall within the proposed Waltham development boundary, it would in fact be part of Barnoldby Le Beck village. These 66 properties increase the number of homes within Barnoldby Le Beck by almost 50% This shows a massive increase in population to the village of Barnoldby Le Beck.

AMENITIES

The site is too far from local shops for most people to walk.

There is no additional provision for schooling as Waltham school is bursting at the seams and

already oversubscribed by Waltham residents. In addition as the development is in Barnoldby Le Beck they would not automatically qualify for places.

Currently you are geographically allocated a doctor if you move into Barnolby Your own doctor could remove you from their list. As Barnoldby is not currently covered geographically by a GP due to shortage of GP's and closed GP lists. There is no health provision for the area.

Waltham high street is often at a standstill due to narrow roads and cars having to give way to a mixture of commercial vehicles and busses.

Already at busy times there is a lack of parking available at the shops.

Specific to 57a Bradley Road

We recently built our home under the main planning constraint that we could not exceed 4mtr in height. Our home sits side ways on to most and we currently enjoy a view from all of our windows without sight of another property, looking over the field towards Netherwood farm and Dixons manor. Nor are we affected by any noise what so ever other than farm machinery at certain times and there's no artificial light affecting us.

This will clearly change should the application be approved with the majority of the properties not only abutting our boundary but blocking our current view in it's entity.

WORTH NOTING

NORTH EAST LINCOLNSHIRE STRATEGIC HOUSING LAND AVAILABILITY ASSESMENT
2016

FOR THE PERIOD 31st MARCH 2016 TO 31st MARCH 2032

Site Ref: HOU 292

This document was produced by NELC when considering allocating this site for development and Shows their concerns with the location and includes the following paragraphs.

"Public transport accessibility from the site is low with the nearest services provided along Barnoldby Road to the south. the site is not within an easy walking distance of the Waltham local centre".

"A watercourse forms the western boundary of the site, and Buck Beck runs to the North. Land adjacent to Buck Beck is identified as having a high risk of flooding from surface water. Buck Beck is an identified local wildlife site and it would need to be demonstrated that the development would not have an adverse impact on its ecological value"

I fail to see where the Applicant has made any mention or genuine effort to address these which are at the very core of the NELC's decision to allow development.

Comments for Planning Application DM/1084/20/REM

Application Summary

Application Number: DM/1084/20/REM

Address: Land At Bradley Road Barnoldby Le Beck North East Lincolnshire

Proposal: Reserved matters application to erect 66 dwellings following DM/0997/16/OUT to consider access, appearance, landscaping, layout and scale

Case Officer: Richard Limmer

Customer Details

Name: Mr David Dickinson

Address: 57a Bradley Road Barnoldby Le Beck Great Grimsby

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: With little more than a week to go to raise objections, I would respectfully request that the councilors commanding the responsibility of considering this planning application Would address the concerns of numerous residents regarding the legitimacy that this plot of land is the one included in the 2016 SHLAA.

Despite my 5 requests For concise clarification on this matter, Mr Limmer thus far has declined to reply.

The 3 existing properties 57, 57a and 59 Bradley Road are all contained within the boundary of this proposed development, and are all indisputably, geographically and physically located in BRADLEY ROAD BARNOLDBY LE BECK DN37 0YW

Although this land is shown on the application it is not included In the 2016 "strategic housing land availability assessment".

Under the SHLAA ref HOU292 (page190) the grid reference refers to BRADLEY ROAD, WALTHAM DN37 0XA, Land across the road from the one shown in this planning application

In the outline planning application DM/0997/16/OUT the land referred to Land adjacent to 59 BRADLEY ROAD WALTHAM DN37 0UZ

This postcode also relates to land across the road in the village of Waltham and not the land in this planning application

The land has not moved, boundaries have not changed and the land under consideration in this application is unquestionably in Barnoldby Le Beck. (DN37 0YW)

The 2016 SHLAA and previous planning app DM/0997/16/OUT both with different postcodes DN37 0XA & DN37 0UZ refer to land in a different village.

The only logical answer is to reject or postpone this application until the legalities have been investigated. And a scrutinization of why this has come about?

The more cynical amongst us may think it's to do with the fact that under the Barnoldby Le Beck address the plot was designated as a rural area which was not a focus for development. In the 2012 SHLAA. Maybe because a development of this size would increase the size of Barnoldby Le Beck, A village with absolutely no amenities what so ever, by at least a third. Whereas, under Waltham It would have much less of an impact as it's a much larger village

Comments for Planning Application DM/1084/20/REM

Application Summary

Application Number: DM/1084/20/REM

Address: Land At Bradley Road Barnoldby Le Beck North East Lincolnshire

Proposal: Reserved matters application to erect 66 dwellings following DM/0997/16/OUT to consider access, appearance, landscaping, layout and scale

Case Officer: Richard Limmer

Customer Details

Name: Mr David Hickinson

Address: 57a Bradley Road Great Grimsby

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: UNDER THE Strategic housing land availability Assessment 2012

"land to the North of Waltham Road Barnoldby Le Beck"

Was rejected for inclusion on the SHLAA. On the following grounds

"this development would form a large intrusion from the southern and western arc into rural area of the borough. The rural area is not a focus for development."

So why is it even been considered?

The SHLAA 2016 is for land in Waltham, not Barnoldby Le Beck

Comments for Planning Application DM/1084/20/REM

Application Summary

Application Number: DM/1084/20/REM

Address: Land At Bradley Road Barnoldby Le Beck North East Lincolnshire

Proposal: Reserved matters application to erect 66 dwellings following DM/0997/16/OUT to consider access, appearance, landscaping, layout and scale

Case Officer: Richard Limmer

Customer Details

Name: Mr Martin Tuck

Address: 58 Bradley Road Waltham Grimsby

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I strongly object to this planning application on the grounds of highway safety for both the road users, and pedestrians. I would refer you to the refusal of planning application DM/0056/20/FUL which was for an additional 16 homes on this parcel of land which was refused on the grounds that :

The proposed development, by reason of the number of dwellings and intensive layout, would have a detrimental impact on the general character of the area, have an adverse impact on local infrastructure and have detrimental impact on the capacity of the highway network adversely impacting on highway safety. As a result, the proposal is contrary to Policy 5, 6, 22 and 42 of the North East Lincolnshire Local Plan 2013-2032 (Adopted 2018) and the provisions of the National Planning Policy Framework 2019.

In order for this planning application to be approved the developer is required to clearly demonstrate how the reasons for refusal on the larger development have now been mitigated for this current application. However, there clearly is no such reports or documents uploaded to this application for the planning committee to make an informed decision on, and therefore, I fail to see how this can be approved.

With regard to the consultee comments and supporting documents uploaded I would make the following comments.

Road Safety Audit - The stage 1 report is dated 26th November 2020, but the site visit was undertaken on the 27th of November 2020? The date of the site visit clearly is unrepresentative of the normal highway conditions on Bradley Road due to Covid. A significant number of issues have been raised within this audit and should be addressed prior to planning approval i.e. visibility, road speed, drainage, capacity assessments and tracking documents. The applicant's layout has not been amended from the refused development which was supported by tracking drawings, therefore, BSP should have reviewed them as they clearly demonstrate unacceptable dangerous

manoeuvres to access / egress the site from Bradley Road. BSP also state crossroads should be avoided, however, a crossroad is the first junction on entering the new development just metres from the T junction off Bradley Road.

NTP supporting letter - Public safety should be the number one consideration of the planning committee in reviewing the suitability of the development design. Whilst a simple T junction can be demonstrated to be adequate on its own, all the other road safety risks need to be considered prior to selection of this type of junction. Bradley Road has a history of RTA's due to both drivers speeding and the road conditions, and therefore, measures should be put in place that are reasonably practicable to mitigate the highway safety risk from the proposed T junction. The NTP letter clearly states mini roundabouts are typically used as an accident remedial measure or part of a traffic calming scheme, and therefore, in the interest of public safety I believe the developer must include a mini roundabout. I would also request the information provided to NTP to undertake their report be made public, as I fail to see how their conclusions have been derived at.

Comments for Planning Application DM/1084/20/REM

Application Summary

Application Number: DM/1084/20/REM

Address: Land At Bradley Road Barnoldby Le Beck North East Lincolnshire

Proposal: Reserved matters application to erect 66 dwellings following DM/0997/16/OUT to consider access, appearance, landscaping, layout and scale

Case Officer: Richard Limmer

Customer Details

Name: Mr Martin Tuck

Address: 58 Bradley Road Waltham Grimsby

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: The proposed development on Bradley Road should be refused on the basis of the increased flood risk to the village of Waltham as detailed in the points raised below:

- The flood risk assessment document (FRA) supporting this application is both outdated (document issued October 2016), and does not reflect the drainage design philosophy of the applicants current proposed development. The FRA refers to a large diameter pipework system, and porous paving which will attenuate the site to enable a discharge rate of 5 l/s, whereas the applicant's current proposal has an extensive network of swales and a retention pond with a discharge rate of 13.3 l/s. It is obvious from the above that the FRA was previously produced for a different developer with a different water management strategy, and the current applicant is trying to push his proposals through with a document that does not meet their water management intentions. Therefore, the FRA included in this submission is not fit for purpose.

- I would like to draw your attention to planning application number DM/0265/20/REM for a small development on Cheapside Waltham (three homes) which was refused planning permission on the 10th of November 2020 primarily on the grounds that the surface water drainage proposal compromised the integrity of Buck Beck and increased the risk of flooding. I would note this development had a surface water management design that restricted the maximum discharge into Buck Beck to 1.3 l/s which is one tenth of the discharge rate of the development on Bradley Road at 13.3 l/s. Just for clarity both the Cheapside and Bradley Road developments discharge into the Buck Beck drainage system. As with the development on Cheapside I would expect the application on Bradley Road to be refused planning permission on the grounds it is contrary to Policy 33 of the North East Lincolnshire Plan 2013-2032 (Adopted 2018).

Notwithstanding the application on Bradley Road not being supported with both current and

applicable documentation for flood risk, I believe a condition precedence has been set by NELC planning committee that no further waters from new developments should be allowed to be discharged into the Buck Beck drainage system due to the risk of flooding within the village of Waltham and beyond. This position taken by NELC planning committee in my view is both correct and responsible to safeguard the Village of Waltham from the risk of flooding in future years.

Comments for Planning Application DM/1084/20/REM

Application Summary

Application Number: DM/1084/20/REM

Address: Land At Bradley Road Barnoldby Le Beck North East Lincolnshire

Proposal: Reserved matters application to erect 66 dwellings following DM/0997/16/OUT to consider access, appearance, landscaping, layout and scale

Case Officer: Richard Limmer

Customer Details

Name: Mr Michael Wishart

Address: 59 Bradley Road Barnoldby le Beck Grimsby

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Dear council planning department, I again would like to object on the planned development on Bradley Road Barnoldby le Beck . Yes it is close to Waltham but the address is still Barnoldby le beck . I do hope that all of the residents and public who strongly objected to the original outline plans have been informed that these new plans have gone in . If all of the original objectors have been informed that is good , if not , then again something unfair is happening. Over 120 objections for the outline plans must still be taken into account. As far as I am aware virtually nothing has been resolved by the developers to overcome all of the grave concerns of the residents who live on or near Bradley Road. If this development does get passed by North East lincs planning authorities (Engie) against all of the valid objections then I do hope all the objectors make a corporate complaint then the ombudsman as there will have been a miscarriage of planning procedures .

Comments for Planning Application DM/1084/20/REM

Application Summary

Application Number: DM/1084/20/REM

Address: Land At Bradley Road Barnoldby Le Beck North East Lincolnshire

Proposal: Reserved matters application to erect 66 dwellings following DM/0997/16/OUT to consider access, appearance, landscaping, layout and scale

Case Officer: Richard Limmer

Customer Details

Name: Mr Michael Wishart

Address: 59 Bradley Road Barnoldby le Beck Grimsby

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I wish to object strongly as nothing has changed apart from reducing the number of dwellings from 82 to 66 . None of the grave concerns have been addressed over this development .

Why cannot the developers continue with Bradley Road Waltham instead of Bradley Road Barnoldby le Beck ?

The 2 addresses are completely different. Please check .

With all of the extra developments in the area it will be impossible for any parents to get school places , parking spaces in Waltham for shopping, doctors, and dentists . Road safety totally overlooked.

The wildlife has been completely overlooked with studies being done out of season. Also water vole habitat has been destroyed on buck beck . I have video evidence and nobody wants to know . I do hope all 120 plus valid objections from the outline plans for Bradley Road Waltham are taken into consideration as not everyone who commented originally are aware this new application has gone in .

All of the social, affordable housing are still being clumped together in one small area possibly creating a ghetto , showing no consideration for the existing home owners and residents who will be adjoining them .

If this planned application is passed then it will destroy the quality of life , environment and peace of the whole area .

Comments for Planning Application DM/1084/20/REM

Application Summary

Application Number: DM/1084/20/REM

Address: Land At Bradley Road Barnoldby Le Beck North East Lincolnshire

Proposal: Reserved matters application to erect 66 dwellings following DM/0997/16/OUT to consider access, appearance, landscaping, layout and scale

Case Officer: Richard Limmer

Customer Details

Name: Mr Michael Wishart

Address: 59 Bradley Road I think Barnoldby le Beck Grimsby

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I would like to object on the basis that on the original outline plans the GPS coordinates for the plot of land are now totally different for these reserved matters ? How can a developer get away with getting outline plans passed for one plot of land then when the reserved matters are being decided just change the actual location of the land . On this issue plus all of the unresolved grave problems this site will have I do believe it should absolutely not be allowed to happen.

Again the developers are choosing to site all of the social, affordable housing in one small area which the government class as a ghetto , next to £400000 properties.

Comments for Planning Application DM/1084/20/REM

Application Summary

Application Number: DM/1084/20/REM

Address: Land At Bradley Road Barnoldby Le Beck North East Lincolnshire

Proposal: Reserved matters application to erect 66 dwellings following DM/0997/16/OUT to consider access, appearance, landscaping, layout and scale

Case Officer: Richard Limmer

Customer Details

Name: Mr Michael Wishart

Address: 59 Bradley Road Waltham Grimsby

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Dear planning department and councillors who hopefully read this I must object to these plans for the following reasons .

Firstly only a third of the lampposts down Bradley Road have planning notices on them . Last time all of the lamp posts had notices on them .

Originally a piece of land at Bradley Road Waltham received outline plans for 66 dwellings. Not Bradley Road Barnoldby le Beck . This is fact .

The ecology reports address for the survey was Bradley Road Waltham.

The environment agency report was for the land at Bradley Road Waltham, not Bradley Road Barnoldby le Beck .

Humberside fire and rescues report was for Bradley Road Waltham, not Bradley Road Barnoldby le beck .

The drainage report was for Bradley Road Waltham, not Bradley Road Barnoldby le beck .

The transport statement was for Bradley Road Waltham, not Bradley Road Barnoldby le beck .

The tree officer report was for Bradley Road Waltham, not Bradley Road Barnoldby le Beck .

Virtually every report has been conducted by someone who works for NELincs council or Engie .

Why oh why has none of the departments queried the incorrect address?

On the very first official document for , Notice under article 6 of application for planning, it is for Bradley Road Waltham. Please look .

Now let's just change all the paperwork to say Bradley Road Barnoldby le Beck .

Just on this alone I do think this whole application should be dismissed.

Comments for Planning Application DM/1084/20/REM

Application Summary

Application Number: DM/1084/20/REM

Address: Land At Bradley Road Barnoldby Le Beck North East Lincolnshire

Proposal: Reserved matters application to erect 66 dwellings following DM/0997/16/OUT to consider access, appearance, landscaping, layout and scale

Case Officer: Richard Limmer

Customer Details

Name: Mrs Hazel Wishart

Address: 59 Bradley Road Barnoldby le Beck Grimsby

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I strongly object to this development. There have been too many inconsistencies with the whole planning application and they should be looked into before it proceeds.

This agricultural green belt plot of land should never have been included on the SHLA.

Highway safety is a huge concern and cannot be ignored. There are no shops or facilities in the area and people will have to use vehicles to get to the nearest ones. There are no bus services on Bradley road and very few through Waltham. It will be dangerous for children to cross Bradley road to get to a bus service.

Not too long ago after heavy rain rainfall my drive was flooded from the drain on Bradley road not being able to cope with the amount of rainwater and Anglian Water had to come out to clean the mess up and stated that the drains could not cope with that amount of water. So how are things likely to improve with another 66 houses.

I object to having all the social/ affordable housing being placed next to my property. The government advises that they should be spread evenly around the whole site and not all put together in one place. This shows no consideration for the established neighbours. The planning department stated that the neighbours at 51, 57, 57A, and 59 Bradley road must be given detailed consideration in terms of their amenities due to how these properties interact with the site. This has not happened so far.

Please refuse this planning application.

Carol Pedersen (Engie)

From: Richard Limmer (Engie)
Sent: 04 February 2021 14:01
To: Planning - IGE (ENGIE)
Subject: FW: Re ; development

Could you add the comments below to the file DM/1084/20/REM,

Mr Wishart is 59 Bradley Road, Barnoldby le Beck

Richard Limmer MSc URP
Major Projects Planner
Planning and Development Team
Places & Communities North – NEL
Tel. +44 (0) 147 232 4299
Mob. +44 (0) 7766923688

engie.co.uk
New Oxford House, George Street
Grimsby, North East Lincolnshire, DN31 1HB

-----Original Message-----

From: Mike Wishart
Sent: 04 February 2021 13:51
To: Richard Limmer (Engie) <Richard.Limmer@nelincs.gov.uk>
Subject: Re ; development

Dear mr Limmer,

As you are aware the planning application for Bradley Road has been submitted again for 66 houses. Can you please confirm that you are aware of the fact that all of the social, affordable housing are all located still in one small area together,(next to the Windows and our property.) ? Surely now that the number of houses has gone down from 82 houses to 66 houses it would be logical to disperse the social, affordable housing around the whole site . Government guidelines advise that social, affordable housing should be pepper potted and not clumped all together in one area as this can cause future problems. Do you have any influence as planning official over where social , affordable housing is sited .

Mike and hazel

Comments for Planning Application DM/1084/20/REM

Application Summary

Application Number: DM/1084/20/REM

Address: Land At Bradley Road Barnoldby Le Beck North East Lincolnshire

Proposal: Reserved matters application to erect 66 dwellings following DM/0997/16/OUT to consider access, appearance, landscaping, layout and scale

Case Officer: Richard Limmer

Customer Details

Name: Mrs Joan SARGENT

Address: 60 Bradley Road Waltham Grimsby

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Our objection is on the grounds of

- Increased volume of traffic on an already dangerous roadway
- Impact on local amenities - an oversubscribed primary school, inadequate parking facilities
- Impact on wildlife
- Level of nuisance and disturbance during construction
- The destruction of yet another rural area impacting on health and wellbeing

As this is a reserved matters application we also make the following comments based on the previous outline approval -

- Condition 4 "...All planting shall be adequately maintained, as specified on the approved plan, for 10 years, beginning with the date of completion of the scheme and during that period all losses shall be replaced during the next planting season. "

The application states planting will be maintained - but how, by whom and what sanctions will be in place if this does not happen?

- Condition 5 „,."a detailed scheme for Air Quality Improvement, including a schedule for implementation, shall be submitted to and approved by the Local Planning Authority".

There is no mention of air quality in the application.

- Condition 7 "Prior to the development commencing, a Construction Management Plan (CMP) shall be submitted to and approved in writing by the Local Planning Authority. It shall include: - Contact details of the person with responsibility for the implementation of the CMP; - The expected number, types and size of vehicles during the entire construction period; - Working and delivery hours, including their management; - Visitor, construction and contractor parking areas; - Materials storage area; - Wheel cleaning facilities, including their location; - Noise, vibration and dust

mitigation measures; - Construction traffic management plan. Once approved, the Plan shall be adhered to at times during construction."

The application details working and delivery hours, however other details are missing.

- Condition 10 "A Residential Travel Plan (RTP) shall be produced and submitted to the Local Planning Authority..... The RTP should include, but not be limited to the following: 1. Contact details of the person with responsibility for the implementation for the RTP; 2. Details of measures and initiatives to be in place to encourage travel by sustainable modes of travel, in particular walking, cycling, and public transport use; 3. 3 and 5 year targets associated with minimising lone car occupancy travel; 4. Details of how the RTP will be monitored (e.g. results of travel surveys within 3 months of first occupation and at key stages during occupancy; 5. The 'life' of the RTP should be from first occupation to 5 years after full occupation of dwellings to ensure that the RTP has adequate time to become effective. Once approved, the RTP shall be implemented in accordance with its terms".

The application lacks detail on implementation, and steps to be taken if required targets are not met.

The road safety audit outlines several problem areas, but it was undertaken on 27 November, during lockdown, when movement of traffic along Bradley Road would have been far less than normal.

Bradley Road is already a dangerous road. The additional 519 two-way trips will only have an adverse impact.

Access to the site, so close to the bends both North and South of the site, will cause problems with traffic from Grimsby turning right into the site holding up the flow of traffic, with potential issues at the bends.

The position of the exit on to Bradley Road raises concern. There is no Give Way sign shown there. With a blind bend just along the road from our drive, it is difficult getting out at times, with cars often speeding along that stretch. The exit from the development is only slightly offset from our drive, and we are concerned about the added danger that poses.

Having lived on Bradley Road for over 20 years and being a regular walker I know the assumption that people will walk to the shops and then carry back heavy bags for a distance of 1.5km is unrealistic.

Extra vehicles using the shops will need parking space. Already there are too few spaces in the village. More people shopping locally will mean parking along High Street, Fairway or Cheapside, causing hazards to other road users, especially at peak times or when HGVs are making deliveries.

The bus service is unlikely to be heavily used. It runs regularly but entails a 5 /10 minute walk to the bus stop on Barnoldby Rd and then a journey of 30/40 minutes into town, due to a circuitous route through Scartho and the Hospital. A car journey takes only 10/15 minutes.

The lack of safe cycle storage in the village centre could impact on any potential cycle journeys to the shops.

The flood risk assessment for the proposal states that "The sewer network and existing ditch will be subjected to an annual maintenance regime to ensure the removal of significant amounts of

vegetation, silt and general debris so that capacity the drainage network is maintained at 100% to reduce the risk of flooding"

Who will be responsible for this, and how will it be monitored? According to a local resident, there is ongoing argument about who maintains the dyke on Barnoldby Road, with the result that it is not being adequately maintained even after having overtopped and flooded numerous houses along the road, only a few years ago.

Finally, there are already a number of greenfield sites that have been developed within the borough boundary, to the detriment of the character of the local area. The North East Lincolnshire Character Assessment, Sensitivity and Capacity Study 2015 stated that there is " a need to prevent the coalescence with Waltham to the East and Barnoldby Le Beck to the West" With the recent developments in Barnoldby Le Beck the proposed application for a further 66 dwellings will greatly reduce the land gap between these two settlements and impact negatively on the rural environment.

Comments for Planning Application DM/1084/20/REM

Application Summary

Application Number: DM/1084/20/REM

Address: Land At Bradley Road Barnoldby Le Beck North East Lincolnshire

Proposal: Reserved matters application to erect 66 dwellings following DM/0997/16/OUT to consider access, appearance, landscaping, layout and scale

Case Officer: Richard Limmer

Customer Details

Name: Mr Kevin Shore

Address: 66 Bradley Road Waltham Grimsby

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I strongly object to this application. Apart from the reduction in dwellings none of the other reasons for refusal of the last application have been addressed. The Schools have not magically found vacancies. The surgeries have not. The village hasn't found extra parking. Bradley Road is just as dangerous as it was.

To carry out a road survey during lock down is laughable and an insult. The last application had a request from the Heritage Office for a report to be carried out on the site. I have yet to see a report.

I believe an application for three dwellings at Cheapside was refused because of drainage entering the beck. The very same beck that this developer wants to allow drainage from 66 dwellings to use. Surely the Council have set a precedent with the refusal at Cheapside.

The drainage report is four years old. This should be up to date. Another needs to be carried out. Flooding has increased in those four years.

The local infrastructure cannot cope with the increase of number of homes. The village simply cannot cope with the sudden increase in population that has happened recently and is continuing to happen elsewhere in the village right now. The outline planning was only achieved by a casting vote of one. This indicates that the rest of the planners felt that it was wrong for this site.

This application should be refused, as it was last time.

I have lived on this road for 20 years. It is a daily problem with speeding vehicles both into the village and out of the village. A speed indicator sign has been installed. I assume this was done because it was determined as an area that needed it. I had to apply for permission to have a roadside hedge cut low because it was considered to

present a hazard not being able to see vehicles overtaking in the 30mph limit area coming out of the village. In exactly the same place as these plans intend to put the access junction. It is clear that the road survey was deliberately carried out during lock down to manipulate the figures in the developers favour. I suggest a delay in this application until lock down is removed and a true honest survey can be carried out. On this subject I invite planners to stand in my driveway, on any day and observe for yourselves, how dangerous this road is. More so on weekends. It was only a few years ago, that a vehicle rolled onto its side in the evening, almost opposite this access road. I ask that this application is refused on the grounds presented and that planners listen to concerns raised. This application should not be allowed to proceed. I hope that the councillors stand true to their votes last time and make sure that this ends now. At the very least, I ask that further investigations are carried out on the subjects raised.

Comments for Planning Application DM/1084/20/REM

Application Summary

Application Number: DM/1084/20/REM

Address: Land At Bradley Road Barnoldby Le Beck North East Lincolnshire

Proposal: Reserved matters application to erect 66 dwellings following DM/0997/16/OUT to consider access, appearance, landscaping, layout and scale

Case Officer: Richard Limmer

Customer Details

Name: Mr Graeme Clifton

Address: 6 Willow Park Barnoldby Le Beck Barnoldby Le Beck, Grimsby

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I strongly object to this new development for the following reasons.

1) ROAD SAFETY - Bradley Road is a country lane which is already extremely busy at peak periods with commuter traffic. Heavy goods vehicles, farm vehicles, cars, cyclists, and pedestrians already use this road. The road has several blind bends which have been the sight of serious accidents in the past. The addition of 66 additional homes and the associated increase in traffic will create considerable traffic congestion on Bradley Road and make it more dangerous to use. Bradley Road is not designed to take this level of traffic.

2) ROAD SAFETY - There is already a lack of public amenities (schools, shops, leisure facilities, supermarkets, doctors' surgeries, dentists, etc) in Old Waltham. Without these amenities the public are forced to commute primarily into Grimsby to access these services. Both Scartho Road and Bradley Road are already overloaded at peak periods which is demonstrated by the increasing number of incidents and accidents, the most recent being an overturned vehicle in the hedgerow near the proposed development. The addition of more commuter traffic will exacerbate the situation.

3) LOSS OF AMENITY - The proposed new development will have an extremely negative impact on the amenity of the properties close-by through increased noise, loss of privacy, overlooking / overshadowing, smells and late-night activities.

4) PUBLIC AMENITIES - Old Waltham is a small village which does not have the required public amenities (schools, shops, leisure facilities, supermarkets, doctors' surgeries, dentists, etc) to support

5) ACCESS ROADS - the development proposes a Farmers Access road to the east on to farmland. I'm unsure what this access is for? Surely it would be dangerous to have large, heavy, farm machinery transiting through a housing estate.

6) SOCIAL HOUSING - the plans show social housing to the south of the development

immediately behind the Willow Park cul-de-sac. The social housing is designated 'social rent' which implies the possibility of a somewhat more fluid or transient occupancy. This will lead to the degradation of the amenity for the residence of Willow Park due to significantly increased noise, loss of privacy, overlooking / overshadowing, smells and late-night activities. Surely if social housing is essential it would be better located on the north side overlooking farmland?

Comments for Planning Application DM/1084/20/REM

Application Summary

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Comments for Planning Application DM/1084/20/REM

Application Summary

Application Number: DM/1084/20/REM

Address: Land At Bradley Road Barnoldby Le Beck North East Lincolnshire

Proposal: Reserved matters application to erect 66 dwellings following DM/0997/16/OUT to consider access, appearance, landscaping, layout and scale

Case Officer: Richard Limmer

Customer Details

Name: Mr David Milthorp

Address: 5 Archer Road Waltham GRIMSBY

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Waltham does not need anymore congestion which is what will be caused if this planning is granted. Waltham does not have the infrastructure to deal with a larger population. Exit onto Bradley road would be near impossible during peak times.

Comments for Planning Application DM/1084/20/REM

Application Summary

Application Number: DM/1084/20/REM

Address: Land At Bradley Road Barnoldby Le Beck North East Lincolnshire

Proposal: Reserved matters application to erect 66 dwellings following DM/0997/16/OUT to consider access, appearance, landscaping, layout and scale

Case Officer: Richard Limmer

Customer Details

Name: Mrs Lynne Brain

Address: 14 Archer Rd Waltham Grimsby

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I strongly object to this planning application, Waltham village cannot sustain the growth from the various planning applications already in progress. Potentially it could mean an extra 120 cars coming into/through the village due to people having to drive to work/school. Waltham Leas is full with a waiting list, therefore finding a school means travelling to another village/town. There is no direct bus route either. The roads are extremely busy as it is and the infrastructure cannot cope with the extra demands. Parking is limited within the village and so are the amenities. I am also concerned about flooding, policing, volume of traffic and pollution.

Comments for Planning Application DM/1084/20/REM

Application Summary

Application Number: DM/1084/20/REM

Address: Land At Bradley Road Barnoldby Le Beck North East Lincolnshire

Proposal: Reserved matters application to erect 66 dwellings following DM/0997/16/OUT to consider access, appearance, landscaping, layout and scale

Case Officer: Richard Limmer

Customer Details

Name: Mrs Lin Craven

Address: 59 Ashby Road Cleethorpes

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I wish to object to the planning application for 66 new homes to be built on Bradley Road Barnoldby Le Beck. Although the address is Barnoldby Le Beck the infrastructure will affect Waltham as well as Barnoldby Le Beck and both villages could not withstand the extras needed to support the community.

The local primary school is oversubscribed so where would the new families children be educated.

The road itself is well known for accidents and more housing will bring even more traffic so will increase the likelihood of accidents.

This application has already been turned down on many different criteria and nothing has changed with the objections so how is anything different apart from a few houses less.

Comments for Planning Application DM/1084/20/REM

Application Summary

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Proposal: Reserved matters application to erect 66 dwellings following DM/0997/16/OUT to consider access, appearance, landscaping, layout and scale

Case Officer: Richard Limmer

Customer Details

Name: Mr John Cooper

Address: 3 Marian Way Waltham Grimsby

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Once again my wife and I object to the proposed development.

A recent proposal to build on this land was refused and there does not seem to us any reason to approve another attempt from new developers.

We object on terms of:

1. Road safety and road usage. Bradley road is already overused especially at peak times. It is already very difficult to get in and out of Marian way and any increase would cause greater difficulty.
2. Village infrastructure, the school and other village amenities are already stretched and increase in traffic will exacerbate this.
3. This development along with previous attempts try to pass this off as a Barnoldby le Beck development because of the address post code, however it is Waltham that will suffer the problems that come with it.
4. There are already too many developments in this area which need to be viewed in relation to this request.
5. Local wildlife especially birds will suffer and will be unlikely to recover should this build go ahead.

Comments for Planning Application DM/1084/20/REM

Application Summary

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Case Officer: Richard Limmer

Customer Details

Name: Mrs Judith Canavan

Address: 4 Marian Way Waltham

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: There are a significant number of reasons why I object to these current plans - which are, in essence similar to plans that were rejected last year.

Bradley Road itself is already busy with a history of accidents and issues remain regarding volume and speed, despite measures aimed at reducing the velocity of vehicles via speed limits and warnings. Adding more residential traffic at one specific access point can only exacerbate this.

Waltham is already a very large village with a population of about 6000 - and has seen substantial building in the last 10 years. This has led to further sprawl especially down Cheapside to the south east. The character is already being impaired by such developments. Building to the west of Bradley Road would ensure that the village would increase its proximity to Barnoldby Le Beck jeopardising its identity and independence in the future, as well as further compromising the uniqueness of Waltham itself. There comes a point when new developments need to cease and a focus and use made of brownfield sites - of which there are many.

The village under normal circumstances is pushed to its limit - with car parking being very difficult in the centre (even though a substantial number of residents, like myself, choose to walk) and essential services area at a minimum or realistically unable to accommodate at a higher level. This would apply to the school - which has been the only primary despite many extensions to the village and initial plans to build a second school. The secondary provision is also via one of the largest of its kind in England so further capacity is limited.

In addition to this, the area is currently open with views to the west of open fields and woods - a natural habitat and home to diverse wildlife. The area is also poorly drained - an issue which will

be worsened by the addition of impermeable surfaces linked to construction and the required services for the housed.

Comments for Planning Application DM/1084/20/REM

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Case Officer: Richard Limmer

Customer Details

Name: Mr DANIEL WADE

Address: 5 MARIAN WAY waltham

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I continue to strongly object to the building of houses on this piece of land opposite Marian Way. My reasons for my objection are.

1. Road safety- The proposed development is to have one access/exit onto Bradley road. This road already suffers from speeding motorists entering and leaving Waltham. On a normal day I can stand at the end of Marian way looking into the village and see on the static speed display almost all cars enter the village over the 30MPH limit. It is a common occurrence to witness motorists overtaking while leaving the village on the wrong side of the way. Including a pedestrian crossing on this section of road would be extremely dangerous. A number of collisions have happened either side of Marian way due to speed or overtaking on this section of road. The road report included in the application mentions a number of times that not information was available at the time of writing which suggests the report isn't being completed sufficiently for the planning committee to take its findings into consideration.

Placing a path along the western edge of Bradley road will place pedestrians at risk of being hit by a vehicle taking action to not be hit by another vehicle overtaking on this section of road.

2. Amenities in Barnoldby-le-beck/Waltham

Barnoldby as no amenities apart from a small village pub. Waltham as amenities that until the last couple of years could support the village. With the increased development along cheapside, Tollbar roundabout and this site the number of new properties will increase the load on these amenities. The shops have a small car park that at peak times of school start/finish, evening meal time the queues to access the car parks can impede traffic moving on high street.

3. Education- The village primary school is already full with parents having to wait for a place. With increased family homes on this site then there would be an expectation from the buyers that their school age children should attend Waltham Leas primary academy. Secondary education at Tollbar academy is also due to be oversubscribed.

4. Environment- This site for years as been used as a haylage field and for the grazing of sheep. Having walked over this site over the years I have seen numerous birds in the grass and rabbits/foxes. There was a period were deer were regularly seen walking across the site. This site is greenbelt and on the edge of the Lincolnshire wolds. The original outline application was only passed on the a single casting vote of the committee chairman and the greenbelt nature of the site was a huge discussion point. The greenbelt between Waltham and Scartho is already down to a single field and this development would close the gap between Barnoldby le beck/village and Waltham.

5. If there was a need for new houses in Waltham then there wouldn't be a glut of new builds currently up for sale. As of 5/2/21 according to rightmove there are 13 new builds up for sale. With some originally up for sale in 2019/ early 2020.

The consistent and persistent attempts to get approval to destroy another greenbelt site should be frowned upon and i hope the committee agree that this site should be rejected for development and removed from the local plan.

Comments for Planning Application DM/1084/20/REM

Application Summary

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Case Officer: Richard Limmer

Customer Details

Name: Miss Jane Mills

Address: 5 Gleneagles Waltham Grimsby

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: As previously stated the safety of road users and pedestrians will be compromised. The village of Waltham especially the High Street is already far too busy with traffic on a daily basis whether it is school run, construction traffic, commuters, and general travel the village will not cope with anymore. The environment will suffer with additional fumes pollution and noise and with the loss of agricultural land wildlife will disappear. The road is dangerous as it is with numerous accidents over the years and the entrance and exit to Bradley Road is not suitable. There are no more school places, fire service, doctors etc all have gone from the village. Parking in the village is already short of space and there is not a bus service on a regular basis if any that I am aware of that would take traffic away from the high street. Flooding is a major concern and with additional housing the water has no where to go. I totally object to this building application.

Comments for Planning Application DM/1084/20/REM

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Case Officer: Richard Limmer

Customer Details

Name: Mrs Ann-Marie Jones

Address: 29 Gleneagles Waltham Grimsby

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I object to the building of 66 dwellings on this land, as a resident close to the area proposed. Waltham has for a long time suffered with very heavy traffic at peak times through the village, on top of the lorries and Farm machinery too. This traffic issue is progressively getting worse with many new builds popping up around the edge of Waltham, to build even more houses will only exacerbate the already bad situation.

Of course the council would be better putting in a ring road around Waltham to take the heavy traffic volume away from the centre of the village as that is the only route drivers can take. The traffic on Bradley Road at peak times is also bad, meaning drivers wanting to exit side roads at peak times have to wait a considerable length of time for a gap.

Comments for Planning Application DM/1084/20/REM

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Case Officer: Richard Limmer

Customer Details

Name: Mr Paul Bryan

Address: 36 Woodhall Drive Waltham Grimsby

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I am still concerned about the extra amount of local traffic this will create short and long term, affecting air quality in the area in which my mother in law (18 Bradley road) and I live . It was highlighted last year as the first Pandemic lock down started, I suffer with Asthma and the air quality during the lock down period was substantially better during this period.

Also I'm concerned that traffic will increase further on Bradley road and possibly down Archer Road and Woodhall Drive as a cut through especially during peak hours. Can I suggest a 20 mph speed limit be imposed and enforced in these areas.

Comments for Planning Application DM/1084/20/REM

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Case Officer: Richard Limmer

Customer Details

Name: Mr Andrew Hinkley

Address: 79 woodhall drive Waltham Grimsby

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Bradley road is already a busy road the housing estate would increase traffic through the village and the development is on part off the road with bends in

Comments for Planning Application DM/1084/20/REM

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Case Officer: Richard Limmer

Customer Details

Name: Mr Kris Drake

Address: 1 Wood Close Grimsby Scartho

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: This will continue to ruin what little is left of the countryside in this area. There are not enough school places, shops and general amenities to support anymore houses and families in this village!

Comments for Planning Application DM/1084/20/REM

Application Summary

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Case Officer: Richard Limmer

Customer Details

Name: Mr Andrew Lonsdale

Address: 27 Alderley Edge Waltham Grimsby

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: The reason I object is to the increased loss of natural countryside and open space, also I object to the increased volume of traffic and a strain on the overloaded village infrastructure and amenities that more new housing will bring.

Comments for Planning Application DM/1084/20/REM

Application Summary

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Case Officer: Richard Limmer

Customer Details

Name: Mr Craig Heard

Address: Southlands Waltham Rd, Barnoldby Grimsby

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I understand the need for housing however I object to this development as the infrastructure in our local area is already stretched beyond capacity and I am concerned at the rate of traffic through the village currently.

The roundabout / traffic light / roundabout situation at TollBar is a joke and getting out of Waltham Village towards Grimsby at peak times is horrendous / dangerous for school children. When is enough enough?

I'm fed up of wasting my tax money on pointless insignificant infrastructure changes. They aren't working. We don't have the space. Our roads aren't built for this level of traffic. Build some houses near the motorway!

Rant over .

Comments for Planning Application DM/1084/20/REM

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Case Officer: Richard Limmer

Customer Details

Name: Mrs Sharon Robinson

Address: 28 Timberley Drive Wybers Wood Grimsby

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I have to travel to work on this road weekdays after a school run from Healing. As it's already very tight time wise to get there, I'm worried the extra traffic could impact on this

Comments for Planning Application DM/1084/20/REM

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Case Officer: Richard Limmer

Customer Details

Name: Ms Rebecca Donoghue

Address: 5 ascot road Waltham

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment:Waltham is a village already bursting at the seams with traffic, not only from residents but also as this particular end of the village is used as a through routes from neighbouring villages. Barnoldby Road is as busy as any town based road, with bumper to bumper traffic from 8-9am & 415-545pm. It cannot handle more traffic.

High Street where the shops are located, often sees bottle necks as big articulated lorries & buses cannot pass due to parked cars. The road isn't wide enough. Articulated vehicles ought it be banned, this is a village - it feels like a town with the volume of traffic. More houses is quite the opposite to what the village needs, in relation to infrastructure & traffic volumes.

Comments for Planning Application DM/1084/20/REM

Application Summary

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Case Officer: Richard Limmer

Customer Details

Name: Mr Joe Francis

Address: 2 Drury Close Waltham

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Traffic is beyond the capability of the local infrastructure.

The area is generally protected from development to stop overdeveloping and ruining the area.

The local councillor for scratho ward recently had an application down the road declined for just one single dwelling.

PLANNING COMMITTEE - 28th April 2021

ITEM: 2 **RECOMMENDATION: Approved with Conditions**

APPLICATION No: DM/0416/20/FUL

APPLICATION TYPE: Full Application

APPLICATION SITE: 33 Sea View Street, Cleethorpes, North East Lincolnshire, DN35 8EU

PROPOSAL: Change of use from shop to wine bar and wine school with various internal alterations and external staircase as fire exit for first floor (amended plans to show external staircase and revised red edge of site location plan)

APPLICANT:

Mrs Taniya Hussain
2224 Market Ltd
39A Sea View Street
Cleethorpes
DN35 8EU

AGENT:

Mr Richard Likupe
Palmleaf Architects
10 Tinley Close
Cottingham
Hull
HU16 4EN

DEPOSITED: 5th June 2020

ACCEPTED: 30th June 2020

TARGET DATE: 25th August 2020

PUBLICITY EXPIRY: 1st January 2021

AGREED EXTENSION OF TIME DATE:

CONSULTATION EXPIRY: 24th July 2020

CASE OFFICER: Owen Toop

PROPOSAL

This proposal is for the change of use of a vacant retail unit (formerly Pretty Woman) into a wine bar and school at 33 Sea View Street at the ground and first floor. The proposal includes external alterations in the form of fire escape steps and the retention of a shutter.

The ground floor is proposed as the main bar, with booth seating and tub chairs / sofa seating. Each room on the first floor of the venue is proposed to have its own uniquely decorated theme. The wine school element will be catered for over both floors.

The venue will have the following approximate capacities:

- Ground floor: 15
- First floor: 22

This outside area will function solely as a storage area for small bins, and as the existing fire escape route as noted above.

The proposal is brought to planning committee due to the number of objections received.

SITE

The site is located at Sea View Street, a key street with a strong independent niche commercial offer in Cleethorpes. The area consists of a mixed range of uses including bars, restaurants, pubs and retail and services.

The street is within the Central Cleethorpes Seafront Conservation Area.

To the side of the host property is an archway that separates the proposal site from the adjoining property to the west at ground floor ((former newsagents 35-37)). The host property is however adjoined at the first floor to the premises above 35 and this is known to be a former butchers. Above this on the second floor is a residential flat which is not adjoined to the host property. Directly to the east the neighbouring property is adjoined at ground and first floor. This connection is to Argyle Estate Agents. No neighbours are adjoined at the rear.

RELEVANT PLANNING HISTORY

None relevant to this proposal.

RELEVANT PLANNING POLICIES AND BACKGROUND PAPERS

National Planning Policy Framework (February 2019)

- NPPF12 - Achieving well designed places
- NPPF16 - Conserv. & enhance the historic environ.
- NPPF7 - Ensuring the vitality of town centres

North East Lincolnshire Local Plan 2013-2032 (adopted 2018)

- PO5 - Development boundaries
- PO12 - Tourism and visitor economy
- PO23 - Retail hierarchy and town centre develop
- PO29 - Social and cultural places
- PO39 - Conserve and enhance historic environ

Section 38(6) of the Planning and Compulsory Purchase Act 2004 states "if regard is to be had to the development plan for the purpose of any determination to be made under the planning Acts the determination must be made in accordance with the plan unless material considerations indicate otherwise". This is recognised in paragraph 11 of the NPPF, with paragraph 12 stating that the framework does not change the statutory status of the development plan as the starting point for decision making. The development plan for the area is comprised of the North East Lincolnshire Local Plan 2013-2032 (Adopted 2018).

REPRESENTATIONS RECEIVED

Environmental Health - Following a site investigation and information from the applicant on the number of customers, a noise impact assessment is not required, sound proofing was advised but not recommended as a condition. Hours of operation have been recommended as a condition. Furthermore, a written framework has been provided stating how the business will manage and monitor the area outside. No live music or entertainment shall occur inside the building and there shall be no external amplified entertainment.

Heritage - The existing frontage makes a positive contribution to the conservation area. The Heritage Officer does not support the use of the existing external shutters that were in place prior to the application being submitted and recommends that internal security measures should be secured through a suitable planning condition. Supports the principle of the bar from a heritage perspective.

Townscape Heritage - The applicant should consider the heritage grant available from the council for internal security measures as the site is located within an applicable area. Shutters would not be accepted under the terms and conditions of the grant.

Highways - No objections.

GY Clee District Society - Objects to the creation of a new drinking establishment.

Police Crime Reduction Officer - No objections.

Drainage - No objections.

Building Control - highlighted the need for external staircase.

Neighbours and Public Consultation

In some cases multiple letters from the same address have been provided from both objectors and supporters. Objections received from the following addresses:

134 Oxford Street
14 Sea View Street
14a Sea View Street
15 Sea View Street
16 Sea View Street
204 Station Road
22 Sea View Street
23 Sea View Street
24 Sea View Street
27 Cambridge Street
31 Sea View Street
47 Sea View Street
5 Brampton Way
6-8 Sea View Street
79 Sea View Street
Flat Above 16 Sea View Street
Knightsbridge
Flat above 20 Sea View Street
Flat 1 r/o 22 Sea View Street
48 Humber Street
40 Humber Street

Broadly on the grounds of:

- Noise
- Loss of retail/over proliferation of bars
- Litter
- Anti-social behaviour
- Hours of use
- Harm to street from use of shutters during the day
- Previous planning decisions at other locations in the vicinity
- Impact of Covid 19 on the area

Letters of support received from the following addresses:

15 Nicholson Street
17 St Marks Road
21 Barnet Drive
31A Cambridge Street
Flat 2, 45 Mill Road
47a Sea View Street
51 Cambridge Street
65 Sea View Street
77 Queens Parade
C/O 26 Sea View Street
41-43 Sea View Street
Flat 1, 41-43 Sea View Street

Harvey Walk
The Fishermans Arms, Sea View Street

Broadly on the grounds of:

- Promotion of high quality environment and culture
- Investment
- Impact of Covid 19 on the area
- Opportunities for the area, i.e increased footfall

APPRAISAL

The material considerations are as follows:

- 1) Principle of Development;
- 2) Design and Impact to the Character of the Area and Impact on the Conservation Area;
- 3) Impact to Neighbours and Businesses;

- 1) Principle of Development;

The proposal is located within the development boundary of the Cleethorpes as designated in Policy 5 of the North East Lincolnshire Local Plan, 2013-2032 (NELLP) and relates to the change of use from a retail unit to a wine bar and school. The site is also within the Central Cleethorpes Seafront Conservation Area in which Policy 39 of the NELLP is relevant. Additionally the site is within Cleethorpes Town Centre as designated in the Local Plan so Policy 23 is relevant. Policy 26 deals with primary shopping frontages and the retention of retail units; however the site is not within a primary shopping frontage. Therefore this policy does not apply in this instance. Given that the site is an established Town Centre and relates to an acceptable use it is considered that the principle is acceptable. Policy 23 does refer to proposals contributing to a mixture of mutually compatible uses and in the absence of a protected shopping frontage it is not considered that the drinking establishment proposed would conflict with that element of the policy. The proposal is considered to accord to Policy subject to a consideration of the specific details. In particular in terms of design and heritage (Policies 22 and 39) and that there are no detrimental impacts in terms of neighbouring residential and local amenity (Policy 5).

In objections received reference is made to 25 Seaview Street which was refused permission in January 2016 to be a bar under reference DM/0952/15/FUL. A primary reason was the loss of retail and an over concentration of non-retail uses which was contrary to the Local Plan Policies then in force. However as described above it must now be recognised that planning policy has changed for Sea View Street and there is no specific retail protection policy in the prescribed form it was

previously. . This reflects the change in society and indeed that commercial centres need to reflect a more open approach in terms of other uses and those that respond to other commercial opportunities.

2) Design and Impact to the Character of the Area and Impact on the Conservation Area;

The site is located within the Central Cleethorpes Seafront Conservation Area (Policy 39). The proposed building is locally listed as part of a group of properties on the south west side of the street. Within this application, the proposal seeks to retain the shutter which has been in place for approximately 3 years. The shopfront is not proposed to be altered in any other way. It should be noted that amended plans have been received in relation to an external staircase which is situated to the west side of the property and accesses the first floor of the property.

The building has been vacant for some time and its active reuse is supported. As noted above there are limited physical changes to the building primarily relating to the new stair case to the rear. This is relatively well hidden from view and will not be detrimental. The Heritage Officer acknowledges the benefit of the reuse of the building though does highlight the consideration of the concentration of bars as discussed in section 1 of this report. Concerns are however raised by the Heritage Officer in relation to the retention of the shutter and it is advised that other security measures be sought. This has been raised with the applicants but they have requested that it be retained. Whilst somewhat disappointing it must equally be acknowledged that the shutter was installed under the previous retail use and has been in place for some 3 years. It is not a new installation proposed under this application. In this case having regard to the positive reuse of this vacant building, on balance, it is recommended that the shutter be accepted to be retained. With regard to the possibility of the shutter remaining closed during the day time it is acknowledged that the proposed hours of use of the premises include day time hours.

Having regard to the above the proposal is considered to accord with Policies 22 and 39 of the NELLP.

3) Impact to Neighbours and Businesses;

The proposed site is within an established commercial area of Cleethorpes. As such there a variety of uses within this area, notably retail, bars, restaurants, solicitors, hairdressers and public houses are just some of the uses with the nearby vicinity. The application has received a number of representations from the public both objecting and supporting the proposal.

It is acknowledged that the proposal relates to the creation of a wine bar and 'school'. It will be a drinking establishment. Under the new use classes order this is 'Sui Generis' (not within a specific use class).

Policy 5 of the NELLP requires an assessment on the impact to neighbouring land users

by virtue of noise, air quality, disturbance and visual intrusion. There have been a significant number of objections to the proposal from local residents, from businesses in the nearby vicinity, but also from residents outside of the area. The nature of which is broadly outlined in the 'representations received' section of this report. These are generally from those residents and business owners most affected by this proposal to the north, east, south and west of the site. Such objection is acknowledged and is a material planning consideration.

One of the main concerns of residents is the increased level of noise and disturbance and anti-social behaviour that would be generated by the proposal. These issues have been fully taken into account and has involved consultation with the Environmental Health Officer (EHO) and Crime Reduction Officer. A site visit was undertaken with the EHO. Submitted details have included details on likely occupation level, opening hours and details on controls. It must be acknowledged that a licensing application was granted prior to the planning application being submitted.

Due to the conversion of the premises to a bar, there would be increased activity at the site, and the level of noise and disturbance to neighbours would potentially intensify. This would be from activity within the premises and from persons visiting the site. Within the premises, measures to reduce noise and disturbance can be achieved by incorporating soundproofing and the use of opening hour controls. This can be through planning condition and Building Regulations. It must also be acknowledged that the nature of the building itself would restrict the number of customers coming in. Unlike some of the other drinking establishments in the area the available floor space is more limited. It would be more of a niche premises. The applicants have confirmed that music played within the premises will be more background in nature. Taking these matters into consideration the use of the building is considered to be acceptable.

With respect to activity along Sea View Street, the site is close to other eating and drinking premises on Sea View Street. The area is one of activity which includes evenings and it is not considered that the use proposed will materially increase the potential for noise and disturbance to such a degree so as to adversely impact on the amenity of the area including residential amenity. However as stated it is considered that the opening hours should be controlled. Hours of 0900 to 2300 on any day are recommended as a condition. A management plan has also been submitted and agreed as acceptable with the EHO though the items this covers are more to be covered by licensing.

Having considered the detail and the likely impacts on local amenity from the use it is considered that it will not be adverse so as to raise a planning objection in this commercial location subject to the conditions recommended. The proposal would not be unduly detrimental to the amenities of local residents or businesses and would accord with Policy 5 of the NELLP.

Other concerns raised by neighbours in relation to the loss of retail and the use of the shutter during the day are discussed in the other sections of the report.

CONCLUSION

This proposal is for the change of use of a vacant retail unit (formerly Pretty Woman) into a wine bar and school at 33 Sea View Street at the ground and first floor. The proposal includes external alterations in the form of fire escape steps and the retention of a shutter. Having considered the proposal in line with planning considerations and the NELLP, it is considered that there are no detrimental impacts in terms of design or heritage (Policies 22 and 39). Furthermore, subject to conditions, the proposal would not present any detrimental impacts to neighbouring or local businesses as and such accords with Policy 5 of the NELLP. Furthermore, the proposal is considered to be in accordance with Policies 12, 23 and 29 of the NELLP.

The application is therefore recommended for approval with conditions.

RECOMMENDATION

Approved with Conditions

(1) Condition

The development hereby shall begin within three years of the date of this permission.

Reason

To comply with S. 91 of the Town and Country Planning Act 1990.

(2) Condition

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

Proposed Plans - 02.352.20 Rev D

Reason

For the avoidance of doubt and in the interests of proper planning in accordance with policies 5, 22 and 39 of the North East Lincolnshire Local Plan 2013-2032.

(3) Condition

No loudspeakers or amplified entertainment are to be used in any external location and no outside area on the site shall be used for drinking or the siting of any table or chairs.

Reason

To protect the amenities of nearby residents and businesses in accordance with Policy 5 of the North East Lincolnshire Local Plan 2013-2032.

(4) Condition

No conversion work shall be carried out on or before 08:00 or after 18:00 Mondays to Fridays inclusive, before 08:00 or after 13:00 on Saturdays and at any time on Sundays or Bank Holidays.

Reason

To protect the amenities of nearby residents and businesses in accordance with Policy 5 of the North East Lincolnshire Local Plan 2013-2032.

(5) Condition

The premises shall not be open for trading outside the hours of 0900 hours to 2300 hours on any day.

Reason

To protect the amenities of nearby residents in accordance with Policy 5 of the North East Lincolnshire Local Plan 2013-2032.

Informatives

1 Reason for Approval

The Local Planning Authority has had regard to development plan policies and especially those in the North East Lincolnshire Local Plan. The proposal would not harm the character of the conservation area or residential and business amenity and is acceptable under all other planning considerations. This proposal is approved in accordance with the North East Lincolnshire Local Plan 2013-2032 (adopted 2018), in particular policies 5, 22,23 and 39.

2 Added Value Statement

Article 31(1)(cc) Statement - Positive and Proactive Approach

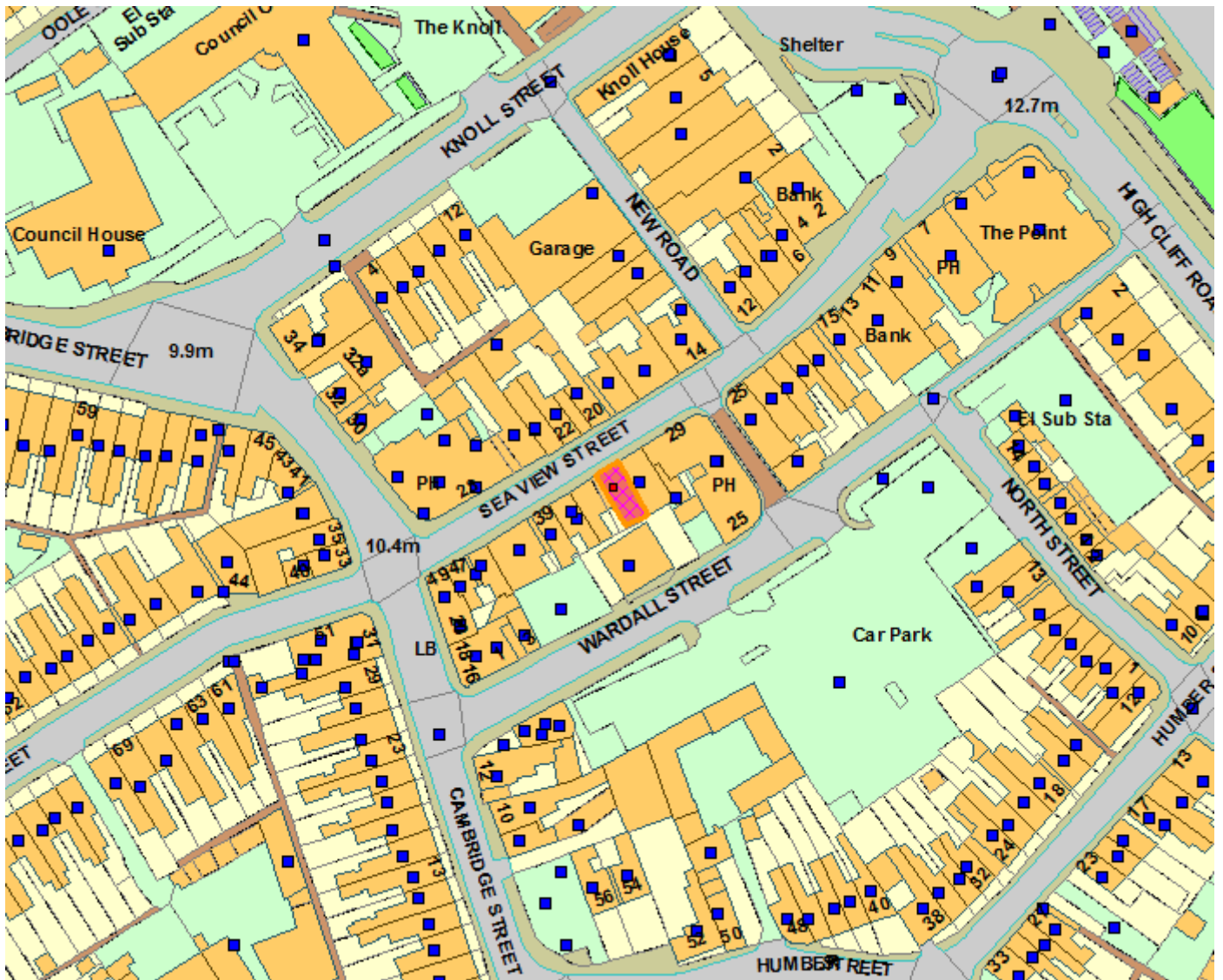
In accordance with paragraph 187 of the National Planning Policy Framework, the Local Authority has worked in a positive and proactive manner with the applicant to seek solutions to problems arising in relation to the impacts of the development.

3 Informative

The applicant's attention is drawn to the fact that the requirements of the Party Wall Act may apply and you should seek advice from your agent or suitably qualified person.

4 Informative

Please note that you will also require Building Regulations. You are advised to contact them in advance of work on site commencing (Tel: 01472 325959).





Site Plan Scale 1:500

Comments for Planning Application DM/0416/20/FUL

Application Summary

Application Number: DM/0416/20/FUL

Address: 33 Sea View Street Cleethorpes North East Lincolnshire DN35 8EU

Proposal: Change of use from shop to wine bar and wine school with various internal alterations

Case Officer: Owen Toop

Customer Details

Name: Mrs Katherine Holland

Address: 134 Oxford Street Cleethorpes

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: We have sent our objections from both the above address and from BMH ESTATE AGENTS 15 Seaview Street Cleethorpes and they are not listed on the comment section although we have received confirmation of receipt of the objections. PLEASE WOULD YOU MAKE SURE THEY ARE LISTED.

This is a serious issue with the state of the Street now with all the drinking establishments that are now here. AS MENTIONED in the last comment SATURDAY IS A NO GO AREA WITH PEOPLE DRINKING OUT ON THE PAVEMENT AND STREETS - YOU AS A COUNCIL NOW NEED TO PROTECT THE BUSINESS TRADERS WHO HAVE BEEN IN SEAVIEW STREET IN BUSINESS FOR A LONG TIME - FOR ONCE - LOOK AFTER OUR INTERESTS AND NOT NOT ANOTHER DRINKING ESTABLISHMENT - WHY HAS A DRINKING LICENCE BEEN GRANTED ALREADY WITHOUT PLANNING PERMISSION? SOME ISSUES HERE ! KATE HOLLAND

Comments for Planning Application DM/0416/20/FUL

Application Summary

Application Number: DM/0416/20/FUL

Address: 33 Sea View Street Cleethorpes North East Lincolnshire DN35 8EU

Proposal: Change of use from shop to wine bar and wine school with various internal alterations

Case Officer: Owen Toop

Customer Details

Name: Mrs Katherine Holland

Address: 134 Oxford Street Cleethorpes

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: BETTLES, MILES & HOLLAND from 15 SEAVIEW STREET CLEETHORPES WISH TO MAKE THE FOLLOWING STATEMENT

Once again, planning for YET ANOTHER bar etc to be considered in Planning. It should be brought to all the Planning Committees notice that they are not here on Saturday afternoons and Sundays and in the light summer evenings, when the clients to the current drinking establishments spill out onto the Street making the Street uncomfortable for families and women to stroll through. Why oh why, are there outside ashtrays on the walls of some of the drinking establishments, I thought you would need permission to do this and once again, if the Traders want to change/add anything to the outside of a shop, it is hell getting it through Planning, plus who wants to walk down a street with ash smell outside shops especially if they have children with them!

One of the major issues is that there are a lot of flats which are tenanted, once again the noise issue comes into being, surely we do not need another drinking house which will once again upset the tenants and a lot of Traders.

Seaview Street used to be a jewel in Cleethorpes, but not now, the Council has allowed too many drinking establishments, there are now fewer shops, thus not making it a place to walk through and shop which it used to do. Yes we have Estate Agents, A Bank, A lovely tea shop, 2 jewellery shops, barbers, keep fit shop, hat shop etc., but this is not enough to keep the interest in Sea View Street alive. The street does NOT buzz with interest as it used to do and so losing another shop is not, in my opinion viable.

Would you all please consider the current Business Owners more and not think about the drinking establishments more, it is about time someone in the Council stood up for us. We had to fight everyone for the change in parking at the top of the street it seems we always have to fight to get some sort of attention.

We are not St Peters Avenue, we were a different Avenue to go shopping in but the "people traffic"

has decreased dramatically and I don't blame them, the Street survived because of the diverse shops it offered, take some more away and it will become the same as the High Street and lets face it, we don't want that here.

Comments for Planning Application DM/0416/20/FUL

Application Summary

Application Number: DM/0416/20/FUL

Address: 33 Sea View Street Cleethorpes North East Lincolnshire DN35 8EU

Proposal: Change of use from shop to wine bar and wine school with various internal alterations

Case Officer: Owen Toop

Customer Details

Name: Mrs Isabel Wallis

Address: 14 Sea View Street Cleethorpes

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I feel that another bar on Sea View Street would have an adverse impact on the few remaining retailers and services on the street.

I feel that retailers will see less and less customers as the area becomes known as a 'bar street'. When the shops opened before the bars a few weeks back, I heard visitors to the area saying 'there's not much down here', because when all the bars are closed, the street looks like a ghost town. We need more retail to bring the vitality and life back to the 'shopping jewel in the crown' as it is called on the Visit Cleethorpes website.

As one of the retailers, my shop already suffers from alcohol, broken bottles and worst of all urination through my shutters on a regular basis. I have also suffered vandalism. When it was the Armed Forces Event, I had my RAF commemoration flag ripped down from my shop, which was heartbreaking.

There are already nine drinking establishments in a short 0.1 mile stretch, from Tale of Two at the top, Nottingham, The Counting House, Fishermans, Arthurs House, Havana Cabana, People Bar, Folk Bar and Petit Delight.

Adding a tenth bar will not only threaten the future of the remaining retailers, but also jeopardise the survival of the existing independent bars at this critical time.

Comments for Planning Application DM/0416/20/FUL

Application Summary

Application Number: DM/0416/20/FUL

Address: 33 Sea View Street Cleethorpes North East Lincolnshire DN35 8EU

Proposal: Change of use from shop to wine bar and wine school with various internal alterations

Case Officer: Owen Toop

Customer Details

Name: Mrs Della Draper

Address: 14A Seaview Street Cleethorpes

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Daniella Draper Jewellery has been successfully trading in Seaview Street for 6 years and will be really disappointed to see yet another bar opening. There are already 10 other establishments in the immediate area where people can gather to drink.

The property this application relates to traded very successfully for many years as Pretty Woman and they were finally forced to leave Seaview Street because their customers were being intimidated by some of the drinkers. So it seems really ironic that the property they vacated will potentially become yet another bar. We do not wish our customers to be intimidated by drinkers who are drinking in and loitering outside a wine bar which will be very close to our premises.

The bars have a detrimental effect on the street as a whole, many of the shutters are down all day or at least until midday. This spoils the look of the street and gives it a run down feel. On Saturdays the spill out from the bars of people drunk put off families and people wanting to shop. In addition, this building has no outside space for drinking or anywhere for customers to smoke. This means if they wish to smoke they block the pavements as is already the case at the other bars run and owned by the company making this application.

It was just three years ago that we were approached by Doncaster Council who were looking at Seaview Street as a potential blueprint for the perfect street due to the diversity of the businesses and how well it all worked.

In 2015 the council refused permission for a wine bar, coffee house and cafe (see below) because it would adversely affect the diversity of trading in the street, since then the following new establishments have opened: Arthurs Bar, The Counting House and Havana Cabana. Surely there are now more than enough establishments on Seaview Street for eating and drinking.

DM/0952/15/FUL Issuing Authority: North East Lincolnshire Council Applicant's Name and Address: Mr David Butler The Coach House Field House Road Humberston Grimsby North East Lincolnshire DN36 8EU Agent's Name and Address: Mr David Robinson DRD Design 38 Mansfield Road Worksop Nottinghamshire S80 3AD

Proposal: Change of use from retail premises (A1) to wine bar, coffee shop and cafe (A3/(A4)

Application Site: 25 Sea View Street Cleethorpes North East Lincolnshire DN35 8EU The following decision has been made upon your application received on 11th October 2015 Refused on the grounds that: - 1 The proposed change of use to a wine bar, coffee shop and café would lead to an over concentration of non-retail uses that would likely to undermine the vitality and viability of this primary shopping frontage within the allocated shopping area as defined in the North East Lincolnshire Local Plan 2003. As such the proposal would be contrary to saved Policy S4 of the North East Lincolnshire Local Plan 2003. It would also have an adverse impact on the character and appearance of the Conservation Area contrary to saved Policy BH1 of the North East Lincolnshire Local Plan 2003.

2 The development is contrary to advice in the National Planning Policy Framework and saved Policy GEN1 of the North East Lincolnshire Local Plan 2003 in that the location of the premises would result in an unacceptable loss in the amenity that nearby residential property should reasonably be expected to enjoy by virtue of noise and disturbance.

NOTICE OF DECISION

This Notice is issued on behalf of North East Lincolnshire Planning Authority.

Please let what is definitely a 'jewel in the crown' for Cleethorpes remain a jewel and not be downgraded to yet another drinking area.

Comments for Planning Application DM/0416/20/FUL

Application Summary

Application Number: DM/0416/20/FUL

Address: 33 Sea View Street Cleethorpes North East Lincolnshire DN35 8EU

Proposal: Change of use from shop to wine bar and wine school with various internal alterations

Case Officer: Owen Toop

Customer Details

Name: Mr David Holland

Address: BMH ESTATE AGENTS 15 SEAVIEW STREET CLEETHORPES

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: NOT AGAIN! ARE YOU REALLY TRYING TO RUIN SEAVIEW STREET BECAUSE THIS IS WHAT IS HAPPENING. WE ALREADY HAVE ISSUES AT THE WEEKEND WITH PEOPLE SPILLING OUT INTO THE STREET, THE NOISE ETC, BUT OBVIOUSLY IF NONE OF YOU LIVE WITHIN THIS AREA THEN IT WON'T AFFECT YOU.

THE LOOK OF THIS LOVELY OLD STREET HAS NOW CHANGED DRAMATICALLY AND IS SLOWLY BECOMING A STREET WITH A GOOD AMOUNT OF DRINKING BARS ETC. THIS STREET ALWAYS ATTRACTED A GOOD AMOUNT OF SHOPPERS, WHICH IS DOESN'T ANYMORE. REASON - TWO FOLD - THE DESIGN OF THE NEW PAVEMENTS ABSOLUTELY STUPID AND THE CURRENT CLOSURE OF THE STREET WHICH IS ABSOLUTELY NOT NECESSARY. THE AMOUNT OF DRINKING UNITS THAT ARE HERE NOW CREATE THE EXTRA NOISE, CIGARETTE BUTTS AND RUDENESS FROM THE DRINKERS WHO DON'T CARE IF THERE ARE ACTIVE BUSINESSES NEARBY AND OF COURSE THE RESIDENTS WHO LIVE ON THIS STREET. ALL THIS HAS DOWNVALUED THE STREET AND NOW PEOPLE DO NOT WANDER DOWN IT AS THEY USED TO. ISN'T IT TIME JUST FOR ONCE THAT BUSINESSES THAT HAVE SUPPORTED SEAVIEW STREET FOR A LONG TIME, ARE LOOKED AT WITH RESPECT AND THOUGHT AND THEREFORE NOT AGREE TO THIS LATEST PLANNING APPLICATION - FOR ONCE SEE WHAT THE EFFECT ON A SATURDAY AFTERNOON HAS ON THE STREET, ALL THE TALK FROM THE PLANNERS AND COUNCILLORS THAT THEY WANTED SEA VIEW STREET TO BE A SMALLER VERSION OF SOMETHING LIKE YORK, MAKES ANOTHER APPLICATION LIKE THIS, IF PASSED, AN INSULT TO US TRADERS - SO NO MORE DRINKING ESTABLISHMENTS FROM BMH ESTATE AGENTS.

Comments for Planning Application DM/0416/20/FUL

Application Summary

Application Number: DM/0416/20/FUL

Address: 33 Sea View Street Cleethorpes North East Lincolnshire DN35 8EU

Proposal: Change of use from shop to wine bar and wine school with various internal alterations

Case Officer: Owen Toop

Customer Details

Name: Mr david holland

Address: BMH ESTATE AGENTS 15 SEAVIEW STREET cleethorpes

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: NOT AGAIN - THE LOOK OF THIS LOVELY OLD STREET HAS NOW CHANGED DRAMATICALLY AND IS SLOWLY BECOMING A STREET WITH A GOOD AMOUNT OF DRINKING BARS ON IT. THIS STREET ALWAYS ATTRACTED A GOOD AMOUNT OF SHOPPERS, WHICH IT DOESNT ANYMORE. REASON - TWO FOLD - THE DESIGN OF THE NEW PAVEMENTS - THE CLOSURE OF THE STREET WHICH IS ABSOLUTELY NOT NECESSARY AND OF COURSE THE AMOUNT OF DRINKING UNITS THAT ARE NOW HERE. THE NOISE, THE CIGARETTE BUTTS, THE RUDENESS FROM THE DRINKERS WHO DONT CARE IF THERE ARE BUSINESSES NEXT TO THEM, HAS NOW DOWNVALUED THE STREET. ISNT IT TIME JUST FOR ONCE THAT THE BUSINESSES THAT HAVE SUPPORTED SEAVIEW STREET FOR A LONG TIME, ARE LOOKED AT WITH RESPECT AND THOUGHT AND THEREFORE NOT AGREE TO THIS LATEST PLANNING APPLICATION - FOR ONCE - SEE WHAT THE EFFECT ON A SATURDAY AFTERNOON HAS ON THE STREET. ALL THE TALK FROM THE PLANNERS AND COUNCILLORS THAT THEY WANTED SEA VIEW STREET TO BE A SMALLER VERSION OF SOMETHING LIKE YORK, MAKES ANOTHER APPLICATION LIKE THIS, IF PASSED, AN INSULT TO US TRADERS - SO NO - NO MORE DRINKING ESTABLISHMENTS FROM BMH ESTATE AGENTS

Hermes Antiques

16 Sea View Street, Cleethorpes. Telephone: [REDACTED]



14/12/20

ATT. MR. OWEN TOOP.

PLANNING APPLICATION REF. DM/0416/20/FUL

Dear Sir,

In reference to Planning Application for 33 Sea View Street. I would ask you to consider the effect this is having on the street. This will be the gentlemen's third premises within yards (plus a fourth he's preparing to open) in the same area. It seems strange that he needs competition with himself? but this is creating an atmosphere of closed shops during Daytimes. Visitors are walking down the street with nothing to look at and going back. These are the people bringing money into the town, families on daytrips. They are not here for expensive late night drinking. The people that are, are very well catered for by Cleethorpes..

Yours Faithfully

C.

(CO. OWNER HERMES ANTQUES)

Hermes Antiques

16 Sea View Street, Cleethorpes. Telephone: [REDACTED]

Planning Application Reference DM/0416/20/FUL

Re the transfer of usage of 33, Sea View Street, to get another bar, as most of my clients (visitors and locals) are saying.

It appears that you are proposed to reduce a very special amenity of a shopping area that has been here for 150 years plus (I myself have been on the block for nearly 40 years) to a "monopoly" of ONE BAR / CHOP BAR culture that contributes nothing to the street in the form of footfall. (remembered "THE ISLE IN THE CROWD" street and finalist in Britain's best street competition) all achieved with quality and stable shops that have put the time in. When you find that retail shops are outnumbered by licensed bars the end is in sight.

We can join the Market Place and High Street, as no-go areas.

Yours Faithfully

R. [REDACTED]



(22/7/20)

Comments for Planning Application DM/0416/20/FUL

Application Summary

Application Number: DM/0416/20/FUL

Address: 33 Sea View Street Cleethorpes North East Lincolnshire DN35 8EU

Proposal: Change of use from shop to wine bar and wine school with various internal alterations

Case Officer: Owen Toop

Customer Details

Name: Mr Paul Gardner

Address: 204 station road New waltham New Waltham,grimsby

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment:I have owned properties within Sea View Street for over 20 years as a company named P&L properties. We specialise in letting to independent retailers. the shops are kept to a smaller size so the rent is affordable and keeps the tenants below the small business rate relief threshold. Having been involved in the evolution of the Sea View Street quarter i think what as a traders assoc we have created is amazing in this day of internet shopping. The street is now at a cross roads. Do you let it become a street that is over run with bars or do you keep it as a mixed area of Shops, Restaurants, Cafes and Service industry outlets.

The bars have a detrimental effect on the street as a whole, many of the shutters are down all day or at the earliest midday. This spoils the look of the street and gives it a run down feel. On Saturdays the spill out from the bars of people drunk put off families and people wanting to shop. This building has no outside space for drinking or anywhere for clients to smoke. This means if they wish to smoke they block the pavements as is already the case at the other bars run and owned by this company.

Sea View Street has residential flats above many of the businesses. The noise the extra bar would cause would just add to the problems already experienced by the people living in them.

Sea View Street is a gem in the area which attracts people of all ages from far and wide. The high street and market place in the town have large amounts of bars and suffer from violence and anti social behavior, which puts extra strain on our front line services. That area of Cleethorpes has become a no go area on evenings and weekend daytimes due to all the problems.

Please keep sea view street, now Quarter special.Do not allow this bar to ruin what has taken many years to nurture. You as a council always use Sea View Street in your tourism leaflets,

on the " Visit Cleethorpes" website this is what the council say

Nestled in the heart of Cleethorpes, Seaview Street really is the shopping jewel in the crown, from furniture and fashions, to bistros and tearooms, it has all the best picks. If you're after bespoke interior design ideas or unique fashion boutiques, then you're in the right place.

In 2015 the council refused this bar (see below), since then we have had, Arthurs Bar open, Counting House Bar open, Havana Cabana open. So surely the council must stick by its own decisions made in 2015

DM/0952/15/FUL Issuing Authority: North East Lincolnshire Council Applicant's Name and Address: Mr David Butler The Coach House Field House Road Humberston Grimsby North East Lincolnshire DN36 8EU Agent's Name and Address: Mr David Robinson DRD Design 38 Mansfield Road Worksop Nottinghamshire S80 3AD

Proposal: Change of use from retail premises (A1) to wine bar, coffee shop and cafe (A3/(A4) Application alotSite: 25 Sea View Street Cleethorpes North East Lincolnshire DN35 8EU The following decision has been made upon your application received on 11th October 2015 Refused on the grounds that: - 1 The proposed change of use to a wine bar, coffee shop and café would lead to an over concentration of non-retail uses that would likely to undermine the vitality and viability of this primary shopping frontage within the allocated shopping area as defined in the North East Lincolnshire Local Plan 2003. As such the proposal would be contrary to saved Policy S4 of the North East Lincolnshire Local Plan 2003. It would also have an adverse impact on the character and appearance of the Conservation Area contrary to saved Policy BH1 of the North East Lincolnshire Local Plan 2003.

2 The development is contrary to advice in the National Planning Policy Framework and saved Policy GEN1 of the North East Lincolnshire Local Plan 2003 in that the location of the premises would result in an unacceptable loss in the amenity that nearby residential property should reasonably be expected to enjoy by virtue of noise and disturbance.

NOTICE OF DECISION

This Notice is issued on behalf of North East Lincolnshire Planning Authority.

Comments for Planning Application DM/0416/20/FUL

Application Summary

Application Number: DM/0416/20/FUL

Address: 33 Sea View Street Cleethorpes North East Lincolnshire DN35 8EU

Proposal: Change of use from shop to wine bar and wine school with various internal alterations

Case Officer: Owen Toop

Customer Details

Name: Ms joanne murphy

Address: 22 Sea View Street cleethorpes Cleethorpes

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: As a business owner on Sea View Street for 19 years, we strongly object to the premises being turned into another wine bar. Our children's shop is directly facing the proposed wine bar and judging this purely on the wine bars already in the street especially at the weekends, our customers do not come in as they are avoiding the patrons on these bars who gather in groups in the street, drinking, swearing, vomiting and generally being anti social. Our customers with young children are telling us that they will not come to Sea View Street as they feel intimidated by certain behaviours. There are plenty of drinking establishments already in our street and adding another would tip the balance from being a niche shopping area to another drinking area such as the market place. If the council want to keep the street as an area for small independent businesses that we are all proud to be in then they should refuse this planning permission for the good of the well established shops who are trying to survive in these difficult times. Nobody wants to see shops closed with shutters down as this can have a negative impact on the street but we fear that another bar would have a more negative impact. If this plan goes ahead, we might have to rethink the location of our store which would be a real shame.

Comments for Planning Application DM/0416/20/FUL

Application Summary

Application Number: DM/0416/20/FUL

Address: 33 Sea View Street Cleethorpes North East Lincolnshire DN35 8EU

Proposal: Change of use from shop to wine bar and wine school with various internal alterations

Case Officer: Owen Toop

Customer Details

Name: Mrs Lucy Gardner

Address: P & L Interiors Ltd 23 Sea View Street Cleethorpes

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I am writing to oppose the planning of.....I am a business owner in Sea view street & have been so for the last 23 years. It has taken a lot of hard work & determination from many traders to make the Street what it is today. Including all the hard work to become a "Runner up" in the Seaside Street in the UK award, which was amazing.

A couple of years ago the traders & public put together a petition to stop the opening of another bar in the street which was. Application Number: DM/0952/15/FUL Issuing Authority: North East Lincolnshire Council Applicant's Name and Address: Mr David Butler The Coach House Field House Road Humberston Grimsby North East Lincolnshire DN36 8EU Agent's Name and Address: Mr David Robinson DRD Design 38 Mansfield Road Worksop Nottinghamshire S80 3AD Proposal: Change of use from retail premises (A1) to wine bar, coffee shop and cafe (A3/(A4)) Application Site: 25 Sea View Street Cleethorpes North East Lincolnshire DN35 8EU The following decision has been made upon your application received on 11th October 2015 Refused on the grounds that: -1 The proposed change of use to a wine bar, coffee shop and café would lead to an over concentration of non-retail uses that would likely to undermine the vitality and viability of this primary shopping frontage within the allocated shopping area as defined in the North East Lincolnshire Local Plan 2003. As such the proposal would be contrary to saved Policy S4 of the North East Lincolnshire Local Plan 2003. It would also have an adverse impact on the character and appearance of the Conservation Area contrary to saved Policy BH1 of the North East Lincolnshire Local Plan 2003. 2 The development is contrary to advice in the National Planning Policy Framework and saved Policy GEN1 of the North East Lincolnshire Local Plan 2003 in that the location of the premises would result in an unacceptable loss in the amenity that nearby residential property should reasonably be expected to enjoy by virtue of noise and disturbance.

Thank goodness this did not happen. The building in question is now a very successful hairdressers of high regard

In recent years the number of bars opening in the street has increased much to my disbelief. I believe that currently there are 9 bars, why would there be any need to increase this? In many people's opinion "Sea view Street" has always been & should stay predominantly a shopping street, bringing both families, locals & tourists to the area. As the council pushes it to be the "Jewel in Cleethorpes Crown".

What is the point in spending the money they have recently in the "regeneration Scheme" & improving the local area when so many bars have their shutters closed until lunch time. Obviously when closed, shoppers, tourists & potential customers are greeted with unsightly shutters at many many bars. This is not the way forward to promote Cleethorpes.

The down side of bars is on a typical sunny summer's afternoon, particularly on a Saturday drinkers spill out onto the paths & public highway to smoke. This is a known fact & you only have to look at the "Armed Forces weekend" latterly to prove this point. We as a business have had to close our shutters frequently due to concern over the glass windows. (I do address the fact that some bar owners do police this & have it under control) but not all of them.

The other issue is the residents, I know for a fact that it is very noisy at night & empty glasses & bottles strewn onto the street, which are in turn collected & disposed of by the local business owners.

As a retailer, I feel that if more bars open it will definitely affect the business of all the retail traders in the street.

I sincerely hope you will take my comments & love for the Street into consideration.

--

P&L INTERIORS LIMITED

23 Sea View Street,

Cleethorpes,

DN35 8EU.

01472 236812

www.plinteriors.co.uk

Comments for Planning Application DM/0416/20/FUL

Application Summary

Application Number: DM/0416/20/FUL

Address: 33 Sea View Street Cleethorpes North East Lincolnshire DN35 8EU

Proposal: Change of use from shop to wine bar and wine school with various internal alterations

Case Officer: Owen Toop

Customer Details

Name: Miss Anna Darnell

Address: 24 Sea view street Cleethorpes

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Hi, as much as I don't want to see businesses empty, there are enough bars in sea view street. Customers I have spoken to strongly agree that the balance has now gone. Retail is being pushed out because who would want to open up amongst lots of bars. We have seen an increase in anti social behaviour since the opening of more bars in the street and are concerned moving forward that there will be more. I support the bars already in the street but feel that we now have more than enough. We do not want to become another high street. If licences continue to be handed out, in a few years the whole street will be bars and nothing more. There is a street in Hull where once sat lovely retailers, slowly more and more bars opened and now its only activity is late evenings. There is hardly any day time economy now. As a resort, we have to offer day and night time activities. By allowing more and more bars, you are stumping our resorts growth and limiting the demographic who will want to visit. Thank you

Comments for Planning Application DM/0416/20/FUL

Application Summary

Application Number: DM/0416/20/FUL

Address: 33 Sea View Street Cleethorpes North East Lincolnshire DN35 8EU

Proposal: Change of use from shop to wine bar and wine school with various internal alterations

Case Officer: Owen Toop

Customer Details

Name: Mr Ronald Nutting

Address: 27 CAMBRIDGE STREET, CLEETHORPES

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Another bar [wine school] is not needed in Sea View Street because there is already an unacceptable high density of drinking establishments in the area. There has to come a time when enough is enough.

Apart from the uniqueness of the street, and the shopping experience there being affected by the bars, they also raise other problems in the local area.

I have lived in Cambridge Street for 30 years and from Friday to Sunday it is now akin to living next to a taxi rank/pick up and drop off point for the local bars. The noise and unsocial behaviour from some drinkers, and smokers, congregating in the street results in my front windows having to remain closed even on hot summer days/evenings/nights.

Last week I had an Estate Agent value my property. One section of his report states-"The property does occupy a position, which in some people's eyes, is very important. It is very central, handy for just about everything, but in some cases it will be a little too handy with regard to some people's drinking habits"

The applicant states that the premises will become a wine bar/deli/wine school. As has been proved with recent planning applications, it is immaterial if the premises are called a wine bar, deli, restaurant, eatery, wine kitchen, bistro etc. they all metamorphose into bars (Petite Delight being the exception)

Havana Cabana has planning status A3 and A5 which is for a cafe/restaurant but at present there is no food being served on the premises. Also Havana Cabana and Arthurs' Bar have tables and chairs on the pavement and in the road without a valid licence. This results in more noise for the residents and more intimidation for the shoppers in the street.

Since the influx of bars in the area, several families have moved out and several businesses have either ceased trading or re-located (including some that supported past applications for licensed premises)

Cleethorpes is a seaside resort traditionally welcoming visitors to enjoy their "family" holiday but it

is in danger of becoming a one trick pony with the abundance of bars resulting in attracting those who are seeking a drink driven break(stag weekends etc)

For the protection of the local businesses and residents I feel that this application should be refused.

Sea View Street is known as the 'Jewel in the Crown' - it does not want to be re-branded as the 'Jewel in the ROSE AND CROWN'

Comments for Planning Application DM/0416/20/FUL

Application Summary

Application Number: DM/0416/20/FUL

Address: 33 Sea View Street Cleethorpes North East Lincolnshire DN35 8EU

Proposal: Change of use from shop to wine bar and wine school with various internal alterations

Case Officer: Owen Toop

Customer Details

Name: Mr George Cassidy

Address: 31 Sea View Street Cleethorpes

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I am writing to object the proposal to change the use of 33 Sea View Street from a retail unit to what is essentially yet another bar on Sea View Street, lets not kid ourselves with the "wine school" tag that they are giving this.

North East Lincolnshire Council need to give very good reasoning if they are to let this change of use application go through. In 2015, they rejected a similar change of use application for 25 Sea View Street, saying that it would "lead to an over concentration of non-retail uses that would likely to undermine the vitality and viability of this primary shopping frontage within the allocated shopping area as defined in the North East Lincolnshire Plan 2003". Nothing has changed, apart from since then we have three more drinking venues on the street, The Counting House, Arthurs Bar and Havana Cabana, as well as other various additions in a quarter-mile radius. It is beyond me how these have slipped through the fingers of planning, and I should hope that the same doesn't happen with this unit.

The bottom line as to why this has to go through the planning process is because of Sea View Street's Conservation Area status. Never have I ever known a conservation area to have so many licensed premises within it. Surely it should be about preserving the day time experience of visitors to the street, improving the retail offering, and not turning it into a 'bar strip' like something from a Spanish or Greek holiday resort. It is really disappointing to look at the backwards step the street has took in the past 5 years, from what was a fantastic up and coming shopping district to what is now party central. Gone are the days where families can walk up the street on a Saturday afternoon to do some leisurely shopping, now they are put off by what Sea View Street has become, a no go zone after 2pm on a Saturday because of the amount of rowdy drunks going between the pubs/bars. Please do not let this decline continue.

I am fully aware of the hard times that the retail industry is facing nationally, and it saddens me to see empty shop units with shutters down 24/7. But I do not accept this as an acceptable reason to support this change of use. Yes, we will be seeing the take-up of another empty unit, but in the long run I fear this will only lead to more empty retail units on Sea View Street because shoppers will no longer be attracted to the area. Saturday afternoon should be peak time for our local retailers, and this vital revenue stream is under yet more threat. So much work has been put into the "Sea View Quarter" by N E Lincs Council over the past year, and now that work will go to waste as we see yet another bar open, and the transformation into the "Sea View Strip" continues. What does the council have as a vision for the Sea View Quarter? Because I'm sure it isn't drunks stood outside bars, using the street as one big smoking area (as none of these venues including 31 Sea View Street have a designated smoking area to the rear). I'm sure it isn't a soulless daytime ghost town with shop shutters down, just bars that don't open till the late afternoon. And I'm sure it isn't what I see every Sunday morning, empty drinks glasses/cans/cups and cigarette ends littering the whole street, with not a street cleaner in site, very attractive to the visitors we want to welcome into our town, and to think this is meant to be a Conservation Area!

I also feel for the many residents on Sea View Street. Another bar will just lead to more people gathering down Sea View Street on a night time, hopping from bar to bar, or should I say bar to "wine school", creating excess noise pollution in the process. Cleethorpes has many offerings when it comes to places to go for evening drinking, in particular the High Street and Marketplace are renowned for their nightlife. Lets keep it that way, let's not turn Sea View Street into a night time destination and keep it a shopping district. I fear that many of the business owners will consider their positions on the street as a result of another bar being allowed to open, as it will only result in more loss of trade. As an associate of Argyle Estate Agents, occupying 31 Sea View Street, the effect on us may not seem as large as the effect on the goods traders. However with this unit located directly next door to us, we will have to close our shutters for longer periods to prevent people gathering outside and sheltering in our shop entrance way when they come out of the bars to have a cigarette. Our shop frontage is a vital advertising tool for us, but this is now at risk! We may also find ourselves in future years considering our position on Sea View Street, if the state of the street is to continue on this downward trend.

There is not enough demand for another bar, or "wine school" if this is really what we want to disguise it as, with many locals saying 'not another one'. Reject this application and support what can be an excellent shopping destination!

Comments for Planning Application DM/0416/20/FUL

Application Summary

Application Number: DM/0416/20/FUL

Address: 33 Sea View Street Cleethorpes North East Lincolnshire DN35 8EU

Proposal: Change of use from shop to wine bar and wine school with various internal alterations

Case Officer: Owen Toop

Customer Details

Name: Mrs Julie Whotton

Address: 47 sea view street Cleethorpes

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Having worked down this street for ten years we have seen a massive decline in footfall.

As a business we think is due to lack of retail units and I feel that another bar is going to be even more damaging to the street and the local businesses in the area.

I do support all the bars down the street as they are great places to be. I think it's important to have a mixture of businesses and if the shop was to be another retail unit it might encourage further footfall and increase business for the other retail units in the area.

I would also like to stress this is nothing personal to anyone.

Comments for Planning Application DM/0416/20/FUL

Application Summary

Application Number: DM/0416/20/FUL

Address: 33 Sea View Street Cleethorpes North East Lincolnshire DN35 8EU

Proposal: Change of use from shop to wine bar and wine school with various internal alterations

Case Officer: Owen Toop

Customer Details

Name: Mr James Cassidy

Address: 5 Brampton Way Cleethorpes

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I own the premises at 31 Seaview Steet, Cleethorpes, DN35 8EU

I believe that the change off use would lead to an over concentration of non-retail uses and that would undermine the vitality and viability of this primary shopping area, as defined in the North East Lincolnshire Local Plan 2003. The change off use for this premises will also have an adverse impact on the character and appearance of our conservation area.

What is sometime easily forgotten is we have several residential flats above retail premises in seaview street as well as being part off a residential area more evening/nighttime noise pollution would not be good for these residents, residents have already moved out due to noise and behavior issues.

Large investment has been pent on our street and more bars with the behavior this brings will see these improvements deteriorate quickly.

At present the street is managing to keep a lid on anti social behavior however many retail customers are now not visiting our street particularly on Saturday afternoons as the culture off the street is being allowed to change from a Conservation area with a Heritage feel in to a Bar area.

Retail will be going through a very tough time over the nest year possibly longer and we need support for our core retail businesses not planning allowed that will have a further adverse effect on these businesses.

Comments for Planning Application DM/0416/20/FUL

Application Summary

Application Number: DM/0416/20/FUL

Address: 33 Sea View Street Cleethorpes North East Lincolnshire DN35 8EU

Proposal: Change of use from shop to wine bar and wine school with various internal alterations

Case Officer: Owen Toop

Customer Details

Name: Mr David Allen

Address: 6-8 Seaview Street Cleethorpes

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I email to object to the proposed planning application to change the retail unit that was Pretty Woman to a drink/food outlet. My reasons for this are that we feel there are already too many drink outlets/pubs within Seaview Street which has increased late night drinking and some antisocial behaviour within the street. The noise generated particularly from the DJ's at the Counting House on a Saturday night has impacted on the lives of the residents within the street and made it difficult for residents to enjoy peace within their own properties. If another venue is added this will only increase the ever growing problem.

You as an elected council have a responsibility to protect businesses and people who live and work in the area and to ensure that Seaview Street remains a place where all generations, young and old, can visit and enjoy the experience of what we, the traders, work so hard to provide.

It was the policy of the council not so long ago to have a limit of the number of bars that should be allowed in Seaview Street. This appears to have been ignored and should be reinstated as soon as possible. We all enjoy the peace and tranquillity when leaving work to go home which is something, if you actually live in Seaview Street, you cannot do. I have often wondered, as someone who works in Seaview Street but lives elsewhere, whether I would be happy to live in Seaview Street as it is today..I suspect not and I guess you, as elected councillors would not choose to live in Seaview Street and endure the disturbance created late at night.

Comments for Planning Application DM/0416/20/FUL

Application Summary

Application Number: DM/0416/20/FUL

Address: 33 Sea View Street Cleethorpes North East Lincolnshire DN35 8EU

Proposal: Change of use from shop to wine bar and wine school with various internal alterations

Case Officer: Owen Toop

Customer Details

Name: Mrs Meredith Yalcin

Address: 79 Sea View Street Cleethorpes

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Having been a resident of the street for over 10 years we have seen numerous drinking establishments open up down the Street over the years and let's be honest, this is another one whether there is going to be an "academy" above it or not. Every Friday and Saturday night customers congregate outside on the pavement drinking and smoking and generally being loud and ignorant of the neighbours. If these pubs had gardens or smoking areas, great. But they don't so we are subjected to every weekend listening to anti social noise from anytime between 5pm to midnight on the street. The street does NOT need anymore drinking venues. We have 4 already. Its not fair on the neighbouring businesses or residents. I wish the business luck but the area is too congested with bars already. It needs to be in a different location. I do not want Sea View Street to become "Bar Street".



Flat 16
Seaview St.

Ref. DM/0416/20/FUL.
28/12/20.

Dear Sirs,

With regard to the above planning application for yet another bar in the street. As a resident of many years I find that the street is badly turning into a major drinking area, the applicant already has two bars in the street, and I believe that any more drinking establishments will turn what was a premier shopping street in a no-go area.

S. The applicant has already opened other outlet. selling food and ALCOHOL.
Yours Sincerely

B - F

(resident for 33 years).

Flat over 16 Sea View St.
Ref DM/0416/20/FUL.

To Whom it May Concern.

I have lived in Sea View St for 35 yrs. and have seen it change from a street with a variety of unique private shops into what is now becoming a drinkers paradise and all the problems it attracts.

Cleethorpes was a family resort but now seems to be losing all its character which is why I am against yet another bar.

Yours Sincerely
B F



23/7/20.

Comments for Planning Application DM/0416/20/FUL

Application Summary

Application Number: DM/0416/20/FUL

Address: 33 Sea View Street Cleethorpes North East Lincolnshire DN35 8EU

Proposal: Change of use from shop to wine bar and wine school with various internal alterations and external staircase as fire exit for first floor (AMENDED PLANS TO SHOW EXTERNAL STAIRCASE AND REVISED RED EDGE OF SITE LOCATION PLAN)

Case Officer: Owen Toop

Customer Details

Name: Mrs Lisa Woolford

Address: Knightsbridge New Waltham New Waltham

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I have managed a business in Seaview Street for the past 10 years and have seen many changes good and bad. The street needs more retail units to increase foot fall. Our offices open late into the evening and weekends and the safety of our staff is a great concern with large groups congregating in the street under the influence of alcohol, don't get me wrong we all use the bars and thoroughly enjoy them and offer all the existing one's our complete support. Do they not realise they are taking money out of their own pockets. Sorry folks this one is a bit too close to home for us.

12th December 2020

RECEIVED

17 DEC 2020

Owen Toop
 Town Planner
 N.E. Lincs. Planning
 New Oxford House
 2 George Street
 Grimsby
 N.E. Lincs. DN31 1HB

Miss S Baxter
 1st Floor Flat
 1/0 20 Seaview Street
 Cleethorpes
 N.E. Lincs. DN35 8EZ

Mr D Jones
 Flat 1
 1/0 22 Seaview Street
 Cleethorpes
 N.E. Lincs. DN35 8EZ

Dear Mr Toop

Planning Application Ref: DM/0416/20/FUL
 Location: 33 Seaview Street, Cleethorpes DN35 8EU

Seaview Street is quite a small road with numerous established drinking venues. The applicant already has 2 such businesses in the street, and besides the above application is already actively working on a 4th premises (No 12 Seaview Street) to be used as a bar/off licence, even though the alcohol license has not yet been approved. There are no notices on display on or near the premises to announce change of use or application for a license.

We have concerns that adding even one more drinking venue will upset the delicate balance in the street and totally ruin its character. Bars are mostly active early evening onwards, and seeing shutters down during the day will do nothing to attract visitors and locals to frequent the street during 9am - 5pm hours.

There are people living above a lot of the shops in the street and most have quietly tolerated the noise generated by outside drinking at tables / loud music / raucous drunken behaviour / vomit or urine in the street etc ... A couple of people have moved away in recent times when Covid restrictions allowed more outside drinking in the street.

Granting permission for No 33 will in no way be beneficial to the street. The number of customers a 3-storey building can hold can only have a negative impact. There is no room for outside smoking apart from a very narrow shared side alleyway. No doubt there will be more gatherings on the street front, blocking the pavement.

Lots of people use Seaview Street as access to the seafront day and night. It can be very intimidating trying to pass a crowd of drinkers, and clouds of cigarette smoke. During the summer people were taking detours to avoid this.

It does not matter how well run the applicant might assure you it will be, wine is a potent drink and 2/3 large glasses can tip the balance.

There is no such thing as a classy drunk and closing time is bound to be chaotic, let alone keeping noise and music contained after 10-30pm with the constant opening and closing of the door.

We ask that you please seriously consider refusal of this application due to the negative impact it will have upon this small area.

Although the plan is to create a wine school and train the staff, awarding a certificate, there is no mention of guaranteed employment after the apprenticeship ends. Such opportunities could be offered in the applicant's other venues.

Another licensed premises will swamp this small street, affecting both businesses and residents alike. It would set a dangerous precedent for the future of Seaview Street.

Yours sincerely

1st Floor Flat
20 Seaview St.

Flat 1
r/o 22 Seaview St

14 July 2020

RECEIVED

14 JUL 2020

Mr Owen Toop

North East Lincolnshire Planning

New Oxford House

2 George Street

Grimsby

DN31 1HB

Miss S Baxter

1st Floor Flat

No 20 Seaview Street

Cleethorpes

DN35 8EZ

Mr D Jones

Flat 1

No 22 Seaview Street

Cleethorpes

DN35 8EZ

Dear Mr Toop

Planning Application Ref: DM/0416/20/FUL

Location: 33 Seaview Street, Cleethorpes DN35 8EU

When the application for an alcohol permit at No 33 was put up it was not clearly on view. It was tucked away to one side of the shop front, only visible by approach from one direction in the street and shielded by a lamp post.

Grimsby Telegraph newspaper featured an article about the proposed Wine College and quoted that licence approval was 'imminent.' A few days later Mr Jax Hussein from Havana Cabana bar removed the permit notice and has been going in and out of the building. It is assumed licence is in place and this change of use application is nothing more than a mere formality.

My neighbour and I have lived in Seaview Street for 25 and 23 years now, and there have always been drinking establishments here.

In recent years there have been more and more

modern bar/bistro businesses added. The majority of today's drinkers have moved on from beer and cider to vodka, gin, rum and wine as well as cocktails. Higher alcohol content leads to more rowdy drunken behaviour.

We are asking you to seriously consider refusal for another bar in this small street. One more is one more too many. There are concerns about a lack of smoking area, so customers will gather on the street front, as they already do at the applicant's other 2 premises in the street. They stand in any other doorway or overhang nearby to shelter in rainy weather, leaving anything from cigarette ends, bottles and glasses, to urine or vomit. No.33 is exactly opposite our homes and having to run the gauntlet of drinkers stood in front of our entrance gates is not something we look forward to.

We realise bars cannot be held responsible for behaviour off their premises, but another bar will increase an already existing problem. There is no such thing as a classy drunk.

Covid-19 restrictions currently limit the number of customers in the bars. The applicant's other bars, Arthurs House and Havana Cabana, have recently told Grimsby Telegraph they are considering extending their opening hours to make it pay.

The existing 11pm - 12 midnight closing time is late enough in this street. Although it is a commercial road, there are residences above the majority of shops.

Pre-lockdown we quietly tolerated occasional sleepless nights when party bookings and Christmas, New Year etc .., and weekends, often ran until 2-3 am with loud music and a street full of chatty drinkers. Staff remained to tidy up, often leaving any time up to 4 am, with the shutters going down and talking loudly as they left. With all the other metal shutters in this narrow street, noise tends to echo badly on a night time.

We know the applicant will be bringing an empty building back into use and providing jobs, but only until the 'students' qualify. The High Street and Market Place are ideal for night venues, especially with Teddy's Bar for sale and the former Bar Babylon standing empty.

Now that Seaview Street's Petit Delight has closed its Waggy Tail restaurant there is every chance that will be used as a bar area too, especially with the building already licensed.

There is not enough variety in this street any more to attract day time shoppers in numbers. The atmosphere has altered greatly, with lots of people saying "Not another bar!"

Yours sincerely

1020 Seaview Street

1022 Seaview Street

Comments for Planning Application DM/0416/20/FUL

Application Summary

Application Number: DM/0416/20/FUL

Address: 33 Sea View Street Cleethorpes North East Lincolnshire DN35 8EU

Proposal: Change of use from shop to wine bar and wine school with various internal alterations and external staircase as fire exit for first floor (AMENDED PLANS TO SHOW EXTERNAL STAIRCASE AND REVISED RED EDGE OF SITE LOCATION PLAN)

Case Officer: Owen Toop

Customer Details

Name: Mr Shazur Mohammed

Address: 48 Humber Street Cleethorpes Cleethorpes

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Too many Boozers in one area causing anti social behaviour. Amount of police time wasted in ridiculous dealing with these problems. Alcohol, This is what's causing a strain on a weekend on the NHS. Please do not allow yet another Bar and winery in Sea View Street.

Comments for Planning Application DM/0416/20/FUL

Application Summary

Application Number: DM/0416/20/FUL

Address: 33 Sea View Street Cleethorpes North East Lincolnshire DN35 8EU

Proposal: Change of use from shop to wine bar and wine school with various internal alterations and external staircase as fire exit for first floor (AMENDED PLANS TO SHOW EXTERNAL STAIRCASE AND REVISED RED EDGE OF SITE LOCATION PLAN)

Case Officer: Owen Toop

Customer Details

Name: Mrs Guljan Bibi

Address: 40 Humber Street Cleethorpes Cleethorpes

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Too many Alcohol joints causing alcohol related antisocial behaviour issues. The noise on weekend is terrible as its situated behind my property. What a terrible idea.

Comments for Planning Application DM/0416/20/FUL

Application Summary

Application Number: DM/0416/20/FUL

Address: 33 Sea View Street Cleethorpes North East Lincolnshire DN35 8EU

Proposal: Change of use from shop to wine bar and wine school with various internal alterations

Case Officer: Owen Toop

Customer Details

Name: Miss jackie diable

Address: 15 nicholson street cleethorpes

Comment Details

Commenter Type: Member of the Public

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment: i work long hours so sea view street is a great place for me to unwind and enjoy come cocktails in classy surroundings (not roudy)

it will be great to see the street pedestrianised, it will aslo be great to see the shops open longer rather than seeing shutters down, it would be nice to see it as more of a cafe culture with chairs and tables outside so people can eat and shop in a safe environment.

Comments for Planning Application DM/0416/20/FUL

Application Summary

Application Number: DM/0416/20/FUL

Address: 33 Sea View Street Cleethorpes North East Lincolnshire DN35 8EU

Proposal: Change of use from shop to wine bar and wine school with various internal alterations

Case Officer: Owen Toop

Customer Details

Name: Mr Richard Burton

Address: 17 St Marks Road Humberston Grimsby

Comment Details

Commenter Type: Neighbour

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment: As a shop owner & flats landlord of a property in Seaview Street, I fully endorse the proposed development at 33 Seaview Street.

I am afraid that today, with so many empty, deserted, boarded up retail premises in Seaview Street, one would hardly refer to it as the jewel in the crown of Cleethorpes.

Retail has changed, shopping patterns have altered, people want and expect a more relaxed approach when out shopping.

Hence the number of cafe's & bars that exist in the street.

In fact, in my humble opinion, without the cafe's & bars, then Seaview Street would look in a really sad poor way. There is not the retail businesses to fill these empty retail units.

If people didn't support these bars, cafe's wine bars etc, then people wouldn't be prepared to spend good money on opening them.

I feel that the bars & wine bars are of the highest quality, with no expense spared when being developed and as such, are a credit to the 'Seaview Street Quarter'.

Again, I feel full Pedestrianisation of the Street would further enhance the area, helping to develop Seaview Street into the cafe/bar/retail area that it now is.

The Wine bar & Wine School would be an added attraction to Seaview Street, and would help to enhance the area and the planning application should be passed and applauded.

Comments for Planning Application DM/0416/20/FUL

Application Summary

Application Number: DM/0416/20/FUL

Address: 33 Sea View Street Cleethorpes North East Lincolnshire DN35 8EU

Proposal: Change of use from shop to wine bar and wine school with various internal alterations

Case Officer: Owen Toop

Customer Details

Name: Mr Simon Appleby

Address: 21 Barnet Drive New Waltham Grimsby

Comment Details

Commenter Type: Member of the Public

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment: I fully support this application, and would encourage for this development to go ahead. This would create a busy, cultural area with a varied mix of shops, cafes, bars and restaurants to attract more locals and tourists.

Due to Covid issues, retail is certainly on the decline. Surely we cannot risk having an empty unit within this fantastic street. Since the ease of lockdown, it has shown that people are willing to attend bars etc, but at this time and for the foreseeable future, people are not returning in the same volume back to retail.

I wish every success for this great opportunity!

Comments for Planning Application DM/0416/20/FUL

Application Summary

Application Number: DM/0416/20/FUL

Address: 33 Sea View Street Cleethorpes North East Lincolnshire DN35 8EU

Proposal: Change of use from shop to wine bar and wine school with various internal alterations

Case Officer: Owen Toop

Customer Details

Name: Mrs Nicola Fox

Address: 21 Barnet Drive New Waltham Grimsby

Comment Details

Commenter Type: Member of the Public

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment: As a regular user of Seaview Street, I fully support this application. What a fantastic, exciting opportunity to enhance the street. Retail is certainly not the same as it used to be and certainly on the decline. Surely this venture should be supported, rather than having another empty shop! This will only promote Seaview Street further, and keep visitors coming to the area. All it needs now is for the street to be pedestrianised, and create a really superb shopping / cafe / bar experience!

Comments for Planning Application DM/0416/20/FUL

Application Summary

Application Number: DM/0416/20/FUL

Address: 33 Sea View Street Cleethorpes North East Lincolnshire DN35 8EU

Proposal: Change of use from shop to wine bar and wine school with various internal alterations

Case Officer: Owen Toop

Customer Details

Name: Mr Ian Meek

Address: 31a Cambridge Street Cleethorpes

Comment Details

Commenter Type: Neighbour

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment: I feel that this would be a welcome addition to Seaview Street and would bring more revenue for the town from both locals and tourists

Comments for Planning Application DM/0416/20/FUL

Application Summary

Application Number: DM/0416/20/FUL

Address: 33 Sea View Street Cleethorpes North East Lincolnshire DN35 8EU

Proposal: Change of use from shop to wine bar and wine school with various internal alterations

Case Officer: Owen Toop

Customer Details

Name: Miss sophie mathieson

Address: 45 mill road, flat 2 cleethorpes

Comment Details

Commenter Type: Member of the Public

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment: it will add to the street's character, it's great to see the street growing, rather than the empty store it is currently.

i for one use sea view street on a regular basis, i love shopping down the street and after retail therapy i enjoy visiting the bars for some cocktails and i cannot wait until the wine bar is open.

i think sea view street has some very classy venues.

Comments for Planning Application DM/0416/20/FUL

Application Summary

Application Number: DM/0416/20/FUL

Address: 33 Sea View Street Cleethorpes North East Lincolnshire DN35 8EU

Proposal: Change of use from shop to wine bar and wine school with various internal alterations

Case Officer: Owen Toop

Customer Details

Name: Mrs Christie watson

Address: 47a Seaview street cleethorpes

Comment Details

Commenter Type: Neighbour

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment: I have no problem with this at all

Comments for Planning Application DM/0416/20/FUL

Application Summary

Application Number: DM/0416/20/FUL

Address: 33 Sea View Street Cleethorpes North East Lincolnshire DN35 8EU

Proposal: Change of use from shop to wine bar and wine school with various internal alterations

Case Officer: Owen Toop

Customer Details

Name: Mrs Pamela French

Address: 51 Cambridge Street Cleethorpes

Comment Details

Commenter Type: Neighbour

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment: Having grown up in the area I've seen Seaview Street evolve over a number of years. As a local resident and business owner myself I know a number of other retail business owners have looked at properties in this Street and been put off by the rents and as well as existing businesses for whom the level of rent on Seaview Street presents a challenge. With the impacts of the coronavirus making the retail environment even more uncertain over at least the next couple of year the current level of empty properties on Seaview Street offers a greater threat to the character and feel of the Street than this proposal. I feel the target audience of this new wine bar and school fits well with the existing demographic that visits Seaview Street for retail and is unlikely to lead to a rise in antisocial behaviour or Street drinking. As such I support this proposal.

Comments for Planning Application DM/0416/20/FUL

Application Summary

Application Number: DM/0416/20/FUL

Address: 33 Sea View Street Cleethorpes North East Lincolnshire DN35 8EU

Proposal: Change of use from shop to wine bar and wine school with various internal alterations

Case Officer: Owen Toop

Customer Details

Name: Mr Josh Fox

Address: 65 seaview street cleethorpes Cleethorpes

Comment Details

Commenter Type: Member of the Public

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment: I'd love to see more bars along my street, Arthur's house, Havana cabana are my favourite two bars to go in and would look forward to seeing a wine bar and learning about wines from around the world as nowhere around here has that!

Kind regards Josh

Comments for Planning Application DM/0416/20/FUL

Application Summary

Application Number: DM/0416/20/FUL

Address: 33 Sea View Street Cleethorpes North East Lincolnshire DN35 8EU

Proposal: Change of use from shop to wine bar and wine school with various internal alterations

Case Officer: Owen Toop

Customer Details

Name: Mr Kevin Franklin

Address: 77 Queens Parade Cleethorpes

Comment Details

Commenter Type: Member of the Public

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment: Would be a great addition to Seaview Street and encourage more visitors and locals.

Comments for Planning Application DM/0416/20/FUL

Application Summary

Application Number: DM/0416/20/FUL

Address: 33 Sea View Street Cleethorpes North East Lincolnshire DN35 8EU

Proposal: Change of use from shop to wine bar and wine school with various internal alterations

Case Officer: Owen Toop

Customer Details

Name: Mr Richard Montague

Address: C/o 26 Sea View Street Cleethorpes

Comment Details

Commenter Type: Neighbour

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment: I believe a well run and well maintained wine bar and academy will only compliment what is already a great street offering a superb array of different products. I was brought up on sea view street and lived there for 12 years and remember how good sea view street used to be with Tuners butchers and the news agents. I remember the decline of the street which happened about 20 years ago when retail in general went into decline. However with well run, quality bars, restaurants and shops and eventually followed by pedestrianisation I believe Sea View Street can emulate the shambles in York or Harrogate town centre. This would hopefully bring back the street markets that used to happen and bring a community together. Sea View Street is something to be proud of and knowing that the bars that are already down the street never have any trouble and take ownership of their responsibilities I believe wine bar would only compliment the street and with the bars and restaurants bringing thousands of people down the street every week this would give the shops opportunity to capitalise on this and grow their business footfall to compliment their online business.

As long as the standards of procedures are in place and the owners operate an open book policy with the other businesses this can only be a good thing and should be embraced

Comments for Planning Application DM/0416/20/FUL

Application Summary

Application Number: DM/0416/20/FUL

Address: 33 Sea View Street Cleethorpes North East Lincolnshire DN35 8EU

Proposal: Change of use from shop to wine bar and wine school with various internal alterations

Case Officer: Owen Toop

Customer Details

Name: Mr Andrew Ecclestone

Address: Ecco 66 Ltd c/o 41-43 Sea View Street Cleethorpes

Comment Details

Commenter Type: Member of the Public

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment: The concept of Marylebone Gardens is one that is well suited to Sea View Street. A wine bar, wine school and deli will not attract the type of concerns that have been raised, it will add to the classy image that the street currently has, and so desperately desires.

Marylebone Gardens will only complement and benefit the existing traders, as it will provide a relaxing atmosphere for shoppers to enjoy a light drink whilst remaining in the catchment area for other retailers.

As the premises licence holder of the venue, we can guarantee to the traders that have objected to this application that it would be unlike other venues that they have mentioned in their objections. Marylebone Gardens plans to operate strictly under the premises licence that was granted by NELC. Between myself and the designated premises supervisor, we have over 40 years experience in the licenced trade, and we would definitely consider ourselves responsible in all aspects of business.

Our concept will improve the image of the street, which has been blighted by closed venues for too long. Our aim is to work with the traders down the street to make Sea View Street great once again.

Comments for Planning Application DM/0416/20/FUL

Application Summary

Application Number: DM/0416/20/FUL

Address: 33 Sea View Street Cleethorpes North East Lincolnshire DN35 8EU

Proposal: Change of use from shop to wine bar and wine school with various internal alterations

Case Officer: Owen Toop

Customer Details

Name: Mr Jack Harris

Address: 41-43, Flat 1 Sea View Street Cleethorpes

Comment Details

Commenter Type: Neighbour

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment: I have lived above Arthur Burton's and now Arthur's House for 15 years. I have never had any issue with Arthur's House, the people that run it or the customers that frequent the property. I have seen the decline of the street happen for 10/15 years now and for people to say that these bars have caused the decline of the retail part of the street is ludicrous. Arthur's house has only been open for 2 years and is run properly and professionally and there is never any trouble. The decline of the street started well before this. As we know Havana Cabana has been a restaurant and bar for a very long time now under different names and so I don't see the problem with this venue. I for one believe that the owners of these bars are trying to bring a feel of the city to Cleethorpes and if they intend to open a quality wine bar and school this can only add to this. I remember when The Queen's was open and there was always trouble and it attracted the "wrong crowd" whereas now these bars are changing the attitude towards drinking and raising the standards in the area in general. I believe in previous statements it says about shutters etc there is only two bars with shutters and yet we see closed shops with shutters down and even shops that are active online with their shutters down and don't open at all. There has been hundreds of shops come and go in the last 15 years and it would be nice to have some quality, well run establishments to compliment The Fisherman's Arms, Petit Delight, The Counting House, The Notts and Tale of Two which are all quality bars and all offer something different.

I am totally for this and good luck to them

Comments for Planning Application DM/0416/20/FUL

Application Summary

Application Number: DM/0416/20/FUL

Address: 33 Sea View Street Cleethorpes North East Lincolnshire DN35 8EU

Proposal: Change of use from shop to wine bar and wine school with various internal alterations

Case Officer: Owen Toop

Customer Details

Name: Mrs Jennie Carley

Address: Harvey Walk New Waltham Grimsby

Comment Details

Commenter Type: Neighbour

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment: Sea View Street has indeed seen many changes over recent years, having grown up in the town and owning a few properties in Cleethorpes, I feel positive in how Sea view Street has developed and continues to do so.

Retail is a changing environment and we are lucky to have such unique, gorgeous shops in the street however with many consumers choosing to shop online then it is vital to bring traffic to the street!

The proposed venture would use both floors of the building and brings something rather unique, modern and innovative to the street. It would create jobs, atmosphere and if only it were to be pedestrianised then it would encourage even more tourists and visitors - whether for shopping, cafes or a glass of wine with some lunch!

As we are now venturing out of 'lockdown' with huge amounts of uncertainty and unemployment rising, a new business brings hope to the street and clearly investment!! The alternative - empty shuttered up buildings, getting damaged and gradually looking depleted?!

We need to look past the word 'bar' and all that is typically associated to it and support someone who is willing to invest into this lovely little street

Comments for Planning Application DM/0416/20/FUL

Application Summary

Application Number: DM/0416/20/FUL

Address: 33 Sea View Street Cleethorpes North East Lincolnshire DN35 8EU

Proposal: Change of use from shop to wine bar and wine school with various internal alterations

Case Officer: Owen Toop

Customer Details

Name: Mr OLLY CLEVE

Address: The Fishermans Arms Seaview Street Cleethorpes

Comment Details

Commenter Type: Neighbour

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment: Fully support this change of use and wish the new tenants the best of luck for the future. As a neighbour we support other local businesses and it's great for more offers surrounding our already well established venue the fisherman's arms

PLANNING COMMITTEE - 28th April 2021

ITEM: 3 RECOMMENDATION: Refused

APPLICATION No: DM/0089/21/FUL

APPLICATION TYPE: Full Application

**APPLICATION SITE: Rear Of, 132 Campden Crescent, Cleethorpes, North East
Lincolnshire, DN35 7UQ**

PROPOSAL: Erect five dwellings with associated works

APPLICANT:

Mr K Fuller
Foresight
C/O Agent
Unit 2 Cleethorpes Business Centre
Wilton Road Industrial Estate
Grimsby
DN36 4AS

AGENT:

Mr Dieter Nelson
Dieter Nelson Planning Consultancy
Unit 2, Cleethorpes Business Centre
Jackson Place
Wilton Road
Humberston
Grimsby
DN36 4AS

DEPOSITED: 25th January 2021

ACCEPTED: 25th January 2021

TARGET DATE: 22nd March 2021

PUBLICITY EXPIRY: 13th March 2021

AGREED EXTENSION OF TIME DATE:

**CONSULTATION EXPIRY: 20th February
2021**

CASE OFFICER: Owen Toop

PROPOSAL

This application relates to the erection of 5 dwellings with associated works to the rear of Campden Crescent, Cleethorpes. The proposal is for sheltered housing associated with the charity Foresight, providing for the needs of people with disabilities. The housing includes accommodation for a site warden.

The application is presented to Planning Committee due to members of the council having significant roles with the applicant and associated company, Foresight.

SITE

The site is to the rear of properties on the south-west side of Campden Crescent, a residential street in Cleethorpes. The surrounding properties are a mix of terraced and semi-detached. Within the site is an existing community hall with associated car parking and grassed area. The proposal consists of the erection of 5 dwellings, 3 of which are proposed on the grassed area to the north west, and 2 to the south west of the community hall.

To the north and north east of the site are residential properties at Campden Crescent. To the west of the site is the Carr Lane Allotments, to the south and south east are residential properties at Reynolds Street and further to the east and north east are residential properties at Campden Crescent.

The site consists of an existing access situated between 132 and 134 Campden Crescent and known to be used in conjunction with the existing community hall and associated car parking area. The existing boundary treatments are as follows: the north and north east boundaries bordering the rear gardens of properties at Campden Crescent consists of walling and fencing, the west boundary with the Carr Lane Allotments consists of mature hedging, the south and south east boundary bordering the rear gardens of properties at Reynolds Street consists of walling and fencing, and the east and north east boundary treatments bordering the rear gardens of the other properties at Campden Crescent also consist of walling and fencing.

RELEVANT PLANNING HISTORY

238/61 - Construction of Senior Citizens recreation centre approved in 1961.

DC/645/99/PCL - Extension to form entrance lobby at front of club in 1999.

No other planning history.

RELEVANT PLANNING POLICIES AND BACKGROUND PAPERS

National Planning Policy Framework (February 2019)

NPPF5 - Delivering a sufficient supply of homes

NPPF12 - Achieving well designed places

North East Lincolnshire Local Plan 2013-2032 (adopted 2018)

PO5 - Development boundaries

PO22 - Good design in new developments

PO33 - Flood risk

PO34 - Water management

Section 38(6) of the Planning and Compulsory Purchase Act 2004 states "if regard is to be had to the development plan for the purpose of any determination to be made under the planning Acts the determination must be made in accordance with the plan unless material considerations indicate otherwise". This is recognised in paragraph 11 of the NPPF, with paragraph 12 stating that the framework does not change the statutory status of the development plan as the starting point for decision making. The development plan for the area is comprised of the North East Lincolnshire Local Plan 2013-2032 (Adopted 2018).

REPRESENTATIONS RECEIVED

Highways Officer - The access is not considered suitable and the application is recommended for refusal.

Environment Agency - The development is only acceptable subject to application of the sequential test. If the sequential test is applied and successful then the proposal is only acceptable subject to the Flood Risk Mitigation measures.

Environmental Health Officer - Recommends that a construction management plan be secured by condition in the event of approval, with the standard working hours.

Heritage Officer - No input required.

Trees and Woodlands Officer - No details have been provided on how the existing hedgerow will be impacted. The tree officer has commented on the limited available amenity space of occupiers and the character of the area.

Ecology Officer - Low maintenance green amenity space should be considered to off-set the loss of green space.

Police Crime Reduction Officer - No comments.

NELC Drainage Officer - A fully sustainable surface water drainage system is required and no raising of ground levels.

North East Lindsey Drainage Board - No comments.

Humberside Fire and Rescue - Provides standard response in relation to access standards required.

Neighbours and Public Consultation

In some cases multiple letters from the same address have been provided from commenter's. In total 12 letters of representation have been received in objection to the proposal and from the following addresses:

40 Reynolds Street
44 Reynolds Street
46 Reynolds Street
120 Campden Crescent
122 Campden Crescent
128 Campden Crescent
132 Campden Crescent
331 Grimsby Road
Comments from Ward Councillor Marie Green
Comments from Councillor Freeston

broadly on the grounds of:

- surface water drainage impacts due to flooding and land quality.
- flood risk
- devaluation of properties
- noise and disturbance from construction work and site access, and from future occupants.
- loss of privacy
- impacts of overshadowing and loss of sunlight
- traffic congestion on neighbouring streets
- overlooking onto gardens, patio areas, and rear rooms
- inadequacy and safety issues of proposed site access for residential use
- security
- out of character with existing uses
- comments on planning procedure and responses to comments made by councillors.

APPRAISAL

The material considerations are as follows:

- 1) Principle of Development;
 - 2) Design and Impact to the Character and Appearance of the Area;
 - 3) Impact on Immediate Neighbours;
 - 4) Drainage;
 - 5) Highways safety;
- 1) Principle of Development;

The proposal site is located within the development area of Cleethorpes as designated in Policy 5 of the North East Lincolnshire Local Plan, 2013-2032 (NELLP) and relates to the erection 5 dwellings with associated works. Whilst the site is within the urban area and

well located in terms of the services that Cleethorpes provides, the principle of development also relates to the consideration of flood risk. The site is located within Flood Zone 3 on the Environment Agency maps and a severe risk in the Strategic Flood Risk Assessment (SFRA). Any development must pass the sequential test and in this case throughout the Borough there are substantial areas outside of flood risk which can provide housing. One potential justification to considering whether or not new residential development should occur in flood risk areas can be the case for wider regeneration benefits, but this would not apply to this curtilage area for an existing and active community centre. As the sequential test is not passed the principle of residential development is not acceptable under Policies 5 and 33 of the NELLP and under advice in the NPPF.

The Environment Agency have considered the proposed development alongside the submitted FRA and have no objections to the proposal subject to the mitigation measures being secured by condition. Nevertheless, the Environment Agency acknowledges the need for the development to pass the sequential test, which it does not.

2) Design and Impact to the Character and Appearance of the Area;

The five dwellings are situated directly to the side and rear of the community centre. The dwellings are one and a half stories though they need to be raised in height for flood risk reasons which accentuates their height. They will sit back from the street scene reducing their visual appearance but will be seen from neighbouring properties, surrounding land and those visiting the community centre. The designs are simple with pitched roofs and a brick and tile finish. Rooms will be in the roofspace facilitated by dormers and rooflights. For such modest properties the designs are considered acceptable. However, five units are proposed and this is intensive for the site and results in a poor layout in terms of the dwellings close and awkward proximity to the existing community centre and to neighbouring boundaries including landscaped boundaries. The development would appear cramped and overdeveloped. It would be a poor layout and is not good design. The plans submitted also lack detail as to how the properties would be accessed and relate to associated parking facilities.

Policy 22 of the NELLP and the NPPF requires good design in new developments and this is not demonstrated by the scheme.

3) Impact on Immediate Neighbours and Proposed Occupiers.

Policy 5 of the NELLP requires for an assessment on the impact of new development upon neighbouring land uses by reason of noise, air quality, disturbance or visual intrusion. Given the nature of the development for 5 residential dwellings, the potential detrimental impacts to residential properties can amount from issues of overlooking and massing and noise and disturbance. The proposal is considered to present detrimental impact to neighbours in terms of physical build and adverse massing and noise and disturbance. In particular the massing presented from the two properties encompassing the entire boundary of 46 and 48 Reynolds Street would be detrimental to those

neighbours. These plots are very close to the boundary of that property. The intensity of the development generally does impact on neighbouring amenity. With regard to loss of privacy the scheme is sensitive to neighbours in the position and orientation of first floor windows. The impact on neighbours is compounded by the number of units and the likely additional comings and goings along the very narrow access point which is close to the respective neighbours on Campden Crescent. Whilst the proposal is for more sheltered accommodation there will be visitors and deliveries, and this has the potential to cause noise and disturbance. With regard to the construction of the development the scheme fails to demonstrate how such a constrained site could be developed without detriment to local amenity. Mention has been made of the use of the adjacent allotments but full details have not been submitted to show how this could be achieved.

With regard to the amenity of the future of the properties this is likely to be less than satisfactory due to the cramped layout and proximity to the existing community facility. Plots four and five will have a particularly compromised outlook and relationship with the community building which is likely to be adverse in terms of the amenity that occupiers of the dwellings should be able to enjoy. Again, the very narrow access is a concern as to how satisfactory access can be achieved to the dwellings by service and emergency vehicles. The safety of the access for fire and in relation to building regulations is a concern.

Having regard to the above the development would have an adverse impact on both existing and future residents and the development is contrary to Policy 5 of the NELLP.

4) Drainage

Policy 5 and 33 of the NELLP also requires development to consider the potential for flooding from surface water. At such a constrained site it is considered that whilst the final details on drainage are necessary (these matters can be covered by condition) there needs to be some agreed strategy and scope as to how satisfactory drainage can be achieved. This is particularly important as floor levels need to be raised to respond to flood risk mitigation requirements. In this case, without this detail, the proposal is not acceptable.

5) Highways

Policy 5 also requires assessment with regard to suitability and sustainability when considering access and traffic generation. To this end, the Council's Highways Officer has raised an objection to the proposal. Neighbour representations also highlight the frequency of access as a concern when associated with the proposed residential use.

The Highway Officer notes that the access road up to the development is 2.6m wide. Whilst it is accepted that the access is an existing one, the Highway Officer is not content with adding to the intensification of the site. It is acknowledged that the applicants have stated that the proposed end user of the development will be unlikely to own a car. However, this cannot be conditioned through the planning process and therefore there is

no guarantee that this would be the case for the lifetime of the development. It should also be noted that there would be associated vehicular trips with visitors to the development, deliveries being made and there is the need for acceptable emergency vehicle access. Due to the narrowness of the access vehicles will not be able to pass and there is likely to be access problems from Campden Crescent. This will be to the detriment of highway safety contrary to Policy 5 of the NELLP.

CONCLUSION

The proposal relates to the erection of 5 dwellings with associated works to the rear of Campden Crescent. The site is located within an area of flood risk and accessed by a narrow access. There are flood risk and highway safety concerns. The layout is cramped and poorly designed and will result in a poor residential amenity and adverse impact on the amenity of neighbouring property. There are clear and justified planning objections against the development as it fails to accord with Policies 5, 22, 33, 34 or 42 of the North East Lincolnshire Local Plan and advice in the National Planning Policy Framework. It is therefore recommended for refusal.

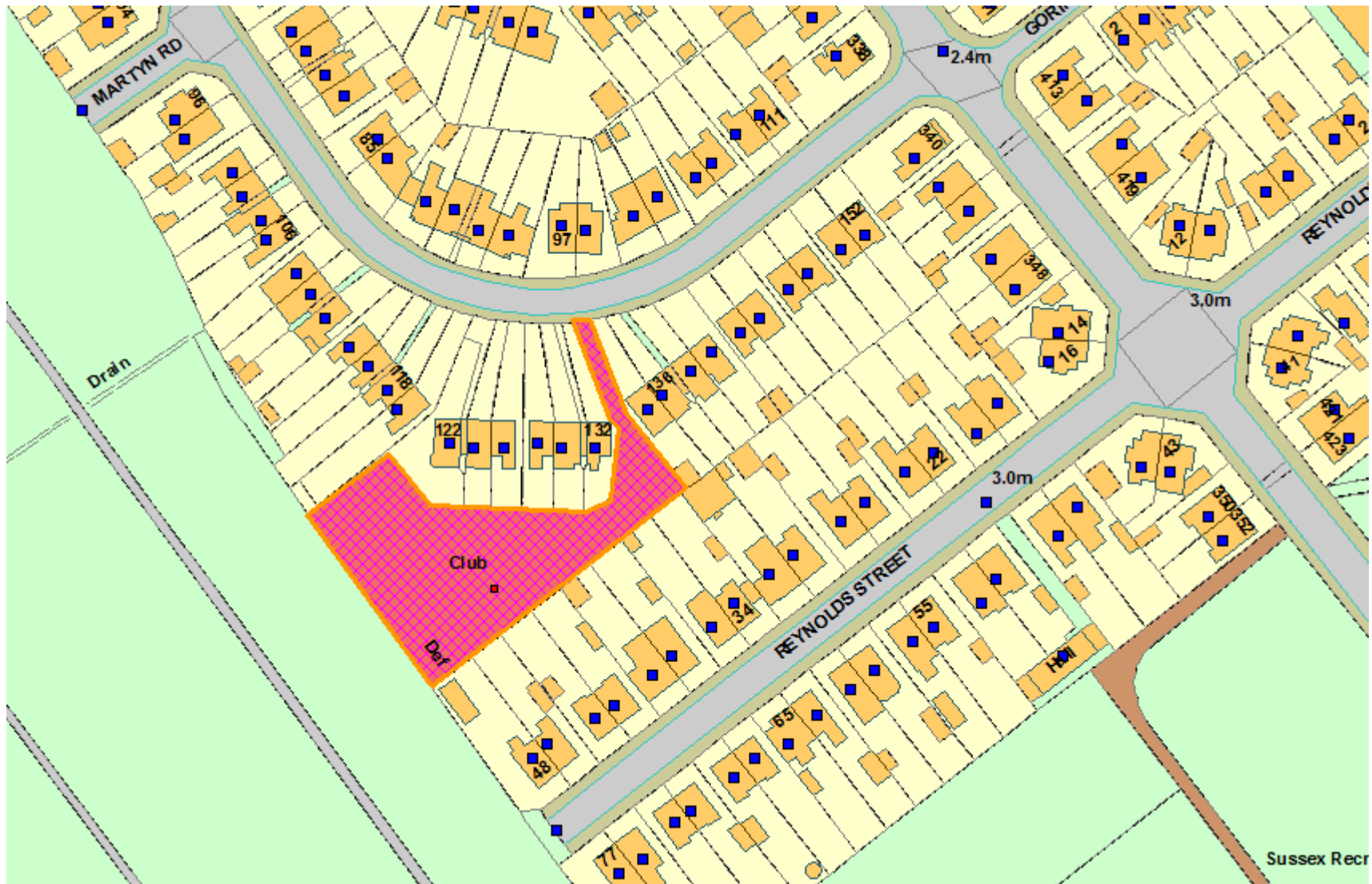
RECOMMENDATION

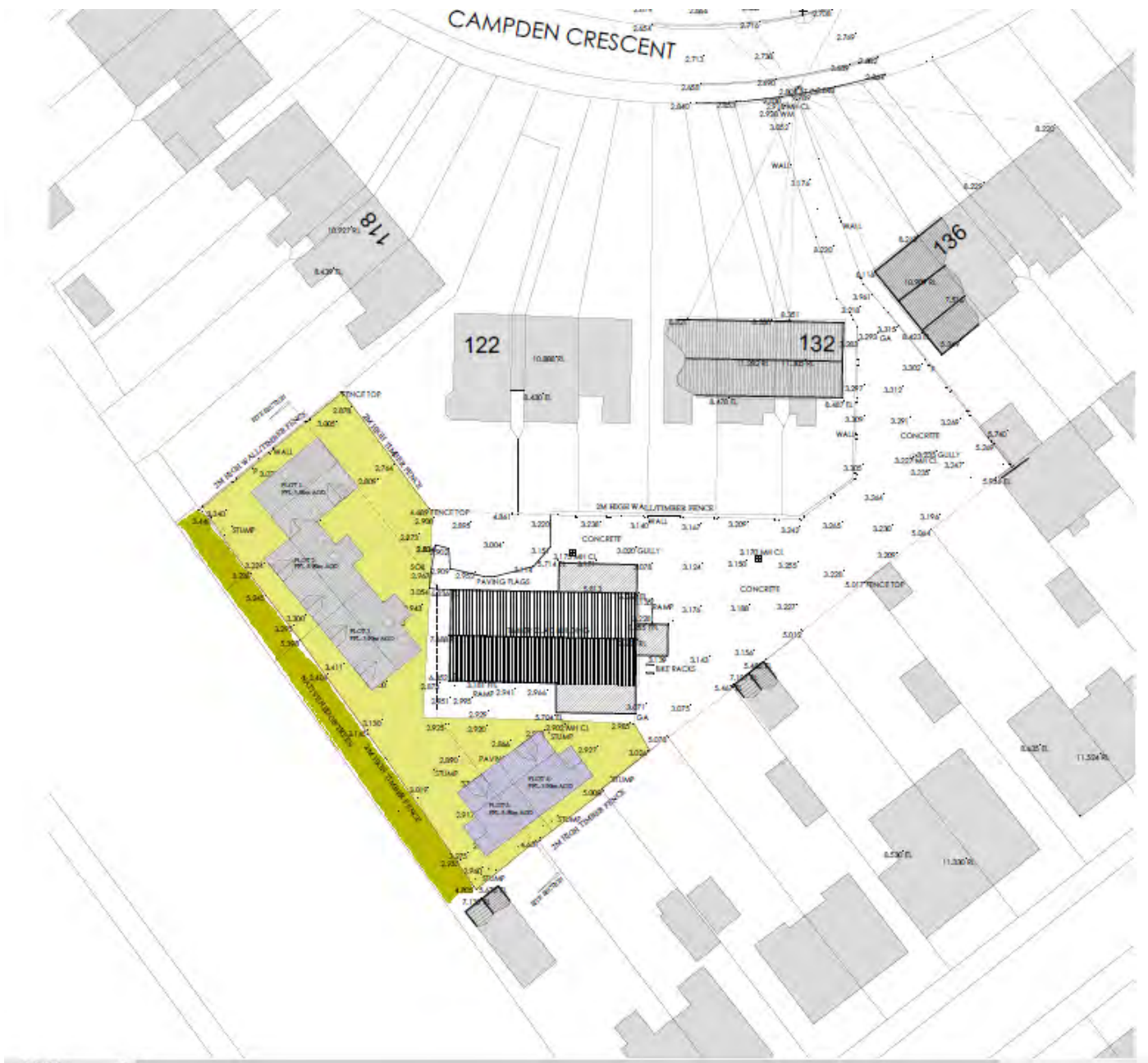
Refused

- (1) The proposal would result in appropriate and unjustified development within an area at risk of flooding and would fail the sequential test which requires development to be located in areas at the lowest risk of flooding. As such, it is contrary to Policies 5 and 33 of the North East Lincolnshire Local Plan, 2013-2032 and advice in the National Planning Policy Framework.
- (2) The proposed development would result in an over intensification of the site that would be detrimental to the residential amenity of neighbouring dwellings at Campden Crescent and Reynolds Street, by reason of massing and dominance to rear gardens and private amenity areas and potential noise and disturbance. Moreover, it would result in an unacceptable amenity for occupiers of the proposed development. As such, it is contrary to Policies 5 and 33 of the North East Lincolnshire Local Plan, 2013-2032 and advice in the National Planning Policy Framework.
- (3) The proposal by reason of its over intensive nature and its poor layout would have an adverse impact on the character and appearance of the area would be contrary to Policy 5 and 22 of the North East Lincolnshire Local Plan, 2013-2032 and advice in the National Planning Policy Framework.

(4) The proposed development would result in an adverse impact on highway safety, both road and pedestrian safety, by reason of an unsuitable access by nature of its narrow width and poor arrangement. Moreover, the proposal fails to demonstrate an acceptable construction access. As a result, the proposal is contrary to Policy 5 of the North East Lincolnshire Local Plan, 2013-2032 and the provisions of the National Planning Policy Framework.

(5) The proposal fails to demonstrate how surface water drainage would be sustainably discharged and how flood risk mitigation measures will be implemented in relation to surface water run off. Without the necessary detail the proposal is contrary to Policy 5, 33 and 34 of the North East Lincolnshire Local Plan, 2013-2032 and advice in the National Planning Policy Framework.





Comments for Planning Application DM/0089/21/FUL

Application Summary

Application Number: DM/0089/21/FUL

Address: Rear Of 132 Campden Crescent Cleethorpes North East Lincolnshire DN35 7UQ

Proposal: Erect five dwellings with associated works

Case Officer: Owen Toop

Customer Details

Name: Mr Simon Jones

Address: 40 Reynolds Street Cleethorpes

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Dear Mr Toop

Please can you provide an update in relation to the above referenced planning application.

It is noted that the Determination Deadline of Monday 22nd of March has now passed and therefore in accordance with relevant legislation, guidance, procedures and protocols a decision should have been made to approve or refuse the application, and yet such decision is not recorded on the portal.

I am a resident whose property is adjacent to the proposed site and have previously submitted my objections to the plans.

I note from the documents available on the website that the Highways Agency, the Fire Service, the Drainage Service as well as others including the Ward Councillor have all made declared their respective objections to the applications.

An update upon the decision is therefore requested.

Regards

Simon Jones

40 Reynolds Street

Cleethorpes

Comments for Planning Application DM/0089/21/FUL

Application Summary

Application Number: DM/0089/21/FUL

Address: Rear Of 132 Campden Crescent Cleethorpes North East Lincolnshire DN35 7UQ

Proposal: Erect five dwellings with associated works

Case Officer: Owen Toop

Customer Details

Name: Mr Simon Jones

Address: 40 Reynolds Street Reynolds Street CLEETHORPES

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Dear Cllr Freeston

In reading your response to Cllr Green's request can I ask that you provide further clarity to the responses as made, as well as providing responses to all of Cllr Green's positions of objections as made in her request dated 19th March 2021

In relation to your responses provided

1. You state that in relation to Flood Risk that an NPPF flood risk assessment has been prepared to demonstrate that the site is safe for future occupiers

The assessment directs that all the properties are to be elevated to a point whereby the property's threshold will be 1 metre higher than the existing ground level of the site

In your comments as recorded above you do not provide an answer to how the NPPF assessment recommendations for the increase of 1 metre can be achieved when considering Mr Smith's Drainage Report that clearly states, 'there must be no raising of existing ground levels'

Surely if the Drainage Report is saying no raising of ground levels, how can the Flood Risk Assessment recommendations be adhered with?

2. In terms of the sequential test the site is owned by the applicants and they do not own any alternative sites in less vulnerable flood risk zones across the Borough

Cllr Green's questioned, 'how much unsatisfied demand for these properties there is and whether there are alternative areas that could be developed'

Your reply, as shown above is considered to fall woefully short of the answers that were being sought

Therefore, would you reply in full to all parts of Cllr Green's objection comment, specifically, whether there are alternative areas that could be developed?

3. The end use is specifically designed as accommodation which will be made available for disabled and vulnerable members of the community who wish to access affordable housing to live

independently. The properties will be retained by Foresight

Nowhere in the planning application or any other submitted documents does it state that the accommodation 'will be made available for disabled and vulnerable members of the community'; it simply states on the planning application that the proposed purpose of the properties to be built is for 'social, affordable or intermediate rent'.

Your comments made in response are emotive and inappropriate. Neither you, the developer or anyone else can guarantee within a planning application who will reside in a property for the duration that it will exist.

Your further reply that the properties will be retained by Foresight is similarly untenable as this cannot be conditioned upon through the planning process and therefore neither you or Foresight can guarantee that this will be the sole use of these properties throughout lifetime of the development.

4. Highway safety - The site already facilitates access to a community building with existing parking provision. Given the end users of the properties and easy access to bus stops, amenities and services within Cleethorpes then it is envisaged that the end users will not have access to private motor cars. Therefore, the current proposal will not cause detriment from a highway safety perspective.

As per 3 above, this cannot be conditioned upon through the planning process and therefore that there will never be a detriment to highway safety. Nor does your response consider visitors to the residents or any person supporting them and the impact upon vehicular and pedestrian safety.

5. A temporary roadway will be provided from the allotments for construction traffic to avoid any conflict with existing residents and highway users of Campden Crescent during the construction phase.

This response totally disregards the objections as raised by the Trees and Woodlands Officer and Lincolnshire Wildlife Trust. Further, within the planning application, Section 10 it clearly states NO in answer to the question asked, and so how is the 'temporary roadway going to circumnavigate the hedge line which currently exists for the entire length of the boundary between the site and the allotments?

6. Neighbours residential amenity and density. you have responded seemingly without factoring in the following facts

a) if the properties are built and elevated by 1 metre the rear windows of plots 4 and 5 South East Elevations would be above the existing boundary fences to 46 and 48 Reynolds St. Given the close proximity of these rear Elevations to these properties, significantly impact upon the privacy of their gardens.

If the land is elevated by the 1 metre and then the proposed new boundary 2metre fence is erected, although addressing the above, it will significantly impact upon the outward view from all of the gardens adjacent to the site.

7. in regards to the Fire Services objections which clearly raise the significant concern that the access to the site is not sufficient for attendance in an emergency by their service. This surely questions the health and safety of the occupants, especially if they are, as you quote, to be 'disabled and vulnerable members of the community'.

Comments for Planning Application DM/0089/21/FUL

Application Summary

Application Number: DM/0089/21/FUL

Address: Rear Of 132 Campden Crescent Cleethorpes North East Lincolnshire DN35 7UQ

Proposal: Erect five dwellings with associated works

Case Officer: Owen Toop

Customer Details

Name: Mr Simon Jones

Address: 40 Reynolds Street Reynolds Street CLEETHORPES

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment:Mr Toop

It is now 2 weeks since the email below was sent to you and to which I am still awaiting a response from you.

Could you please respond and provide the reason why we are now three weeks past the Determination Date of 22nd March and as yet there is no published decision, nor any published notification that an extension to the Determination Deadline date has been granted with a rationale for this being granted.

I therefore would like to further object to the proposed planning application on the grounds that the lawful process has not been adhered to as per statutory guidance

Paragraph: 001 Reference ID: 21b-001-20140306

Paragraph: 003 Reference ID: 21b-003-20140306

National Planning Policy Framework

Comments for Planning Application DM/0089/21/FUL

Application Summary

Application Number: DM/0089/21/FUL

Address: Rear Of 132 Campden Crescent Cleethorpes North East Lincolnshire DN35 7UQ

Proposal: Erect five dwellings with associated works

Case Officer: Owen Toop

Customer Details

Name: Mr Simon Jones

Address: 40 Reynolds Street Cleethorpes

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: In relation to the proposed full planning application for the erection of five dwellings to the rear of 132 Campden Crescent, CLEETHORPES, North East Lincolnshire, In reviewing all of the documents available please find below the objections which we, as adjacent neighbours to the proposed development wish to raise with you.

1. Access

Within the planning application submitted, section 8 'Pedestrian and Vehicle Access, Roads and Rights of Way', the applicant has answered NO to all of these:

Is a new or altered vehicular access proposed to or from the public highway?

Is a new or altered pedestrian access proposed to or from the public highway?

Are there any new public roads to be provided within the site?

Are there any new public rights of way to be provided within or adjacent to the site?

Do the proposals require any diversions/extinguishments and/or creation of rights of way?

This raises a concern as currently the access to the existing site is via a 'private' concrete driveway off Campden Crescent between no's 132 and 134 Campden Crescent.

This entrance I would consider to be suitable for the use of one vehicle at any one time, in one direction at any one time, and not suitable for two way vehicular access.

The current use of the site is occasional and therefore the above does not pose a significant issue as the 'users' tend to all arrive at approximately the same time, and then leave at the same time, directing that vehicular traffic is generally in one direction and therefore does not constitute an issue.

In changing the use of the site to residential, this vehicular access will become more frequent,

more fluid and the access route would not allow for safe passing of two vehicles.

The current access does not provide for any separation between pedestrians and vehicles as the 'concrete drive way' has no footpaths, therefore creating a pedestrian hazard.

Further to this in reading material in relation to Fire Safety, I do not believe that the site meets the minimum requirements for 'Creating Access for Fire Engines' as prescribed in Part B5 of Building Regulations 2010 (ADB_Vol1_Dwellings_2019_edition_inc_2020_amendments.pdf (publishing.service.gov.uk))

In that the material construction of the access driveway would not be suitable for vehicles of 12.5tonnes, nor would the site provide the required turning circle of 19.2m between walls, nor does it provide a turning point within 20m of the existing highway; and I do not believe that there is a hydrant within 100m of the proposed site.

There is also a risk of fire spreading to the on-site community hall which is within close proximity to all of the dwellings as well as a significant risk of fires in either plot 4 and/or Plot 5 spreading directly to No.s 46 and/or 48 Reynolds Street and therefore indirectly to adjoining properties of 44 and 42, and then our property; as well as indirectly overall via the wooden fence that is proposed and which would be directly in contact with an outbuilding in our property.

2. Privacy

Currently our garden is private and not overlooked, the building of the proposed properties and these being elevated by 1m above the current land level will affect the privacy of our garden which in turn will compromise our wellbeing. We enjoy spending time in our peaceful quiet garden and having additional properties behind us will significantly impact on this. We purchased our property due to not having neighbours backed onto the rear of our garden. We feel that if these properties were to be built this will have a detrimental impact on the value of our homes.

Additionally, it will also impact upon the privacy of our bedrooms which currently overlook the site.

3. Environmental

The rising of the properties by the 1m as has been advised within the environmental report increases the risk of localised flooding of the neighbouring garden, including ours due to the natural run off the rainwater and in considering that currently there are minimal drainage points on the site which are connected to the main sewers.

4. Proposed Use of Properties

Currently the overwhelming area, both in Campden Crescent and in Reynolds Street is one of

Home Owner, with no significant quantity of rented properties. The erection of these dwellings for the purpose of Sheltered Housing would be significantly out of character for the immediate area in which it would be situated.

We therefore oppose the development as proposed on the above points as well as those as raised by other neighbours and other agencies.

Regards

Owners of 40 Reynolds Street

Comments for Planning Application DM/0089/21/FUL

Application Summary

Application Number: DM/0089/21/FUL

Address: Rear Of 132 Campden Crescent Cleethorpes North East Lincolnshire DN35 7UQ

Proposal: Erect five dwellings with associated works

Case Officer: Owen Toop

Customer Details

Name: Mr Matthew Bradshaw

Address: 44 Reynolds Street Cleethorpes

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Dear sir/madam

After viewing the proposed plans - application reference DM/0089/21/FUL - the erecting of five dwellings at the rear of my property - 44 Reynolds Street, DN35 7TU. I am writing to say I strongly oppose of this application.

The reasons being firstly the blocking of sunlight into our garden. The proposed plans states plots 4 and 5 are fundamentally 2 story dwellings and due to the flood risk criteria are to be raised and extra 1m off current ground level. With the sun setting at a north western angle both of these properties would severely block all natural sunlight into our private garden.

My second objection concerns our right to privacy. With both plots 4 and 5 being raised 1m above current ground level I am concerned that both south eastern rear facing windows will have view into our private garden space creating a complete lack of privacy.

My final objection is in regards to the potential noise and disturbance these dwellings will create. The nature of them being affordable/rentable properties being only a metre away from my property will elevate what is currently a quiet and tranquil neighbourhood. This will create a strong and adverse negative affect on the character of the neighbourhood.

This will be further exasperated with the traffic congestion these properties will create - its states in the proposal "It is envisaged that the end occupiers are unlikely to have motor vehicles, however there are existing parking spaces available to the front of the community hall which could be utilised for car parking provision" therefore it is possible each of these tenants could possess multiple

motor vehicles and use up all available space provided by the Community Hall - creating more noise and severe congestion on the neighbouring streets when the community hall is open which it is regularly is.

Thank you for taking the time to read by objections to this proposal but in light of the information I have provided I will not support this development and dont believe it should go ahead.

Kind regards,

Matthew Bradshaw

Comments for Planning Application DM/0089/21/FUL

Application Summary

Application Number: DM/0089/21/FUL

Address: Rear Of 132 Campden Crescent Cleethorpes North East Lincolnshire DN35 7UQ

Proposal: Erect five dwellings with associated works

Case Officer: Owen Toop

Customer Details

Name: Mr Tom Griffin

Address: 46 Reynolds Street CLEETHORPES

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I vehemently object to the proposed erection of 5 dwellings on the above mentioned location for several reasons;

1. Devaluation of my current property. My house directly backs onto the proposed building site and the new housing there would mean a substantial loss of value. If these new houses were there 11 years ago when I bought my current house I may have considered not buying it, and definitely wouldn't have paid what I did for it at the time as that was one, if not the main selling point.

2. Reduced sunlight, meaning I couldn't enjoy the areas in my garden which over the years, I have spent lots of time and money to get how I wanted it to enjoy the limited sun we get.

3. Privacy - My garden would no longer have the privacy it has now, and not just the visible privacy but audible too. As it stands at the minute it is a nice quiet part of the street to sit and relax in. So with 5 new houses directly behind with people and vehicles that will be completely gone.

4. Months/Years of disruption with sound and mess from building work and site access.

So due to the issues above I am definitely opposed to this planning request.

Comments for Planning Application DM/0089/21/FUL

Application Summary

Application Number: DM/0089/21/FUL

Address: Rear Of 132 Campden Crescent Cleethorpes North East Lincolnshire DN35 7UQ

Proposal: Erect five dwellings with associated works

Case Officer: Owen Toop

Customer Details

Name: Mr Niel Clout

Address: 120 Campden Crescent Cleethorpes

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Niel Clout 120 Campden Crescent

Anne Land

Graham Land

We the above would like to register our strong objections to the above planning application and have outlined our concerns below.

The construction of two storey properties so close to our boundary would severely impact on our lives. The buildings would cause loss of light into our garden and loss of privacy to both garden and the rear of the house. Our rear bedrooms and our patio area would be overlooked especially regarding the proposed height of the development.

An even more major issue is the proposal to raise the whole development by one metre because of the risk of flooding. The whole area is on a flood plain and as such drainage is always an issue. Raising the building plot by one metre could have a severe impact on the neighbouring properties as water run off affects us all. Also this will in turn raise the overall height of the houses leading to further loss of light and privacy.

I note in the plans that there is an application for provision for access via the allotments for the duration of the building work. This highlights the inadequacy of the only way onto the site from Campden Crescent which would be the only access available when the work is complete. If it is not possible for lorries or commercial vehicles to use this entrance then what happens if there is a need for emergency service vehicles such as ambulance or fire appliances.

My last objection is that of security. At present there is restricted public access to the land and this

development would open it up to anyone from outside.

In summary we feel the whole issue has been poorly thought out with no concern at all for either the local residents or the impact on the environment.

Comments for Planning Application DM/0089/21/FUL

Application Summary

Application Number: DM/0089/21/FUL

Address: Rear Of 132 Campden Crescent Cleethorpes North East Lincolnshire DN35 7UQ

Proposal: Erect five dwellings with associated works

Case Officer: Owen Toop

Customer Details

Name: Mrs Pamela Ross

Address: 122 Campden Crescent Cleethorpes

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Mr & Mrs Ross, 122 Campden Crescent.

We wish to complain about the proposed erection of 5 two storey dwellings on the land behind of our house. The first house to be built is only 2.7 meters behind our rear fence. As these houses are to be elevated by 1 metre due to flood risk, the front door will actually be only 1 metre below our fence and will affect our privacy, as residents will be able to look directly into our garden and house.

As there is obviously a problem with the flooding, it is a worry about where the water is going to go once the land is built on. Already, the part of our garden opposite the community hall gets very water logged. The rest of the garden is fine at the moment.

We have lived in our house for 55 years, never wanting to move because of our lovely peaceful south facing garden.

Because of the proximity of the first house it will cast a shadow over our garden and will reduce light into the house itself. Our peace will also go, as there will now be a public footpath immediately behind our fence being used day and night. As the land is at the moment gated and only open when the community centre is open, it will also affect our security.

The environment will also be compromised. How many trees, hedgerows and natural habitats will have to be destroyed to allow access from the allotments for the building machinery?

On a personal note, my husband has Dementia/Alzheimer's. His garden is his sanctuary, spending a lot of his time gardening and sitting in our conservatory enjoying the comings and goings of the many birds, some of which actually nest in the garden. He will never understand why he will be looking at houses and will cause confusion as to where he is. During building works the noise, vibration and comings and goings of workmen will add to this daily confusion and upset. It is ironic that it is a Charity for the vulnerable community that have submitted this planning application. . We too, are part of that vulnerable community. There has been no thought to the distress that will be

caused and the impact on our health and wellbeing. The government's commitment to support Alzheimer's patients to stay in their own homes for as long as possible will, in our case be jeopardised.

Last, but not least is the safety issue. It doesn't bear thinking of about what will happen if there is a fire or medical emergency as there is no wide enough access for any emergency vehicles.

I think it can be said that we will not be supporting this development.

Owen Toop (Engie)

From: Don Gatiss
Sent: 02 February 2021 14:11
To: Owen Toop (Engie)
Subject: FW: DM/0089/21/FUL Surface water and drainage problems rear of 132 Campden Cres Cleethorpes

Follow Up Flag: Follow up
Flag Status: Flagged

Sent from [Mail](#) for Windows 10

From: [Don Gatiss](#)
Sent: 02 February 2021 13:47
To: owen.toop@anylincs.co.uk
Subject: DM/0089/21/FUL Surface water and drainage problems rear of 132 Campden Cres Cleethorpes

Hello Owen

As discussed by ourselves by telecon 1/2/21 I follow up with this email to confirm the problems encountered by families with problems with surface water not draining away to the rear of Campden Cres Cleethorpes.

Historically in the late 1940s early 1950s the bottom part of Reynolds St Cleethorpes was built and a culvert running to a storm drain behind Beely Rd was filled in this then started to cause problems with surface water draining away. Also the land structure is mainly heavy clay which is probably between 6 and 9 foot deep, this I encountered when I redesigned my rear garden 2 years ago and I had to put a land drainage system in to rid myself of surface water problems.

I feel that the developers want a quick fix in building these houses and have not done any research on the area and the problems that could occur if and when building work goes ahead, with me bringing these problems to the attention of the authorities and I will also be passing this information to my solicitor in case problems arise if planning permission is passed.

I feel that a charity is pulling on the heart strings of the authorities to build this development on the cheap but this could become a very costly exercise if things go wrong and who takes the blame.

Please would you acknowledge this Email and I thank you for your time and assistance

Regards
MR D A Gatiss
128 Campden Crescent
Cleethorpes
DN35 7UQ

Sent from [Mail](#) for Windows 10

Comments for Planning Application DM/0089/21/FUL

Application Summary

Application Number: DM/0089/21/FUL

Address: Rear Of 132 Campden Crescent Cleethorpes North East Lincolnshire DN35 7UQ

Proposal: Erect five dwellings with associated works

Case Officer: Owen Toop

Customer Details

Name: Mrs Sharon Carlton

Address: 132 Campden Crescent Cleethorpes

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Dear Mr Toop,

After reading all the documents relating to the proposed plans we would like to further highlight the following points:

On the N E Lincs planning portal under the heading, 'Which issues are relevant to a planning application?' it asks, 'Whether there will be any increase in noise and disturbance, for example from coming and goings of extra traffic' Has this been addressed? How can the proposed 24 hour access to 5 new homes not create extra noise and disturbance for current residents?

It is irrelevant who these homes are being built for; disabled, vulnerable or otherwise. Will the future occupants not be expected to have social lives and never have visitors to their homes? Do Councillor Shepherd, Trustee of Foresight and Councillor Freeston expect the future occupants not to have grocery deliveries, parcel deliveries, leave or return to their homes by taxi or receive late night take-away deliveries as independently living adults? All of the aforementioned would result in extra traffic using the current access driveway which passes within 1 metre of our living room window to not just one, but 5 new homes. How many people reading the proposals, including councillors and planners, would be happy for these plans to be permitted if this driveway was next to their home taking away their peace and privacy 24 hours a day?

In his reply slip, Councillor Freeston states, ' the current proposal will not cause detriment from a highway safety perspective'. Where is the evidence for this when the Highway Authority 'respect that the application is refused on the grounds of highway safety due to the unsuitable access into the development'?

When the community hall was built, it was as a social club for the senior citizens of the

surrounding area to meet up and enjoy social activities throughout the day and early evening. We feel the current access driveway is not suitable as 24 hour access for the amount of traffic attending a community hall plus 5 residential properties when it is in such close proximity to our home.

Again, we would like to invite councillors and planners to view this driveway from inside our living room to witness the close proximity of passing motor vehicles.

Mike and Sharon Carlton

Comments for Planning Application DM/0089/21/FUL

Application Summary

Application Number: DM/0089/21/FUL

Address: Rear Of 132 Campden Crescent Cleethorpes North East Lincolnshire DN35 7UQ

Proposal: Erect five dwellings with associated works

Case Officer: Owen Toop

Customer Details

Name: Mrs Sharon Carlton

Address: 132 Campden Crescent Cleethorpes

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: We have carefully viewed the proposed planning application, and we are writing to express our concerns.

Although the properties themselves will not be viewed from our own, we are very concerned regarding the impact of the following points:

Flooding -

Sitting in a high risk flood area, the current concreted area of the development is higher than our own ground level which already causes excess groundwater to drain away onto ours and surrounding established properties, resulting in waterlogged gardens for most of the year. What effect will digging up the landscape and building five more properties, 1 metre above the current ground level, have on our own properties with the current excess surface water?

Access no longer fit for purpose -

Although it states in the planning proposal that during construction, access will be granted via the council allotments, changing from business hours of 1 commercial property (The Community Hall), to include 24 hour access to 5 residential properties will obviously see an increase in traffic, footfall and disturbance via the current access route.

This route is only a 149 inch wide driveway at its widest point, and 102 inches at its narrowest.

There is no footpath, a vehicle could not pass a pedestrian.

In the last 19 years our garden wall has been knocked down 3 times by vehicles attempting access to the car park and there have been numerous near misses and scrapes (to vehicles and the walls of ours and our neighbours' properties at 134).

A fire engine could not fit down this driveway, what plans have been put into place for firefighters to reach the 5 properties that would be situated behind the Community Hall?

A refuse truck could not fit down this driveway, where would the Community Hall and 5 households place their bins for collection (currently 12 on recycle day) when the driveway would need 24 hour access?

Noise disturbance and invasion of privacy -

The current access driveway has no footpath, it is not a road, it is narrower than the driveway to our homes. This means adults, children, cars, vans, motorbikes and trucks all pass through here which sits only 34 inches from our living room window. While this has always been the case, it has only ever been at the very limited times of the hall being open (separate sessions morning to early evening). If 5 new houses are to be accessed from this one narrow driveway, we will no longer be living next to a private drive with limited access, but a public 'roadway' with all its noise and disturbances 24 hours a day. We will have no respite from people or traffic passing within 3 feet of our window and feel this will impact hugely on our mental wellbeing if we can no longer sit and relax in our own living room without constantly being disturbed. We feel the current access driveway is no longer appropriate for the amount of traffic created by a community hall plus 5 homes with unlimited access and would welcome planners to view the driveway from inside our living room.

Traffic congestion-

In the planning proposal it states, 'It is envisaged that the end occupiers are unlikely to have motor vehicles, however there are existing parking spaces available to the front of the Community Hall which could be utilised for parking provision' - there are 20 parking spaces at the Community Hall, whether the end occupiers have motor vehicles or not, they will naturally have visitors in the form of family, friends and professionals all wanting to park their vehicles within walking distance of the 5 homes. Where will all these excess vehicles park when the hall is open for classes/social gatherings? What if the end occupiers do have their own vehicles? We already have difficulties accessing our driveways when users of the hall are 'just popping in' and prefer to park over our drive rather than tackle the narrow access and scratch their cars. This will become a regular occurrence when the car park is full and hall users are looking to park their vehicles.

Due to the COVID 19 epidemic and lockdown situations, the Community Hall has been used minimally since it opened. We have yet to see how much extra traffic and footfall it will bring in itself (the previous Senior Citizens Club opened only a few sessions per week filling the car park), on top of this there will then be traffic to 5 more houses.

This end of Campden Crescent opens opposite Goring Place, access to Reynolds Academy, where again there is a problem for parking to safely drop and collect primary children from school, many parents attempting to park in Campden Crescent, which has very limited kerbside parking.

Thank you for taking the time to read our concerns and while we see the need and benefits of the proposed dwellings, due to the points made above and the impact they would have on our home life and the immediate area, we regret that we have to object to the proposed plans.

Mike & Sharon Carlton

Comments for Planning Application DM/0089/21/FUL

Application Summary

Application Number: DM/0089/21/FUL

Address: Rear Of 132 Campden Crescent Cleethorpes North East Lincolnshire DN35 7UQ

Proposal: Erect five dwellings with associated works

Case Officer: Owen Toop

Customer Details

Name: Mrs Marie Green

Address: 331 Grimsby Road, Cleethorpes, North East Lincolnshire DN35 7ES

Comment Details

Commenter Type: Councillor

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Generally speaking social housing of this type is very welcome but I am currently unsure it is needed in our area I am waiting to hear from the Patients Advice and Liaison services who are considering this for me and hope to access this information very soon

I am objecting to planning permission being granted to this application for a number of reasons.

This area is in a Flood 3a risk zone and following a Flood risk assessment is highly vulnerable to flooding to such an extent that these properties are being built 1 metre off the ground with flood defence doors which will alleviate the situation for these properties but can only worsen the situation for other properties in the area. Mr Andrew Smith on behalf of the Drainage Board identifies that there should be no raising of existing ground levels and yet these buildings will be raised 1 metre off the ground which I believe is likely to exacerbate problems for existing buildings

I understand the Trees and Woodlands Officer Mr Paul Chaplin has identified that the development is too dense for the area and needs the partial removal of a hedgerow and that the environment will not recover from this as the construction will ensure the removal and loss of previously green areas. This plan currently has no green areas on it and can only affect the local wildlife in a negative way. For these reasons Mr Chaplin objects to the development.

After consultation regarding the application, Lincolnshire Wildlife Trust strongly recommended that an ecological survey is carried out and a written report submitted. This should include reference to desk study results with a records search from Lincolnshire Environmental Records Centre, a site walkover to identify habitats and any protected or priority species on site which may be affected, and recommendations for avoidance, mitigation, compensation or enhancement measures as necessary. In particular, since there are concerns about the mature boundary hedgerow and

adjacent allotments, there should be advice for working methods to avoid or mitigate any harm to the habitat or species using these habitats. The report should also include detailed biodiversity enhancement measures that will be included within the development to achieve a net gain.

Access to the site for construction involves movement actually through the allotment areas from Lestrangle St and I believe this will damage the environment on the allotments as the roads have not been developed to carry heavy traffic resulting in an effect on the allotments which will take time to recover from.

The development in the area involves the construction of 5 x 2 bedroom properties and could result in extra parking needs for up to 10 residents' vehicles and would also involve a parking need for professionals and other staff working and visiting the properties. The access to the area involves driving through an extremely narrow access area and staff and others will often park in Campden Crescent to facilitate easier access.

Campden Crescent roadway is itself narrow and if the need ever arose for emergency vehicles to attend would necessitate parking in Campden Crescent causing serious access problems to all areas. The fire service in their own report identifies only that they would need either access to the area which is unlikely to be an option or water standpipes inside the area. Water standpipes would involve fire engines stood in Campden Crescent obstructing access for other emergency vehicles such as ambulances. There is already an active community hall on the site which is used and accessed by vehicles with parking needs of their own, all of these parking needs in such a small tight area would cause serious health and safety issues.

The Highways service have themselves identified problems with this development and have requested further information.

The plots will have a negative affect upon light and privacy for the current residents and also cause a lot of noise and disruption to present residents. Particularly for older residents one of whom is experiencing Dementia and this development and disruption will no doubt cause him unbearable distress and concern.

For all of these reasons I believe it is unfair to current residents of Campden Crescent will result in damage to the surrounding environments and may well result in danger and safety issues in the event of response to emergency situations.

North East Lincolnshire Development
Management Services
New Oxford House
2 George Street
Grimsby
North East Lincolnshire
DN31 1HB



Telephone: 01472 326289 – Option 1

REQUEST FOR APPLICATIONS TO BE HEARD AT PLANNING COMMITTEE

Ward Member Reply Slip for Applications to be reported to the Planning Committee

Application Number	Reason for Referring to Planning Committee
DM/0089/21/FUL	<p>Flood risk - An NPPF flood risk assessment has been prepared to demonstrate that the site is safe for future occupiers. In terms of the sequential test the site is owned by the applicants and they do not own any alternative sites in less vulnerable flood risk zones across the Borough. The end use is specifically designed as accommodation which will be made available for disabled and vulnerable members of the community who wish to access affordable housing to live independently. The properties will be retained by Foresight.</p> <p>Highway safety – The site already facilitates access to a community building with existing parking provision. Given the end users of the properties and easy access to bus stops, amenities and services within Cleethorpes then it is envisaged that the end users will not have access to private motor cars. Therefore, the current proposal will not cause detriment from a highway safety perspective. A temporary roadway will be provided from the allotments for construction traffic to avoid any conflict with existing residents and highway users of Campden Crescent during the construction phase.</p> <p>Neighbours residential amenity and density – The site has been sensitively designed so it is</p>

North East Lincolnshire Development
Management Services
New Oxford House
2 George Street
Grimsby
North East Lincolnshire
DN31 1HB



Telephone: 01472 326289 – Option 1

	<p>inward looking to mitigate potential overlooking into the neighbouring properties. The scale of the properties are 1.5 storey to address both flood risk and neighbour amenity issues in terms of potential massing impacts. The site density is not at odds with the general character of the area. The properties are designed purposely with limited outside amenity space to reduce maintenance for future occupiers.</p> <p>Surface water and ecology issues – These issues could be dealt with via planning conditions.</p>
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Contact Details: -

Signature ...Cllr Freeston..... Date
28/03/2021.....

Name Oliver Freeston.....

Address: Town Hall,
Grimsby.....

.....

REQUEST FOR APPLICATIONS TO BE HEARD AT PLANNING COMMITTEE

Ward Member Reply Slip for Applications to be reported to the Planning Committee

Application Number	Reason for Referring to Planning Committee
DM/0089/21/ful	<p>I am objecting on behalf of residents to planning permission being granted to this application for a number of reasons.</p> <p>This area is in a Flood 3a risk zone and following risk assessment is highly vulnerable to flooding to such an extent that these properties are being built 1 metre off the ground with flood defence doors which will alleviate the situation for these properties but can only worsen the situation for other properties in the area. Mr Andrew Smith on behalf of the Drainage Board identifies that there should be no raising of existing ground levels and yet the new buildings will be raised 1 metre off the ground which I believe is likely to exacerbate problems for existing buildings.</p> <p>The trees and woodlands officer Mr Paul Chaplin has identified the development is too dense for the area and also needs the partial removal of a hedgerow, the environment will not recover from this as the construction will ensure removal of previously green areas. This plan currently has no green areas on it and can only affect the local wildlife in a negative way.</p> <p>After consultation regarding this application, Lincolnshire Wildlife Trust strongly recommended that an ecological survey is carried out and a written report submitted. This should include reference to desk study results with a records search from Lincolnshire Environmental Records Centre, a site walkover to identify habitats and any protected or priority species on site which may be affected, and recommendations for</p>

Telephone: 01472 326289 – Option 1

	<p>avoidance, mitigation, compensation or enhancement measures as necessary. In particular, there are concerns about the mature boundary hedgerow and adjacent allotments, and advice sought for working methods to avoid or mitigate any harm to the habitat or species using these habitats. The Wildlife Trust also recommends detailed biodiversity enhancement measures be included within the development. Access to the site involves movement through the allotment areas from Lestrangle St causing damage to the environment on the allotments as the roads have not been developed to carry heavy traffic resulting in an effect on the allotments which will take time to recover from. The development in the area involves the construction of 5x2 bedroom properties and could result in extra parking needs for up to 10 residents' vehicles but would also involve a parking need for professionals and other staff working and visiting the properties. The access to the area involves driving through an extremely narrow area and staff and others will often park in Campden Crescent to facilitate easier access. Campden Crescent roadway is itself narrow and if the need ever arose for emergency vehicles to attend would necessitate parking in Campden Crescent causing serious access problems to all areas. The fire service in their own report identifies only that they would need either access to the area which is unlikely to be an option or water standpipes inside. Water standpipes would involve fire engines stood in Campden Crescent obstructing access for other emergency vehicles such as ambulances. There is already an active community hall on the site which is used and accessed by vehicles with parking needs of their own, all of these parking needs in such a small tight area would cause serious health and safety issues.</p> <p>The Highways service have themselves identified</p>
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North East Lincolnshire Development
Management Services
New Oxford House
2 George Street
Grimsby
North East Lincolnshire
DN31 1HB



Telephone: 01472 326289 – Option 1

	<p>problems with this development and have requested further information.</p> <p>The plots will have a negative affect upon light and privacy for the current residents and also cause a lot of noise and disruption to present residents. Particularly for older residents one of who is experiencing Dementia and this development and disruption will no doubt cause him unbearable distress and concern.</p> <p>What is not clear is how much unsatisfied demand for these properties there is and whether there are alternative areas that could be developed if so.</p>
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Contact Details: -

Signature Marie Green..... Date 19/03/21.....

Name Marie Green.....

Address: 331 Grimsby Rd Cleethorpes.....

.....

PLANNING COMMITTEE - 28th April 2021

ITEM: 4 **RECOMMENDATION: Approved with Conditions**

APPLICATION No: DM/0008/21/REM

APPLICATION TYPE: Reserved Matters

APPLICATION SITE: Land Adj Field Gates, Post Office Lane, Ashby Cum Fenby, North East Lincolnshire,

PROPOSAL: Reserved matters application following DM/0957/18/OUT to erect one dwelling with access, appearance, landscaping, layout and scale to be considered (amended plans 08/03/2021)

APPLICANT:

Mr Thomas Hawkins
C/O Agent
Unit 2 Cleethorpes Business Centre
Jackson Place
Grimsby
DN36 4AS

AGENT:

Mr Dieter Nelson
Dieter Nelson Planning Consultancy
Unit 2, Cleethorpes Business Centre
Jackson Place, Wilton Road
Humberston
Grimsby
DN36 4AS

DEPOSITED: 4th January 2021

ACCEPTED: 4th January 2021

TARGET DATE: 1st March 2021

PUBLICITY EXPIRY: 16th April 2021

AGREED EXTENSION OF TIME DATE: 5th May 2021

CONSULTATION EXPIRY: 31st January 2021 **CASE OFFICER: Emily Davidson**

PROPOSAL

The application seeks reserved matters approval for the erection of a dwelling which was granted outline planning permission under application DM/0957/18/OUT. The house would be constructed with a slate roof, white rendered walls with black wood cladding and black windows.

The application is presented to Planning Committee due to the objection of the Parish Council and the number of objections received.

SITE

The parcel of land is located in the village of Ashby Cum Fenby. It is surrounded by several residential properties. The majority of these properties are detached and are set within a good sized and landscaped grounds. The sit itself has trees and hedges lining its boundary. There are public rights of way running through the site.

RELEVANT PLANNING HISTORY

DM/0907/20/FUL - Temporary siting of a caravan - pending consideration

DM/0270/21/FUL - Change of use application for the land to the rear of this site - pending consideration

DM/0957/18/OUT - Outline application for one dwelling - approved

RELEVANT PLANNING POLICIES AND BACKGROUND PAPERS

National Planning Policy Framework (February 2019)

NPPF12 - Achieving well designed places

NPPF1 - Introduction

North East Lincolnshire Local Plan 2013-2032 (adopted 2018)

PO5 - Development boundaries

PO22 - Good design in new developments

PO33 - Flood risk

Section 38(6) of the Planning and Compulsory Purchase Act 2004 states "if regard is to be had to the development plan for the purpose of any determination to be made under the planning Acts the determination must be made in accordance with the plan unless material considerations indicate otherwise". This is recognised in paragraph 11 of the NPPF, with paragraph 12 stating that the framework does not change the statutory status of the development plan as the starting point for decision making. The development plan for the area is comprised of the North East Lincolnshire Local Plan 2013-2032 (Adopted 2018).

REPRESENTATIONS RECEIVED

Consultee Representations

Heritage Officer - The specification provided fulfils the requirements of the outline condition. Further report required once work is being undertaken.

Northern Powergrid - No comments

Environment Agency - No comment

Rights of Ways Officer - Request hedges are planted within garden area. No works can be carried out until footpath is officially diverted. Request for condition to protect fence height. Request for wall to be removed - concern alleviated with further information

Environmental Officer - Hours of construction condition recommended

Highways Officer - Approval with conditions. Access details, scheme of protection for footpath, and construction traffic management plan. Informative recommended to inform highways department of vehicular access

Designing Out Crime Officer - No comments

Drainage Officer - Sustainable surface water condition, ditch must be cleaned out. No raising of existing ground levels. No surface water run off onto the public highway.

Trees and Woodlands Officer - Recommendation of the species of hedge planting

North East Lindsey Drainage Board - No comments

Ecology Officer - Satisfied with the information provided. Regulations in relation to greater crested newts and Ecological Appraisal should be adhered to

Ashby Parish Council - Objects to the proposal on the grounds of:

1. The proposal is different from that at outline stage
2. Lack of measurements on plans and overshadowing
3. Residents have expressed concerns
4. Loss of privacy
5. Overlooking
6. Loss of a view of the night sky
7. Surface water

Neighbour Representations

Havercroft - Objection regarding overlooking and not in keeping

Ashwood - Objections raised regarding the ditch

Cappella - Objection raised regarding out of character (comments based on previous plans, now superseded), second comments submitted raising concerns of overlooking.

Ashby Acres - Objection raised regarding, residential amenity, not in keeping

APPRAISAL

Material Planning Considerations

1. Principle
2. Design
3. Right of Way
4. Protected Trees
5. Archaeology
6. Ecology
7. Drainage
8. Residential Amenity
9. Parish Council Comments

1. Principle of Development

The site is located within the development boundary of Ashby cum Fenby, therefore Policy 5 of the NELLP 2018 applies. The site has an approved outline application which establishes the permission on this site for one dwelling. It is only those reserved matters which are to be considered.

2. Design

The site adjoins properties on Post Office Lane and Chapel Lane. Plans were originally submitted for a somewhat ultra-modern, white clad, flat roof building with several balconies. These plans were considered unjustified to the sites location and the applicant has negotiated on a more acceptable scheme.

Whilst still contemporary in nature the new design is informed by more traditional principles including pitched roofs with slates, vertical proportions and the use of gables with a chimney. White render and timber cladding provide a more contemporary, but not at odds with the area, appearance and the windows are contemporary in size and material though respecting the verticality of the dwelling. There are several examples of rendered properties within the village as well as several newly built properties which are more modern in their design. There is no set house type that defines the village with styles varying from house to house. The National Planning Policy Framework encourages innovation in design. It is considered that the proposal balances traditional aspects with a

contemporary feel. The site can accommodate a dwelling of this size as well as still providing ample amenity space and maintain the open feel of the area. Moreover appropriate landscaping and boundary treatments are noted.

Having regard to the above the proposal is considered acceptable in design terms and it will not have an adverse impact on the character of the area. The application is considered to be in accordance with Policy 5 and 22 of the NELLP 2018.

3. Right of Way

There is a well-used footpath running through the site. Agreement has recently been given for the diversion of the footpath from diagonally through the site to along the boundary. An issue was raised by the Rights of Way Officer in relation to the wall to the south of the site creating a possible 'tunnelling affect' for the footpath. This has been addressed by moving the wall further back into the site. The majority of the footpath will be lined with a post and rail fence and hedge respecting the sites countryside location. The Rights of Way officer has asked for a condition to protect this from not becoming a higher, more solid fence in the future.

4. Protected Trees

There are several protected trees along the boundaries of the site. The Trees and Woodlands Officer has raised no concerns in relation to these. There is no detail of the actual species of the hedges and trees. The trees and woodlands officer has suggested preferable species. A landscaping condition is recommended to secure details of these before planting commences.

5. Archaeology

It was identified on the outline application that there is a possibility of discovering medieval house platforms on the site. In order to mitigate any loss, the heritage officer recommended a Scheme of Archaeological Works be submitted. The Heritage Officer is satisfied with the information submitted to respond to this. A condition is recommended to ensure works are carried out to the specifications supplied.

6. Ecology

It has been identified that there is a great crested newt breeding pond within 10m of the site. An ecological survey has been carried out and further information has been provided setting out the process should the building works be carried out in order to protect the great crested newts. The Ecology Officer has raised no issues with the detail provided. A condition is recommended to ensure the works are carried out to the standard stated.

7. Drainage

A condition is recommended for drainage scheme for surface and foul water drainage.

The Drainage Officer has recommended this should include cleaning out of the ditch and sustainable methods of handling surface water. The Officer also recommends that there should be no raising of ground levels (which does not form part of the proposal) and no run-off onto the public highway. This will be considered when submitting a drainage scheme.

8. Neighbouring Amenity

The field adjoins other fields to the north, Lindores and Field Gates to the east, Capella House, Ashwood and Havercroft to the south, and Ashby Acres and a parcel of land owned by the applicant to the west. Representations have been received during the planning process from Havercroft, Ashwood, Cappella and Ashby Acres objecting to the application. Their concerns, also included in the Parish council's comments include impact to residential amenity. This will be addressed below. Concerns have also been raised around drainage and design. These have been addressed in the preceding sections of the report.

There is good separation between the dwelling and the fields to the north. This, along with the nature of these areas, would ensure there would not be a negative impact in terms of massing, overshadowing and overlooking.

The area of the proposed dwelling located closest to the properties, Lindores and Field Gates to the east has blank elevations. The L shape section of the building has windows at both first and ground floor. There is a good amount of separation between these properties and the existing mature trees would reduce the impact from overlooking. It is noted that the area of land in which the property would be sited is higher than those of the adjacent properties. It is acknowledged that there may be a degree of separated overlooking, however, no more than is expected in a residential area. The separation would ensure massing and overshadowing would not have a negative effect.

There are several windows facing the properties to the south, Capella House, Ashwood and Havercroft. These properties are reasonably well screened from the site with existing trees. The separation between these properties and the proposal would ensure massing and overshadowing would not have a negative impact.

The balcony faces directly out over land owned by the applicant. It faces away from surrounding properties. There are no windows directly overlooking the dwelling, Ashby Acres. The proposal is set well away from this boundary. It is deemed there would be no negative impact in terms of massing, overshadowing and overlooking of this property. The proposed boundary wall would not cause negative impact.

In conclusion, it is acknowledged that the development of the site will change the outlook from neighbours and others of the site. This is not grounds to object to the application and again it is reiterated that planning permission has already been granted for a dwelling at the site. For the reasons stated there will be no adverse massing or overlooking and the application is therefore considered in accordance with Policy 5 of the NELLP 2018 in

relation to residential amenity.

9. Comments of the Parish Council

The Parish Council commented that the proposal would be different to that which was shown at the outline stage. When comparing the plans, whilst being bigger, the dwelling would be within a similar location and form to that shown on the block plan of the outline application. Other concerns were raised in relation to ecology, and loss of neighbouring amenity. These comments have been addressed above.

Concerns have also been raised including loss of a view of the night sky. Whilst this comment is noted loss of view is not in itself justification to refuse an application and it must be acknowledged that the site has planning permission for a dwelling. Moreover at the height proposed the design is not unusual for a residential development. The Parish have also requested the applicant should submit a written understanding of the conditions as part of the application. This is not considered necessary as any conditions applied will need to be complied with should the development be implemented.

CONCLUSION

The proposal is of a reasonable size, scale and appearance and would not lead to any undue impacts on the neighbouring properties amenity or the character of the area. With regard to ecology, with the correct measures followed, there would be no harm to identified protected species on the site. It is therefore considered that the application is in accordance with Policy 5, 22 and 41 of the NELLP 2018 and is recommended for approval.

RECOMMENDATION

Approved with Conditions

(1) Condition

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

Site Location Plan - 1283/0001 Received 08/03/2021

Existing and Proposed Block Plan - 1283/0002 Received 08/03/2021

Proposed Site Plan - 1283/0003 Received 08/03/2021

Proposed Floor Plans - 1283/0004 Received 08/03/2021

Proposed Elevations - 1283/0005 Received 08/03/2021

Reason

For the avoidance of doubt in the interests of proper planning and in accordance with

policy 5 of the North East Lincolnshire Local Plan 2013-2032 (adopted 2018).

(2) Condition

No construction work shall commence until all mitigation works have been undertaken as set out in the additional information supplied 07/03/2021 and works must be carried out in accordance with the supplied Ecology Survey prepared by Kevin Johnson. The development shall be carried out and completed thereafter in strict accordance with the details approved.

Reason

In the interests of ecology and to accord with Policy 41 of the North East Lincolnshire Local Plan 2013-2032 (adopted 2018).

(3) Condition

No development shall commence until the applicant has:

- (i) Implemented or secured implementation of the Written Scheme of Investigation for a programme of archaeological work as detailed in the specification for archaeological monitoring prepared by Nevelle Hall.

Occupation or use of the development shall not take place until the applicant has:

- (iv) Published, or secured the publishing of the findings resulting from the programme of archaeological work within a suitable media.
- (v) Deposited, or secured the deposition of the resulting archive from the programme of archaeological work with an appropriate organisation.

Reason

The site contains a Historic Environment Asset which requires recording prior to alteration or destruction in accordance with Policy 39 of the North East Lincolnshire Local Plan 2013-2032 (adopted 2018).

(4) Condition

Notwithstanding the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any statutory amendment thereto), no development under Schedule 2 Part 2, Class A, shall be permitted within the curtilage of the dwelling.

Reason

To protect the visual character of the area and safety of existing footpaths to accord with Policy 5 of the North East Lincolnshire Local Plan 2013-2032 (adopted 2018).

(5) Condition

The proposal shall be constructed using materials specified within plan Proposed Elevations - 1283/0005 Received 08/03/2021, with the roof material being natural slate, unless otherwise first approved in writing by the Local Planning Authority.

Reason

This condition is imposed in the interests of design considerations in the context of the existing buildings in order to comply with policy 5 and 22 of the North East Lincolnshire Local Plan 2013-2032 (adopted 2018).

(6) Condition

No development shall commence until a scheme of landscaping showing the details of the number, species, sizes and planting positions of all trees, hedges and shrubs to be planted have been submitted to and approved in writing by the Local Planning Authority. The landscaping as approved shall be completed within a period of 12 months of the date of commencement of the development and shall be adequately maintained for 5 years, beginning with the date of completion of the scheme and during that period all losses shall be replaced during the next planting season.

Reason

To ensure a satisfactory appearance and setting for the development in the interests of local amenity in accordance with Policy 5 and 42 of the North East Lincolnshire Local Plan 2013-2032 (adopted 2018).

(7) Condition

Prior to the commencement of development the public footpath works shall have been carried out and be available for use.

Reason

In the interests of public access to accord to policy 5 of the North East Lincolnshire Local Plan 2013-2032 (Adopted 2018).

Informatives

1 Reason for Approval

The Local Planning Authority has had regard to development plan policies and especially those in the North East Lincolnshire Local Plan. The proposal would not harm the area character or residential amenity and is acceptable under all other planning considerations. This proposal is approved in accordance with the North East Lincolnshire Local Plan 2013-2032 (adopted 2018), in particular policies 5 and 22.

2 Added Value Statement

Article 31(1)(cc) Statement - Positive and Proactive Approach

In accordance with paragraph 187 of the National Planning Policy Framework, the Local Authority has worked in a positive and proactive manner with the applicant to seek solutions to problems arising, by securing amended plans and additional information in relation to ecology.

3 Informative

Please note that you may also require Building Regulations. You are advised to contact them in advance of work on site commencing (Tel: 01472 325959).

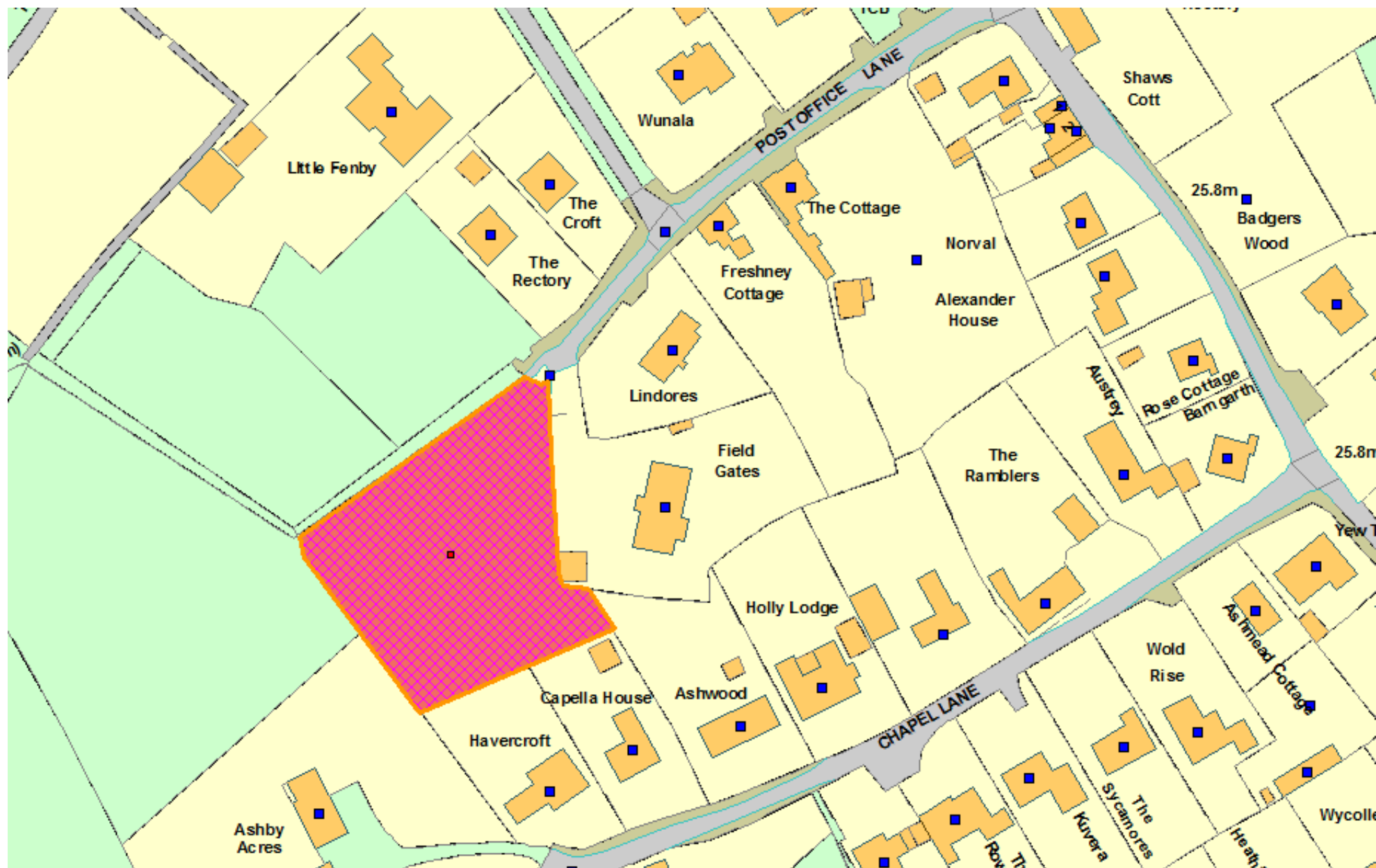
4 Informative

This application will require the creation of new postal addresses. You are advised to contact the Street Naming & Numbering Team on 01472 323579 or via email at snn@nelincs.gov.uk to discuss the creation of new addresses.

5 Please note that conditions 3, 6 and 7 from the approved outline application (DM/0957/18/OUT) still apply. These should be dealt with accordingly.

6 Informative

The applicants are reminded that the public footpath diversion needs to be formally in place prior to the commencement of development.



ASHBY CUM FENBY PARISH COUNCIL

C/O Kim Kirkham, Council Clerk
14 Househams Lane
Legbourne
Louth, LN11 8LG

Email: ashbyparishclerk@gmail.com

By e-mail to:
planning@nelincs.gov.uk

Officer – Emily Davidson

2nd February 2021

Dear Sir/Madam

DM/0008/21/REM – Reserved matters application following DM/0957/18/OUT to erect one dwelling with access, appearance, landscaping, layout and scale to be considered. Land Adj Field Gates, Post Office Lane, Ashby cum Fenby.

I can confirm that the above application was discussed by Ashby Cum Fenby Parish Council at our monthly remote meeting held on 1st February 2021. Following a review of the plans and discussion, the Parish Council recommended to oppose this application on the following grounds: -

1. Considering the existing problems with drains in the village having difficulty handling large volumes of surface water runoff leading to flooding on the roads, if any application were to be approved by NELC planning committee all surface water from this water should be handled by soakaways or an attenuation pond withing the plot.
2. The design is totally different to the approved outline application (DM/0957/18/OUT) including the proposed materials to be used on the outward faces.
3. Concerns were raised by several residents regarding the size and design of the property which is not in keeping with the other properties in Ashby cum Fenby. The floor to ceiling height of the ground floor is 2.45m and the first floor an unbelievable 3.506m. The height to the apex of the roof is 9.295m which will totally overshadow some of the adjacent and longstanding properties.
4. All four faces of the property appear to have long, (almost full width) balconies with inset windows. The balconies on the North, East and South faces overlook and unfairly impose themselves on the adjacent existing properties at the end of Post Office Lane and Chapel Lane resulting in a total loss of privacy. The windows on the balconies are set back from the building line which allows viewing out of but not into the proposed property.

5. Drainage on this site has been a matter of concern over the years. A few years ago, NELC installed extra pipe work to help alleviate flooding in this area. The dyke is currently overgrown and needs to be kept cleared of debris. Andrew Smith NELC drainage officer stated on the outline application (DM/0957/18/OUT) that this area is a high flood risk catchment, and it is likely that consent will only be granted if the undersized existing field entrance culvert is replaced with a correctly sized culvert. See also comment letter from Mr P Brewster on the NELC Planning Portal attached to this application.
6. The approved outline planning application DM/0957/18/OUT contains eight pre-conditions to be met before any work or occupation of the site occurs. All eight pre-conditions should be applied to DM/0008/21/REM if it is approved.

The Parish Council has current grave concerns relating to this site as it is within 10m of a prime Great Crested Newt (GCN) breeding site. Both the initial Ecology report dated November 2015 and the subsequent report dated December 2020, both by KJ Ecology, (the property owners own Ecologist) found a significant number of newts at the prime breeding pond. KJ Ecology outlined a number of steps/timescales in their report to ensure the safe removal of newts prior to any work at the site being undertaken. NELC's own Ecology Officer fully agrees with these recommendations. Unfortunately, the landowner has already undertaken work at this site before any of the Ecology reports recommendations have been fulfilled, (none of the eight pre-conditions in the outline application have been completed either).

Prior to any planning approval being granted, the landowner should fully commit in writing that he understands and agrees to meet all planning pre-conditions and the recommendations contained in the Ecology report.

The Parish Council are extremely concerned regarding what has taken place already on this site and requests that all concerns raised are addressed.

Yours sincerely,

Kim Kirkham
Ashby cum Fenby Parish Council Clerk
For and on behalf of Ashby Cum Fenby Parish Council

Comments for Planning Application DM/0008/21/REM

Application Summary

Application Number: DM/0008/21/REM

Address: Land Adj Field Gates Post Office Lane Ashby Cum Fenby North East Lincolnshire

Proposal: Reserved matters application following DM/0957/18/OUT to erect one dwelling with access, appearance, landscaping, layout and scale to be considered (amended reference number)

Case Officer: Emily Davidson

Customer Details

Name: Mr Andrew Trafford

Address: Havercroft Chapel Lane

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: We have no objection to a single dwelling being erected on this site, if it is in accordance with the Outline Planning permission of October 2018. Our concerns are that this is not being adhered to.

11.1 The proposed materials scheduled should include Roof - Eternit Rivendale Fibre Cement Slates or similar. Ibstock Birtley Olde English bricks or similar. The proposed construction is not in keeping with existing village properties

9.1 "no adverse impact will be created upon the neighbour's residential amenity through overlooking or massing impact" - First storey balconies, used for recreational purposes, overlooking my garden, and other properties does not, in my opinion conform to this clause.

Other properties recently being constructed in the village have followed the rules and regulations of planning and environmental issues, which do not appear to have been followed by this planning application.

Consideration for Great Crested Newts and other wildlife

Health and Safety fencing on site

Design and Type of Materials used

Comments for Planning Application DM/0008/21/REM

Application Summary

Application Number: DM/0008/21/REM

Address: Land Adj Field Gates Post Office Lane Ashby Cum Fenby North East Lincolnshire

Proposal: Reserved matters application following DM/0957/18/OUT to erect one dwelling with access, appearance, landscaping, layout and scale to be considered (amended plans 08/03/2021)

Case Officer: Emily Davidson

Customer Details

Name: Mr Andrew Trafford

Address: Havercroft Chapel Lane Ashby-cum-Fenby

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: We object to the proposed building under this planning application on the grounds of loss of privacy. The proposed house is too high and will look directly into our garden and conservatory. Why should a house require 6 metres in length of floor to ceiling glass on the landing? It is totally unacceptable that this should overlook ours and our neighbours property in this way. If natural light is required in that part of the house, then Velux roof lights such as those used in the new large house at the end of Chapel Lane, known as Woodlands Cottage should be used. The balcony on the Master bedroom, and the floor to ceiling height window looks directly into ours and neighbouring houses. The very nature of the balcony use is a direct infringement on our privacy.

The house itself is not in keeping with existing adjacent properties, nor does it conform to the outline planning approval which state that slate or similar roof tiles and lbstock bricks should be used.

We have stated previously that we have no objection to a house being built on this plot, but it should be a house in keeping with nature of this village. We built our own house here 34 years ago and gave great consideration to the views and requirements of existing residents and would appreciate the same consideration in this case.

Comments for Planning Application DM/0008/21/REM

Application Summary

Application Number: DM/0008/21/REM

Address: Land Adj Field Gates Post Office Lane Ashby Cum Fenby North East Lincolnshire

Proposal: Reserved matters application following DM/0957/18/OUT to erect one dwelling with access, appearance, landscaping, layout and scale to be considered (amended reference number)

Case Officer: Emily Davidson

Customer Details

Name: Mr Paul Brewster

Address: Ashwood, Chapel Lane, Ashby cum Fenby Grimsby

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: As I pointed out in my comments made 16 November 2020 in response to Planning Application reference DM/0907/20/FUL re temporary siting of a static caravan for a period of 18 months during the build phase, I am concerned that the dyke in the field of the proposed development has not been maintained to an appropriate standard according to NELC plans in 2001, of which I have copies, when over £50,000 was spent by NELC and several residents including myself for the installation of 600mm and 450mm diameter pipes positioned side by side in addition to the existing system to alleviate the threat of further flooding in the village. The dyke is currently overgrown and needs to be cleared to the same depth as up-stream so that water can flow without 'backing-up' as it does at present.

If the owner intends to fill the dyke in, then it is essential that pipes are installed to the exact specification, as above, to ensure that water is free-flowing throughout the village.

Furthermore I understand that tanks will be positioned to collect rainwater to supply the proposed development and therefore any overflow from the tanks should be diverted through the drainage system.

Comments for Planning Application DM/0008/21/REM

Application Summary

Application Number: DM/0008/21/REM

Address: Land Adj Field Gates Post Office Lane Ashby Cum Fenby North East Lincolnshire

Proposal: Reserved matters application following DM/0957/18/OUT to erect one dwelling with access, appearance, landscaping, layout and scale to be considered (amended plans 08/03/2021)

Case Officer: Emily Davidson

Customer Details

Name: Mr RENNIE WHEELTON

Address: CAPPELLA CHAPEL LANE ASHBY CUM FENBY

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: We have no objections to a property being built on the land but we do object to the windows and balcony on the south elevation which will overlook ours and neighbour's gardens and properties, if you look at the recently built Woodlands Cottage in Chapel Lane you will see that on the rear of the building there are no windows, the light is obtained from roof lights to protect the privacy of their neighbour's which would have been overlooked, as most of the floor to ceiling windows on the first floor are for the landing why do they need these huge windows. We are also concerned about the height of the property and materials that it will be constructed of, but our main objection is the loss of privacy due to the massive width and height of the windows on the landing and bedrooms

Comments for Planning Application DM/0008/21/REM

Application Summary

Application Number: DM/0008/21/REM

Address: Land Adj Field Gates Post Office Lane Ashby Cum Fenby North East Lincolnshire

Proposal: Reserved matters application following DM/0957/18/OUT to erect one dwelling with access, appearance, landscaping, layout and scale to be considered (amended reference number)

Case Officer: Emily Davidson

Customer Details

Name: Mr Rennie Wheelton

Address: Cappella Chapel Lane Ashby Cum Fenby

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: This development is not what was originally granted permission it is too high with balconies which will overlook existing properties and is out of character with existing properties

Comments for Planning Application DM/0008/21/REM

Application Summary

Application Number: DM/0008/21/REM

Address: Land Adj Field Gates Post Office Lane Ashby Cum Fenby North East Lincolnshire

Proposal: Reserved matters application following DM/0957/18/OUT to erect one dwelling with access, appearance, landscaping, layout and scale to be considered (amended plans 08/03/2021)

Case Officer: Emily Davidson

Customer Details

Name: Mrs Jen Burt

Address: Ashby Acres Chapel Lane Great Grimsby

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Having looked in detail at the new proposals for the property at the end of Post Office Lane we wish to object on the following grounds:

1. The proposed new structure is not in keeping with its neighbours and the surrounding area. It is much higher than our property and the balcony design means that it will be extremely visible on the skyline and above existing hedges (which are already substantial).
2. All adjacent residents will suffer overshadowing, overlooking and considerable loss of privacy. We believe the master bedroom will overlook our property from the windows on both the south and the west elevations and will also have views directly into our own master bedroom and our main sitting room. If the new property has a balcony this will increase the intrusion and invasion of privacy to our property. The position of the balcony to the master bedroom will be the main thing that we can see from our house, in particular our three north-east facing bedrooms and the sitting room. This also means that the new residents will be able to see us in our own home. I believe that we have a right to privacy in our bedrooms and living room. The purpose of a balcony would be to sit outside and enjoy the view, increasing the amount of time that the occupants would spend in a position overlooking and looking directly into our property. This is not acceptable.

It is our view that the current proposed plans do not take into account the character of the existing properties in the village. The proposed new build is too high. The positioning of windows and a balcony overlooking our property violates our right to privacy. We therefore ask that the current plans be rejected in favour of a design that is more neighbour friendly. Thank you.

PLANNING COMMITTEE - 28th April 2021

ITEM: 5 **RECOMMENDATION: Approved Limited Period**

APPLICATION No: DM/0907/20/FUL

APPLICATION TYPE: Full Application

APPLICATION SITE: Land Adj Field Gates, Post Office Lane, Ashby Cum Fenby, North East Lincolnshire,

PROPOSAL: Temporary siting of a static caravan for a period of 18 months during the build phase for the new dwelling on site (amended plans, additional ecology info 11/03/2021)

APPLICANT:

Mr And Mrs Hawkins
C/O Agent
Unit 2 Cleethorpes Business Centre
DN36 4AS

AGENT:

Mr Dieter Nelson
Dieter Nelson Planning Consultancy
Unit 2, Cleethorpes Business Centre
Jackson Place, Wilton Road
Humberston
Grimsby
DN36 4AS

DEPOSITED: 28th October 2020

ACCEPTED: 28th October 2020

TARGET DATE: 23rd December 2020

PUBLICITY EXPIRY: 4th April 2021

AGREED EXTENSION OF TIME DATE: 5th May 2021

CONSULTATION EXPIRY: 1st January 2021

CASE OFFICER: Emily Davidson

PROPOSAL

The proposal is to temporarily site a static caravan for a period of 18 month during the building phase for the proposed new dwelling on the site. The caravan is already in position.

The application is presented to Planning Committee due to the objection of the Parish Council.

SITE

The parcel of land is located in the village of Ashby Cum Fenby off Post Office Lane. It is surrounded by several residential properties. The majority of these properties are detached and are set within good sized plots. The site itself has trees and hedges lining its boundary. There are public rights of way running through the site.

RELEVANT PLANNING HISTORY

DM/0008/21/REM - Reserved matters application for one dwelling - pending consideration

DM/0270/21/FUL - Change of use application for the land to the rear of this site - pending consideration

DM/0957/18/OUT - Outline application for one dwelling - approved

RELEVANT PLANNING POLICIES AND BACKGROUND PAPERS

National Planning Policy Framework (February 2019)

NPPF1 - Introduction

North East Lincolnshire Local Plan 2013-2032 (adopted 2018)

PO5 - Development boundaries

PO22 - Good design in new developments

PO41 - Biodiversity and Geodiversity

Section 38(6) of the Planning and Compulsory Purchase Act 2004 states "if regard is to be had to the development plan for the purpose of any determination to be made under the planning Acts the determination must be made in accordance with the plan unless material considerations indicate otherwise". This is recognised in paragraph 11 of the NPPF, with paragraph 12 stating that the framework does not change the statutory status of the development plan as the starting point for decision making. The development plan for the area is comprised of the North East Lincolnshire Local Plan 2013-2032 (Adopted 2018).

REPRESENTATIONS RECEIVED

Consultee Representations

Ecology Officer - The Further Ecological Information provided satisfies the requirements under Schedules 5 and 6 of the Wildlife and Countryside Act 1981 (as amended), Schedule 2 of the Conservation of Habitats and Species Regulations 2012, Appendix III of the Bern Convention and Annex IV of the EC

Habitats Directive with regards to great crested newts and their habitat and must be adhered to, as should all other recommendations made within the Preliminary Ecological Appraisal, Section 4.

Heritage Officer - Specification in relation to archaeology fulfils requirements

Northern Powergrid - No objections

Rights of Way Officer - Request for footpaths to be fenced off from container and caravan

Trees and Woodlands Officer - No comments

Designing Out Crime Officer - No comments

Highways Officer - Approval, no conditions

Environmental Officer - No comments

Drainage Officer - The caravan should be located at least 3m from the banks of the watercourse in order to protect the integrity of the banks

Ashby Parish Council - Object to the proposal on the following grounds:

1. Retrospective application
2. Disturbance to protected species
3. Lack of a licence from Natural England
4. Two caravans and a container on the site
5. Applicants living arrangements
6. Setting a precedent

Neighbour Representations

Ashwood - Objections raised in relation how drainage will be handled

APPRAISAL

Material Planning Considerations

1. Principle
2. Design
3. Ecology
4. Rights of Way
5. Protected Trees
6. Neighbouring Amenity
7. Parish Council Comments

Principle of Development

The site is located within the development boundary of Ashby cum Fenby, therefore Policy 5 of the NELLP 2018 applies. The site has an approved outline application which establishes the principle of this area of land being residential and the reserved matters application has now been submitted and pending decision. Policy 5 does not exclude developments of this nature in principle in the defined boundaries. It is therefore considered that, in principle, the proposed development is acceptable subject to the site-specific impacts discussed below.

Design

The site is adjacent to properties on Post Office Lane and Chapel Lane. The caravan would be temporarily sited whilst building works are carried out for the proposed dwelling (being considered under planning application DM/0008/21/REM).

Whilst a caravan would not necessarily be something that would be appropriate in the long term on this site it is reasonable to provide temporary accommodation whilst the main dwelling is constructed. For a temporary length of time, the caravan itself would cause little intrusion visually to the area. It would be approved in relation to the building of a dwelling and would be removed after the limited period expires. The caravan is already on site currently. In character and design terms the caravan is considered acceptable under Policy 5 and 22 of the NELLP 2018.

Ecology

The site is within 10m of a breeding pond used by greater crested newts and it is acknowledged that any development should respond to this ecological consideration and potential use of the site for newts. Whilst it is accepted measures were not taken when the caravan was originally sited, it is important, going forward that all mitigation measures are in place to ensure protection of the newts. To this end an ecology assessment and mitigation strategy has been submitted to demonstrate the actions to be taken. This includes applying for a licence from natural England and undertaking ecological survey work. The Councils Ecology Officer has been integral to considerations and has confirmed that the details stated are acceptable. Under Local Plan Policy 41 the proposal is considered to be acceptable.

Rights of Way

It should be noted that an application is in progress to move the right of way which runs diagonally through the site to along the boundary of the field. This has been approved. The caravan would not obstruct the public right of way.

Protected Trees

There would be no impact on the surrounding protected trees. The trees and woodlands officer has raised no issues.

Neighbouring Amenity

The site adjoins other fields to the north, Lindores and Field Gates to the east, Capella House, Ashwood and Havercroft to the south, and Ashby Acres and a parcel of land owned by the applicant to the west. Representations were received from Ashwood during the planning process.

Addressing the comments raised by Ashwood, it is proposed that the caravan would be connected to the main sewer which would ensure foul drainage does not cause adverse effects in the area.

As previously mentioned, the principle of a residential dwelling has been established on the site through a previous outline application. The caravan would be temporary and would be in place while a dwelling is built. The caravan is relatively small and is set within the site so there is little impact in terms of massing and overshadowing. The caravan has windows at a ground floor level, and whilst the site is set higher than some of the surrounding dwellings would not cause a negative impact in terms of overlooking. It is not considered that there are any impacts on the surrounding neighbours amenity and the proposal is considered in accordance with Policy 5 of the Local Plan.

Parish Council Comments

The Parish Council have objected on several grounds. This includes the fact that the application is retrospective and that the outline permission had pre commencement conditions attached to it. In terms of the caravan already being sited it is possible under legislation to apply in retrospective and with regard to the outline conditions, these apply to the application for the dwelling. This application needs to be determined on its own merits. Matters on ecology have been addressed above.

It is acknowledged that there are currently two caravans on the site. The smaller caravan would be removed once mitigation measures have been put in place for the protected species. The temporary permission would be granted for just one caravan. In relation to the container, should the works be granted for the dwelling to be built, this would be permitted development as set out in the General Permitted Development Order, Part 4, class A. However, if permission is not granted, appropriate action will be taken at such a time.

With regard to the power lines no objections are raised by Northern Power and the applicant is seeking to underground these. With regard to setting a precedent this application will be determined on its merits and the issues that are unique to it.

CONCLUSION

For a temporary period in relation to the construction of the dwelling the caravan is considered acceptable. There would be minimal impact to the character of the area and residential amenity and ecological issues have been addressed. The application is considered in accordance with Policy 5, 22 and 41 of the NELLP 2018 and is recommended for approval.

RECOMMENDATION

Approved Limited Period

(1) Condition

The caravan shall be removed on or before 18 months after the decision date or prior to the occupation of the associated dwelling whichever is the sooner unless, before that date, an extension of the period has been granted on a further application by the Local Planning Authority.

Reason

To ensure no undue harm is caused to the character of the area to accord to Policy 22 of the North East Lincolnshire Local Plan 2013-2032 (adopted 2018).

(2) Condition

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

Site Location Plan - 1283/2001 received 11/03/2021

Block Plan - 1283-2002 received 15/04/2021

Images of Caravan - within 772-1

Reason

For the avoidance of doubt in the interests of proper planning and in accordance with policy 5 and 22 of the North East Lincolnshire Local Plan 2013-2032 (adopted 2018).

(3) Condition

The use of the site for the siting of the caravan shall be in accordance with the ecological information received by the Local Planning Authority on 7th March 2021 by Kevin Johnson Ecologist.

Reason

In the interests of ecology to accord with Policy 41 of the North East Lincolnshire Local Plan 2013-2032 (adopted 2018).

(4) Condition

Foul water must be discharged into the main sewer system as stated in email dated 13/04/2021.

Reason

To prevent environmental and amenity problems arising from flooding in accordance with saved Policy GEN1 of the North East Lincolnshire Local Plan 2003 and Policy 3 of the Submission North East Lincolnshire Local Plan (2016).

(5) Condition

Temporary fencing must be erected along the public footpath within 3 months of approval and must remain in place until the caravan and container are removed from the site. Details of such must be submitted to and approved in writing by the Local Planning Authority prior to installation.

Reason

To protect the safety of users of the public footpath and to accord with Policy 5 of the North East Lincolnshire Local Plan 2013-2032 (adopted 2018).

Informatives

1 Reason for Approval

The Local Planning Authority has had regard to development plan policies and especially those in the North East Lincolnshire Local Plan. The proposal would not harm the area character or residential amenity and is acceptable under all other planning considerations. Measures would be taken to protect the habitat of the greater crested newts. This proposal is approved in accordance with the North East Lincolnshire Local Plan 2013-2032 (adopted 2018), in particular policies 5 and 22.

2 Added Value Statement

Article 31(1)(cc) Statement - Positive and Proactive Approach

In accordance with paragraph 187 of the National Planning Policy Framework, the Local Authority has worked in a positive and proactive manner with the applicant to seek solutions to problems arising, by securing additional information in relation to ecology concerns.

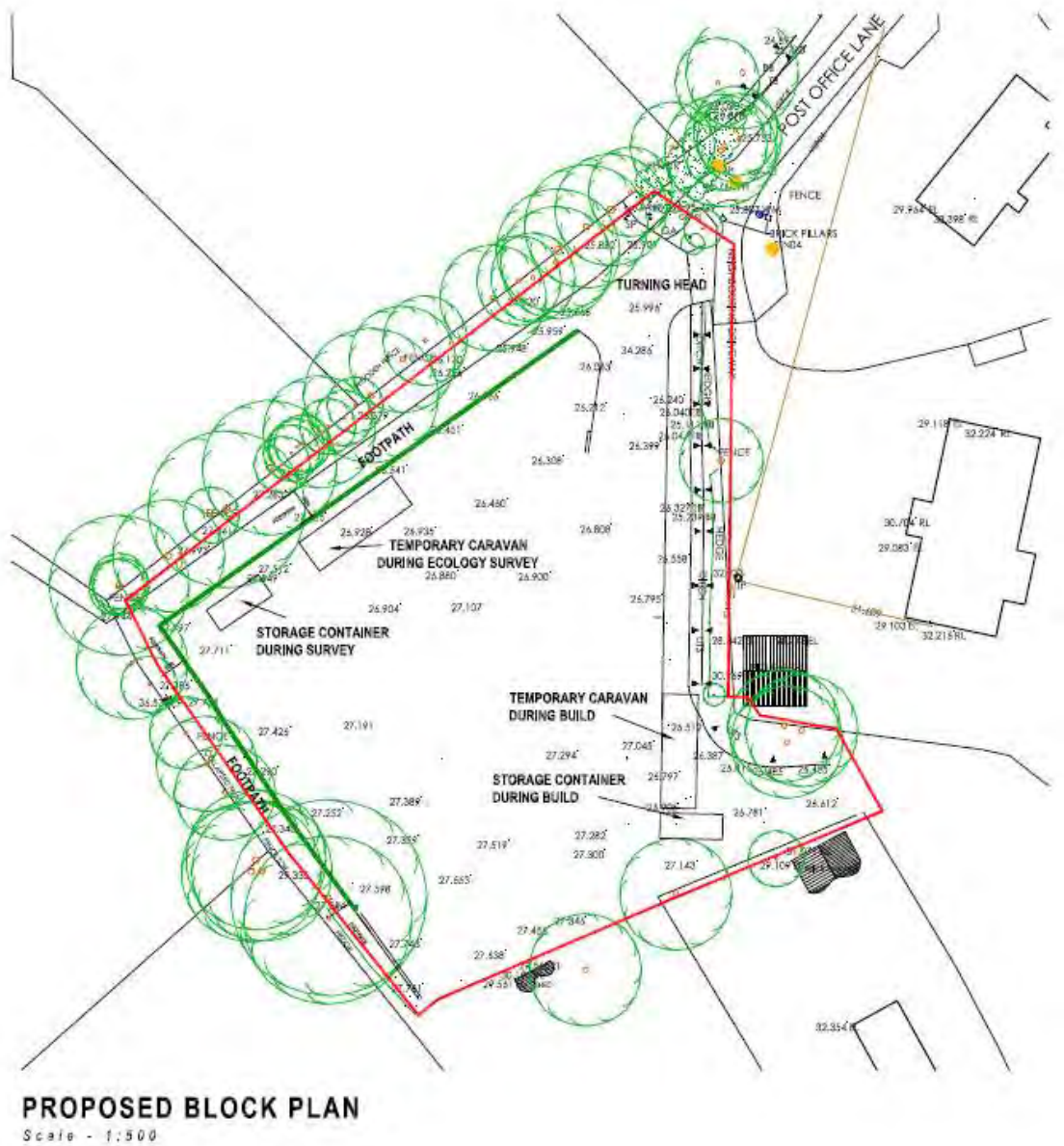
3 Informative

Please note that you may also require Building Regulations. You are advised to contact them in advance of work on site commencing (Tel: 01472 325959).

DM/0907/20/FUL – LAND ADJ FIELD GATES, POST OFFICE LANE,
ASHBY CUM FENBY



DM/0907/20/FUL – LAND ADJ FIELD GATES, POST OFFICE LANE,
ASHBY CUM FENBY



ASHBY CUM FENBY PARISH COUNCIL

C/O Kim Kirkham, Council Clerk
14 Househams Lane
Legbourne
Louth, LN11 8LG

Email: ashbyparishclerk@gmail.com

By e-mail to:
planning@nelincs.gov.uk

Officer – Emily Davidson

8th December 2020

Dear Sir/Madam

DM/0907/20/FUL – Temporary siting of a static caravan for a period of 18 months during the build phase for the new dwelling on site. Land Adj Field Gates, Post Office Lane, Ashby cum Fenby.

I can confirm that the above application was discussed by Ashby Cum Fenby Parish Council at their monthly meeting held on 7th December 2020.

The Parish Council are aware that already grave concerns have been raised regarding this site due to the landowner already siting the caravan and disturbing the land which is an established migrating and hibernation habitat for Great Crested Newts and within 200m of two established breeding sites.

Following discussions and considering the above concerns the Parish Council have agreed that they will defer their comments until an Ecology Report has been completed and that planning enforcement have investigated the concerns already raised prior to this meeting.

The Parish Council would recommend that any further excavations on the land is put on hold until this report has been obtained.

The Parish Council would appreciate being kept up to date with the situation on the land and if the report is obtained, they would be happy to call another meeting to discuss this application and provide their comments.

Yours sincerely,

Kim Kirkham
Ashby cum Fenby Parish Council Clerk
For and on behalf of Ashby Cum Fenby Parish Council

ASHBY CUM FENBY PARISH COUNCIL

C/O Kim Kirkham, Council Clerk
14 Househams Lane
Legbourne
Louth, LN11 8LG

Email: ashbyparishclerk@gmail.com

By e-mail to:
planning@nelincs.gov.uk

Officer – Emily Davidson

3rd February 2021

Dear Sir/Madam

DM/0907/20/FUL – Temporary siting of a static caravan for a period of 18 months during the build phase for the new dwelling on site. Land Adj Field Gates, Post Office Lane, Ashby cum Fenby.

I can confirm that the above application was discussed by Ashby Cum Fenby Parish Council at their monthly meeting held on 1st February 2021. Following a review of the plans and Ecology Report, the Parish Council recommended to oppose this application on the following grounds: -

1. The developer has already placed two caravans, a 20-foot steel shipping container and attempted to connect foul and mains water, electricity to one of the caravans, all before this application has been considered.

Connection of the foul water service was undertaken without the permission of Anglian Water by basically feeding a 4in pipe into an inspection manhole in the field and placing bags of gravel on top.

Placing bags of gravel into the open end of an inspection manhole was totally irresponsible as they could have very easily blocked the village foul water sewer resulting in flooding, damage to gardens and houses upstream and the loss of foul water services to residents until remedied.

2. The field on which the static caravan has been placed, is within 10m of a prime breeding site for Great Crested Newts (GCN's) which are protected in law. An Ecology report written by KJ Ecology was submitted by the landowner as part of the outline planning application DM/0957/18/OUT.

The Ecology reports recommendations were incorporated into the approval of DM/0957/18/OUT along with seven other pre-conditions from NELC Planning Department. The report recommendations and the seven other pre-conditions were all ignored by the landowner in prematurely siting the caravans and shipping container.

If this application is approved, the eight pre-conditions in DM/0957/18/OUT including the Ecology report recommendations should be copied across as pre-conditions to this application approval to minimise and further damage to the site.

The applicant incorrectly answered "No" to all questions on his application form relating to the presence protected species, habitats and biodiversity features whilst in possession of the KJ Ecology report above.

3. This application is to site one static caravan for 18 months to provide accommodation for the landowner until his house is built on site which as yet does not even have planning approval. The Parish Council believe this to be a dangerous precedent for the following reasons;
 - a) The first recommendation of the above Ecology report is to apply to Natural England for a mitigation licence to ensure protection of the GCN's. Until the licence has been obtained and any pre-conditions reviewed it is impossible to say if an 18 month build programme is appropriate.
 - b) At the present time, the country is locked down due to the Covid-19 pandemic. All timescales are at best a complete guess.
 - c) If this application is approved, it establishes a new precedent for the Parish and puts at risk other current NELC Planning Enforcement decisions.
 - d) Although the landowners have recently sold their previous house, they are currently renting property in the village close to this site so refusing this application does not render them homeless.

Yours sincerely,

Kim Kirkham
Ashby cum Fenby Parish Council Clerk
For and on behalf of Ashby Cum Fenby Parish Council

Comments for Planning Application DM/0907/20/FUL

Application Summary

Application Number: DM/0907/20/FUL

Address: Land Adj Field Gates Post Office Lane Ashby Cum Fenby North East Lincolnshire

Proposal: Temporary siting of a static caravan for a period of 18 months during the build phase for the new dwelling on site

Case Officer: Emily Davidson

Customer Details

Name: Mr Paul Brewster

Address: Ashwood, Chapel Lane, Ashby cum Fenby Grimsby

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: In 2001, the threat of further flooding in the village was alleviated by NELC and several residents including myself who paid over £50,000 for the installation of 600mm and 450mm diameter pipes positioned side by side in addition to the existing system. Since then, the dyke in the field of the proposed development has not been regularly maintained to an appropriate standard according to NELC plans at the time. This has resulted in back-up at the bottom of my garden and up-stream. I would like to know what measures will be enforced for the disposal of effluent from the static caravan and ask for assurance that such waste will not be allowed to deposit in the dyke or on the site causing health and vermin issues unless in an approved storage container.

PLANNING COMMITTEE - 28th April 2021

ITEM: 6 **RECOMMENDATION: Approved with Conditions**

APPLICATION No: DM/0212/21/FUL

APPLICATION TYPE: Full Application

APPLICATION SITE: 59 Cheapside, Waltham, Grimsby, North East Lincolnshire, DN37 0HE

PROPOSAL: Erect 3 detached dwellings with dormer windows, roof lights and decking, alterations to existing access, boundary treatments and associated works (amended plans March 2021)

APPLICANT:

Mr Herby Glover
96 Humberston Avenue
Humberston
North East Lincolnshire
DN36 4SU

AGENT:

Mr Matt Deakins
Ross Davy Associates
Pelham House
1 Grosvenor Street
Grimsby
North East Lincolnshire
DN32 0QH

DEPOSITED: 25th February 2021

ACCEPTED: 25th February 2021

TARGET DATE: 22nd April 2021

PUBLICITY EXPIRY: 1st April 2021

AGREED EXTENSION OF TIME DATE:

CONSULTATION EXPIRY: 26th March 2021

CASE OFFICER: Richard Limmer

PROPOSAL

This full planning application is to erect 3 detached dwellings with dormer windows, roof lights and decking, alterations to existing access, boundary treatments and associated works. The proposed dwellings are designed around a central courtyard area and provide two parking spaces per property. As part of the proposed development erosion control measures to the bank of Buck Beck are proposed.

This application has been brought to Planning Committee for consideration at the request of Councillor Pettigrew.

SITE

The site lies to the rear of 59 Cheapside, Waltham. This property has been converted into two dwellings with a large rear workshop building removed to allow garden and car parking. The site was cleared during the building works for the conversion of no.59 and now has the appearance of a building site. The north eastern boundary of the site has a stream, Buck Beck, running along it with a mixture of landscaping along the top of the stream bank. Beyond Buck Beck are properties in Cheesemans Close (numbers 6 and 7) and Grove Lane (number 7). To the south east of the site are neighbours in Grove Lane (numbers 1 and 3) along this boundary there is a mixture of hedge and fencing. Along the southern boundary with numbers 61 and 63 Cheapside is a 1.2m high retaining wall, as the site is lower than the neighbours with mixed landscaping above that. To the south west and north west boundaries are 2m high fences. Access to the site is taken off Cheapside to the south west of the site.

RELEVANT PLANNING HISTORY

DC/772/13/WAB - Outline erect 3 dwellings - approved

DM/0148/17/OUT - Outline erect 3 dwellings - approved

DM/0545/17/FUL - Convert existing dwelling into two dwellings and demolish workshop to create garden space and parking area - approved

DM/1157/19/FUL - Variation of Condition 2 (Approved Plans) as granted on DM/0545/17/FUL (Change of use from one dwelling to two dwellings, erect two storey extension to side and rear to include creation of access, parking spaces and installation of boundary treatments (Amended Plans August 2017)) for revision to window positions to the side and materials on the extension. approved

DM/0735/17/FUL - Erect 3 dwellings with associated parking, landscaping etc. Refused and dismissed at appeal

DM/0759/19/FUL - Erect 3 dormer bungalows with associated parking etc. Appeal dismissed. Decision letter attached.

DM/0265/20/REM - Reserved matters application following DM/0148/17/OUT (Outline application to demolish existing commercial outbuildings and erect 3 dwellings with all matters reserved) to erect 3 dwellings with associated works - additional information on Drainage September 2020. Refused and appeal pending.

RELEVANT PLANNING POLICIES AND BACKGROUND PAPERS

National Planning Policy Framework (February 2019)

NPPF5 - Delivering a sufficient supply of homes
NPPF14 - Climate, flooding & coastal change

North East Lincolnshire Local Plan 2013-2032 (adopted 2018)

PO5 - Development boundaries
PO22 - Good design in new developments
PO33 - Flood risk
PO34 - Water management

Section 38(6) of the Planning and Compulsory Purchase Act 2004 states "if regard is to be had to the development plan for the purpose of any determination to be made under the planning Acts the determination must be made in accordance with the plan unless material considerations indicate otherwise". This is recognised in paragraph 11 of the NPPF, with paragraph 12 stating that the framework does not change the statutory status of the development plan as the starting point for decision making. The development plan for the area is comprised of the North East Lincolnshire Local Plan 2013-2032 (Adopted 2018).

REPRESENTATIONS RECEIVED

Highways - no objections. Construction management and access details acceptable.

Waltham Parish Council - would support approval of this application providing comments made by Highways relating to 6 month advance notice, and NELC Drainage in respect of dam boards are included as conditions should the planning authority be minded to approve the application.

Drainage - drainage details acceptable

Environmental Health - recommend conditions; hours of construction, construction method statement and any unconsidered contamination.

Trees and Woodlands Officer - tree protection details acceptable. Considers that a better hedge than laurel should be used for planting.

Environment Agency - no comments

Heritage Officer - no comments

Neighbours

6, 7, 8 Cheesemans Close, Waltham have objected to the proposed development with concerns over the adverse impact on Buck Beck, that the future removal of trees will impact on the integrity of the beck and surface water drainage and flooding concerns. The recent appeal decision is acknowledged but these concerns remain. Objections also

raised on the over development of the site, that there will be loss of privacy and adverse impact on residential amenity and that it will not be possible to protect residential amenity in the future due to changes to the properties.

APPRAISAL

Material Planning Considerations

1. Principle of Development
2. Impact on Neighbours
3. Impact on the Street Scene and Character of the Area
4. Parking and Highways
5. Drainage
6. Buck Beck
7. Contamination

1. Principle of Development

The principle of residential development on this site was first established in 2013 through DC/772/13/WAB which granted outline planning permission for three dwellings. This was then resubmitted and approved under DM/0148/17/OUT. These previous outline planning permissions both had conditions restricting the proposed dwellings to genuine single storey dwellings only.

The site itself is located within the Development Area Boundary for the village in the NELLP. Policy 5 allows residential development within the defined settlement boundaries subject to the site specific impacts. These are considered below. It is therefore considered that, in principle, the proposed development would accord with Policy 5 of the NELLP.

The extensive planning history to the site is documented in the report and the refusals acknowledged. However these refusals relate to site specific issues and do not question the principle of development.

2. Impact on Neighbours

The proposed development has been set out along the theme set out in the outline permission around a central courtyard. The proposed dwellings all have rooms within the roof space providing bedroom space.

Plot one has been amended from that proposed under application DM/0759/19/FUL which was refused and dismissed on appeal. In the appeal decision the Inspector concluded that a gable bedroom window would have caused adverse overlooking to the neighbour at 53 Cheapside. Whilst it was proposed that this could be obscure the Inspector felt that this would not result in acceptable amenity for future occupiers of the dwelling. On amenity grounds the appeal was dismissed. In response the dwelling has been amended so that the bathroom window is in the first floor gable towards number 53 Cheapside thus meaning it can have obscure glazing preventing any adverse overlooking. Bedroom one has a front facing first floor window and bedroom 2 is now served by rooflights which will not cause any adverse overlooking. This addresses the concerns raised in the appeal decision.

Plot two has two bedrooms in the roof space both of which have a dormer window facing into the development area and a roof light in the bathroom facing to the rear. The position of the proposed openings to the roof space rooms have been designed so as to not offer any significant overlooking to the neighbours properties.

Plot three also has two bedrooms in the roof space and proposes a rear dormer window (bedroom) and roof light facing into its own garden space. There would be a front roof light to the other bedroom that faces up the access road. The proposed openings have been designed and set out to ensure that there would not be any adverse overlooking to the neighbours to the south and east.

The ground floor windows and the dwellings themselves have been positioned and designed in a way to ensure that there would not be any undue impact upon the neighbouring properties residential amenities. The dwellings have all been positioned within the site so that good separation distances are achieved between them and the neighbouring dwellings so there would be no adverse massing or dominance impacts.

The proposal responds to the recent appeal decision. Other than the gable window in plot one the Inspector for the appeal considered that there would no other detrimental impacts from the use of first floor areas. In regards to the residential amenity of existing and future occupiers the proposed development is considered to accord with Policy 5 of the NELLP.

3. Impact on the Street Scene and Character of the Area

The proposed dwellings are located to the rear of the host property and a reasonable distance from Cheapside itself. There is a gap between no.59 the host property and the neighbour no.61 where the access to the proposed dwellings is proposed. This gap will provide a limited view to the proposed dwellings but due to the built up nature of the surrounding area this would be the only significant view from a public area. The proposed dwellings are of a reasonable design akin to others within the wider street scene.

Given the position of the site and design of the proposed dwellings it is considered that there would not be a detrimental impact on the character and appearance of the street scene or wider area in accordance with Policy 5 and 22 of the NELLP.

4. Parking and Highways

The development uses an existing access off Cheapside and has a turning area within the site. Two car parking spaces are provided for each plot and parking is shown for the existing properties at number 59 Cheapside. The Highways Officer raises no issues.

It is considered that the proposed development would not result in a detrimental impact on highways safety or parking within the local area. It is therefore considered that the proposal accords with Policy 5 of the NELLP.

5. Drainage

The proposed development sits on the edge of Buck Beck which is a key part of the areas drainage infrastructure. The site, although directly adjacent to Buck Beck, is within flood zone 1 (low risk).

The surface water from the site has been considered by the Drainage Officer and it has been confirmed that the proposed system is acceptable. The proposed surface water drainage system restricts the run off rate from the site to 1.3 litres per second which is less than 'greenfield' rates, this is an improvement from the run off from the site as it stands today. This will ensure that the runoff into Buck Beck is restricted to an acceptable level so as not to increase the risk of flooding away from the site. This accords with Policies 5 and 33 of the NELLP.

Foul water would be sent into the existing foul sewer that runs through the site. This is the preferred approach to dealing with foul water.

6. Buck Beck

The north eastern boundary of the site is defined by Buck Beck, with neighbouring properties in Cheeseman's Close beyond. The channel of Buck Beck in this location is approximately 2.5m deep (from the top of the bank to the bed of the stream) with the top of the channel being approximately 3m wide and the bed of the stream being approximately 1.2m wide. The channel meanders along the site boundary but maintains a roughly consistent profile. Along the top of the bank, within the site, is a mixture of landscaping which includes a range of trees. These trees help to maintain the structure of the bank. The host site and neighbouring properties have used a range of ad-hoc erosion control measures including car tyres and scaffold boards.

A previous planning application on the site was dismissed at appeal (application DM/0735/17/FUL) with the Planning Inspector citing concerns over the confidence in the then proposed erosion control measures being suitable in the short and long term, the

landscaping details on the bank and the proposed foundation details close to the bank.

To address these concerns the applicant amended the scheme in the following way;

- The proposed dwellings have been moved away from the top of the bank and are now at least 6m away (this is the back corner of plot 1);
- Foundation details have been provided (plan ref: RD3962-06D) which show the loading of the foundations and how this does not affect Buck Beck;
- The number of trees along the top of the bank to be removed has been reduced.
- A design note for the proposed erosion control works has been provided, this details the long term suitability of the scheme.

These proposed measures have been considered by the Drainage Engineers, who in turn have confirmed that they have no objections to the proposed scheme. Importantly this was also considered by the Inspector under the recent appeal for application DM/0759/19/FUL. The decision concluded that;

'I have had regard to the Inspectors findings set out in the decision for the previous appeal (APP/B2002/W/18/3195839) and to the information I have which suggests that further details have now been provided to address the reasons why the previous appeal was dismissed. In any event, I must determine the current appeal primarily upon its own merits and I have set out that the technical information before me, in conjunction with its review by the drainage engineers, is persuasive that there would not be harm to the Buck Beck or from the risk of flooding. As there is no substantive evidence before me to counter this, I conclude that there would not be harm caused in this respect by the proposed development'.

Having regard to the detail provided and the most recent appeal decision it is considered that the development is acceptable as it relates to Buck Beck. This is subject to conditions that require the completion of the erosion control measures prior to the works on the dwellings starting.

With the inclusion of the aforementioned condition it is considered that the proposed development would not increase the risk of flooding either on or around the site, this is in accordance with Policies 5 and 33 of the NELLP.

7. Contamination

The former workshop on the rear of no.59 Cheapside has been removed and as a result of those works an extensive remediation plan for the decontamination of the site was undertaken. Contamination including asbestos from the demolition of the building. Remediation included the stripping of topsoil across the site. Following testing the site is considered to be acceptable for development. However, the Environmental Health Officer has requested a condition relating to any unexpected contamination being found during

construction having to be reported to the Local Authority and a scheme for remediation to be implemented. This is considered to be necessary in case anything unexpected is found. With the inclusion of this condition the scheme is considered to be acceptable and in accordance with Policy 5 of the NELLP.

CONCLUSION

In conclusion, it is considered that the proposed development would not unduly harm the residential amenities of the neighbouring properties, the character and appearance of the area and would not increase the risk of flooding or adversely impact on Buck Beck. The proposal therefore accords with Policies 5, 22 and 33 of the NELLP subject to a number of safeguarding conditions. The application is therefore recommended for approval.

RECOMMENDATION

Approved with Conditions

(1) Condition

The development hereby permitted shall begin within three years of the date of this permission.

Reason

To comply with S.91 of the Town and Country Planning Act 1990.

(2) Condition

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

RD3962-07B Site Location

RD3962-02 Rev R Proposed site layout

RD3962-06 E Cross Section

RD3962-03F Plot 1 Plans and elevations

RD3962-04E Plot 2 Plans and elevations

RD3962-05B Plot 3 Plans and elevations

RD3962-24 Foundation Plan

RD3962-16-A Plan to Dyke Access

1115-1163-CIV-10 P9, CIV-20 P4, CIV-51 P1 Drainage Plans

1115-1163-CIV 30 P2 External works plan

RD3962-23A Tree protection

Cross Section erosion detail plan and documents TR20-3317 RSS - V1

1115-1163-CIV40 A Access Crossing Detail

Reason

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

(3) Condition

The development shall be built out in accordance with the surface water details 1115-1163-CIV-10 P9, CIV-20 P4, CIV-51 P1 which shall be fully implemented prior to the occupation of any dwelling.

Reason

In the interests of reducing flood risk in accordance with Policy 33 of the North East Lincolnshire Local Plan 2013-2032.

(4) Condition

The development shall be built out in accordance with the Materials Schedule RD3962 unless otherwise agreed in writing by the Local Planning Authority.

Reason

To ensure the development has an acceptable external appearance and is in keeping with the visual amenity and character of the area in accordance with Policy 5 of the North East Lincolnshire Local Plan 2013-2032.

(5) Condition

Prior to any construction works or ground works for the construction of the hereby approved dwellings the erosion control scheme for the bank of Buck Beck, as detailed on plan and documents ref: RD3962-02P and TR20-3317_RSS - V1 (reinforced soil slope) including the landscape planting, shall be fully completed and agreed in writing that it has been so with the Local Planning Authority.

Reason

In the interests of flood risk and erosion control in accordance with Policies 5 and 33 of the North East Lincolnshire Local Plan 2013-2032.

(6) Condition

The measures detailed in the Construction Management Statement RD3962 shall be adhered to at all times during the construction of the development.

Reason

In the interests of highway safety and to protect the residential amenities of the neighbouring properties in accordance with Policy 5 of the North East Lincolnshire Local Plan 2013-2018 (adopted 2018).

(7) Condition

Notwithstanding the Town and Country Planning (General Permitted Development) Order 2015 (or any statutory amendment thereto), no development under Schedule 2 Part 1, Class A, B, C, E shall be permitted within the curtilage of any dwelling.

Reason

To protect residential amenity and the visual character of the area in accordance with Policy 5 of the North East Lincolnshire Local Plan 2013-2032.

(8) Condition

Access to Buck Beck, as shown on plan ref: RD3962-16-A shall be provided at the request of the Local Planning Authority in order to do maintenance and repair work to Buck Beck.

Reason

In the interests of reducing flood risk in accordance with Policy 33 of the North East Lincolnshire Local Plan 2013-2032.

(9) Condition

Prior to any soils or material being brought onto the site details to verify that it is fit for use shall be submitted to and agreed in writing by the Local Planning Authority. All materials used shall be in accordance with the details approved.

Reason

In the interests of health and safety in accordance with Policy 5 of the North East Lincolnshire Local Plan 2013-2032.

(10) Condition

If during redevelopment contamination not previously considered is identified, then the Local Planning Authority shall be notified immediately and no further work shall be carried out until a method statement detailing a scheme for dealing with the suspect contamination has been submitted to and agreed in writing with the Local Planning Authority. All remediation shall be undertaken in accordance with the details approved.

Reason

To ensure that any previously unconsidered contamination is dealt with appropriately in accordance with Policy 5 of the North East Lincolnshire Local Plan 2013-2032.

(11) Condition

The development shall be built out and occupied in accordance with the 'water use' measures as detailed in the Water Use Calculator document.

Reason

To ensure the efficient use of water and to accord with Policy 34 of the North East Lincolnshire Local Plan 2013-2032 (Adopted 2018).

(12) Condition

The scheme of landscaping and tree planting shown on plan RD3962-02 REV R shall be completed within a period of 12 months of commencement of development and shall be adequately maintained for 10 years, beginning with the date of completion of the scheme and during that period all losses shall be replaced during the next planting season. Neither a planted tree or the existing trees shown to be retained on plan RD3962-02 REV R shall be removed unless agreed in writing by the Local Planning Authority.

Reason

To ensure a satisfactory completion and appearance for the development in the interests of local amenity in accordance with Policy 5, 22 and 42 of the North East Lincolnshire Local Plan 2013-2032.

(13) Condition

Prior to any development commencing on the construction of the hereby approved dwellings full details of the ground conditions and subsequent foundation designs shall be submitted to and approved in writing by the Local Planning Authority. The development shall then be built out in accordance with the approved details.

Reason

To protect the integrity of Buck Beck in accordance with Policies 5 and 33 of the North East Lincolnshire Local Plan 2013-2032.

(14) Condition

The first floor bathroom window for plot one shall be glazed with obscure glass to a minimum obscurity level of four as measured on the Pilkington Scale and shall be so retained at the same level of obscurity thereafter.

Reason

In the interest of residential amenity to accord to Policy 5 of the North East Lincolnshire Local Plan 2013-2032.

(15) Condition

The access works shall be in accordance with the details shown on plan 1115-1163-CIV40 A.

Reason

In the interests of highway amenity to accord to Policy 5 of the North East Lincolnshire

Informatives

1 Reason for Approval

The Local Planning Authority has had regard to development plan policies and especially those in the North East Lincolnshire Local Plan. The proposal would not harm the area character or residential amenity and is acceptable under all other planning considerations. This proposal is approved in accordance with the North East Lincolnshire Local Plan 2013-2032 (adopted 2018), in particular policy 5, 22, 33 and 34.

2 Article 31(1)(cc) Statement - Positive and Proactive Approach

No problems have arisen during consideration of this application that have required working directly with the applicant to seek solutions.

3 Informative

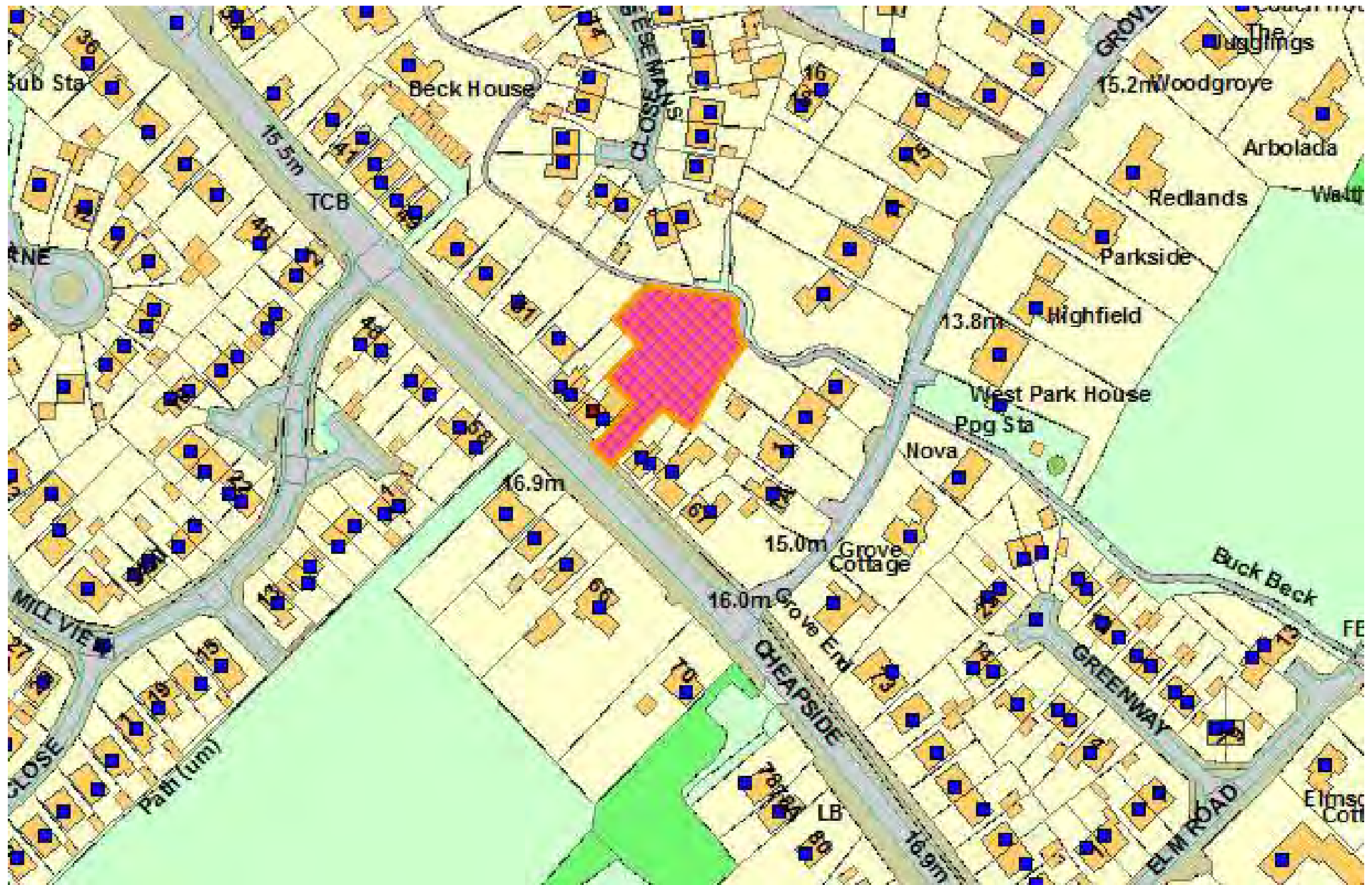
Please note that you may also require Building Regulations. You are advised to contact them in advance of work on site commencing (Tel: 01472 325959).

4 Informative

This application will require the creation of new postal addresses. You are advised to contact the Street Naming & Numbering Team on 01472 323579 or via email at snn@nelincs.gov.uk to discuss the creation of new addresses.

5 Informative

Please note that at least six months in advance of work commencing on site you are required to contact the Highway Management Team with respect to the formation of a vehicular access within the existing highway. This will enable a S184 licence to be granted within appropriate timescales. No works should commence within the highway boundary until such licence is obtained. (Tel: 01472 325734).



	<p>Development Management Services</p> <p>Origin Two, 2 Origin Way, Europarc Grimsby, N E Lincolnshire, DN37 9TZ Telephone (01472) 313131 Fax (01472) 324216 Email: Planning@nelincs.gov.uk</p>
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REQUEST FOR APPLICATIONS TO BE HEARD AT PLANNING COMMITTEE

Ward Member Reply Slip for Applications to be reported to the Planning Committee

Application No.	Reason for Referring to Planning Committee
DM/0212/21/FUL 59 Cheapside, Waltham	The proposed development has the potential to impact upon the neighbouring properties amenities and upon Buck Beck. Both of these issues have been well documented in previous planning applications and appeals and should be discussed in depth at Planning Committee.

Contact Details: -

Signature **Date 9th April 2021**

Name Cllr. Nick Pettigrew

Address:

From: Waltham Parish Council <walthampc@btconnect.com>

Sent: 31 March 2021 11:20

To: Planning - IGE (ENGIE) <planning@nelincs.gov.uk>

Subject: Waltham Parish Council PLanning Comments

Good morning,

Please find attached planning comments from Waltham Parish Council.

Kind Regards

Tanya

Tanya Kuzemczak
Clerk to the Parish Council

Waltham Parish Council
Parish Office
Kirkgate Car Park
Kirkgate, Waltham
Grimsby
North East Lincolnshire,
DN37 0LS

www.walthamparishcouncil.org.uk

- i) Planning Application Reference: DM/0212/21/FUL
[DM/0212/21/FUL | Erect 3 detached dwellings with dormer windows, roof lights and decking, alterations to existing access, boundary treatments and associated works \(amended plans March 2021\) | 59 Cheapside Waltham Grimsby North East Lincolnshire DN37 0HE \(nelincs.gov.uk\)](#)

Waltham Parish Council would support approval of this application providing comments made by Highways relating to 6 month advance notice, and NELC Drainage in respect of dam boards are included as conditions should the planning authority be minded to approve the application.

Having read the Planning Inspectors comments on the recent Appeal (APP/B2002/W/203258040) there are reasonable and legitimate concerns expressed previously by neighbours which remain unanswered. Residents in Cheeseman's Close wish to see these concerns addressed and included within Planning Conditions.

The Design and Access Statement in this application do not address these concerns and for that reason I wish to oppose this application.

The Planning Inspector's report says that there was no 'substantive evidence' that the proposed reinforcement would not be harmful to the beck. The only evidence available is that which has been provided by residents. No official records of water flow or water levels exist but this information would be useful to everyone including the Planning Inspector.

Those of us who live on the banks of Buck Beck along this section witness its daily characteristics and have tried to illustrate through videos, photographs, diagrams and detailed comments:

1. our concerns regarding the increasing frequency with which Buck Beck at **the bottom of Cheeseman's Close** fills,
2. the increased volume of water that it carries after prolonged rainfall and
3. how the nature of flooding from the close is related to that filling.

The integrity of banks on both sides must all remain stable – the lack of details in these proposals exacerbates our anxiety as neighbours. Buck Beck fills faster, higher and more frequently than before the flooding experienced in 2007. It does after all drain the entirety of the expanding village of Waltham. These are our actual experiences. We live with the uncertainty of when, not if, we will be flooded again.

Impact on the banks of Buck Beck

The inspector was unable to make a judgement about the trees as there was no information before him to suggest that the trees would be removed. We are concerned that the integrity and stability of the bank along the existing tree-lined

section has not been identified as cause for concern. The Design and Access Statement mentions that toppled trees had to be removed recently. The trees will need maintenance whether the site is developed or not.

The current NELC Planning Committee have not made a site visit to view the bank from Cheeseman's Close. The condition of the bank is visible to me in its entirety on a daily basis. What is apparent is:

- trees sit on the very edge of the bank,
- the bank is deteriorating & will only be protected by the existing trees,
- it will not benefit from the proposed reinforcement,
- they are not particularly healthy-looking specimens,
- 1 tree sits on an exposed concrete slab which is eroding on the underside,
- the trees are top heavy with ivy.
-



Large concrete slab with a tree growing on top. Increasing erosion under this slab from prolonged rainfall events.

The new owners may want to make their boundary more attractive and may remove all trees in one go leaving an unstable bank (phenomenon known as soil heave) - this event would be very worrying. Heave results in moisture building up, the ground to swell loss of compaction and increased perceptibility to erosion. The trees form an integral part of the planning process. We require greater reassurance about the retention of the trees than one sentence in the Design and Access Statement.

Post and rail

Why is post and rail the best selected choice of fencing?

1. Post & rail does not screen for privacy.
2. It does not offer security from intruders (this is how access was gained to my property)



Trees lie on the very edge of the bank.

Green wire fencing on the inner side of the trees.

3. The trees lie on the edge of the bank (as shown in the photograph) leaving little room for posts to be secured.
4. As can be seen in the photograph the existing wire fencing lies within the boundary of the trees.
5. Will the posts be aligned to the true boundary of 59 Cheapside or will they be erected on the banks of Buck Beck?

Although there is mention that the existing trees along the beck must be retained in the Design and Access statement, this does not protect them and the bank in the future. These trees serve the purpose of binding the bank together so should not be allowed to be removed even with a change of ownership.

Reinforced section

Two aspects to the reinforcement have still not been addressed. These have been mentioned repeatedly yet there is still no added detail.

A civil contractor was purposefully employed by the drainage authority at the time to erect the wall of tyres to protect the unstable bank along the back of the gardens of Cheapside. The rest of the bank exhibits the same instability and the same soil characteristics. The metal pole between #53 and #59 was positioned by the owners of #53 to avoid doubt over the boundary line.

The discrepancy between the actual bank and the line representing the edge of the bank can be clearly seen in the Proposed Site Layout.

The lack of detail provided still creates the following concerns:

1. Part of the bank will be remodelled/realigned/reprofiled but not reinforced – there is no detail about the stability of this section.
2. there will be a weakness in the bank where the trees are removed that sits adjacent to the reinforcement - the proposed planting will take time to offer stability – there is no detail regarding this.

Somehow the stack of tyres will need to be sawn through.

1. Where will the reinforcement begin within the stack of tyres?
2. What protection will be given to the stack of tyres remaining against the boundary of #53?

3. How does the developer know where to cut through the tyres if the specifics of the actual boundary are unresolved?
4. By cutting through the tyres how do we know that the stability of the bank containing the remaining tyres will not be compromised?
5. How will the remaining tyres join with the reinforcement?
6. There have been no details presented that show how the merging point between the remaining tyres and the reinforcement will be joined effectively?
7. How will the new reinforcement be integrated into the boundary of 53's bank?



Stacked tyres span the boundary of 53 and 59 Cheapside

Corrugated metal sheeting spans the boundary of 53 and 59 Cheapside

Drainage

In 2017 there was to be no surface water discharge into Buck Beck. Clever design of the properties for this site could have kept surface drainage to a minimum. The drains in Cheeseman's Close are unable to discharge when Buck Beck has a high water level so I am unclear as to how discharge from this site will take place when Buck Beck is in full spate.

Plot 1

The Planning Inspector stated that it was not acceptable for the property on Plot 1 to have a bedroom overlooking the garden of 53 Cheapside. Will it be deemed just

as unacceptable of a bedroom window inserted into the wall facing across the beck to #7 Cheeseman's Close? Will permitted rights be removed for a potential window in this bedroom?

Residents know from experience that Buck Beck fills to a higher level more frequently than ever before. This must be considered. The design of the buildings could have been created to reduce surface water flow to a lower level, but this is not evident.

The homes in this application are arguably obtrusive and an over-intensification for the size of this site. Residents reasonably accepted and welcomed homes of the size that were originally granted outline planning permission, but this proposal is unwelcome, as is trying to force a quart into a pint pot. We would welcome:

1. Homes with no rooms in the roof and planning conditions imposed to prevent rooms in the roof from being added.
2. Planning conditions attached to the remaining trees to prevent their removal or, planning conditions requiring replacement of trees with appropriate work to protect the bank.
3. Planning conditions relating specifically to the banks at each end of the reinforcement (that details what work will be carried out during the construction of the reinforcement) to leave the banks on either side of the reinforcement in a sustainable and safe condition.

I respectfully request this application be refused.

NELC Planning Committee proposed and agreed a site visit for 59 Cheapside but due to Covid this was not possible. As the rules have now changed, I extend the invitation to view the banks from Cheeseman's Close. As we have continued to express and describe our concerns in detail including photographs, videos and diagrams - I would appeal to you to uphold the proposed site visit.

Hannah Lucas

6 Cheeseman's Close

Planning Application Ref: DM/0212/21/FUL

I continue to oppose this application and would like once again, to back up comments made by neighbours on Cheesemans Close.

I live directly behind proposed Plot 1 and therefore very close to where the bankwork to the Beck is to be reinforced and where it adjoins number 53 Cheapside. I have a clear view from the bottom of my garden of the banking where it adjoins number 53.

On past inspections of the site, I don't think this part of the bank will have been viewed/appreciated fully from the top of the site above it, and I therefore attach photos of the area directly behind my garden where you can clearly see the tyres and corrugated reinforcement and I hope these are helpful in understanding our concerns.

The question asked on more than one occasion about how the new reinforcement will integrate into the boundary of 53's banking hasn't yet been answered. If the tyres and corrugated metal are to be cut into at the overlap point between 59 and 53, this will potentially destabilise the current reinforcement that needs to remain in place along the back of 53 and could be the cause of future problems.

Another question not answered is concerning the fencing that is to be put along the bank edge on the beck side of the trees which are to be retained. The trees seem, in real life, to be much closer to the edge than on the plans, photo attached. I'm also not sure of the purpose of the post and rail fencing, it's not for privacy nor will it be secure for pet ownership..

Although there is mention that the existing trees along the beck must be retained in the Design and Access statement, this does not protect them and the bank in the future. Although they aren't particularly good specimens, covered in ivy, they are serving a purpose and holding the bank together so should not be allowed to be removed in the event that there is a change of ownership of the properties so retention of the trees should be formally written into the planning process.

I also wish to add that my preference for the site would be for true bungalows and no possibility in the future that rooms in the roof would be allowed.

Mrs Debbie Fuller
7 Cheesemans Close

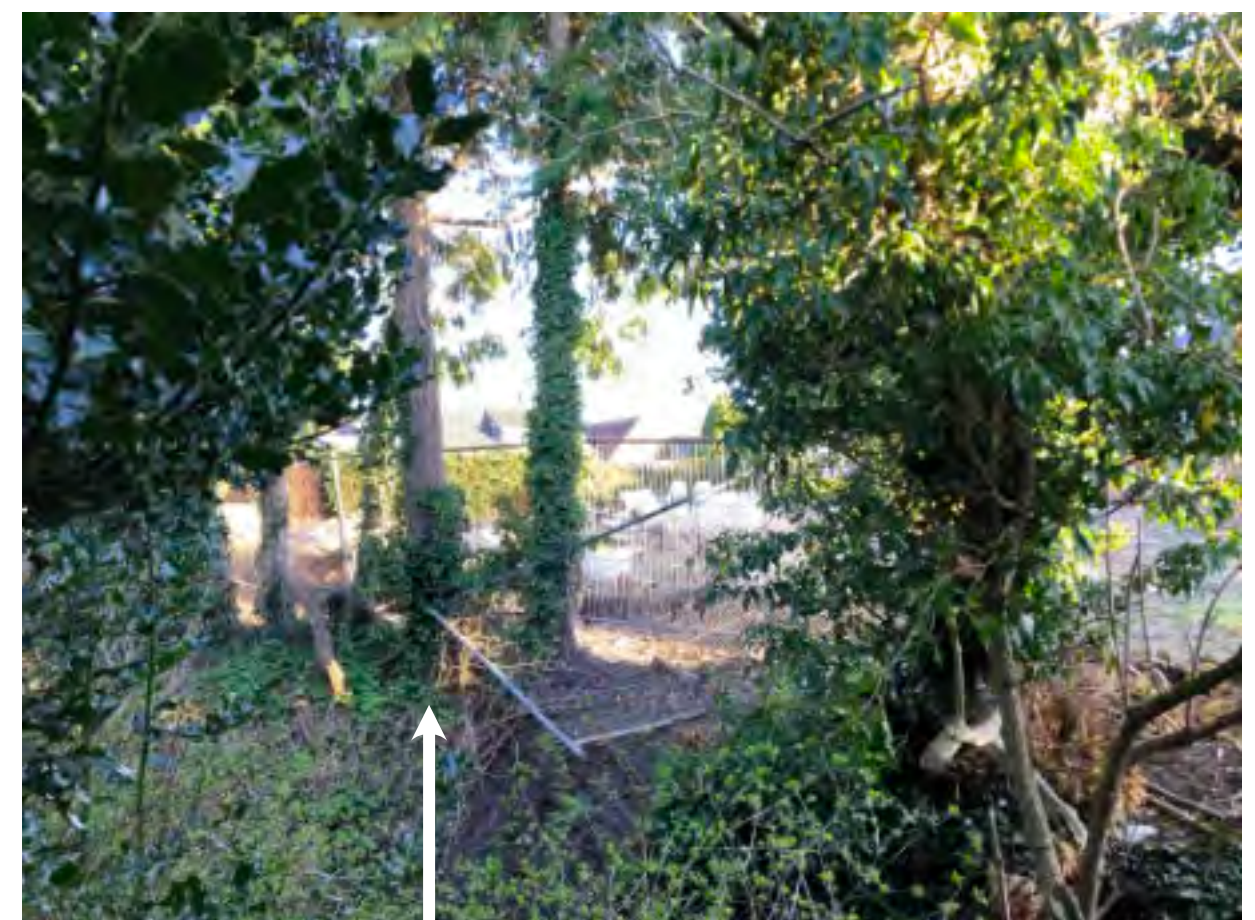
Boundary edge of 59 Cheapside and 53
where new reinforced area will overlap



Looking eastwards along the length of tyres and corrugated metal reinforcement which adjoins the back of number 53 Cheapside

Question raised previously and not answered:

Tyres and corrugated metal reinforcement - what is the plan to prevent destabilisation at the overlap point with 53 where the bank is cut into and the current reinforcement removed?



Another question not addressed was the positioning of the proposed post and rail fencing on the back side of these trees which sit right on the edge of the bank - the plans seem to suggest there is more bank available beyond the trees for this fencing than there actually is

Planning Application Ref: DM/0212/21/FUL

The Planning Inspector decided in APP/B2002/W/203258040 that the proposed drainage and reinforcement will have no impact on Buck Beck and flooding. I accept his decision. However, there are still aspects of residents' legitimate concerns unanswered by the accompanying Design and Access Statement. For that reason, I oppose this application.

Residents in Cheeseman's Close wish to see these addressed and subject to Planning Conditions.

Impact on Buck Beck

1)

Residents of Cheeseman's Close are very concerned that the integrity of the existing tree-lined section of the Beck has not been raised as a concern by NELC in any previous applications or by the appeal inspectorate under appeal APP/B2002/W/20/3258040.

The inspector said that because there was nothing before him to suggest tree removal he was unable to make a judgement about the trees.

A visual examination of this section of the beck shows the bank to be in a parlous state, protected only by the existing trees and not by the proposed reinforcement. The bank is deteriorating with the trees sitting on the edge of the bank. One sits on top of an undercut concrete slab that was barely visible four years ago. Many of the trees have thick growths of ivy. This combination will see trees topple and will leave the bank with less protection as time goes by. The applicant pointed out in his Design and Access Statement that toppled trees had to be removed recently. The trees will need attention whether the site is developed or not. If the site is undeveloped it would be done piecemeal.

We fear that when completed it is not unreasonable to consider that owners wanting a more attractive boundary would be able to remove all trees at once, leaving the bank in a fragile state until replacements bind the bank again over time.

The trees must be made part of the planning process in one way or another or there will be nothing to stop their removal at a later date or leave control over replacements. Residents want the reassurance of more than a line in the Design and Access Statement saying that existing trees are to be retained.

2)

Residents have repeatedly pointed out two aspects to the reinforcement that we see as having the possibility to weaken the bank and these have still not been addressed.

It appears from the drawings that a short stretch of the bank that follows on from the reinforcement will be remodelled without the benefit of reinforcement itself. If this is the case why is there no detail about it? The removal of trees means there would be a weak point in the bank that immediately follows the reinforcement, particularly if the bank here is to be pushed out to match the line of the reinforced bank and re-profiled. Planned amenity planting would necessarily take time to bind it. The discrepancy between the actual bank and the line representing the edge of the bank can be clearly seen in the Proposed Site Layout.

There is a grey metal pole to mark the extrapolated boundary between 53 Cheapside and 59 Cheapside placed there to dispel doubt by the owners of 53 many years ago. The applicant appeared to think that this pole was on his property. This indicates uncertainty as to where the reinforcement should break through the tyres that will remain in the bank of number 53. There is still no detail as to how that join with the tyres that remain will be made. It will be a weak point.

Will the tyres in 53's bank have to be removed? If not, what will ensure the stability of the stretch of 53's bank the tyres currently protect? The owner of 53 has a right to know that they will not face the prospect at a later date of rectifying some problem caused by construction.

The applicant presently does not admit his responsibility for an overflow from a manhole in the garden of 59 Cheapside that regularly affects neighbouring properties on Cheapside, they fear he may not admit responsibility to repair any problem on their side of the reinforcement caused by its construction. At present there is nothing to clarify this.

The tyres are in-situ because the soil here shares the same unstable characteristics as the reinforced bank. Many years ago the owners of 53 Cheapside were forced to install metal sheeting at the toe of their bank because of serious erosion. The tyres were also installed by a civil contractor on behalf of the then drainage authority. This and the proposed reinforcement is part of the relatively straight stretch of beck that the drainage officers say is not likely to suffer excess erosion.

Layout

The Design and Access Statement states that the size and layout of these homes in this application are because the detailed survey found the site to be of different size and shape than the outline suggested.

I mention this because there appears to be a discrepancy with the boundary in the North-West corner. A short section of a wall forming the boundary between 59 Cheapside and 53 Cheapside was demolished. The owner of 53 was persuaded to its demolition by suggestions that the wall may be rebuilt. There appear no plans to do that. **The wall is the boundary between the two properties, not the existing fence.** The fence was built by the owners of 53 on their side of the wall to resolve a dispute with the previous owner of 59 over the ownership of the wall. Regardless of who erected the fence, it would seem that the site has gained a strip of land between the building on Plot 1 and 53's fence. The distance between the building on Plot 1 and the boundary is marked on RD:3962-02 R as 2773mm. That may be incorrect.

There are no plans to have bedroom windows facing Cheeseman's Close in this application. It was that that led the Planning Inspector to conclude that there would be no harmful overlooking of neighbours. I believe that decision would have been different if the proposal was for bedroom windows facing Cheeseman's Close.

Once occupied there would be nothing to stop such windows from being added, just as there isn't anything to stop the applicant from putting in windows or dormers then applying for a variation in condition. It was not acceptable for a bedroom in Plot 1 to overlook the garden of 53 Cheapside. There is the potential for a bedroom window to be inserted in the gable end of the dwelling facing across the beck to the garden of 7 Cheeseman's Close.

(The applicant is free to submit an alternative proposal from the outline. The Planning Committee does not have to accept it if the committee's view is that it is not appropriate for the site.)

Drainage

I have always opposed the discharge of surface drainage into the beck, regardless of drainage rate, because it is possible to mitigate surface drainage to a minimum by design in addition to those included. It would seem prudent for the future to ask that all homes

constructed alongside the beck are designed carefully to avoid the need for discharge.

It seems pointless to discharge into it when at the time it is needed most; the discharge point will be underwater as happens with our street gully. The entrance to this development shares the same topography with us and I think they will suffer, to a lesser degree, from the same surface water problems because of small infiltration tanks.

I note the final Drainage comment is considering the use of Dam Boards to slow surface water drainage.

Conclusion

In other applications, residents have provided detail and photographs showing the increasing frequency with which this section of the beck fills and how the flooding of the close is related to that filling. Our experience is that the beck is filling more frequently and higher than the years before 2007. All of the banks must remain stable.

It is only 14 years since houses in the close flooded internally, but we have seen the beck fill several times since then to cause surface water to collect around our houses. Pre-2007 it was almost unheard of for the beck to reach the height we see to cause surface water to surround our homes. It is only a question of when this area next sees unfavourable weather conditions for us to be flooded internally again.

Why this increase? It cannot be down to climate change alone, the timescale is too short. There has, however, been much building in Waltham. We believe these higher levels indicate a problem relating to this. The increase in water levels must have a cause other than cleaning out the High Street culvert. The right-angled bend designed to slow the flow may also result in higher water levels. It is the high water levels that do damage to the bank, hence the anxiety of neighbours that this bank remains stable.

The Planning Inspector said he had no substantive evidence that the proposed reinforcement would not be harmful to the beck. We believe a record of flow and levels at this point in the beck would have provided the substantive evidence the inspector needed. There is no such evidence available, only photographs and residents' recent experiences submitted previously as comments.

The applicant's argument that they can only be reasonably expected to ensure the development will not make beck water levels any higher than the existing circumstances is persuasive **if** the current building design and density are adopted. However, buildings can be designed to mitigate surface water flow to a minimal level but would probably need a lower density. The applicant has chosen not to do that.

This stretch is affected by what appears to be a wider picture that is not the responsibility of the applicant. That does not mean that the developer is free to disregard the causes of erosion which in this case is more frequent and higher flows. It is a fact of residents' experience that the beck here is filling to the top of its banks far more frequently than ever before. The appellant must consider this increasing frequency.

It is the responsibility of LPA Drainage Officers, LPA Planning Officers and the NELC Planning Committee to ensure that any work proposed takes account of any site conditions and to require developers to take account of them. Or do we in the close have to endure repeated flooding, possibly exacerbated by a bank failure?

Residents will be happy with homes of the size that were originally granted outline permission and are not persuaded that the homes in this application do not represent an obtrusive, intensification of the site.

Residents wish to see:-

- Homes with no rooms in the roof and planning conditions imposed to prevent rooms in the roof from being added.
- Planning conditions attached to the remaining trees to prevent their wholesale removal or, planning conditions requiring replacement of trees with corresponding work to protect the bank.
- A planning condition relating specifically to the banks at each end of the reinforcement that details what work will be carried out during the construction of the reinforcement to leave the banks on either side of the reinforcement in a sustainable, safe condition.

I respectfully request this application be refused.

Stephen Boyd 8 Cheeseman's Close

PLANNING COMMITTEE - 28th April 2021

ITEM: 7 **RECOMMENDATION: Approved with Conditions**

APPLICATION No: DM/0088/21/FUL

APPLICATION TYPE: Full Application

APPLICATION SITE: 40 Humberston Avenue, Humberston, Grimsby, North East Lincolnshire, DN36 4SS

PROPOSAL: Removal of existing summer house and erection of one dwelling with attached garage to include new access to the highway, boundary treatments and associated works (AMENDED PLANS)

APPLICANT:

Mr And Mrs S And C Baker
40 Humberston Avenue
Humberston
Grimsby
North East Lincolnshire
DN36 4SS

AGENT:

Mr Andrew Allison
Ryland Design Services Ltd
Woodlands Business Centre
Lincoln Road
Welton
Lincoln
LN2 3PZ

DEPOSITED: 25th January 2021

ACCEPTED: 5th February 2021

TARGET DATE: 2nd April 2021

PUBLICITY EXPIRY: 1st April 2021

AGREED EXTENSION OF TIME DATE: 30th April 2021

CONSULTATION EXPIRY: 5th March 2021

CASE OFFICER: Lauren Birkwood

PROPOSAL

The proposal is to erect a detached 1.5 storey high dwelling in the rear garden of 40 Humberston Avenue. Access would be formed to the side of the existing host property. The proposed dwelling would provide 3 bedrooms and an array of living space over the two floors.

The dwelling would face west towards the vehicular access to new dwellings to the south and benefit from reasonable sized front and rear garden. There would be an integral garage within the property with a parking and turning area within the front garden area.

The application is presented to planning committee due to an objection received from the Humberston Parish Council.

SITE

The site lies to the rear of 40 Humberston Avenue and is part of the garden area for the host property. The site contains a number of trees. The site also has strong boundary treatments with hedges, trees and fencing. Access to the site would be taken from a proposed access to the side of the host property directly off Humberston Avenue. The access would run between the host property and the vehicular access of 40A Humberston Avenue.

RELEVANT PLANNING HISTORY

No relevant planning history.

RELEVANT PLANNING POLICIES AND BACKGROUND PAPERS

National Planning Policy Framework (February 2019)

NPPF5 - Delivering a sufficient supply of homes
NPPF12 - Achieving well designed places
NPPF14 - Climate, flooding & coastal change
NPPF15 - Conserv. & enhance the natural environ.

North East Lincolnshire Local Plan 2013-2032 (adopted 2018)

PO5 - Development boundaries
PO22 - Good design in new developments
PO33 - Flood risk
PO34 - Water management
PO42 - Landscape

Section 38(6) of the Planning and Compulsory Purchase Act 2004 states "if regard is to be had to the development plan for the purpose of any determination to be made under the planning Acts the determination must be made in accordance with the plan unless material considerations indicate otherwise". This is recognised in paragraph 11 of the NPPF, with paragraph 12 stating that the framework does not change the statutory status of the development plan as the starting point for decision making. The development plan for the area is comprised of the North East Lincolnshire Local Plan 2013-2032 (Adopted 2018).

REPRESENTATIONS RECEIVED

Humberston Parish Council - Objects to the proposal as oppose any further 'back-yard' or

infill development on Humberston Avenue.

Drainage Officer - No objections. Recommends surface water drainage condition.

Tree Officer - No objections.

Environmental Health Officer - No objections. Recommends restriction of hours of construction condition.

Highways Officer - No objections. Recommends vehicular access, parking and manoeuvring space, and CTMP conditions.

Heritage Officer - No objections.

Civic Society - Objects to the proposal as considered an overdevelopment of the site.

Neighbouring Representations
None

APPRAISAL

The material considerations in this case are:

1. Principle of Development
2. Impact on the Character of the Area
3. Impact on Neighbours
4. Drainage and Flood Risk
5. Highways Impacts

1. Principle of Development

The application site is within the development area boundary of Humberston, so policy 5 of the North East Lincolnshire Local Plan 2013-2032 (Adopted 2018) applies. Whilst this policy encourages the effective re-use of brownfield sites, it does not prohibit the principle of development on greenfield sites such as garden areas. It is considered the site is in an accessible location, set within an established residential area, close to convenience stores and local transport links. By virtue of the position of the proposal site within the boundary of Humberston, it has been deemed 'sustainable' through the current North East Lincolnshire Local Plan 2013-2032 (Adopted 2018) and National Planning Policy Framework 2019.

Having regard to these policies and location, the principle of development is therefore acceptable provided it does not give rise to significant issues for example in terms of residential amenity, flood risk, drainage, highways and that the design is in accordance with policies 5, 22, 33, 34 and 42 of the North East Lincolnshire Local Plan 2013-2032 (Adopted 2018) and sections 5, 12, 14 and 15 of the National Planning Policy

Framework. These are considered; as set out in the report.

2. Impact on Character of the Area

Policies 5 and 22 of the Local Plan seek to ensure that high quality design is achieved in new developments. The proposed dwelling is considered to be of a reasonable design and is contemporary in appearance. The materials intended are also considered acceptable. The surrounding properties and those erected down Humberston Avenue are varied in size and design and therefore the proposed would not be out of keeping. There would only be glancing views of the proposed dwelling from Humberston Avenue due to the existing properties along the frontage and landscaping. indeed the property is relatively modest in scale and will be viewed as a 'frontage' property to the new Parklands Avenue which serves the major housing development to the south. This includes some properties which front onto this street and whilst the access to the plot is off Humberston Avenue the proposal will not appear out of context in that regard.

The development is therefore considered not to offer any undue harm to the character and appearance of the area. The proposal therefore accords with policies 5 and 22 of the North East Lincolnshire Local Plan 2013-2032 (Adopted 2018) in relation to design.

With regard to protected trees the Trees Officer raises no issues and the proposal is acceptable under Policy 42 of the North East Lincolnshire Local Plan 2013-2032 (Adopted 2018).

3. Impact on Neighbours

Policy 5 of the Local Plan requires consideration of the impact of proposals upon neighbouring land uses by reason of noise, air quality, disturbance or visual intrusion.

The proposal provides appropriate separation distances between the proposed dwelling, 40, 40A and 42 Humberston Avenue and the adjacent neighbouring properties including 38 Humberston Avenue. Due to the orientation of the proposed property and the separation distances, it is considered there would be no impacts in terms of privacy matters. With regard to massing and dominance, the dwelling would be close to the boundary with number 42. However, it is not considered that an unusual situation would be created in terms of this form of development. Furthermore, the existing landscaping and structures acts as a barrier and ensures dominance and massing issues is minimal. Due to further negotiations with the applicant, windows are positioned on the proposed dwelling appropriately to ensure no overlooking issues occur to neighbouring properties. In particular no rear overlooking windows at first floor level.

In terms of number 38 Humberston Avenue, an existing vehicular access separates the neighbouring property from the proposed dwelling, which ensures no residential amenity issues occur.

Overall, the access, design and location of the property is such that general disturbance

issues to neighbours would be limited. Boundary treatments also protect the amenity of neighbouring properties. It is therefore considered that the proposal is acceptable in terms of residential amenity, in accordance with policies 5 and 22 of the North East Lincolnshire Local Plan 2013-2032 (Adopted 2018).

4. Drainage and Flood Risk

Policies 33 and 34 of the Local Plan relate to flood risk and water management within a site. The development site is not located within an area of flood risk within the Council's Strategic Flood Risk Assessment. According to the policies as set out in the Local Plan and NPPF, sequentially the development is therefore acceptable in flood risk terms. The site does not also fall within a flood risk zone of the Environment Agency Flood Maps. The Council's Drainage Officer has confirmed that, subject to conditions; there are no objections to the proposal. In drainage and flood risk terms the development is acceptable under policies 33 and 34 of the Local Plan.

5. Highways Impacts

The proposed development is for one detached dwelling, with an access point onto Humberston Avenue. The Council's Highways Officer has considered the proposal, and that the increased of vehicular movements in this location onto the highway network would not impact on the congestion or safety of the network to any material extent. It is therefore considered, subject to conditions, that the proposal is acceptable in terms of highways safety, in accordance with policies 5 and 22 of the North East Lincolnshire Local Plan 2013-2032 (Adopted 2018).

CONCLUSION

The proposal for one detached dwelling on this development site is acceptable in this area. It is considered it can be achieved without harm to the character of the area and street scene and it would not give rise to significant impacts in terms of residential amenity, highways, flood risk or drainage. Subject to conditions, it is recommended for approval in accordance with 5, 22, 33, 34 and 42 of the North East Lincolnshire Local Plan 2013-2032 (Adopted 2018) and sections 5, 12, 14 and 15 of the National Planning Policy Framework 2019.

RECOMMENDATION

Approved with Conditions

(1) Condition

The development hereby permitted shall begin within three years of the date of this permission.

Reason

To comply with S.91 of the Town and Country Planning Act 1990.

(2) Condition

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

Site Location Plan - 11594 OS 01 B

Proposed Site Plan - RDS 11594/03 G

Proposed Floor Plans and Elevation - RDS 11594/04 F

Proposed Elevations - RDS 11594/05 B

Reason

For the avoidance of doubt and in the interests of proper planning in accordance with policies 5, 22, 33, 34 and 42 of the North East Lincolnshire Local Plan 2013-2032 (Adopted 2018).

(3) Condition

No development shall commence until a final scheme for the sustainable provision of surface water drainage and a scheme for foul drainage has been submitted to and approved in writing by the Local Planning Authority. The development shall then be built out in accordance with the approved details and the drainage implemented prior to occupation.

Reason

To prevent an increased risk of flooding by ensuring the provision of a satisfactory means of surface and foul water disposal in accordance with policies 5, 33 and 34 of the North East Lincolnshire Local Plan 2013-2032 (Adopted 2018).

(4) Condition

Prior to occupation of the dwelling, final details of how water will be reused and recycled on site shall be submitted to and agreed in writing by the Local Planning Authority. Once approved, the details shall be adhered to at all times following first occupation.

Reason

To ensure the efficient use of water and to accord with policy 34 of the North East Lincolnshire Local Plan 2013-2032 (Adopted 2018).

(5) Condition

No demolition or construction work shall be carried out on or before 08:00 or after 18:00 Mondays to Fridays inclusive, before 08:00 or after 13:00 on Saturdays and at any time on Sundays or Bank Holidays.

Reason

To protect the amenities of nearby residents in accordance of policy 5 of the North East Lincolnshire Local Plan 2013-2032 (Adopted 2018).

(6) Condition

Development shall not begin until details showing the location, layout, design and method of construction of any new or altered vehicular access, parking and manoeuvring space, including any necessary piping or culverting of any ditch or watercourse, have been submitted to and approved in writing by the Local Planning Authority, and before the development hereby permitted is brought into use the vehicular access, parking and manoeuvring space shall be constructed in accordance with those approved details and shall thereafter be so retained.

Reason

To ensure adequate parking and turning facilities are provided within the site for highway safety reasons in accordance with policy 5 of the North East Lincolnshire Local Plan 2013-2032 (Adopted 2018).

(7) Condition

No works related to the development hereby approved shall begin until a Construction Traffic Management Plan (CTMP) has been submitted to and approved in writing by the Local Planning Authority. The CTMP should include, but not be limited to the following:

1. Contact details of the person with responsibility for the implementation of the CTMP;
2. The expected number, types and size of vehicles during the entire construction period;
3. The proposed daily hours of operation during the construction period;
4. Details of on-site parking provision for construction related vehicles;
5. Details of on-site storage areas for materials, if required;
6. Details of expected delivery schedules and how this will be managed to eliminate waiting on the public highway (i.e. call ahead or pre-booking scheduling system), if required; and
7. Details of wheel washing facilities (locations, types etc.).

Once approved, the CTMP shall be adhered to at all times during construction.

Reason

To ensure adequate access facilities are provided during construction, and for highway safety reasons in accordance with policy 5 of the North East Lincolnshire Local Plan 2013-2032 (Adopted 2018).

(8) Condition

The proposed development shall be constructed using materials specified on drawing

RDS 11594/05 B (Proposed Elevations) unless otherwise first approved in writing by the Local Planning Authority.

Reason

This condition is imposed in the interests of design considerations in the context of the existing buildings in order to comply with policies 5 and 22 of the North East Lincolnshire Local Plan 2013-2032 (Adopted 2018).

Informatives

1 Reason for Approval

The Local Planning Authority has had regard to development plan policies and especially those in the North East Lincolnshire Local Plan. The proposal would not harm the area character or residential amenity and is acceptable under all other planning considerations. This proposal is approved in accordance with the North East Lincolnshire Local Plan 2013-2032 (adopted 2018), in particular policies 5, 22, 33, 34 and 42.

2 Added Value Statement

Article 31(1)(cc) Statement - Positive and Proactive Approach

In accordance with paragraph 187 of the National Planning Policy Framework, the Local Authority has worked in a positive and proactive manner with the applicant to seek solutions to problems arising, by requesting additional information to overcome residential amenity and highways concerns.

3 Informative

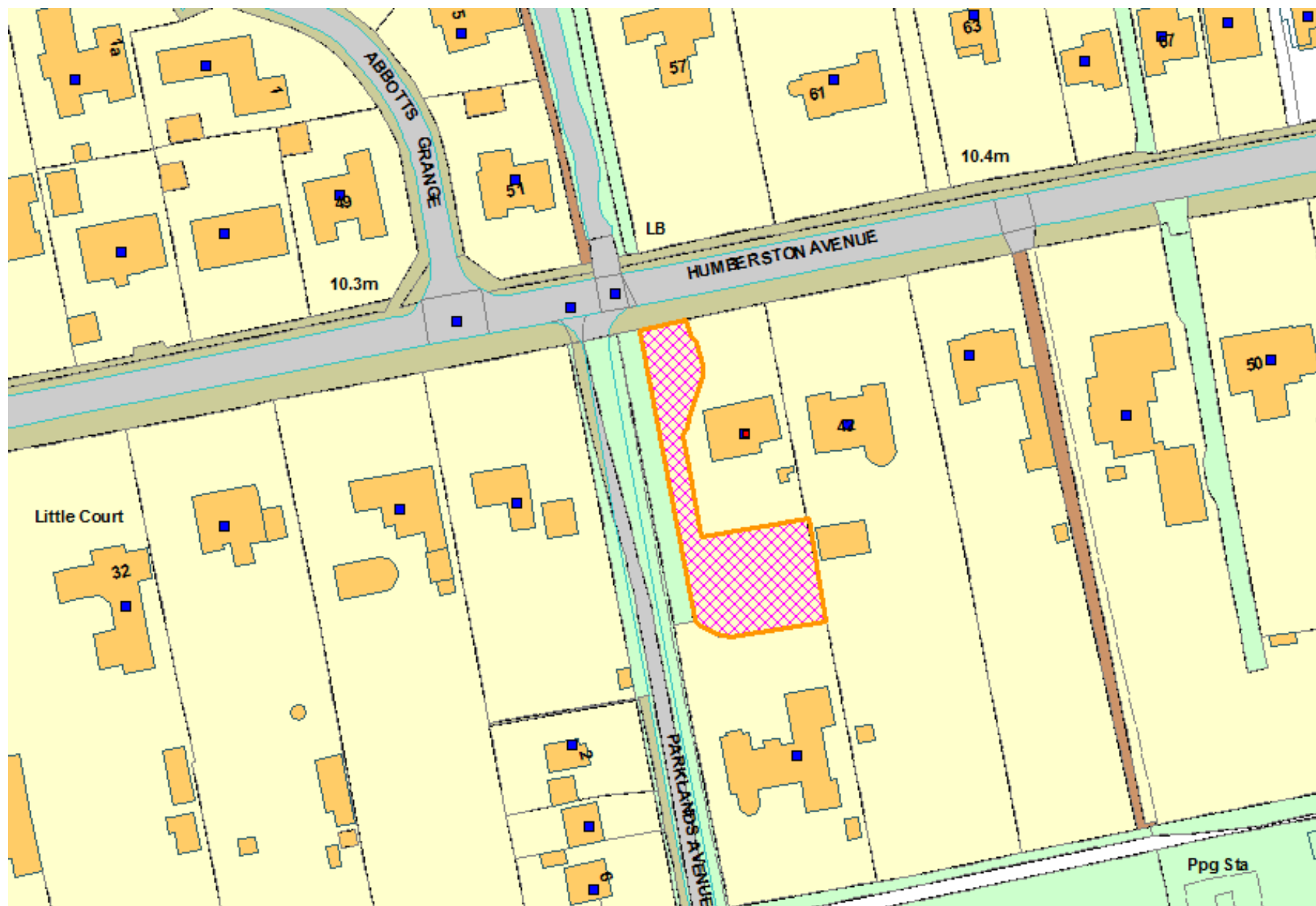
Please note that at least six months in advance of work commencing on site you are required to contact the Highway Management Team with respect to the formation of a vehicular access within the existing highway. This will enable a S184 licence to be granted within appropriate timescales. No works should commence within the highway boundary until such licence is obtained. (Tel: 01472 325734)

4 Informative

This application will require the creation of new postal addresses. You are advised to contact the Street Naming & Numbering Team on 01472 323579 or via email at snn@nelincs.gov.uk to discuss the creation of new addresses.

5 Informative

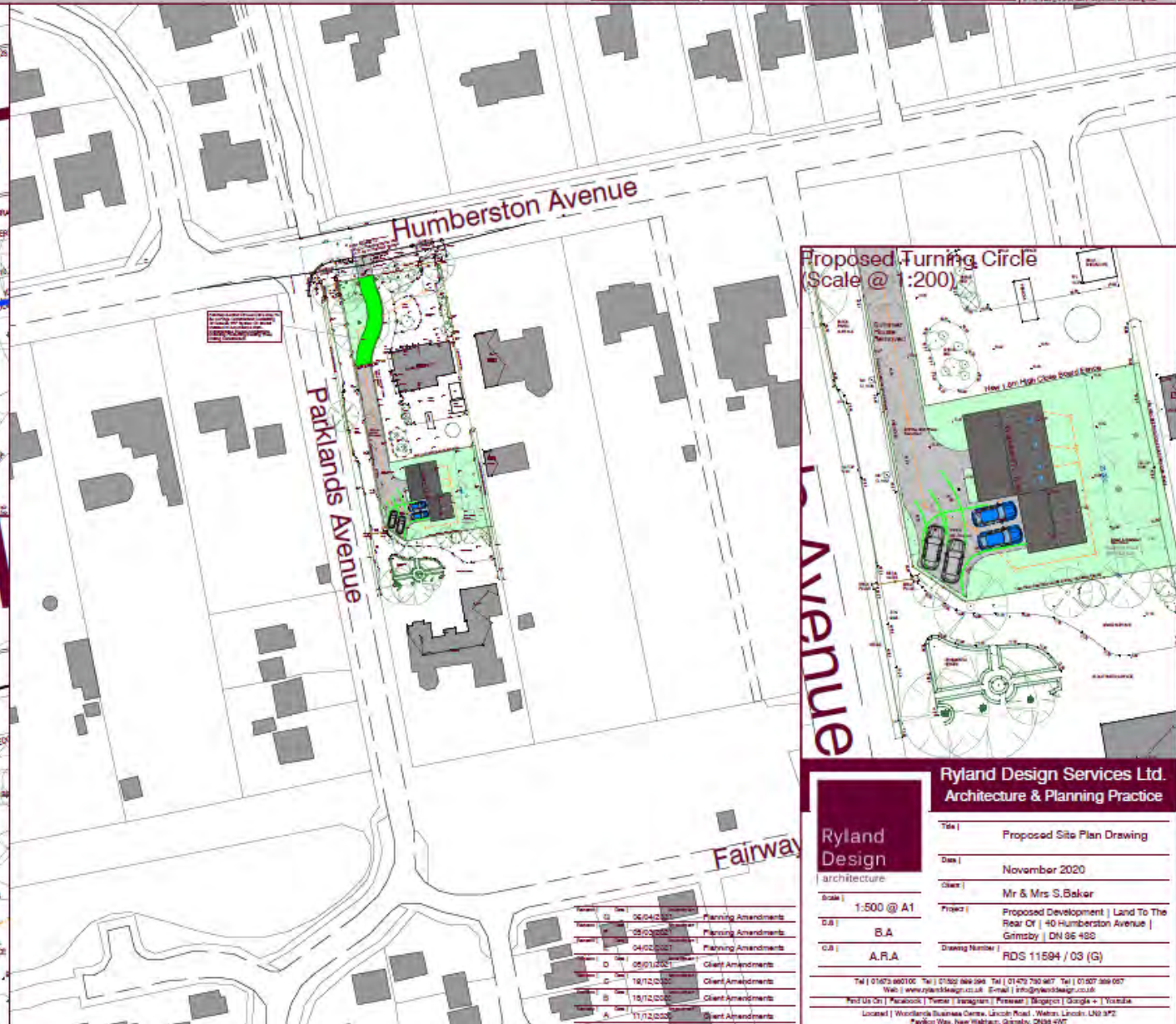
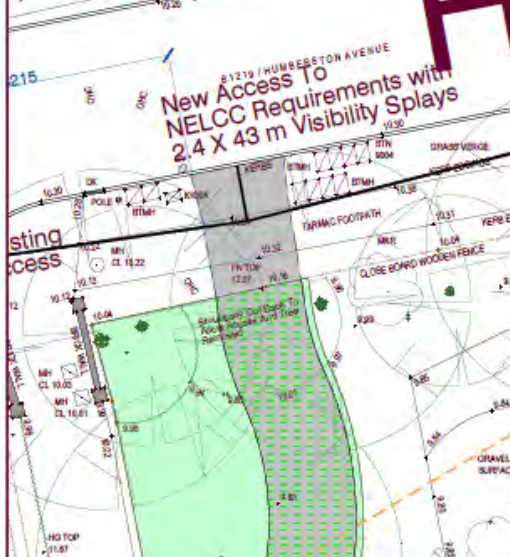
Please note that you may also require Building Regulations. You are advised to contact them in advance of work on site commencing (Tel: 01472 325959).



Existing Site Entrance
(Scale @ 1:100)



Proposed Site Entrance
(Scale @ 1:100)



Proposed Turning Circle
(Scale @ 1:200)



**Ryland
Design**
architecture

Ryland Design Services Ltd.
Architecture & Planning Practice

Title	Proposed Site Plan Drawing
-------	----------------------------

November 2020

Client: Mr & Mrs S.Baker

Proposed Development | Land To The
Rear Of | 40 Humberston Avenue |
Grimsby | DN 36 4SS

RDS 11594 / 03 (G)

Scale	1:500 @ A1
D.B	B.A
C.B	A.B.A

Tel | 01673 880100 Tel | 01502 888398 Tel | 01472 790887 Tel | 01507 388057
Web | www.rylanddesign.co.uk E-mail | info@rylanddesign.co.uk

Web | www.rjanddesign.com E-mail | info@rjanddesign.com

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• Pavilion Way, New Waltham, Grimsby, DN15 4WT



Humberston Village Council

Clerk to the Council – Mrs. K. Peers

Email:-

clerk@humberstonvillagecouncil.com

TO: planning@nelincs.gov.uk

Planning Consultation Comments

18th February 2021

Dear Sirs,

The Parish Council considered the following applications at its virtual meeting held on Wednesday 17th February 2021 and wishes to submit the comments as shown:

Planning Application Reference: DM/0088/21/FUL

Proposal: Removal of existing summer house and erection of one dwelling with attached garage to include new access to the highway, boundary treatments and associated works.

Location: 40 Humberston Avenue Humberston

Objections – the Village Council has a policy of opposing back yard development along Humberston Avenue. This site already has an existing extra dwelling to the rear and this proposal would form a 'sandwich of properties' with 3 in the original plot. The Council accepts that there are large gardens along this road and that many have already added an additional dwelling to the original plots but 3 dwellings is considered over-intensification by the Council members and totally out of character with the whole area of Humberston Avenue, characterized by individual dwellings in generous amenity spaces and gardens. The Council would therefore wish to see this application refused.

Yours faithfully,

KJ Peers

KJ Peers

Clerk to the Council

*1 Beach View Court, Norfolk Lane, Cleethorpes
NE Lincs. DN35 8BT*



Humberston Village Council

Clerk to the Council – Mrs. K. Peers

Email:-

clerk@humberstonvillagecouncil.com

TO: planning@nelincs.gov.uk

Planning Consultation Comments

8th April 2021

Dear Sirs,

The Parish Council considered the following applications at its virtual meeting held on Wednesday 7th April 2021 and wishes to submit the comments as shown:

Planning Application Reference: DM/0088/21/FUL

Proposal: Removal of existing summer house and erection of one dwelling with attached garage to include new access to the highway, boundary treatments and associated works (AMENDED PLANS)

Location: 40 Humberston Avenue Humberston

Objections – the Village Council is in objection to this application and would reiterate its previous objections to this application. The Village Council has a formally adopted policy to oppose any further ‘back-yard’ or infill development on Humberston Avenue and would repeat its request to NELC/ENGIE that supports this policy and allows no further infill development in this area of the Village. The Village Council adopted this policy, with support from its Ward Councillors, and did so as it feels the amount of infill development along the Avenue is having a detrimental impact upon the character of the area. The Council also feels that such development is not sustainable, adding to the increasing number of new homes being built in Humberston with no addition to local amenities supported by, or provided by, the local authority.

Yours faithfully,

KJ Peers

Clerk to the Council

*1 Beach View Court, Norfolk Lane, Cleethorpes
NE Lincs. DN35 8BT*