

Planning Committee Dated: 12th August 2020

Summary List of Detailed Plans and Applications

	Recommendation: Refused
Item:	1
Application No:	DM/1100/19/FUL
Application Type:	Full Application
Application Site:	Humberston Motors 223 - 225 Humberston Road Cleethorpes North East Lincolnshire
Proposal:	Demolish existing car dealership and erect single storey building to create two A1 units (convenience foodstore and retail unit) with access, car parking, plant area, hard and soft landscaping and associated works
Applicant:	Mr Mark Warrior
Case Officer:	Lauren Birkwood

	Recommendation: Approved Conditions and signing of S106
Item:	2
Application No:	DM/0305/20/FUL
Application Type:	Full Application
Application Site:	Land At Forest Way Humberston Grimsby North East Lincolnshire
Proposal:	Erect 9 dwellings to include garages, landscaping and new access
Applicant:	Mr Craig Davidson
Case Officer:	Lauren Birkwood

Recommendation: Approval with Conditions

Item: 3

Application No: DM/0439/20/FUL

Application Type: Full Application

Application Site: 6 Cattistock Road Cleethorpes North East Lincolnshire DN35 0RZ

Proposal: Conversion of roof space to provide first floor accommodation to include partial roof lift and the installation of roof lights (Amended Plans received 16th July 2020 and Amended Description)

Applicant: Mr Steve Howard

Case Officer: Bethany Loring

Recommendation: Approval with Conditions

Item: 4

Application No: DM/0311/20/FUL

Application Type: Full Application

Application Site: Land Off Main Road Barnoldby Le Beck North East Lincolnshire

Proposal: Erect three dwellings with garages to include new access, parking and landscaping

Applicant: Mr R Osmond

Case Officer: Richard Limmer

PLANNING COMMITTEE - 12th August 2020**ITEM: 1** **RECOMMENDATION: Refused****APPLICATION No: DM/1100/19/FUL****APPLICATION TYPE: Full Application****APPLICATION SITE: Humberston Motors, 223 - 225 Humberston Road,
Cleethorpes, North East Lincolnshire, DN35 0PH****PROPOSAL: Demolish existing car dealership and erect single storey building to
create two A1 units (convenience foodstore and retail unit) with access, car
parking, plant area, hard and soft landscaping and associated works****APPLICANT:**Mr Mark Warrior
Warrior Developments Limited
Tattershall House
East Parade
Harrogate
HG1 5LT**AGENT:**Mr Gary Swarbrick
ELG Planning
Gateway House
55 Coniscliffe Road
Darlington
DL3 7EH**DEPOSITED: 29th November 2019****ACCEPTED: 4th December 2019****TARGET DATE: 29th January 2020****PUBLICITY EXPIRY: 20th January 2020****AGREED EXTENSION OF TIME DATE: 14th
August 2020****CONSULTATION EXPIRY: 29th December
2019****CASE OFFICER: Lauren Birkwood****PROPOSAL**

This proposal seeks to demolish an existing car dealership and erect a new building to create two A1 units (convenience foodstore and retail unit). The building would be single storey in height and the roof would be both pitched and flat. A canopy is proposed along the buildings front and side elevation. Materials are identified as a mixture of brickwork and metal cladding for the external work, metal sheeting for the roof and aluminium gutters and fascias.

The existing access into the site would be retained to the south from Humberston Road. Car parking is proposed to the front of the site including thirteen car spaces, two disabled spaces and one parent and child space. There would also be a service area to the side of the premises for deliveries and servicing.

Landscaping would be provided within the site, primarily to the site edges. Existing boundary and planting would also be retained.

The application is brought to planning committee due to a call in request from Councillor Cracknell.

SITE

The proposal site includes a large building located on the north side of Humberston Road in Cleethorpes. The site was previously used as a car dealership. Access is from Humberston Road to the south. The existing building is constructed of brickwork and render with a pitched roof. The site is surrounded by residential properties.

RELEVANT PLANNING HISTORY

No relevant planning history.

RELEVANT PLANNING POLICIES AND BACKGROUND PAPERS

National Planning Policy Framework (February 2019)

- NPPF7 - Ensuring the vitality of town centres
- NPPF11 - Making effective use of land
- 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)

- PO28 - Local centres
- PO5 - Development boundaries
- PO23 - Retail hierarchy and town centre develop
- 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

Environment Agency - No objections. Recommends flood resilience measures.

Drainage Officer - A fully sustainable surface water system is required. Condition recommended.

Environment Heath Officer - No objections. Conditions requested regarding hours of delivery, contamination, construction management plan, construction/demolition, demolition information and provision of external ventilation/extraction.

Highways Officer - No objections. Conditions required regarding a Traffic Regulation Order and a construction traffic management plan.

Tree Officer - No objections. Condition recommended regarding landscaping.

Humberston Parish Council - No objections. Concerns however with regards to single access.

Heritage Officer - Recommends condition regarding Scheme of Archaeological Works.

Crime Reduction Officer - Informative regarding secured by design guidance.

North East Lindsey Drainage Board - No comments.

Neighbouring Representations

The following neighbours object to the proposal:

219, 221 Humberston Road, Cleethorpes
 122, 124 Coniston Crescent, Cleethorpes
 7 Lairgate Place, Cleethorpes
 272, 276, 278, 284 Grimsby Road, Humberston
 4 Carrington Drive, Humberston

Objections on the following grounds:

- Will affect businesses within the area
- Increased traffic/parking/highways safety concerns
- Noise pollution
- Asbestos concerns

- Drainage/flooding issues
- Anti-social behaviour issues
- Litter/vermin issues
- Landscaping concerns
- Parcel of land to rear would become landlocked

The following neighbours support the proposal:

26 Coniston Crescent, Humberston
 12E Primrose Way, Cleethorpes
 4 Kempton Vale, Cleethorpes
 10, 11, 12 Lairgate Place, Cleethorpes
 38 Marlborough Way, Cleethorpes
 15 Park Lane, Cleethorpes
 Petition received from various neighbours in support (44 received)

Support on the following grounds:

- Local access to services
- Improve area
- Greater customer choice

APPRAISAL

The material considerations are:

1. Principle of Development
2. Visual Amenity and Character
3. Impact to Neighbours
4. Highways
5. Landscaping
6. Flood Risk and Drainage

1. Principle of Development

The site is within the development boundary for Cleethorpes. Policy 5 does not, in itself, prohibit retail development in the urban area, subject to an assessment of the site specific impacts. These will be considered as set out in the report.

Policy 23 provides a retail hierarchy for town centre development. For retail developments such as this which are over 200sqm it states that it will only be permitted if:

- The development cannot be accommodated within the existing town centres (including local centres), identified opportunity sites and also cannot be accommodated within primary shopping frontages or within areas close to the town centre boundary;

- The site is accessible and well connected to the town centre; and
- The development will not impact upon the vitality or viability of any town or local centre, taking account of committed, planned, or proposed public or private investment in town centres and retail expenditure capacity to show development would not adversely impact upon customer choice and existing town centre trading levels.

The application is supported by a Retail Assessment which in essence is the sequential report. In response to this report the Authority have commissioned their own independent retail advice.

The applicant's case is that there is a direct need for this development and a need for it to be at this location, and that the development would secure the comprehensive redevelopment of Humberston Motors. Their assessment continues to state that the provision of immediate shopping in this location would enhance the overall sustainability of the settlement and would reduce the need for residents to travel.

In terms of the 'policy test', existing town and local centres should be considered first for retail development before out of centre locations are considered. The applicant's assessment does consider alternative locations in a broad sense, notably the existing McColls convenience store further along Humberston Road (approximately 250 metres away). It discounts them for a number of reasons including availability and size. In response to this, full regard has been given to the case put forward and it is accepted that there is not suitable capacity to accommodate the development within an existing town or local centre within the borough.

In response to development need and whilst the proposal would increase the availability of local shopping facilities within the vicinity, the Retail, Leisure and Three Centres Study (2013 and updated 2016) identifies a negative capacity for further convenience goods floorspace within Cleethorpes throughout the North East Lincolnshire Local Plan period. This means that an additional unplanned shopping facility would impact and compete for expenditure within the existing, nearby local centres to the detriment of their vitality including the Humberston Road local centre (McColls, chip shop, hairdressers etc).

Having regard to the above, this proposal would be contrary to policy 23 and 28 of the North East Lincolnshire Local Plan in that it would undermine the existing local centre. Under Para 90 of the National Planning Policy Framework it states that where an application is likely to have a significant adverse impact on, inter alia, town centre vitality and viability, it should be refused. There is no justification to depart from the up-to-date Local Plan or advice contained in the National Planning Policy Framework.

2. Visual Amenity and Character

Policy 5 of the North East Lincolnshire Local Plan requires an assessment on the impact to the character of the area and visual amenity by virtue of size, scale and density with Policy 22 setting out the requirements for 'good design'.

The proposed building would be single storey in height and would cover approximately 468sqm of area. The building would extend in a vertical way through the site. The majority of the front elevation would be glazed with a canopy at the front and side. The glazing along the front elevation along with the provision of a canopy is welcomed and would reduce the massing of the development as well as provide interest and definition to the frontage facing Humberston Road. In terms of scale, the building would be low level which would be comparable to residential properties in the area. The overall footprint of the development can be accommodated without resulting in an overdeveloped layout. Although the materials proposed are not a common feature within the locality, they are commonly used in the construction of retail/commercial buildings.

The development would not harm the visual amenity or character of the area in accordance with policies 5 and 22 of the North East Lincolnshire Local Plan 2013-2032 (Adopted 2018).

3. Impact to Neighbours

Policy 5 of the North East Lincolnshire Local Plan requires an assessment on the impact to neighbouring land users. It is noted that comments both for and against the development have been received from neighbours.

The building would sit within a predominately residential area with residential dwellings located adjacent at the sides and rear of the site. The properties adjacent to the site are well separated from the proposal site. Indeed, the existing road used by vehicles separates the site from these neighbours. On this basis, residential amenity issues would be minimal.

Immediate neighbours include 221 Humberston Road (to the west), 227 Humberston Road (to the east) and 7 Lairgate Place (to the north). A significant landscape buffer has been proposed to provide separation between the site, including the plant area, and the neighbours. Given the proposal is to replace an existing building and that the proposed buildings are also single storey and orientated into the site, there would be no significant massing, overlooking or overshadowing issues although it is accepted it will be visible.

In terms of noise and disturbance, the introduction of a convenience store would increase activity at the site. However, it is considered that it would not intensify or increase significantly due to the existing nature of the site already being permitted for commercial use. This is demonstrated through a Noise Assessment which states that subject to conditions, there would be no significant harm in this regard. The Council's Environmental Health Officer has confirmed that there are no objections to the proposal, subject to conditions to restrict delivery hours to reduce noise issues to neighbours in accordance with the report provided.

On this basis, the proposal is therefore considered to be in accordance with policy 5 of the North East Lincolnshire Local Plan 2013-2032 (Adopted 2018).

4. Highways

In general, policy 36 seeks to reduce congestion, improve environmental quality, and encourage more active and healthy lifestyles, as the Council seeks to promote more sustainable transport choices. The site is well located for sustainable travel with bus routes, cycle paths, footway networks which will aid access to the store without using private motor vehicles and would therefore accord with sections A, B and C of the policy.

Humberston Road is a busy road with significant traffic levels including buses but also with significant pedestrian and cycle traffic. The site is located close to the junction with Coniston Crescent. In addition to this, a pedestrian crossing close by. This has raised a number of objections from residents in the area regarding highway safety and capacity with concerns raised for both vehicle users but also pedestrians and cyclists.

Policy 5 seeks proposals to be considered with respect to their suitability and sustainability in terms of access and traffic generation. In addition, the NPPF para 109 states: 'Development should only be prevented or refused on highways grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network would be severe.'

The applicant has supplied a Transport Statement which indicates that the development would not generate significant additional traffic on the network and the highway authority have accepted this, and are content that a large proportion of the trips to the site will be those of 'pass-by' trips rather than newly generated trips onto the highway network. The development is therefore unlikely to generate levels of traffic which would cause a severe impact in accordance with policy 5 of the North East Lincolnshire Local Plan and provisions of the NPPF.

The site is however close to the junction of Coniston Crescent and a sharp bend which causes significant road safety issues and issues onto the adopted highway (Humberston Road). Due to the nature of the proposal, the number of persons entering and leaving the existing access would increase. The Council's Highways Officers have therefore recommended that a Traffic Regulation Order must be entered into prior to any occupation of the retail units. This is to ensure that no vehicles will park on street outside the site and access, potentially causing further road safety issues on the adopted highway.

Car parking is noted as being thirteen car spaces, two disabled spaces and one parent and child space. In addition, cycles spaces are shown to the front of the premises which is seen as positive.

Having regard to the above, the development would be acceptable in terms of highways safety and parking in accordance with policies 5, 36 and 38 of the North East Lincolnshire Local Plan 2013-2032 (Adopted 2018) subject to conditions.

5. Landscaping

Policy 42 places an emphasis on the natural environment.

Landscaping is proposed to the boundaries of the application site, with planters within the car park. The Council's Trees and Woodlands Officer raises no principle objections to the scheme.

It is noted that comments have been received from neighbours with concerns regarding the vacant area of land to the rear of the site which is within the applicant's ownership. The applicant has confirmed that this area does not form part of this proposal and maintenance of trees and hedging will be dealt with.

The impacts upon the natural environment can be made acceptable under policies 5 and 42 of the North East Lincolnshire Local Plan 2013-2032 (Adopted 2018).

6. Drainage and Flood Risk

Policy 33 of the North East Lincolnshire Local Plan deals with flood risk areas with policy 34 seeking to ensure appropriate provisions are in place for water management. The Council's Drainage Officer requires further detail and they recommended a condition in terms of surface water drainage mitigation. This is in accordance with policies 33 and 34 of the North East Lincolnshire Local Plan 2013-2032 (Adopted 2018). The Environment agency raise no objections.

CONCLUSION

The proposal is for the demolition of an existing car dealership and to erect a new building to create two A1 units (convenience foodstore and retail unit) with associated works at Humberston Road in Cleethorpes. Whilst the detailed impacts of the scheme could be made acceptable through conditions, the proposal fails to comply with relevant retail policies for the Borough. The principle of retail development at this site is therefore unacceptable.

On the basis, the development is contrary to policies 5, 23 and 28 of the North East Lincolnshire Local Plan and advice contained in the NPPF and is recommended for refusal.

RECOMMENDATION

Refused

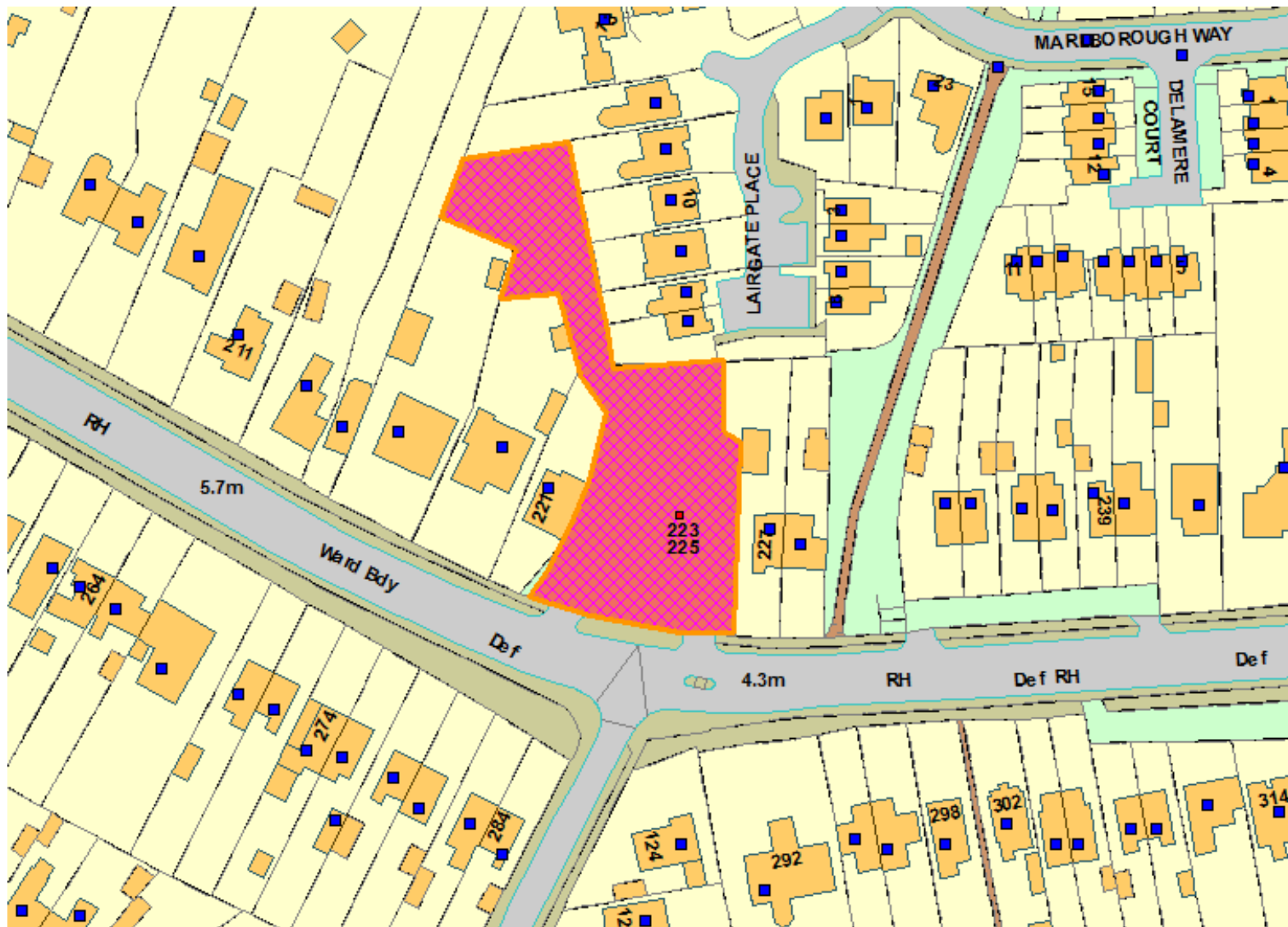
(1) The proposal is contrary to policies 5, 23 and 28 of the North East Lincolnshire Local Plan and advice in the National Planning Policy Framework 2019 in that it fails to demonstrate that the established retail hierarchy would not be undermined in this out of centre location by reason of the type of retailing, floorspace format, character and layout. A change in the retail hierarchy would be likely to have an adverse impact on established local centres including the existing designated local centre (LC26) on Humberston Road.

Informatives

1 Informative

This application has been considered using the plan referenced 1562-101(P)P and 1562-102(P)H.

DM/1100/19/FUL – HUMBERSTON MOTORS, 223-225 HUMBERSTON ROAD, CLEETHORPES





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/1100/19/FUL. HUMBERSTON MOTORS. 223-225 HUMBERSTON ROAD, CLEETHORPE	PLEASE ALLOW THIS PLANS TO BE PUT BEFORE THE PLANNING COMMITTEE AS THERE ARE A LOT OF SUPPORT LETTERS

Contact Details: -

Signature **Date** 25. 2. 2020

Name MARGARET CRACKNELL

Address: 122 MIDLETHORPE ROAD CLEETHORPE

North East Lincolnshire Development
 Management Services
 New Oxford House
 2 George Street
 Grimsby
 North East Lincolnshire
 DN31 1HB



Telephone: 01472 326289 – Option 1

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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 Number	Reason for Referring to Planning Committee
DM/ 1100/ 19/FULL	There would seem to be a large support for this Co – op store at that location. I feel it would be correct to hear the matter at committee.

Contact Details: -

SignatureCllr K Brookes.....24/02/2020..... Date

**Name ...K Brookes Councillor Haverstoe Ward North East
 Linconshire.....**

North East Lincolnshire Development
Management Services
New Oxford House
2 George Street
Grimsby
North East Lincolnshire
DN31 1HB



Working in Partnership

Telephone: 01472 326289 – Option 1

#

Address:

.....



Humberston Parish Council

Clerk to the Council – Kathy Peers Telephone 07494 577661
e-mail 'clerk@humberstonparishcouncil.com'

TO: planning@nelincs.gov.uk

Planning Consultation Comments

20th December 2019

Dear Sirs,

The Parish Council considered the following applications at its meeting held on Friday 20th December 2019 and wishes to submit the comments as shown:

**DM/1100/19/FUL Humberston Motors, 223-225 Humberston Rd., Clee
Demolish existing car dealership and erect single storey building to create
two A1 units (convenience foodstore and retail unit) with access, car parking, plant area, hard and
soft landscaping and associated works**

*No objections on the development proposal, although the Parish Council would like to see a separate
in and out access/egress to this development due to its location on a bend rather than one access
point serving both in and out.*

Yours faithfully,

KJ Peers

KJ Peers

Clerk to the Council

*1 Beach View Court, Norfolk Lane, Cleethorpes
NE Lincs. DN35 8BT*

Comments for Planning Application DM/1100/19/FUL

Application Summary

Application Number: DM/1100/19/FUL

Address: Humberston Motors 223 - 225 Humberston Road Cleethorpes North East Lincolnshire DN35 0PH

Proposal: Demolish existing car dealership and erect single storey building to create two A1 units (convenience foodstore and retail unit) with access, car parking, plant area, hard and soft landscaping and associated works

Case Officer: Lauren Birkwood

Customer Details

Name: Mrs Karen Hart

Address: 219 Humberston Road Cleethorpes

Comment Details

Commenter Type: Neighbour

Stance: Customer made comments neither objecting to or supporting the Planning Application

Comment Reasons:

Comment:As a property on the boundary of the proposed site I am worried about an increase in noise, particularly as the store will be open from 6am-11pm 7 days a week. The current company on the site is only open during the day. There will be a large increase in traffic entering and exiting the site for longer hours, on a bend on an already busy main road with a junction opposite. This will undoubtedly have an impact on neighbouring properties. The long opening hours also have a potential for an increase in anti social behaviour in the local area.

I would like to know what are the proposals for the land locked area to the rear of the site?

Comments for Planning Application DM/1100/19/FUL

Application Summary

Application Number: DM/1100/19/FUL

Address: Humberston Motors 223 - 225 Humberston Road Cleethorpes North East Lincolnshire DN35 0PH

Proposal: Demolish existing car dealership and erect single storey building to create two A1 units (convenience foodstore and retail unit) with access, car parking, plant area, hard and soft landscaping and associated works

Case Officer: Lauren Birkwood

Customer Details

Name: Mr Mike Hart

Address: 219 Humberston Road Cleethorpes

Comment Details

Commenter Type: Neighbour

Stance: Customer made comments neither objecting to or supporting the Planning Application

Comment Reasons:

Comment:As a neighbour I have 2 comments on this development:

- 1 My concern over the vehicular access which would be situated on or very close to a bend in the road which could possibly obstruct view of oncoming traffic.
2. Parcel of land to the rear of the development which would become landlocked. At present this area is periodically cleared and used as storage for excess vehicles. If this area is left to grow unkempt then this could cause structural problems to our boundary wall. What does the developer propose to do to keep this area from becoming overgrown ?

Comments for Planning Application DM/1100/19/FUL

Application Summary

Application Number: DM/1100/19/FUL

Address: Humberston Motors 223 - 225 Humberston Road Cleethorpes North East Lincolnshire DN35 0PH

Proposal: Demolish existing car dealership and erect single storey building to create two A1 units (convenience foodstore and retail unit) with access, car parking, plant area, hard and soft landscaping and associated works

Case Officer: Lauren Birkwood

Customer Details

Name: Mr Michael Hart

Address: 219 Humberston Road Cleethorpes

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I would like to know if a survey has been undertaken in respect of any old fuel storage tanks which may be underground

How will the council/owners prevent customers from parking outside of the designated car park and on the road and grass verges thereby causing damage to the verges, blocking the designated cycle lane and also obstructing the view of oncoming vehicles for vehicles leaving the car park.

The area to the rear of the proposed development has in the past been refused planning permission for a single bungalow due to access issues.

Main drainage runs through our garden has this been surveyed to ensure they are capable of taking the increased waste.

Although I have said I am against the proposal if the concerns I have raised are properly answered then I would possibly not have an issue with the development going ahead.

Comments for Planning Application DM/1100/19/FUL

Application Summary

Application Number: DM/1100/19/FUL

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Proposal: Demolish existing car dealership and erect single storey building to create two A1 units (convenience foodstore and retail unit) with access, car parking, plant area, hard and soft landscaping and associated works

Case Officer: Lauren Birkwood

Customer Details

Name: Mr Michael Hart

Address: 219 Humberston Road Cleethorpes

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment:Based on the transport statement I would further strongly object to the proposed development. During peak times the plan shows an uplift of 46,57 & 106 vehicles. This is without the vehicles making trips independently to the bakery.

This will lead to overcrowding in the car park leading to vehicles parking on the verge both before and after the entrance to the car park. This in turn will lead to vehicles causing both obstructions to local driveways and also causing poor visibility for vehicles exiting the car park and neighbouring houses.

Newly submitted plans also show a reduction of spaces (albeit only 1 space) which could cause further problems

Comments for Planning Application DM/1100/19/FUL

Application Summary

Application Number: DM/1100/19/FUL

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Proposal: Demolish existing car dealership and erect single storey building to create two A1 units (convenience foodstore and retail unit) with access, car parking, plant area, hard and soft landscaping and associated works

Case Officer: Lauren Birkwood

Customer Details

Name: Mr Martin Gaffney

Address: 221 Humberston road Cleethorpes

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I feel the proposal to demolish and create two retail units on the site of 223-235 will have an extreme negative effect on road safety in the area. The access and egress are situated on an extremely busy road directly on the bend. There are no parking restrictions on this road and there is also a cycle lane running across this property.

A further environmental concern is what precautions are going to be put in place when demolishing the building as it would appear to have an asbestos roof.

The opening times of this establishment are also a concern as the noise pollution at an early hour will increase considerably.

Comments for Planning Application DM/1100/19/FUL

Application Summary

Application Number: DM/1100/19/FUL

Address: Humberston Motors 223 - 225 Humberston Road Cleethorpes North East Lincolnshire DN35 0PH

Proposal: Demolish existing car dealership and erect single storey building to create two A1 units (convenience foodstore and retail unit) with access, car parking, plant area, hard and soft landscaping and associated works

Case Officer: Lauren Birkwood

Customer Details

Name: Miss Susan Chilvers

Address: 221 Humberston road Cleethorpes

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I live at the property next door to the proposed building. On several occasions I have been involved in road traffic accidents hit from behind whilst turning left into my drive way. Once shunted across the road into on coming traffic. When approaching my house I now pull into the curb and wait for the traffic behind me to clear before pulling out and turning left. The new proposed access is further into the bend and is simply not safe to turn left into. I understand that residential planning has been turned down in the past for this very reason. Traffic turning right into the proposed site will block both the exit and entrance into Coniston Crescent.

I have a non restricted parking space outside my property. My concern is that the space will be regularly used by customers. This makes getting out of my driveway impossible as I have to back out across to the other side of a main road ,on a bend next to a junction. The council have in the past agreed that this is not safe and have dealt promptly with vehicles that park there on a regular basis.

Car park number 1 and the proposed service area are adjacent to my property and are directly in line with my bedroom wall. I am obviously concerned about noise but also vehicles pulling up and hitting my wall.. I would like to know if a barrier will be installed.

I am aware that the building to be demolished has an asbestos roof. I would like to know what precautions you will be making to ensure the safety public.

Comments for Planning Application DM/1100/19/FUL

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Case Officer: Lauren Birkwood

Customer Details

Name: Mr wayne Lewis

Address: 122 Coniston Crescent Humberston Grimsby

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I have concerns around the impact it will have on the immediate area due to an increase in food waste, attracting foxes and vermin to our gardens. Additional litter on the public highways, foot paths and on our property. Local residents already have a problem with litter from the current retail outlets in the area.

There is no information regarding opening hours of the stores or if they will be selling alcohol. Late night opening hours may encourage groups to congregate outside the premises resulting in an increase in noise and anti-social behaviour disturbing the local residents.

At certain times of the day e.g. school run/rush hour we have a traffic and parking issue with many cars parking and blocking the free flow of traffic in and out of the estate. This proposal will also add to the volume of traffic on a residential community. Cars entering/leaving the retail units could find it difficult due to the blind spot/junction on the road which would increase the likelihood of an accident. Pedestrians will also be put at risk as this is a major road/holiday route through Humberston with limited crossing points to access the retail units safely.

Comments for Planning Application DM/1100/19/FUL

Application Summary

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Proposal: Demolish existing car dealership and erect single storey building to create two A1 units (convenience foodstore and retail unit) with access, car parking, plant area, hard and soft landscaping and associated works

Case Officer: Lauren Birkwood

Customer Details

Name: Mr joe ganatra

Address: 124 coniston crescent cleethorpes

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I strongly object on the ground as this development is directly opposite my bungalow my main issue is early hour Morning delivery

will create noise, pollution, and litter, also flood as this area is well known to flooding this development is situated on a very road which on the bend.

Mrs Mrs J Goodwin¹
7 Leirgate Place
Cleethorpes
DN35 0UA

N.E. Lincs Planning
New Oxford House
2 George Street
Grimsby



10th December 2019

Dear Lauren Birkwood,
Planning Application Ref: DM/1100/19/FUL

As requested, by telephone call today, this is a note referring to the above planning application and our concern with the adjacent trees bordering our property.

According to the plan, trees 7 and 8 the Ash and Birch, are our concern due to the height and extension, almost touching our property. We hope, at the very least, these trees will receive some maintenance pruning by the new land owners, in the case of the Ash tree, heavy reduction work in height.

Yours sincerely

Comments for Planning Application DM/1100/19/FUL

Application Summary

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Case Officer: Lauren Birkwood

Customer Details

Name: Mr Thomas Hardy

Address: 272 Grimsby Road Humberston Grimsby

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Already an absolute nightmare getting out of our driveway due to traffic, particularly during rush hour. The development of this unit would cause an increase in vehicles attempting to turn into the car park. This will create a crossroad-like effect with traffic turning into and out of Coniston Crescent. Also have concerns regarding cars parking on the main road. Customers of the current garage occasionally do this and it makes it extremely difficult to see around the bend. Early morning/late night deliveries would result in an increase in noise pollution during unsociable hours of the day. Shops often attract teenagers - not overly keen of an increase in anti-social behaviour.

Comments for Planning Application DM/1100/19/FUL

Application Summary

Application Number: DM/1100/19/FUL

Address: Humberston Motors 223 - 225 Humberston Road Cleethorpes North East Lincolnshire DN35 0PH

Proposal: Demolish existing car dealership and erect single storey building to create two A1 units (convenience foodstore and retail unit) with access, car parking, plant area, hard and soft landscaping and associated works

Case Officer: Lauren Birkwood

Customer Details

Name: Mrs Debra Lowry

Address: 276 Grimsby Road Humberston

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: My main concerns about the proposed development of the convenience & retail units is the increase of traffic that it will attract going in & out of the retail car park, on what is already a blind bend in the road. There have been lots of accidents over the years on this corner, too many to mention, but the last one was only last Sunday 8th December 2019, where a car drove round the corner straight into the back of a parked car. There will be delivery lorries & vans pulling into there, early hours & throughout the day causing more congestion.

Opposite the proposed site is Coniston Crescent which is already, at times, busy to get out of, and this will impact traffic turning right from either Coniston Crescent or the retail car park. My understanding is a previous development was rejected due to concerns over traffic management issues and yet volumes of traffic have increased greatly over the years.

Comments for Planning Application DM/1100/19/FUL

Application Summary

Application Number: DM/1100/19/FUL

Address: Humberston Motors 223 - 225 Humberston Road Cleethorpes North East Lincolnshire DN35 0PH

Proposal: Demolish existing car dealership and erect single storey building to create two A1 units (convenience foodstore and retail unit) with access, car parking, plant area, hard and soft landscaping and associated works

Case Officer: Lauren Birkwood

Customer Details

Name: Mrs Rebecca Ablard

Address: 278 Grimsby Road Grimsby

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I worry that the proposed change would cause an increase in accidents on what is already a dangerous blind bend due to the site being substantially busier than its current use. With the proposal details is there going to be adequate parking, loading and turning area?? Parking on the road will make an already dangerous corner even worse - highway safety due to increased traffic.

Also being very nearby to the site I also worry about noise and disturbance. Delivery noise and lorries would cause a nuisance out of working hours - especially during the summer months when windows are open.

Is a foodstore really necessary when there are already more than enough within close proximity?? Has consideration been given to putting these small businesses out of business?

The application states 'plant area'. What hazardous materials will be kept in this area?

Comments for Planning Application DM/1100/19/FUL

Application Summary

Application Number: DM/1100/19/FUL

Address: Humberston Motors 223 - 225 Humberston Road Cleethorpes North East Lincolnshire DN35 0PH

Proposal: Demolish existing car dealership and erect single storey building to create two A1 units (convenience foodstore and retail unit) with access, car parking, plant area, hard and soft landscaping and associated works

Case Officer: Lauren Birkwood

Customer Details

Name: Mr William Frizzell

Address: 284 Grimsby Road Humberston Grimsby

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Detriment to the neighbourhood , volume of traffic already creates problems exiting and entering our property and if this planning goes ahead there will be more problems I.e. Delivery vehicles as well as prospective customers , people parking on /near the hazardous bend , School children crossing an already busy road could be an accident waiting to happen

Carol Pedersen (Engie)

From: Lauren Birkwood (Engie)
Sent: 17 April 2020 11:39
To: Planning - IGE (ENGIE)
Subject: FW: Proposed planning for a co-op in Humberston

Please put as a neighbour comment on DM/1100/19/FUL - Thanks :)

Lauren Birkwood
 Senior Town Planner
 Development Management Services
 Places & Communities North – NEL
 lauren.birkwood@nelincs.gov.uk
 Tel. +44 (0) 147 2324226
 Mob. +44 (0) 7786118512

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

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

From: W Frizzell
Sent: 15 April 2020 18:58
To: Licensing (NELC) <Licensing2@nelincs.gov.uk>
Subject: Proposed planning for a co-op in Humberston

To who it may concern

We received notification of proposed planning to demolish Humberston motors and build a co-op and couplands bakery which we duly sent an e mail opposing this since then there has been two road traffic accidents on this road , as we live directly opposite we feel it would create problems entering and exiting our property as it already sits on a dangerous bend we now discover if this goes ahead they plan to open from 6am to 11 pm selling alcohol .

The hazards of customers frequenting the proposed building at these hours would create more problems for the neighbourhood . Has anybody on the planning committee visited the area to see what effect it will have on the immediate area ? We already have Tesco and Mcolls serving the area why do we need the co-op

Yours faithfully
 Mr and Mrs W E Frizzell
 284 Grimsby Road
 Humberston
 Sent from my iPad

Comments for Planning Application DM/1100/19/FUL

Application Summary

Application Number: DM/1100/19/FUL

Address: Humberston Motors 223 - 225 Humberston Road Cleethorpes North East Lincolnshire DN35 0PH

Proposal: Demolish existing car dealership and erect single storey building to create two A1 units (convenience foodstore and retail unit) with access, car parking, plant area, hard and soft landscaping and associated works

Case Officer: Lauren Birkwood

Customer Details

Name: Mr Simon Coulbeck

Address: 4 Carrington Drive Humberston

Comment Details

Commenter Type: Member of the Public

Stance: Customer made comments neither objecting to or supporting the Planning Application

Comment Reasons:

Comment: Whilst I have no objection to this proposed development in principle, I do have some concerns in regards to customer parking and the potential increase in traffic.

Humberston Road is already a busy road, and unfortunately is often subject to inconsiderate parking in the cycle lane. Were the new stores to be built it is imperative that there is sufficient off-road parking for customers. The current plans do not appear to provide sufficient parking for a development of this size.

Ideally the existing cycle lane would be made mandatory with double yellow lines to prevent parking along this stretch of road to protect vulnerable road users, particularly important when you consider the number of children who cycle to school along this stretch of road.

Additionally

Comments for Planning Application DM/1100/19/FUL

Application Summary

Application Number: DM/1100/19/FUL

Address: Humberston Motors 223 - 225 Humberston Road Cleethorpes North East Lincolnshire DN35 0PH

Proposal: Demolish existing car dealership and erect single storey building to create two A1 units (convenience foodstore and retail unit) with access, car parking, plant area, hard and soft landscaping and associated works

Case Officer: Lauren Birkwood

Customer Details

Name: Mrs Mandy Deacon

Address: 26 Coniston cres Grimsby

Comment Details

Commenter Type: Member of the Public

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment: I am in full support of the Co-op store and bakery. I believe this would be positive for our area providing easier access for the elderly and people with walking difficulties. We do have Spar the other side of Humberston which like Tesco is too far to walk if you suffer from walking disabilities. I feel it would enhance our village and benefit the local community

Comments for Planning Application DM/1100/19/FUL

Application Summary

Application Number: DM/1100/19/FUL

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Proposal: Demolish existing car dealership and erect single storey building to create two A1 units (convenience foodstore and retail unit) with access, car parking, plant area, hard and soft landscaping and associated works

Case Officer: Lauren Birkwood

Customer Details

Name: Mr Darren Flemming

Address: 12e Primrose Way Cleethorpes

Comment Details

Commenter Type: Neighbour

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment: I would like to offer my support towards this project.

With the ever increasing traffic along Humberston Road heading towards the Tesco store, these two proposed stores are in a ideal location to benefit the residents of the Country Park and housing estate on the opposite side of Humberston Road by providing a convenience store within walking distance.

Comments for Planning Application DM/1100/19/FUL

Application Summary

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Proposal: Demolish existing car dealership and erect single storey building to create two A1 units (convenience foodstore and retail unit) with access, car parking, plant area, hard and soft landscaping and associated works

Case Officer: Lauren Birkwood

Customer Details

Name: Mr Mark Kendall

Address: 4 kempton vale Cleethorpes

Comment Details

Commenter Type: Member of the Public

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment: I fully support the application.

A convenience store is a welcome addition to the community providing easier access for the elderly & those with access difficulties to everyday essentials.

The high street may be struggling, but community based convenience stores seem to be thriving, I believe this is the shape of the retail future.

Comments for Planning Application DM/1100/19/FUL

Application Summary

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Proposal: Demolish existing car dealership and erect single storey building to create two A1 units (convenience foodstore and retail unit) with access, car parking, plant area, hard and soft landscaping and associated works

Case Officer: Lauren Birkwood

Customer Details

Name: Mr Anthony Donald William Bass

Address: 10 Lairgate Place Cleethorpes

Comment Details

Commenter Type: Neighbour

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment: Dear Lauren Birkwood, In answer to your letter dated December 5th 2019 regarding the Planning Application Consultation Re: DM/1100/19/FUL I have no objections to the proposed development whatsoever and cannot think of any reason to do so, which I feel would not only improve the existing site but would also enhance and improve the area in terms of offering further retail facilities to the general public. The proposed foodstore and retail unit would add a wider choice and competition to the local area and its existing retail foodstores. This is a strong positive move by the proposed retailer in question namely the Co-op and can only benefit the local community as there is no Co-op in the immediate area. So finally, it can only be good news for all concerned and those involved in the enterprise. I welcome it, therefore, and look forward to its start and completion as soon as possible. Yours sincerely, Anthony D.W. Bass Cert.ED

Comments for Planning Application DM/1100/19/FUL

Application Summary

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Proposal: Demolish existing car dealership and erect single storey building to create two A1 units (convenience foodstore and retail unit) with access, car parking, plant area, hard and soft landscaping and associated works

Case Officer: Lauren Birkwood

Customer Details

Name: Mrs Jill Allison

Address: 11 lairgate place Cleethorpes

Comment Details

Commenter Type: Neighbour

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment:As a resident of Lairgate Place, we have an particular interest in the proposed development of the land currently occupied by Humberston Motors.

We have reviewed the plans online and are happy that the developer has taken particular care to ensure the building has been designed to be in keeping with its location. We have noticed care has been taken to introduce landscaping around the building that is designed to minimise the impact to the area and neighbours.

I am also pleased to note that the developer has gone to great lengths with the delivery management plan and supporting documents as these show that consideration has been given to us in all aspects of operation.

The introduction of a Co op and Couplands will be of great benefit to myself as it will fill a gap within my shopping needs and I am sure others will feel the same. I look forward to being a regular customer of both of these retailers as the variety and extensive range offered is currently unavailable to me elsewhere locally.

I am also pleased that I will have the opportunity to support a business that has the ethos of a cooperative at its core and not the giant supermarkets. This will undoubtedly change my shopping habits as my I do not currently have any alternatives to Tesco's in my vicinity.

Our family fully support the development and welcome the upcoming change.

Comments for Planning Application DM/1100/19/FUL

Application Summary

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Proposal: Demolish existing car dealership and erect single storey building to create two A1 units (convenience foodstore and retail unit) with access, car parking, plant area, hard and soft landscaping and associated works

Case Officer: Lauren Birkwood

Customer Details

Name: Mr Daniel Wright

Address: 12 Lairgate Place, Cleethorpes, North East Lincolnshire DN35 0UA

Comment Details

Commenter Type: Neighbour

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment: We currently have the rear part of Humberston motors attached to our property. If this store was to be built I believe this land would be offered to home owners. This would mean the area would be maintained far better than it is currently.

The proposed shop and bakery would provide useful, more variety and more competitive price of shopping than current local shops offer.

Comments for Planning Application DM/1100/19/FUL

Application Summary

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Proposal: Demolish existing car dealership and erect single storey building to create two A1 units (convenience foodstore and retail unit) with access, car parking, plant area, hard and soft landscaping and associated works

Case Officer: Lauren Birkwood

Customer Details

Name: Mr Graham Travis

Address: 38 Marlborough Way Cleethorpes

Comment Details

Commenter Type: Neighbour

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment: We are in full support for this development and believe it will be a positive addition to the facilities offered to the neighbourhood. The retail units planned will offer more choice of goods at competitive prices. The addition of the bakery, in particular, will offer something that currently the immediate area is lacking for such fresh baked products, and within close walking distance for ourselves. We envisage that we will be regular customers and expect the development will be well utilised. To have these facilities so close to hand will be a welcome addition to the area and will complement the shops already in existence nearby, but offer something new,

Comments for Planning Application DM/1100/19/FUL

Application Summary

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Address: Humberston Motors 223 - 225 Humberston Road Cleethorpes North East Lincolnshire DN35 0PH

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Case Officer: Lauren Birkwood

Customer Details

Name: Mr Tim Allison

Address: 15 Park Lane Cleethorpes

Comment Details

Commenter Type: Member of the Public

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment: I believe this proposal would be a positive development for the area. The immediate vicinity consists of many homes that only have Tesco or Spar as local food shopping opportunities (McColls isn't really in the same game). These new shops would mean easy access on foot for many people. The new buildings would also be considerably more attractive than the existing business premises.

Lauren Birkwood
Planning, New Oxford House,
2 George Street,
Grimsby,
North East Lincolnshire,
DN31 1HB

DM/1100/19/FUL - Proposal to demolish existing car dealership and erect single storey building to create two A1 units (convenience food store and retail unit) with access, car parking, plant area, hard and soft landscaping and associated works at Humberston Motors, 223 - 225 Humberston Road, Cleethorpes, North East Lincolnshire, DN35 0PH

I am writing to register my support for the above planning application. I would like to make the following points explaining why I support the application:

- CONVIENCE AND REGANT, LONG STANDING COMPANY ALWAYS BEEN THERE TO RELIE ON.

Yours sincerely,

Name: PAUL SPEARS
Address: 3, ARDEN VILLAGE DN35 0NS
Date: 14.1.2020

Lauren Birkwood
Planning, New Oxford House,
2 George Street,
Grimsby,
North East Lincolnshire,
DN31 1HB

DM/1100/19/FUL - Proposal to demolish existing car dealership and erect single storey building to create two A1 units (convenience food store and retail unit) with access, car parking, plant area, hard and soft landscaping and associated works at Humberston Motors, 223 - 225 Humberston Road, Cleethorpes, North East Lincolnshire, DN35 0PH

I am writing to register my support for the above planning application. I would like to make the following points explaining why I support the application:

WE ARE HAPPY WITH AN EXTRA SITE

Yours sincerely,

Name:

Address:

Date: 14/1/20

Lauren Birkwood
Planning, New Oxford House,
2 George Street,
Grimsby,
North East Lincolnshire,
DN31 1HB

DM/1100/19/FUL - Proposal to demolish existing car dealership and erect single storey building to create two A1 units (convenience food store and retail unit) with access, car parking, plant area, hard and soft landscaping and associated works at Humberston Motors, 223 - 225 Humberston Road, Cleethorpes, North East Lincolnshire, DN35 0PH

I am writing to register my support for the above planning application. I would like to make the following points explaining why I support the application:

- Will find it convenient.
- More employment for the area.

Yours sincerely,

Name: Mrs M. Stewart
 Address: 252 Grimsby Road, Humberston, Grimsby
 Date: 14-1-20

Lauren Birkwood
Planning, New Oxford House,
2 George Street,
Grimsby,
North East Lincolnshire,
DN31 1HB

DM/1100/19/FUL - Proposal to demolish existing car dealership and erect single storey building to create two A1 units (convenience food store and retail unit) with access, car parking, plant area, hard and soft landscaping and associated works at Humberston Motors, 223 - 225 Humberston Road, Cleethorpes, North East Lincolnshire, DN35 0PH

I am writing to register my support for the above planning application. I would like to make the following points explaining why I support the application:

Convenience - within walking distance.
parking if passing in car.
Fruit + veg / bakery nice.
Good quality work.
Nice to support local shops

Yours sincerely,

Name:

Address: 1 Cranbrook

Date:

Lauren Birkwood
Planning, New Oxford House,
2 George Street,
Grimsby,
North East Lincolnshire,
DN31 1HB

DM/1100/19/FUL - Proposal to demolish existing car dealership and erect single storey building to create two A1 units (convenience food store and retail unit) with access, car parking, plant area, hard and soft landscaping and associated works at Humberston Motors, 223 - 225 Humberston Road, Cleethorpes, North East Lincolnshire, DN35 0PH

I am writing to register my support for the above planning application. I would like to make the following points explaining why I support the application:

mostly with convenience

Yours sincerely,

Name:
Address: 223 Humberstone Road
Date: 14/01/2020

Lauren Birkwood
Planning, New Oxford House,
2 George Street,
Grimsby,
North East Lincolnshire,
DN31 1HB

DM/1100/19/FUL - Proposal to demolish existing car dealership and erect single storey building to create two A1 units (convenience food store and retail unit) with access, car parking, plant area, hard and soft landscaping and associated works at Humberston Motors, 223 - 225 Humberston Road, Cleethorpes, North East Lincolnshire, DN35 0PH

I am writing to register my support for the above planning application. I would like to make the following points explaining why I support the application:

I would object to late openings
But would like the convenience of it

Yours sincerely,

Name: 239 Humberstone Rd

Address:

Date: 14/01/2020

Lauren Birkwood
Planning, New Oxford House,
2 George Street,
Grimsby,
North East Lincolnshire,
DN31 1HB

DM/1100/19/FUL - Proposal to demolish existing car dealership and erect single storey building to create two A1 units (convenience food store and retail unit) with access, car parking, plant area, hard and soft landscaping and associated works at Humberston Motors, 223 - 225 Humberston Road, Cleethorpes, North East Lincolnshire, DN35 0PH

I am writing to register my support for the above planning application. I would like to make the following points explaining why I support the application:

A Co-op would be great.
Within walking distance
Good service to the community.

Yours sincerely,

Name: BARBARA SMITH
Address: 269 HUMBERSTON RD CLEETHORPES
Date: 14-1-2020

Lauren Birkwood
Planning, New Oxford House,
2 George Street,
Grimsby,
North East Lincolnshire,
DN31 1HB

DM/1100/19/FUL - Proposal to demolish existing car dealership and erect single storey building to create two A1 units (convenience food store and retail unit) with access, car parking, plant area, hard and soft landscaping and associated works at Humberston Motors, 223 - 225 Humberston Road, Cleethorpes, North East Lincolnshire, DN35 0PH

I am writing to register my support for the above planning application. I would like to make the following points explaining why I support the application:

o look forward to having new
super market local instead
of going to tesco.

Yours sincerely,

Name:
Address: 62 Nurlborough
Date: 14/01/2020

Lauren Birkwood
Planning, New Oxford House,
2 George Street,
Grimsby,
North East Lincolnshire,
DN31 1HB

DM/1100/19/FUL - Proposal to demolish existing car dealership and erect single storey building to create two A1 units (convenience food store and retail unit) with access, car parking, plant area, hard and soft landscaping and associated works at Humberston Motors, 223 - 225 Humberston Road, Cleethorpes, North East Lincolnshire, DN35 0PH

I am writing to register my support for the above planning application. I would like to make the following points explaining why I support the application:

• more accessible for local people

Yours sincerely,

Name:
Address: 8 Humberston Lane
Date: 10/01/2020

Lauren Birkwood
Planning, New Oxford House,
2 George Street,
Grimsby,
North East Lincolnshire,
DN31 1HB

DM/1100/19/FUL - Proposal to demolish existing car dealership and erect single storey building to create two A1 units (convenience food store and retail unit) with access, car parking, plant area, hard and soft landscaping and associated works at Humberston Motors, 223 - 225 Humberston Road, Cleethorpes, North East Lincolnshire, DN35 0PH

I am writing to register my support for the above planning application. I would like to make the following points explaining why I support the application:

would be convenient.
good choice
local competition.

Yours sincerely,

Name: HEEJAS
Address: 14A PLIMROSE WAY CLEETHORPES
Date:

Lauren Birkwood
Planning, New Oxford House,
2 George Street,
Grimsby,
North East Lincolnshire,
DN31 1HB

DM/1100/19/FUL - Proposal to demolish existing car dealership and erect single storey building to create two A1 units (convenience food store and retail unit) with access, car parking, plant area, hard and soft landscaping and associated works at Humberston Motors, 223 - 225 Humberston Road, Cleethorpes, North East Lincolnshire, DN35 0PH

I am writing to register my support for the above planning application. I would like to make the following points explaining why I support the application:

Save me going to TESCO,
convenient

Yours sincerely,

Name: V. PLAMMING
Address: 12 E PRIMROSE WAY CLEETHORPES
Date: 14 JAN 2020

Lauren Birkwood
Planning, New Oxford House,
2 George Street,
Grimsby,
North East Lincolnshire,
DN31 1HB

DM/1100/19/FUL - Proposal to demolish existing car dealership and erect single storey building to create two A1 units (convenience food store and retail unit) with access, car parking, plant area, hard and soft landscaping and associated works at Humberston Motors, 223 - 225 Humberston Road, Cleethorpes, North East Lincolnshire, DN35 0PH

I am writing to register my support for the above planning application. I would like to make the following points explaining why I support the application:

- Good to have a bakery local.
- Convenient to have another shop other than Fesco - more competition

Yours sincerely,

Name: Adam Harper
Address: 17 Honeysuckle Court Cleethorpes
Date: 14/1/20

Food
New Oxford House,
Street,

North East Lincolnshire,
DN31 1HB

DM/1100/19/FUL - Proposal to demolish existing car dealership and erect single storey building to create two A1 units (convenience food store and retail unit) with access, car parking, plant area, hard and soft landscaping and associated works at Humberston Motors, 223 - 225 Humberston Road, Cleethorpes, North East Lincolnshire, DN35 0PH

I am writing to register my support for the above planning application. I would like to make the following points explaining why I support the application:

Be very convenient for the surrounding area
offer more choice of food.

Yours sincerely,

Name: Shirley Wright
Address: 10 Greenfinch
Date: 14/1/20

Lauren Birkwood
Planning, New Oxford House,
2 George Street,
Grimsby,
North East Lincolnshire,
DN31 1HB

DM/1100/19/FUL - Proposal to demolish existing car dealership and erect single storey building to create two A1 units (convenience food store and retail unit) with access, car parking, plant area, hard and soft landscaping and associated works at Humberston Motors, 223 - 225 Humberston Road, Cleethorpes, North East Lincolnshire, DN35 0PH

I am writing to register my support for the above planning application. I would like to make the following points explaining why I support the application:

Good for the area
Benjamin's walk

Yours sincerely,

Name: James Stevenson
Address: 4 Benjamin's walk
Date: 14.01.20

Lauren Birkwood
Planning, New Oxford House,
2 George Street,
Grimsby,
North East Lincolnshire,
DN31 1HB

DM/1100/19/FUL - Proposal to demolish existing car dealership and erect single storey building to create two A1 units (convenience food store and retail unit) with access, car parking, plant area, hard and soft landscaping and associated works at Humberston Motors, 223 - 225 Humberston Road, Cleethorpes, North East Lincolnshire, DN35 0PH

I am writing to register my support for the above planning application. I would like to make the following points explaining why I support the application:

I fully support the decision to have a Co-op and a Cooplands, we would use these services regularly. A Co-op is more value for money than Tesco / McColls and Spar. The quality of food is better than these too. We would use the bakery almost on a daily basis for hot breakfast buns etc. We would find this greatly convenient for us as a family with two people with additional needs. Its a short distance for us to walk.

Yours sincerely,

Name: Mr + Mrs Scarby
Address: 189 Humberston Road
Date: 14.1.2020

Lauren Birkwood
 Planning, New Oxford House,
 2 George Street,
 Grimsby,
 North East Lincolnshire,
 DN31 1HB

DM/1100/19/FUL - Proposal to demolish existing car dealership and erect single storey building to create two A1 units (convenience food store and retail unit) with access, car parking, plant area, hard and soft landscaping and associated works at Humberston Motors, 223 - 225 Humberston Road, Cleethorpes, North East Lincolnshire, DN35 0PH

I am writing to register my support for the above planning application. I would like to make the following points explaining why I support the application:

- 1) Co. of Products are very high Quality and good Value for money.
- 2) It would be Convenient for local people as it is nearer than Tesco + Spar.
- 3) Co. offer more products and I think it would be good Competition for the local Spar.

Yours sincerely,

Name:

Stony's Grok

Address:

53 Cheltenham Way Cleve

Date:

14/1/2020

Lauren Birkwood
Planning, New Oxford House,
2 George Street,
Grimsby,
North East Lincolnshire,
DN31 1HB

DM/1100/19/FUL - Proposal to demolish existing car dealership and erect single storey building to create two A1 units (convenience food store and retail unit) with access, car parking, plant area, hard and soft landscaping and associated works at Humberston Motors, 223 - 225 Humberston Road, Cleethorpes, North East Lincolnshire, DN35 0PH

I am writing to register my support for the above planning application. I would like to make the following points explaining why I support the application:

Really convenient,
local.
Easier than tesco.

Yours sincerely,

Name: Rachel Toflon

Address: 2 Epsom Place

Date: 14/1/20

Lauren Birkwood
Planning, New Oxford House,
2 George Street,
Grimsby,
North East Lincolnshire,
DN31 1HB

DM/1100/19/FUL - Proposal to demolish existing car dealership and erect single storey building to create two A1 units (convenience food store and retail unit) with access, car parking, plant area, hard and soft landscaping and associated works at Humberston Motors, 223 - 225 Humberston Road, Cleethorpes, North East Lincolnshire, DN35 0PH

I am writing to register my support for the above planning application. I would like to make the following points explaining why I support the application:

1) Good Idea to have a better choice locally.

2) Good location for locals help the elderly people around.

Yours sincerely,

Name: Jarek Gant
Address: 53 CHELTENHAM WAY Cleethorpes
Date: 14/1/2020

Lauren Birkwood
Planning, New Oxford House,
2 George Street,
Grimsby,
North East Lincolnshire,
DN31 1HB

DM/1100/19/FUL - Proposal to demolish existing car dealership and erect single storey building to create two A1 units (convenience food store and retail unit) with access, car parking, plant area, hard and soft landscaping and associated works at Humberston Motors, 223 - 225 Humberston Road, Cleethorpes, North East Lincolnshire, DN35 0PH

I am writing to register my support for the above planning application. I would like to make the following points explaining why I support the application:

I support the application as it is a much needed service in the expanding village. It will provide more convenience + choice, it will reduce traffic flow to tesco as many will use the new Co-op instead.

Yours sincerely,

Name: Gill Brauster
Address: 21 Tampton Close
Date: 14/1/20

Lauren Birkwood
Planning, New Oxford House,
2 George Street,
Grimsby,
North East Lincolnshire,
DN31 1HB

DM/1100/19/FUL - Proposal to demolish existing car dealership and erect single storey building to create two A1 units (convenience food store and retail unit) with access, car parking, plant area, hard and soft landscaping and associated works at Humberston Motors, 223 - 225 Humberston Road, Cleethorpes, North East Lincolnshire, DN35 0PH

I am writing to register my support for the above planning application. I would like to make the following points explaining why I support the application:

Convenience, good value in Coop
would be very keen for this,
waiting ages for this

Yours sincerely,

Name: ANDREW SIDDLE
Address: 6 PAUL CRESCENT HUMBERSTON
Date: 14/01/2020

Lauren Birkwood
Planning, New Oxford House,
2 George Street,
Grimsby,
North East Lincolnshire,
DN31 1HB

DM/1100/19/FUL - Proposal to demolish existing car dealership and erect single storey building to create two A1 units (convenience food store and retail unit) with access, car parking, plant area, hard and soft landscaping and associated works at Humberston Motors, 223 - 225 Humberston Road, Cleethorpes, North East Lincolnshire, DN35 0PH

I am writing to register my support for the above planning application. I would like to make the following points explaining why I support the application:

We like the idea, it would be very convenient for us, as on the doorstep
only worry is the bad bend in the road.

Yours sincerely,

Name: Mrs. A. Lawson
Address: 120, COVINGTON CRESCENT DN36 4AB
Date: 11-01-2020

Lauren Birkwood
Planning, New Oxford House,
2 George Street,
Grimsby,
North East Lincolnshire,
DN31 1HB

DM/1100/19/FUL - Proposal to demolish existing car dealership and erect single storey building to create two A1 units (convenience food store and retail unit) with access, car parking, plant area, hard and soft landscaping and associated works at Humberston Motors, 223 - 225 Humberston Road, Cleethorpes, North East Lincolnshire, DN35 0PH

I am writing to register my support for the above planning application. I would like to make the following points explaining why I support the application:

I would be very convenient to us. we would certainly use it

Yours sincerely,

Name: John & Janet Hardy
Address: 90 Coniston Crescent Humberston
Date: 14-1-20

Lauren Birkwood
Planning, New Oxford House,
2 George Street,
Grimsby,
North East Lincolnshire,
DN31 1HB

DM/1100/19/FUL - Proposal to demolish existing car dealership and erect single storey building to create two A1 units (convenience food store and retail unit) with access, car parking, plant area, hard and soft landscaping and associated works at Humberston Motors, 223 - 225 Humberston Road, Cleethorpes, North East Lincolnshire, DN35 0PH

I am writing to register my support for the above planning application. I would like to make the following points explaining why I support the application:

Will make it more accessible
wider variety of food.

Yours sincerely,

Name: Kylie Chadwick
Address: 67 Coniston Crescent
Date: 11.01.20

Lauren Birkwood
Planning, New Oxford House,
2 George Street,
Grimsby,
North East Lincolnshire,
DN31 1HB

DM/1100/19/FUL - Proposal to demolish existing car dealership and erect single storey building to create two A1 units (convenience food store and retail unit) with access, car parking, plant area, hard and soft landscaping and associated works at Humberston Motors, 223 - 225 Humberston Road, Cleethorpes, North East Lincolnshire, DN35 0PH

I am writing to register my support for the above planning application. I would like to make the following points explaining why I support the application:

The Co-op was one of the first 'Fair Trade' supporters and I have always shopped there whenever possible as I have complete confidence in their products. To have a store 'on the doorstep' would be fantastic.

Yours sincerely,

Name: J BARON
Address: 38 QUEEN ELIZABETH RD, HUMBERSTON
Date:

Lauren Birkwood
Planning, New Oxford House,
2 George Street,
Grimsby,
North East Lincolnshire,
DN31 1HB

DM/1100/19/FUL - Proposal to demolish existing car dealership and erect single storey building to create two A1 units (convenience food store and retail unit) with access, car parking, plant area, hard and soft landscaping and associated works at Humberston Motors, 223 - 225 Humberston Road, Cleethorpes, North East Lincolnshire, DN35 0PH

I am writing to register my support for the above planning application. I would like to make the following points explaining why I support the application:

Convenient
Rather have a store than a garage
Good position.

Yours sincerely,

Name:
Address: 209 Humberstone Rd
Date: 14/01/2020

Lauren Birkwood
Planning, New Oxford House,
2 George Street,
Grimsby,
North East Lincolnshire,
DN31 1HB

DM/1100/19/FUL - Proposal to demolish existing car dealership and erect single storey building to create two A1 units (convenience food store and retail unit) with access, car parking, plant area, hard and soft landscaping and associated works at Humberston Motors, 223 - 225 Humberston Road, Cleethorpes, North East Lincolnshire, DN35 0PH

I am writing to register my support for the above planning application. I would like to make the following points explaining why I support the application:

Convenient
Rather a store than a garage
Good position

Yours sincerely,

Name:

Address: 209 Humberston Rd

Date: 14/01/2020

Lauren Birkwood
Planning, New Oxford House,
2 George Street,
Grimsby,
North East Lincolnshire,
DN31 1HB

DM/1100/19/FUL - Proposal to demolish existing car dealership and erect single storey building to create two A1 units (convenience food store and retail unit) with access, car parking, plant area, hard and soft landscaping and associated works at Humberston Motors, 223 - 225 Humberston Road, Cleethorpes, North East Lincolnshire, DN35 0PH

I am writing to register my support for the above planning application. I would like to make the following points explaining why I support the application:

CONVENIENCE
Depends on price...

Yours sincerely,

Name:

Address: 28 Green Ginch Drive

Date: 14/01/2020

Lauren Birkwood
Planning, New Oxford House,
2 George Street,
Grimsby,
North East Lincolnshire,
DN31 1HB

DM/1100/19/FUL - Proposal to demolish existing car dealership and erect single storey building to create two A1 units (convenience food store and retail unit) with access, car parking, plant area, hard and soft landscaping and associated works at Humberston Motors, 223 - 225 Humberston Road, Cleethorpes, North East Lincolnshire, DN35 0PH

I am writing to register my support for the above planning application. I would like to make the following points explaining why I support the application:

I AM ALL FOR THE CON-OP TAKING THE UNIT FROM HUMBERSTON MOTORS

I THINK IT WILL BE CONVENIENT AND HELPFULL TO ALL RESIDENTS

[Signature]

Yours sincerely,

Name: MICHAEL EDWARDS

Address: 8 LAIRGATE PLACE CLEETHORPES DN35 0QA

Date: 14/11/2020

Lauren Birkwood
Planning, New Oxford House,
2 George Street,
Grimsby,
North East Lincolnshire,
DN31 1HB

DM/1100/19/FUL - Proposal to demolish existing car dealership and erect single storey building to create two A1 units (convenience food store and retail unit) with access, car parking, plant area, hard and soft landscaping and associated works at Humberston Motors, 223 - 225 Humberston Road, Cleethorpes, North East Lincolnshire, DN35 0PH

I am writing to register my support for the above planning application. I would like to make the following points explaining why I support the application:

- Convenient
- Good road

Yours sincerely,

Name:.....

Address: 2 Greenfield.....

Date: 14/01/2020.....

house,

Lincolnshire,

100/19/FUL - Proposal to demolish existing car dealership and erect single storey building create two A1 units (convenience food store and retail unit) with access, car parking, plant area, hard and soft landscaping and associated works at Humberston Motors, 223 - 225 Humberston Road, Cleethorpes, North East Lincolnshire, DN35 0PH

I am writing to register my support for the above planning application. I would like to make the following points explaining why I support the application:

Co-op is good - I like Co-op
lots of people round here no
transport
Would be very handy for me

Yours sincerely,

Steve Green

Name:

Address:

Date:

50 Queen Elizabeth Road
14/1/20

Lauren Birkwood
Planning, New Oxford House,
2 George Street,
Grimsby,
North East Lincolnshire,
DN31 1HB

DM/1100/19/FUL - Proposal to demolish existing car dealership and erect single storey building to create two A1 units (convenience food store and retail unit) with access, car parking, plant area, hard and soft landscaping and associated works at Humberston Motors, 223 - 225 Humberston Road, Cleethorpes, North East Lincolnshire, DN35 0PH

I am writing to register my support for the above planning application. I would like to make the following points explaining why I support the application:

- Very convenient for us
- Better choice than the other shops
- Save me going to Tesco

Yours sincerely,

B. Smalley
 Name:
 Address: 46 Queen Elizabeth
 Date:

Lauren Birkwood
Planning, New Oxford House,
2 George Street,
Grimsby,
North East Lincolnshire,
DN31 1HB

DM/1100/19/FUL - Proposal to demolish existing car dealership and erect single storey building to create two A1 units (convenience food store and retail unit) with access, car parking, plant area, hard and soft landscaping and associated works at Humberston Motors, 223 - 225 Humberston Road, Cleethorpes, North East Lincolnshire, DN35 0PH

I am writing to register my support for the above planning application. I would like to make the following points explaining why I support the application:

- Convenient
- Good quality
-

Yours sincerely,

Name:
Address: St Anne's Church
Date:

Lauren Birkwood
Planning, New Oxford House,
2 George Street,
Grimsby,
North East Lincolnshire,
DN31 1HB

DM/1100/19/FUL - Proposal to demolish existing car dealership and erect single storey building to create two A1 units (convenience food store and retail unit) with access, car parking, plant area, hard and soft landscaping and associated works at Humberston Motors, 223 - 225 Humberston Road, Cleethorpes, North East Lincolnshire, DN35 0PH

I am writing to register my support for the above planning application. I would like to make the following points explaining why I support the application:

- Convenient
- Good quality

Yours sincerely,

Name:
Address: 67 Queen Elizabeth
Date: 14/02/2019

Lauren Birkwood
Planning, New Oxford House,
2 George Street,
Grimsby,
North East Lincolnshire,
DN31 1HB

DM/1100/19/FUL - Proposal to demolish existing car dealership and erect single storey building to create two A1 units (convenience food store and retail unit) with access, car parking, plant area, hard and soft landscaping and associated works at Humberston Motors, 223 - 225 Humberston Road, Cleethorpes, North East Lincolnshire, DN35 0PH

I am writing to register my support for the above planning application. I would like to make the following points explaining why I support the application:

- Convenience
- More jobs
-

Yours sincerely,

Name:
Address: 4 Burnham Ranch
Date:

Lauren Birkwood
Planning, New Oxford House,
2 George Street,
Grimsby,
North East Lincolnshire,
DN31 1HB

DM/1100/19/FUL - Proposal to demolish existing car dealership and erect single storey building to create two A1 units (convenience food store and retail unit) with access, car parking, plant area, hard and soft landscaping and associated works at Humberston Motors, 223 - 225 Humberston Road, Cleethorpes, North East Lincolnshire, DN35 0PH

I am writing to register my support for the above planning application. I would like to make the following points explaining why I support the application:

- Jobs
- Convenience
- Choice

Yours sincerely,

Name:

Address: 14 Goodwood Lane

Date:

Lauren Birkwood
Planning, New Oxford House,
2 George Street,
Grimsby,
North East Lincolnshire,
DN31 1HB

DM/1100/19/FUL - Proposal to demolish existing car dealership and erect single storey building to create two A1 units (convenience food store and retail unit) with access, car parking, plant area, hard and soft landscaping and associated works at Humberston Motors, 223 - 225 Humberston Road, Cleethorpes, North East Lincolnshire, DN35 0PH

I am writing to register my support for the above planning application. I would like to make the following points explaining why I support the application:

Convenience, good quality food

Yours sincerely,

Name:

Address: 225 Humberston Rd

Date:

Lauren Birkwood
Planning, New Oxford House,
2 George Street,
Grimsby,
North East Lincolnshire,
DN31 1HB

DM/1100/19/FUL - Proposal to demolish existing car dealership and erect single storey building to create two A1 units (convenience food store and retail unit) with access, car parking, plant area, hard and soft landscaping and associated works at Humberston Motors, 223 - 225 Humberston Road, Cleethorpes, North East Lincolnshire, DN35 0PH

I am writing to register my support for the above planning application. I would like to make the following points explaining why I support the application:

Q54 To Nil To

Yours sincerely,

Name: C W R V

Address: 250 Grimsby Rd

Date: 14.01.20

Lauren Birkwood
Planning, New Oxford House,
2 George Street,
Grimsby,
North East Lincolnshire,
DN31 1HB

DM/1100/19/FUL - Proposal to demolish existing car dealership and erect single storey building to create two A1 units (convenience food store and retail unit) with access, car parking, plant area, hard and soft landscaping and associated works at Humberston Motors, 223 - 225 Humberston Road, Cleethorpes, North East Lincolnshire, DN35 0PH

I am writing to register my support for the above planning application. I would like to make the following points explaining why I support the application:

Full Support this Application

Yours sincerely,

Name: GRAHAM SMITH
Address: 269 HUMBERSTON ROAD
Date: 14 JAN 2020

Lauren Birkwood
Planning, New Oxford House,
2 George Street,
Grimsby,
North East Lincolnshire,
DN31 1HB

DM/1100/19/FUL - Proposal to demolish existing car dealership and erect single storey building to create two A1 units (convenience food store and retail unit) with access, car parking, plant area, hard and soft landscaping and associated works at Humberston Motors, 223 - 225 Humberston Road, Cleethorpes, North East Lincolnshire, DN35 0PH

I am writing to register my support for the above planning application. I would like to make the following points explaining why I support the application:

This would be very convenient for me and more choice.

Yours sincerely,

Name: CAROL MUSSON
Address: 328 GRIMSBY ROAD HUMB
Date: 14-1-20

Lauren Birkwood
Planning, New Oxford House,
2 George Street,
Grimsby,
North East Lincolnshire,
DN31 1HB

DM/1100/19/FUL - Proposal to demolish existing car dealership and erect single storey building to create two A1 units (convenience food store and retail unit) with access, car parking, plant area, hard and soft landscaping and associated works at Humberston Motors, 223 - 225 Humberston Road, Cleethorpes, North East Lincolnshire, DN35 0PH

I am writing to register my support for the above planning application. I would like to make the following points explaining why I support the application:

I have arthritis, and a knee operation so cannot walk too far. This really useful and convenient.

Yours sincerely,

Name:

Address: 296 Grimsby Road

Date:

Lauren Birkwood
Planning, New Oxford House,
2 George Street,
Grimsby,
North East Lincolnshire,
DN31 1HB

DM/1100/19/FUL - Proposal to demolish existing car dealership and erect single storey building to create two A1 units (convenience food store and retail unit) with access, car parking, plant area, hard and soft landscaping and associated works at Humberston Motors, 223 - 225 Humberston Road, Cleethorpes, North East Lincolnshire, DN35 0PH

I am writing to register my support for the above planning application. I would like to make the following points explaining why I support the application:

I am supportive, I am 94,
this would be very convenient
for me

Yours sincerely,

Name:
Address: 306, Grimsby Road
Date: 14 / 1 / 20

Lauren Birkwood
Planning, New Oxford House,
2 George Street,
Grimsby,
North East Lincolnshire,
DN31 1HB

DM/1100/19/FUL - Proposal to demolish existing car dealership and erect single storey building to create two A1 units (convenience food store and retail unit) with access, car parking, plant area, hard and soft landscaping and associated works at Humberston Motors, 223 - 225 Humberston Road, Cleethorpes, North East Lincolnshire, DN35 0PH

I am writing to register my support for the above planning application. I would like to make the following points explaining why I support the application:

I will give more choice in the area and
it will be convenient to just pop around if
you have forgot some things.

Yours sincerely,

Name: S & J WATSON
Address: 13 PARK LANE - CLEETHORPES
Date: 14/1/20

Lauren Birkwood
 Planning, New Oxford House,
 2 George Street,
 Grimsby,
 North East Lincolnshire,
 DN31 1HB

DM/1100/19/FUL - Proposal to demolish existing car dealership and erect single storey building to create two A1 units (convenience food store and retail unit) with access, car parking, plant area, hard and soft landscaping and associated works at Humberston Motors, 223 - 225 Humberston Road, Cleethorpes, North East Lincolnshire, DN35 0PH

I am writing to register my support for the above planning application. I would like to make the following points explaining why I support the application:

- * Will be very convenient - saves going to ferro.
- * Makes life easier.
- * Will be nice to have a local bakery

Yours sincerely,

Name: Leanne Ashley
 Address: 11 Goodwood Lane, Cleethorpes, N.E. Lines DN35 0EG
 Date: 14.01.2020

Lauren Birkwood
Planning, New Oxford House,
2 George Street,
Grimsby,
North East Lincolnshire,
DN31 1HB

DM/1100/19/FUL - Proposal to demolish existing car dealership and erect single storey building to create two A1 units (convenience food store and retail unit) with access, car parking, plant area, hard and soft landscaping and associated works at Humberston Motors, 223 - 225 Humberston Road, Cleethorpes, North East Lincolnshire, DN35 0PH

I am writing to register my support for the above planning application. I would like to make the following points explaining why I support the application:

- Convenient
- Good quality land
- Improve image of area

Yours sincerely,

Name:
Address: S. Harvey Mare
Date:

PLANNING COMMITTEE - 12th August 2020

ITEM: 2 **RECOMMENDATION: Approved Conditions and signing of S106**

APPLICATION No: DM/0305/20/FUL

APPLICATION TYPE: Full Application

APPLICATION SITE: Land At Forest Way, Humberston, Grimsby, North East Lincolnshire, DN36 4HQ

PROPOSAL: Erect 9 dwellings to include garages, landscaping and new access

APPLICANT:

Mr Craig Davidson
Adda Design & Build
120 Chichester Road
Cleethorpes
DN35 0JJ

AGENT:

Mr Daniel Snowden
Ross Davy Associates
Pelham House
1 Grosvenor Street
Grimsby
DN32 0QH

DEPOSITED: 24th April 2020

ACCEPTED: 27th April 2020

TARGET DATE: 22nd June 2020

PUBLICITY EXPIRY: 30th May 2020

AGREED EXTENSION OF TIME DATE: 14th August 2020

CONSULTATION EXPIRY: 25th May 2020

CASE OFFICER: Lauren Birkwood

PROPOSAL

The proposal seeks planning permission for the erection of nine dwellings with garages. The proposal is comprised of bungalow and chalet bungalow properties running along Forest Way with a T shaped layout to the rear of these frontage properties.

The application is brought before Planning Committee due to an objection received from the Humberston Parish Council.

SITE

The site is located to the eastern half of Humberston and has properties from North Sea Lane to the north, bungalows from Newlands Park to the east, the boundary onto Forest

Way to the south and bungalows on Carrington Drive to the west.

The land was formerly used as a paddock field. The site has been cleared and has security fencing along the boundary to Forest Way.

RELEVANT PLANNING HISTORY

DM/0407/19/FUL - Erect 13 dwellings including garages, landscaping and new access (amended description/ layout). Pending decision awaiting Section 106 Agreement sign off.

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)

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 based on the detrimental impact to properties on Carrington Drive and supports neighbour objections. Single storey properties without dormers more beneficial.

Ecology Officer - No objections. Agree and supports the Method Statement provided.

Crime Reduction Officer - No objections.

Drainage Team - No objections. Condition information.

Tree Officer - No objections.

Environmental Health - No objections. Condition recommended regarding Construction Method Statement.

Highways Officer - No objections. Information provided acceptable.

Right of Way Officer - No objections.

Heritage Officer - No objections.

Neighbouring Representations

13 Carrington Drive, Humberston & 21 Itterby Crescent, Cleethorpes - Objects to the proposal with concerns regarding dominance, overlooking, privacy and ecology issues.

33 Parker Street, Cleethorpes - Comments with concerns regarding ecology and biodiversity.

APPRAISAL

The material considerations are:

- 1) Principle of Development
- 2) Impact on Character of the Area
- 3) Highways
- 4) Drainage
- 5) Impact on Neighbours Amenities
- 6) Ecology
- 7) Section 106 Agreement

1. Principle of Development

The National Planning Policy Framework 2019 (NPPF) sets out the Governments requirements for planning and in particular relevance for this proposal, the requirements for housing delivery and delivering a sufficient supply of housing. Section 5 of the NPPF (Delivering a sufficient supply of homes) sets the requirements for Local Planning Authorities to identify sufficient land in their Local Plan to demonstrate a 5 year supply of housing land throughout the plan period.

Policy 2 of the North East Lincolnshire Local Plan 2013-2032 (Adopted 2018) sets out the housing requirement for the borough over the plan period and establishes the basis of the Councils 5 year supply of housing. Strategic Objective 4 sets out the Councils aim to significantly boost the housing supply in the borough to meet the existing and future housing needs of the whole community.

The proposal site is allocated for housing development under policy 13 of the North East Lincolnshire Development Plan 2013 - 2032 (Adopted 2018). As such the principle of residential development is established and supported by the development plan. Moreover

planning permission was granted in principle for the sites development under DM/0407/19/FUL for 13 dwellings including garages, landscaping and new access. The decision has not been issued due to the need to complete a Section 106 Agreement.

2. Impact on Character of the Area

Policies 5 and 22 of the North East Lincolnshire Local Plan 2013 - 2032 (Adopted 2018) requires that account is taken of the character of the locality and that good design is achieved. The proposed development is for seven chalet bungalows and two bungalows. It is considered that the proposal is formed in a way to provide the dwellings within the site so that they would not form an overly prominent or obtrusive addition to the locality. The details of the design of the properties, proposed, are considered to be of acceptable design.

The material of brick and tile are considered acceptable and the overall proposal would not result in any significant effect upon the character of the area. The proposal would provide for a mixture of 2 and 3/4 bedroom accommodation within the site of a from of property which accords to that in the area. The development would also result in a density compatible with the wider locality. The proposal also provides for boundary hedgerow planting along Forest Way, fencing to the other boundaries and for landscaping within the site. This is considered to be suitable for the location and existing character of the area.

As such it is considered that the proposal is in accordance with policies 5 and 22 of the North East Lincolnshire Local Plan 2013 - 2032 (Adopted 2018).

3. Highways

Policy 5 of the North East Lincolnshire Local Plan 2013 - 2032 (Adopted 2018) requires that account is taken of access to proposed developments. In this regard, the accessibility of the site has been considered under the allocation process and has been found to be acceptable as a location for residential development with good access to services by a means of transport options. The proposal has been considered by the Council's Highways Officers who have not raised any concerns for increased traffic generation or for the safety of either the access to the site or pedestrians in the locality. The proposal provides suitable off-street parking for each property.

As such it is considered that the proposal is acceptable in this regard with policy 5 and 38 of the North East Lincolnshire Local Plan 2013- 2032 (Adopted 2018).

4. Drainage

Policy 33 and 34 relates to water management and drainage. The Council's Drainage Officer has commented on the proposal and does not raise any concerns subject to a condition to control surface water. The proposal also provides details to demonstrate how water will be utilised within the development to limit wastage. Subject to safeguarding

conditions, it is considered that there would not be any adverse effect upon drainage in the locality and that the proposal accords with policy 33 and 34 of the North East Lincolnshire Local Plan 2013- 2032 (Adopted 2018).

5. Impact on Neighbours Amenities

Policy 5 requires that account is taken of the effect upon the amenity of adjacent land uses. In this regard the key considerations are the potential for the type of development to be unneighbourly within its location and the potential for the physical form of the development proposed to result in impacts of overlooking, overshadowing or oppression from size, scale and massing. In this respect the proposal is for residential accommodation within an existing residential area, as such there is not considered to be any significant effects from the proposal type. It is noted that comments have been received with concerns regarding dominance, overlooking and privacy issues.

The proposal has a mixture of dormers and bungalow properties. The properties were amended to these types after concerns were raised by neighbours during the previous application DM/0407/19/FUL. It is considered that the layout of the proposal would serve to ensure that the generally acceptable separation distances between properties are achieved. The dormer bungalows have raised objections for overlooking from the first floor openings. It is noted that the separation distances to the properties on Carrington Drive and Forest Way are sufficient to ensure that any impacts occurring would not be to a significant effect to warrant resistance on these grounds. The properties on Newlands Drive would side onto the proposed bungalow/ dormer bungalows proposed and would be sufficiently off set and separated to be considered to be acceptable in this regard.

As such the proposal is considered to be acceptable in this regard with policy 5 of the North East Lincolnshire Local Plan 2013 - 2032 (Adopted 2018).

6. Ecology

Policy 41 of the North East Lincolnshire Local Plan 2013 - 2032 requires that "any development which would, either individually or cumulatively, result in significant harm to biodiversity which cannot be avoided, adequately mitigated or as a last resort compensated for, be refused".

The proposal is supported by an Ecological Report. As such the comments received from interested neighbours in relation to ecology concerns. The survey work has identified protected species within the adjacent land that was original part of this proposal under application DM/0407/19/FUL, and outlines measures to address the potential impacts posed. The details have been consulted on with the Ecology Officer, who has confirmed their suitability and does not raise any objections. It is considered that the proposal has suitably addressed the necessary measures for the protection of ecological interest at the site.

As such the proposal is considered to be acceptable in this regard with the requirements

of policy 41 of the North East Lincolnshire Local Plan 2013- 2032 (Adopted 2018).

7. Section 106 Agreement

The previous application, DM/0407/19/FUL, for thirteen dwellings is pending decision awaiting the Section 106 Agreement sign off. This included the full proposal site which is allocated for housing development under policy 13 of the North East Lincolnshire Development Plan 2013 - 2032 (Adopted 2018). The applicant indicated that they were willing to provide for the necessary commuted sum contribution toward education provision and 20% affordable housing.

The site area has now however been reduced and does not include the full allocated site. It should be noted that paragraph 13.75 (Affordable Housing) of the North East Lincolnshire Local Plan 2013-2032 (Adopted 2018) states that "the Council will not normally apply a less than ten-unit threshold. However, where density has been reduced to specifically avoid payment of a contribution, and the proposed development is not representative of the area's character and context, the Council will consider carefully whether the development represents an efficient use of land".

On this basis, to ensure the relevant contributions are provided if the remainder of the site is developed, the Section 106 Agreement proposes under application DM/0407/19/FUL is to be amended to ensure the contributions are secured. This has been agreed by the applicant.

CONCLUSION

The proposal site is allocated for residential development and is therefore considered to be acceptable in principle for that proposed. The character and form of the locality is such that the design of the dwellings is considered to be acceptable and would not result in any significant effects upon neighbouring residential amenity. The highways access, drainage and landscaping of the site are all considered to be suitably addressed and there is not considered to be, subject to suitable mitigation, an adverse effect upon protected species.

As such the proposal is considered to be acceptable in regards to policies 5, 6, 13, 14, 15, 17, 18, 22, 33, 34, 41 and 42 of the North East Lincolnshire Local Plan 2013 - 2032 (Adopted 2018) and the guidance within the NPPF 2019 and is recommended for approval subject to the conditions outlined and subject to the completion of the Section 106 Legal Agreement.

RECOMMENDATION

Approved Conditions and signing of S106 with the decision delegated to the Director of Economy and Growth - Place

(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 - RD4165-01-REV-A

Proposed Site Plan - RD4165-13 REV C

Landscape Plan - LS -02-12-07-20 REV 2

Proposed Plans and Elevations Type A - RD4165-04-REV-0

Proposed Plans and Elevations Type B - RD4165-05-REV-0

Proposed Plans and Elevations Type B Handed - RD4165-10-REV-0

Proposed Plans and Elevations Type C - RD4165-06-REV-0

Proposed Plans and Elevations Type F - RD4165-14-REV-0

Proposed Plans and Elevations Type F Handed - RD4165-15-REV-0

Proposed Garages - RD4165-11-REV-B

External Works Plan - RD4165-19-REV-0

Reason

For the avoidance of doubt and in the interests of proper planning in accordance with policies 5, 6, 13, 14, 15, 17, 18, 22, 33, 34, 41 and 42 of the North East Lincolnshire Local Plan 2013 - 2032 (Adopted 2018).

(3) Condition

The scheme of landscaping and tree planting shown on drawing LS -02-12-07-20 REV 02 shall be completed within a period of 12 months, beginning with the date on which the development is first brought into use. All planting 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 and continued maintenance of the approved landscaping in the interests of local amenity in accordance

with policies 5, 22 and 42 of the North East Lincolnshire Local Plan 2013 - 2032 (Adopted 2018).

(4) Condition

The development shall be carried out in accordance with the details provided within the Construction Method Statement referenced RD4165 prepared by Ross Davy Associates including water reuse and efficiency to meet a water efficiency standard of 110 litres per person per day. Water reuse and efficiency shall thereafter be retained.

Reason

In the interests of local amenity and to ensure the efficient use of water and to accord with policies 5 and 34 of the North East Lincolnshire Local Plan 2013-2032 (Adopted 2018).

(5) Condition

The site shall be managed in perpetuity in accordance with the Management Scheme referenced RD4165 prepared by Ross Davy Associates.

Reason

In the interests of local amenity in accordance with policies 5 and 22 of the North East Lincolnshire Local Plan 2013 - 2032 (Adopted 2018).

(6) Condition

The development shall be carried out in strict accordance with the details provided within the Ecology Method Statement prepared by CGC Ecology Dated March 2020.

Reason

In the interests of ecology in accordance with policies 5 and 41 of the North East Lincolnshire Local Plan 2013 - 2032 (Adopted 2018).

(7) Condition

The materials of the development shall be carried out in strict accordance with the email received from Daniel Snowden from Ross Davy Associates on the 13th July 2020.

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 and 22 of the North East Lincolnshire Local Plan 2013 - 2032 (Adopted 2018).

(8) 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).

(9) Condition

Surface water drainage shall be in accordance with drawing 1115-1155-CIV-10-P4 (Drainage Strategy) and shall thereafter be retained at such unless otherwise agreed in writing by the Local Planning Authority.

Reason

In the interests of reducing flood risk in accordance with policies 33 and 34 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 including ecological considerations. This proposal is approved in accordance with the North East Lincolnshire Local Plan 2013-2032 (adopted 2018), in particular policies 5, 6, 13, 15, 17, 18, 22, 33, 34, 41, 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 concerns raised by various consultees.

3 Informative

As works are required within the existing Highway, you are required to contact the Highways Management Team at least six months in advance of the commencement of works (Tel: 01472 324431).

4 Informative

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)

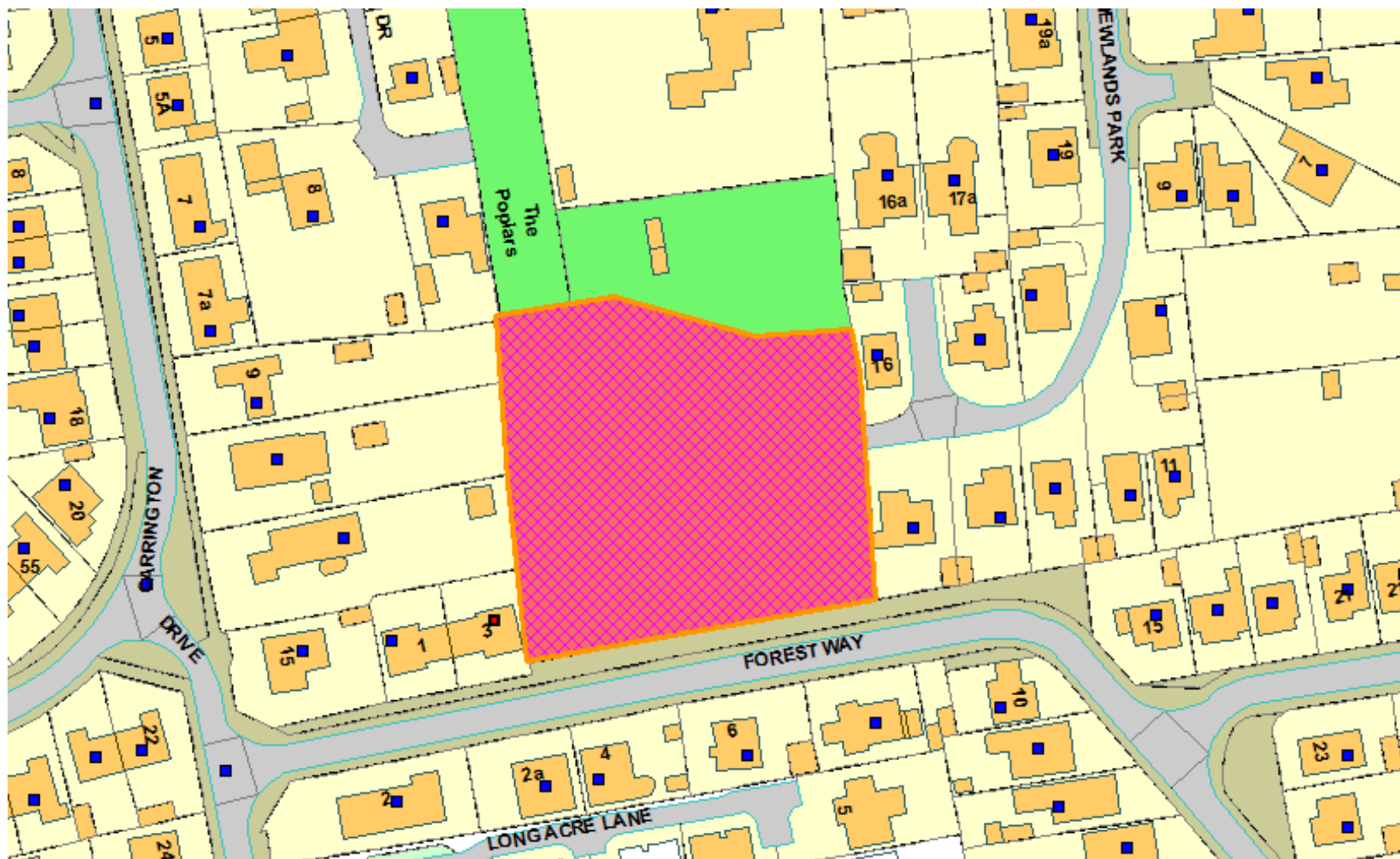
5 Informative

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 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/0305/20/FUL – LAND AT FOREST WAY, HUMBERSTON



DM/0305/20/FUL – LAND AT FOREST WAY, HUMBERSTON





Humberston Parish Council

Clerk to the Council – Kathy Peers Telephone 07494 577661
e-mail 'clerk@humberstonparishcouncil.com'

TO: planning@nelincs.gov.uk

Planning Consultation Comments

17th June 2020

Dear Sirs,

The Parish Council considered the following applications at its virtual meeting held on Tuesday 16th June 2020 and wishes to submit the comments as shown:

Planning Application Reference: DM/0305/20/FUL

Proposal: Erect 9 dwellings to include garages, landscaping and new access

Location: Land At Forest Way Humberston

The Parish Council discussed this application at an earlier meeting and resolved objections – however the applicant did advise that some issues had been addressed and asked the PC to consider removing its objections.

The PC revisited the application at its meeting held on Tuesday 16th June, but the PC does NOT wish to remove its objections however and maintains its objections to the proposals based on the detrimental impact to properties on Carrington Drive which will be overlooked and would support neighbours objections. Single storey properties only, without dormers, would be acceptable to the Parish Council at this location to minimize impact upon neighbouring properties.

The Parish Council would like this application to go to the Planning Committee for decision.

Yours faithfully,

KJ Peers

KJ Peers

Clerk to the Council

*1 Beach View Court, Norfolk Lane, Cleethorpes
NE Lincs. DN35 8BT*

Comments for Planning Application DM/0305/20/FUL

Application Summary

Application Number: DM/0305/20/FUL

Address: Land At Forest Way Humberston Grimsby North East Lincolnshire DN36 4HQ

Proposal: Erect 9 dwellings to include garages, landscaping and new access

Case Officer: Lauren Birkwood

Customer Details

Name: Mr M Rudd

Address: 13 Carrington Drive Humberston Grimsby

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I object to the proposal on the following basis:

As you will be aware in September last year Planning Approval was granted for this site after much controversy and hard fought negotiation between all parties. That plan included construction of a single storey bungalow located on Plot3 of the plan which is sited at the rear of my own property. The new proposal has now changed this bungalow to a significantly larger property, including increase in foot print, occupation level and closer proximity to my property (3.3m nearer to the boundary). There is also inclusion of a second floor window overlooking and providing direct views into my rear garden. This window, coupled with the large two storey property on Plot1 of the proposal would create an unacceptable level of intrusion into my privacy and my current ability for full enjoyment of my garden. I have approached the Developers agent over this matter but to date have had no positive response or resolution.

The Developers agent has confirmed that it would be the intention to ultimately develop the section of land currently inhabited by the pre-existing wildlife. This would be; a) once the wildlife has vacated the site on its own accord (which could possibly be during the construction phase), or b) a license is granted by Natural England for the sympathetic removal of the wildlife.

The change of the former agreed planned bungalow to a larger, more financially lucrative property and now featuring a second floor window overlooking my garden, is in effect an 'insurance policy' should the wildlife removal situation become protracted and not play out as hoped. Obviously I object to my own property and garden being adversely affected as part of an 'insurance policy' to maximise profit from this site.

As previously stated, I have no objection to the development of this site and this includes the lawful treatment of the wildlife. I do however feel that due to the wildlife situation (which has always been present on this site and should have realistically been foreseen with provision made),

the new proposed Development Plan has gone back on previously made commitments. Given the history of this site and sensitive and potentially controversial nature of the proposed development (with significant public interest) I urge amendment to the proposal to address my issue.

Comments for Planning Application DM/0305/20/FUL

Application Summary

Application Number: DM/0305/20/FUL

Address: Land At Forest Way Humberston Grimsby North East Lincolnshire DN36 4HQ

Proposal: Erect 9 dwellings to include garages, landscaping and new access

Case Officer: Lauren Birkwood

Customer Details

Name: Mrs T Rudd

Address: 13 Carrington Drive Humberston Grimsby

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: The change of property style on Plot1 to a chalet style from the previously granted bungalow, now incorporates a second storey window directly overlooking my garden. The cumulative affect with the second storey windows from the property on Plot1 will be overpowering and overbearing. This will adversely affect my current ability for enjoyment of my amenities. The justification for this change is apparently the difficulty encountered in the management of existing wildlife on this development site and to enable improved profit margins.

Comments for Planning Application DM/0305/20/FUL

Application Summary

Application Number: DM/0305/20/FUL

Address: Land At Forest Way Humberston Grimsby North East Lincolnshire DN36 4HQ

Proposal: Erect 9 dwellings to include garages, landscaping and new access

Case Officer: Lauren Birkwood

Customer Details

Name: Miss S Rudd

Address: 13 Carrington Drive Humberston Grimsby

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: This new plan has now gone back on commitments made in the previous permitted plan and changed the property on Plot3 to a larger dwelling which now has a second storey window which overlooks my garden. This will intrude on my privacy and deter me from full use and enjoyment of my garden.

Comments for Planning Application DM/0305/20/FUL

Application Summary

Application Number: DM/0305/20/FUL

Address: Land At Forest Way Humberston Grimsby North East Lincolnshire DN36 4HQ

Proposal: Erect 9 dwellings to include garages, landscaping and new access

Case Officer: Lauren Birkwood

Customer Details

Name: Mr M Rudd

Address: 21 Itterby Crecent Cleethorpes

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: The new development proposal has changed the property style for the plot (Plot3) immediately at the rear of 13 Carrington Drive. The bungalow that was previously agreed and granted on this plot has now been replaced with a larger property featuring a second storey window providing views into the garden of 13 Carrington Drive. I am very familiar with this property and having spent much family time in this garden, I can conclude that the alteration from bungalow to a property with second storey window would clearly and adversely impact the aspect of the garden and deter the residents from its current use, all as a result from an intrusion into privacy.

Comments for Planning Application DM/0305/20/FUL

Application Summary

Application Number: DM/0305/20/FUL

Address: Land At Forest Way Humberston Grimsby North East Lincolnshire DN36 4HQ

Proposal: Erect 9 dwellings to include garages, landscaping and new access

Case Officer: Lauren Birkwood

Customer Details

Name: Mr Jim Wright

Address: 33 Parker Street cleethorpes north east lincolnshire CLEETHORPES

Comment Details

Commenter Type: Member of the Public

Stance: Customer made comments neither objecting to or supporting the Planning Application

Comment Reasons:

Comment: In the interests of transparency, please could the following documents be posted on the website:

- 1) The application form
- 2) The protected species report
- 3) The proposal for biodiversity enhancement

Many thanks

Comments for Planning Application DM/0305/20/FUL

Application Summary

Application Number: DM/0305/20/FUL

Address: Land At Forest Way Humberston Grimsby North East Lincolnshire DN36 4HQ

Proposal: Erect 9 dwellings to include garages, landscaping and new access

Case Officer: Lauren Birkwood

Customer Details

Name: Mr Jim Wright

Address: 33 Parker Street Cleethorpes

Comment Details

Commenter Type: Member of the Public

Stance: Customer made comments neither objecting to or supporting the Planning Application

Comment Reasons:

Comment:

The begrudging attitude of the agent, Ross Davy Associates, to biodiversity enhancement is disappointing. Did the survey commissioned from CGC Ecology make no proposals about, for instance, providing bat/bird boxes or areas for wildflowers or a pond?

Of particular concern is the suggestion in the agent's management scheme about use of herbicide/weedkiller. The sole function of such sprays is indiscriminate poisoning of the plants on which butterflies, bees and other insects depend - that's the very opposite of encouraging biodiversity.

Unless Ross Davy Associates come up with something more nature-friendly, their proposal risks becoming a case study in bad practice.

PLANNING COMMITTEE - 12th August 2020**ITEM: 3** **RECOMMENDATION: Approval with Conditions****APPLICATION No: DM/0439/20/FUL****APPLICATION TYPE: Full Application****APPLICATION SITE: 6 Cattistock Road, Cleethorpes, North East Lincolnshire, DN35 0RZ****PROPOSAL: Conversion of roof space to provide first floor accommodation to include partial roof lift and the installation of roof lights (Amended Plans received 16th July 2020 and Amended Description)****APPLICANT:**

Mr Steve Howard
6 Cattistock Road
Cleethorpes
DN35 0RZ

AGENT:

Mr Stephen Heywood
Stephen Heywood Design Ltd
30 Greengate Lane
South Killingholme
DN40 3HD

DEPOSITED: 10th June 2020**ACCEPTED:** 17th June 2020**TARGET DATE:** 12th August 2020**PUBLICITY EXPIRY:** 30th July 2020**AGREED EXTENSION OF TIME DATE:****CONSULTATION EXPIRY:** 11th July 2020**CASE OFFICER:** Bethany Loring**PROPOSAL**

The application seeks to convert the roof space to provide first floor accommodation to include a partial roof lift to include the installation of roof lights with alterations at an existing detached bungalow.

The application is brought to planning committee following the number of objections from neighbours.

SITE

The proposal site is a detached bungalow located on the southeast side of Cattistock Road in Cleethorpes. It is predominantly residential in this area. The property benefits from a paved front garden for off-street parking and a grassed area also to the front. The boundaries on the site are predominately open to the front with fencing to the sides.

RELEVANT PLANNING HISTORY

No relevant planning history.

RELEVANT PLANNING POLICIES AND BACKGROUND PAPERS

National Planning Policy Framework (February 2019)

NPPF12 - Achieving well designed places

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

PO5 - Development boundaries

PO22 - Good design in new developments

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

Drainage Team - No comments.

Highways Team - Approval no conditions.

Environment Team - No comment.

Heritage Officer - No input required.

Neighbour Representations

3 David Place - Objects based on concerns relating to loss of privacy, loss of light, overshadowing, not in-keeping and access for construction.

2 Hive End Court - Objects based on concerns relating to loss of privacy, loss of light and changes to the nature of the estate.

2 Cattistock Road - Objects based on concerns relating to privacy, overlooking and out of character with street scene.

3 Cattistock Road - Objects based on concerns relating to not in-keeping with the area, size of property resulting, invasive, overlooking and parking.

4 Cattistock Road - Objects based on concerns relating to poor design, adverse effect to character and appearance of the area, harm to residential amenity, loss of privacy, overlooking, loss of light, health and safety concerns during construction and biodiversity.

5 Cattistock Road - Objects based on concerns relating to not in-keeping with the area, size of property resulting, overlooking, unsightly, scale of development and parking.

7 Cattistock Road - Objects based on concerns relating to loss of privacy.

8 Cattistock Road - Objects based on concerns relating to loss of privacy, overlooking, size of resulting property, not in-keeping with area, parking, loss of light and property value.

9 Cattistock Road - Objects based on concerns relating to precedent, character of the area and overlooking to other neighbours.

10 Cattistock Road - Objects based on concerns relating to privacy, devaluation of property, size of property resulting and impact to the character of the area.

APPRAISAL

The material planning considerations are:

Principle of Development

The application site is within the development area of Cleethorpes (Policy 5) and relates to the raising of the roof height and conversion of roof space to create first floor living accommodation to include the installation of roof lights with alterations at an existing residential bungalow. The principle of development is therefore acceptable provided that the proposal does not give rise to significant issues in terms of residential amenity and that the design is in accordance with policy 5 and 22 of the North East Lincolnshire Local Plan 2013-2032 (adopted 2018) and section 12 of the NPPF.

Design

The existing roof will be increased to 5.4 metres in height, to align with the highest ridge point of the existing. It is important to note that the addition includes a hip to gable enlargement to the side and rear and will not exceed the highest ridge point of the bungalow. The eaves height will remain as existing. The result of raising the height of the ridge allows the space internally to be altered to create an additional first floor. The ground floor will be altered slightly to provide the stairway to allow for access to the new floor. The first floor will provide a landing, bedroom, and en-suite. This will include roof lights to the side elevations, three to each side.

The roof will be constructed with concrete roof tiles, which are similar in appearance to the existing dwelling. The roof lights will be lead grey in colour.

The works would be slightly visible from the street due to their position. However, as the main roof alteration is towards the rear it is not considered to be overly significant or prominent within the street scene. Its position and layout ensure an acceptable scale and design against the existing dwelling and to neighbours, specifically in relation to the ridge heights. Works of this nature are not unusual in a residential setting. Cattistock Road, and the surrounding area, is host to mostly bungalows. Whilst it is noted that some part of the bungalow will sit higher than the other properties within the area, it is not considered to present an alien feature within the street scene due to the alignment with the highest part of the ridge.

It is therefore considered to be in accordance with policy 5 and 22 of the North East Lincolnshire Local Plan 2013-2032 (adopted 2018) and section 12 of the NPPF in relation to design and character.

Impact on Neighbouring Properties

The main impact of this development would be to 4 and 8 Cattistock Road, Cleethorpes.

The raised roof area sits within close proximity to the boundary with the adjoining neighbour, 4 Cattistock Road, at 1.1 metres and 2.3 metres away from the property itself, at the closest point. There is an existing fence, of around 1.8 metres in height, which separates the sites. Although this provides a partial screening to the neighbour's view, the works will be visible above this. There are no new openings proposed in the side elevation in which will face the neighbour and only three roof lights which will sit within the roof slope. It is noted that this neighbour has objected to the scheme in relation to poor design, adverse effect to character and appearance of the area, harm to residential amenity, loss of privacy, overlooking, loss of light, health and safety concerns during construction and biodiversity. The application has been amended to remove a side dormer, with window openings, with only roof lights now proposed. The roof lights will sit within the roof slope therefore reducing any direct overlooking. This change is considered significant to therefore reduce the impacts in relation to overlooking and privacy. The

raising of the ridge height is not considered to be out of character due to the alignment with the existing ridge height. The expanse of the increased ridge will cover a 4-metre length at an additional 0.4 metres to the effected elevation with this neighbour. It is therefore considered that the works are adequately separated to prevent any issues in relation to overlooking, loss of light or creation of an overbearing development due to the layout and design of the proposal.

The raised roof area sits within close proximity to the boundary with the adjoining neighbour, 8 Cattistock Road, at 2.1 metres and 4.3 metres away from the property itself, at the closest point. There is an existing fence, of around 2 metres in height, which separates the sites. Although this provides a partial screening to the neighbour's view, the works will be visible above this. There are no new openings proposed in the side elevation in which will face the neighbour and only three roof lights which will sit within the roof slope. It is noted that this neighbour has objected to the scheme in relation to loss of privacy, overlooking, size of resulting property, not in-keeping with area, parking and property value. The application has been amended to remove a side dormer, with window openings, with only roof lights proposed. The roof lights will sit within the roof slope therefore reducing any direct overlooking. This change is considered significant to therefore reduce the impacts in relation to overlooking and privacy. The raising of the ridge height is not considered to be out of character due to the alignment with the existing ridge height. The expanse of the increased ridge will cover a 4-metre length at an additional 0.4 metres to the effected elevation with this neighbour. It is therefore considered that the works are adequately separated to prevent any issues in relation to overlooking, loss of light or creation of an overbearing development due to the layout and design of the proposal.

In relation to some of the objections, it is considered that some of the issues raised are not material planning considerations and therefore have not been assessed. Some examples of these include parking, property value and the resulting size of the property following the works with the potential to attract larger households.

With regards to other neighbours, the development is considered to be sufficiently separated as to not cause harmful overlooking or overbearing issues and the design of the works would sit comfortably within the street scene.

It is therefore considered that the proposal would not have an unacceptable impact on residential amenity in this instance and would accord with policy 5 of the North East Lincolnshire Local Plan 2013-2032 (adopted 2018) and section 12 of the NPPF.

CONCLUSION

In conclusion, it is considered that the proposed development would not unduly harm the appearance of the street scene, the wider character of the area or neighbours' residential amenities.

It is therefore in accordance with policy 5 of the North East Lincolnshire Local Plan 2013-2032 (adopted 2018) and section 12 of the NPPF.

RECOMMENDATION

Approval 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 - 06/CR/01 Rev 0

Block Plan - 06/CR/02 Rev 1

Proposed Ground Floor Plan, Attic Plan and Roof Plan - 06/CR/05 Rev 1

Proposed Attic Floor Joist Plan - 06/CR/05A Rev 1

Proposed Elevations and Sections - 06/CR/06/Rev 1

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).

(3) Condition

The proposed development shall be constructed using materials specified on the email from Stephen Heywood received 27th July 2020 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 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 Informative

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 by determining the application in a timely manner.

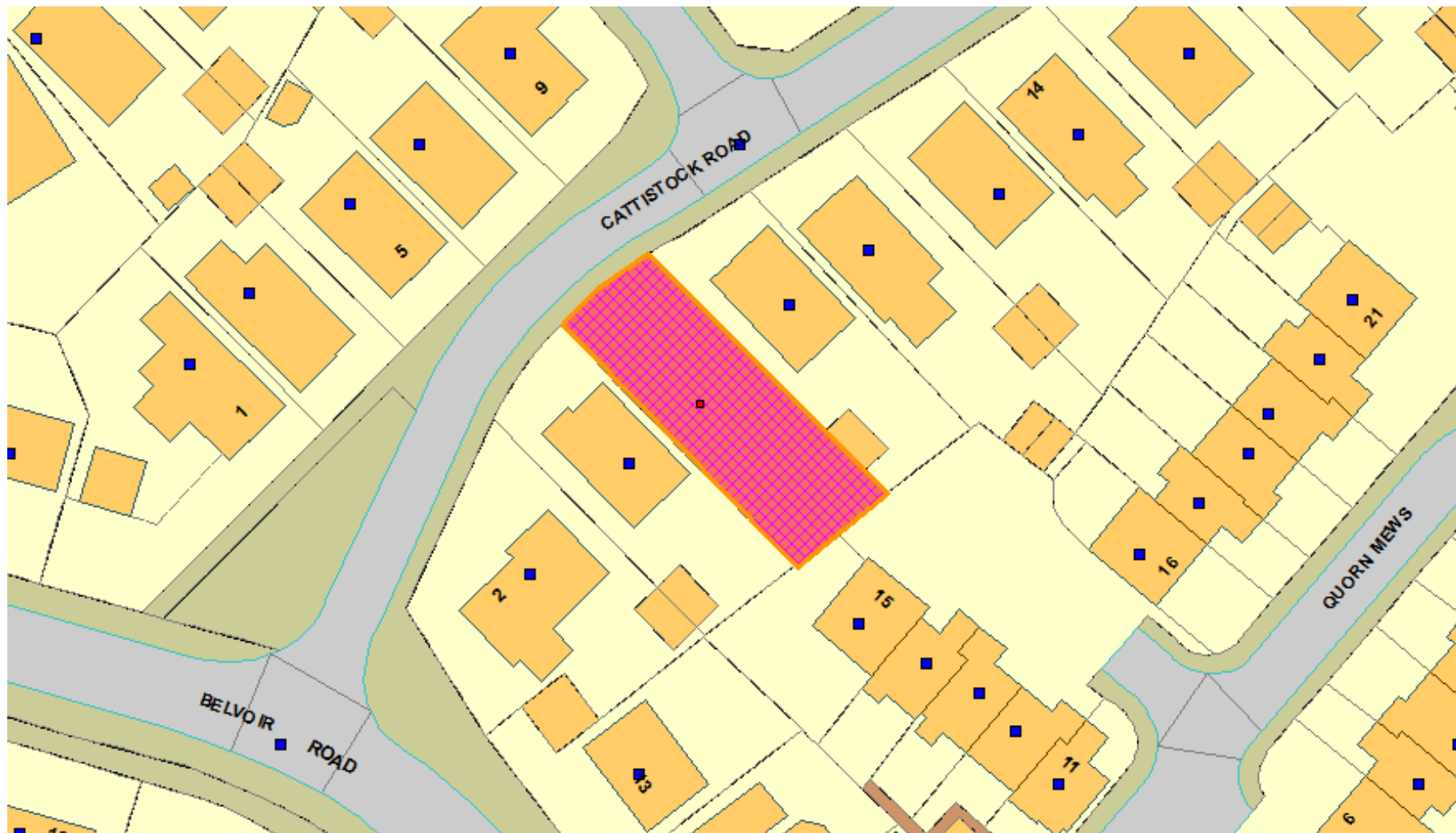
3 Informative

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).

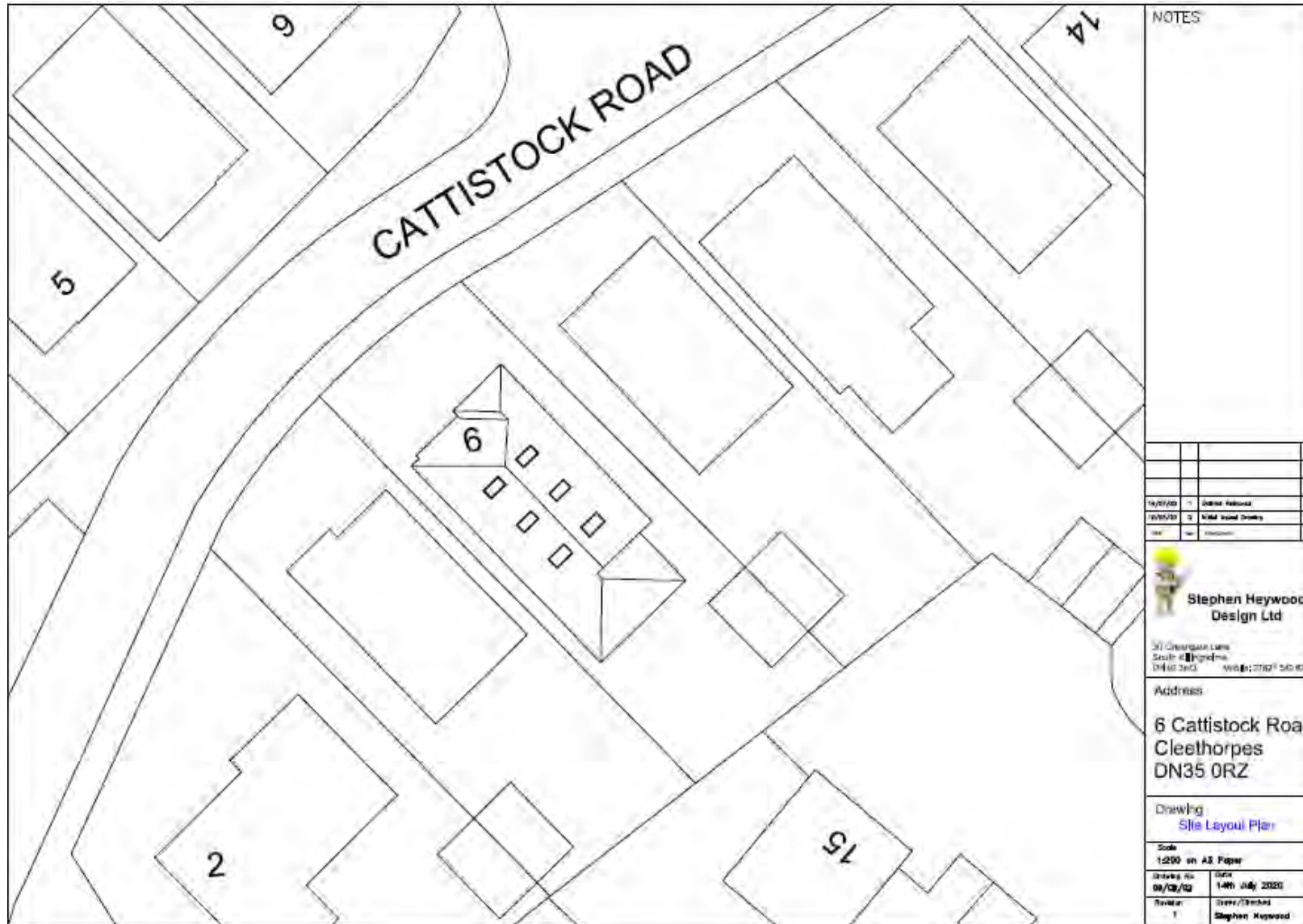
4 Informative

The applicants 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.

DM/0439/20/FUL – 6 CATTISTOCK ROAD, CLEETHORPES



DM/0439/20/FUL – 6 CATTISTOCK ROAD, CLEETHORPES



FAO: Bethany Loring
 North East Lincolnshire Planning
 New Oxford House
 2 George Street
 Grimsby
 North East Lincolnshire
 DN31 1HB

7th July 2020

To whom it may concern,

Planning Application Reference: DM/0439/20/FUL

Location: 6 Cattistock Road, Cleethorpes, North East Lincolnshire DN35 0RZ

I write in relation to the proposed planning application submitted by 6 Cattistock Road, Cleethorpes and to inform you of my objections to this.

My name is Philip Asher, I am the son of Mrs Daphne Asher who lives at 4 Cattistock Road and I am also a Trustee of this property.

The reasons for my objection to this application are as follows:

Loss of privacy

- When this property was purchased by my parents approximately 23 years ago this was specifically chosen due to it being a bungalow and the privacy that came with it being detached.

Since the loss of my father, two years ago, my mother has had to learn to live and cope on her own and now spends a lot of time in her garden and summer house, which gives her much enjoyment in quiet and private surroundings.

Should the planning application be granted then my mother's privacy will be lost and as a result will impact on her mental health and general wellbeing to an unimaginable level. I would argue that due to the stress this will cause has the potential of shortening her life, I cannot even begin to imagine what the consequences of this outcome would be. My mother is already having difficulty processing the situation so any further escalation will only increase the affect this is having on her health further.

Loss of natural light due to over shadowing

- The distance between 4 Cattistock Road and 6 Cattistock Road is quite narrow, which is demonstrated in the diagram below. Any extension created upstairs from either side of the bungalows would block the natural light that comes through. In my mum's property this would affect the dining room and bathroom, which would appear to be in constant shade causing her to feel overwhelmed and intimidated by the overpowering nature of the proposed Dormer.

In keeping with the estate

- Cattistock Road and the roads leading off this have all been built as bungalows, and have been purchased by mainly retired and elderly people for this reason. In the current climate of property building, bungalows are extremely rare to buy and therefore creating an upstairs extension would change the outlook of the current properties in Cattistock Road and the surrounding streets.

Surely, when 6 Cattistock Road was purchased the owners would have known what room they required in addition to the extension they placed at the rear of the property and whether this property was sufficient for their future needs without having to create an upstairs dormer.



The gap between the two houses is minimal.

Access / forethought on erecting an extension and the risk complications involved in doing so.

- Given the close proximity of the two properties and the work that would be required to create the extension applied for also concerns me greatly for the following reasons:
 - How the erecting of scaffolding would take place without the need for it encroaching onto my mother's property.
 - What guarantee can be made that any falling debris will not damage my mother's windows, property and also herself if she needed to walk down the side of her house?
 - How will the noise and dust created from such building works be managed and what guarantee can be made to ensure that this will not affect the health of mother should be in the garden?

As you will appreciate my main concern and priority is my mother's health and wellbeing. In the event that permission is granted I would insist to be present during the risk assessment which is a requirement under building regulations.

At this point in time **NO ACCESS** to 4 Cattistock is granted without my permission and I will action proceedings to anyone caught coming onto my mother's property without my consent for any purpose relating to the proposed extension at number 6. I will be the main point of contact should any further correspondence be required from number 6.

In view of the above, I would be extremely grateful if you could please give serious and careful consideration to the objections I have raised when reviewing this application to ensure that all the facts and implications that would be caused as a result of this particular extension being erected and the impact this would create to not only my mother, but also the surrounding area.

Suggestions / Resolutions

Although voicing my concerns in respect of this planning application as detailed above I have also tried to think of alternative suggestions/resolutions that could be put forward. Unfortunately, these are very limited

- Build the Dormer on the other side of the building
- Make better use of current space
- Consider moving to a bigger property

Just to confirm, any line of communication that is required from number 6 I request is made directly to myself and not my mother as she is not in any position to discuss this matter in an open forum and would soon feel overpowered and intimidated by the situation.

Should you wish to discuss any of the above points with me further then please do not hesitate to contact me on:

Kind regards

Mr Philip Asher
3 David Place
New Waltham

Comments for Planning Application DM/0439/20/FUL

Application Summary

Application Number: DM/0439/20/FUL

Address: 6 Cattistock Road Cleethorpes North East Lincolnshire DN35 0RZ

Proposal: Installation of side dormer to create first floor accommodation and loft conversion with alterations to existing roof

Case Officer: Bethany Loring

Customer Details

Name: Mr Michael Asher

Address: 2 Hive End Court Chatteris

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I wish to register my objection to the proposed plans to build a Dormer bedroom into 6 Cattistock road. I myself am the son of the current occupant of 4 Cattistock road and a shared trustee of the property. However, my only concern is for the wellbeing of my Mother who since the loss of my Father has been living at 4 Cattistock alone for the last two years. I am gravely concerned regarding the effects on her physical and mental wellbeing that this development will cause. And would urge you not to allow planning permission.

My objections are as outlined below.

1. Loss of privacy

The proposed new building will overlook the back garden of 4 Cattistock road, meaning the privacy of the garden is lost. This will mean my over eighty-year-old Mother will feel less comfortable using her back garden and her small summer house at the bottom of it.

Using the garden has been of great benefit to my mother who sees it as a "safe space" in which she can enjoy being outside. Losing the sense of privacy that she currently enjoys will result in her spending more time indoors and less time enjoying her small garden. Being outside in her garden as frequently as possible has strong mental and physical health benefits to my Mother, this change will have a detrimental effect, and result in her spending more time alone indoors and a loss of these valuable mental and physical health benefits.

2. Loss of natural light

The proposed new build will block the light into the house of 4 Cattistock road, meaning my mother will be in shadow for prolonged periods of the day. Living alone and experiencing prolonged periods of shadow will be detrimental to her mental and physical health and cause her unnecessary distress and concerns.

This problem will be compounded by the loss of privacy as my Mother will be spending more time inside and feeling enclosed by the building around her.

3. Changes the nature of the estate

When the house was purchased it was understood that the houses would remain all single floor bungalows, this change will spoil the aesthetic of the houses, and alter the nature of the estate which has mostly retired residence.

This also undermines the tone of the area and changes the original design of the small estate which was aimed at mostly elderly residence.

I would respectfully ask that you consider the effect that this build will have on my mother's quality of life, and the effects it will have on her mental and physical health. I strongly propose that the building should not go ahead because of the reasons I have outlined above.

Comments for Planning Application DM/0439/20/FUL

Application Summary

Application Number: DM/0439/20/FUL

Address: 6 Cattistock Road Cleethorpes North East Lincolnshire DN35 0RZ

Proposal: Installation of side dormer to create first floor accommodation and loft conversion with alterations to existing roof

Case Officer: Bethany Loring

Customer Details

Name: Mr DAVID FLEGG

Address: 2 CATTISTOCK ROAD CLEETHORPES

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: My wife and I wish to register our objection to the proposed extension to 6 Cattistock Road Cleethorpes.

PRIVACY

This large extension will completely overlook the rear of our property, taking away all our privacy. The layout of the surrounding properties have been designed in such a way as to preserve privacy and not overlook neighbours. This extension will give direct line of sight into the living space of our home which have a major negative effect on the way we live on a day to day basis. Also, we like most other people use our garden space constantly and it has been our solace whilst shielding during the Covid 19 Lockdown. To relinquish this privacy will bring much heartache as it has been our sanctuary and has been for the last 23 years

OUT OF CHARACTER

The properties on Cattistock Road and the cul de sacs from it are exclusively bungalows, numbering in excess of 50 homes in total. This extension will not be in keeping with the existing street scene and will have a negative, adverse visual impact, as well as being out of character and having a detrimental effect on all surrounding properties.

Comments for Planning Application DM/0439/20/FUL

Application Summary

Application Number: DM/0439/20/FUL

Address: 6 Cattistock Road Cleethorpes North East Lincolnshire DN35 0RZ

Proposal: Conversion of roof space to provide first floor accommodation to include partial roof lift and the installation of roof lights (Amended Plans received 16th July 2020 and Amended Description)

Case Officer: Bethany Loring

Customer Details

Name: Mr David Flegg

Address: 2 Cattistock Road Cleethorpes

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: My wife and I strongly object to this extension.

The amendment with proposed rooflights will still give direct line of sight directly into the living space of our home and this is not acceptable. It will also directly overlook our back garden which has been a private and secluded space since the property was built. The amendment still does not respect our privacy or address the Objections raised in our initial Comments.

The raising of the roofline will adversely affect the amount of light that we currently enjoy in our home and garden. It will also be out of keeping with every single property in Cattistock Road and the homes that come off it as they are all, without exception, low roofed single storey bungalows. The design of this part of the estate was made so as to give maximum privacy and give each property maximum light and open aspect. This proposed extension will completely remove this for our home and others in close proximity.



3 Cattistock Road

Cleethorpes

DN350RZ

6/7/20

Re Planning Application /DM/0439/20/FUL

While we realise that the occupant of 6 Cattistock Drive wishes to improve his property. We are concerned that adding a Dormer to the property is not in keeping with the area. There are no other Dormers in the immediate area of the road. This could spoil the appearance of this road. It will also turn it into a large family property. This could mean that if the occupant decides to sell it a large family could move in. This is not really appropriate to the area as it is predominately retired people who are living here. There could also be some concerns over parking, if more cars were to be parked on a moderately narrow road near two junctions.

So we feel that this alteration will not enhance or improve what is a very nice quiet retirement area.

Mary C Chivers also Trustee for 5 Cattistock Road

Maureen Maunders

Comments for Planning Application DM/0439/20/FUL

Application Summary

Application Number: DM/0439/20/FUL

Address: 6 Cattistock Road Cleethorpes North East Lincolnshire DN35 0RZ

Proposal: Conversion of roof space to provide first floor accommodation to include partial roof lift and the installation of roof lights (Amended Plans received 16th July 2020 and Amended Description)

Case Officer: Bethany Loring

Customer Details

Name: Miss Maureen Maunders

Address: 3 Cattistock Road Cleethorpes

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I am concerned that this alteration will not enhance the area that we live in. It is all Bungalows in this street. Raising the roof will make the Street look strange. It could be very invasive for the neighbours due to the sky lights looking directly onto their property.

Comments for Planning Application DM/0439/20/FUL

Application Summary

Application Number: DM/0439/20/FUL

Address: 6 Cattistock Road Cleethorpes North East Lincolnshire DN35 0RZ

Proposal: Conversion of roof space to provide first floor accommodation to include partial roof lift and the installation of roof lights (Amended Plans received 16th July 2020 and Amended Description)

Case Officer: Bethany Loring

Customer Details

Name: Mrs Daphne Asher

Address: 4 Cattistock Road Cleethorpes

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: For the attention of Bethany Loring

Objection to plan DM/0439/20/FUL

It was over twenty years ago that my husband and I moved into Cattistock Road. We were delighted with the property and being able to have a private garden sealed the deal. We were assured at the time that all the buildings to be built would be bungalows. Through the following years we watched as the bungalows were built all open fronted with a private area for a garden.

Now in later years I find myself a widow, the garden has been my pleasure and a great help to me during Lock Down.

It came as a big shock to find I was to lose all privacy by an alteration to my neighbours roof. Once this plan goes through I shall lose all my privacy, while my neighbour enjoys his private garden. I will feel totally enclosed by the development that will be carried out.

The new plans now illustrate sky lights for this loft extension. While this will be better, I will still feel greatly overlooked.

Light Loss

In 2017 my neighbour informed us of a proposed extension of 4 meters at the rear of his building. We did not object but gave no thought to the light factor. When the new roof went up it significantly diminished all the level light in the dining area of our home. This application will

compound this.

Now this amended shows the roof will have to be altered, once again light will be reduced in my dining area. I would request a Daylight and Sunlight Assessment is carried out so I seek independent advice on this.

Health and Safety

Health and safety rules need to be considered.

The space between the two bungalows is about 2 metres . With a very high fence dividing us. This means work undertaken could affect my property by debris falling from the roof while work takes place. I do not want scaffolding on my property nor do I want to loose the use of this side of the bungalow while work takes place.

I and the Trustees object to this plan and respectfully ask that this plan can be removed.

I still believe the amended plans have not taken into account my previous concerns. The proposal is not sustainable development and is contrary to both local and national planning policy.

Daphne Asher 4 Cattistock Road Cleethorpes DN35 0RZ

Michael Asher 2 Hive End Court West Street, Chatteris, PE16 6HZ

Philip Asher, 3 David Place, New Walham. DN36 4HT



LRJ Planning Ltd
Pan-y-Rhŷw
Redbrook Road
Newport
NP20 5AB

North East Lincolnshire
Council
New Oxford House
George Street
Grimsby
North East Lincolnshire
DN31 1HB

Send via email and online portal

13 July 2020

Dear Sir/Madam

Re: Objection Letter – Planning Reference: DM/0439/20/FUL | Installation of side dormer to create first floor accommodation and loft conversion with alterations to existing roof | 6 Cattistock Road, Cleethorpes, North East Lincolnshire, DN35 0RZ

LRJ Planning Ltd has been instructed by Ms Asher of No.4 Cattistock Road to review and draft a formal response to the above planning application that has been lodged with North East Lincolnshire Council.

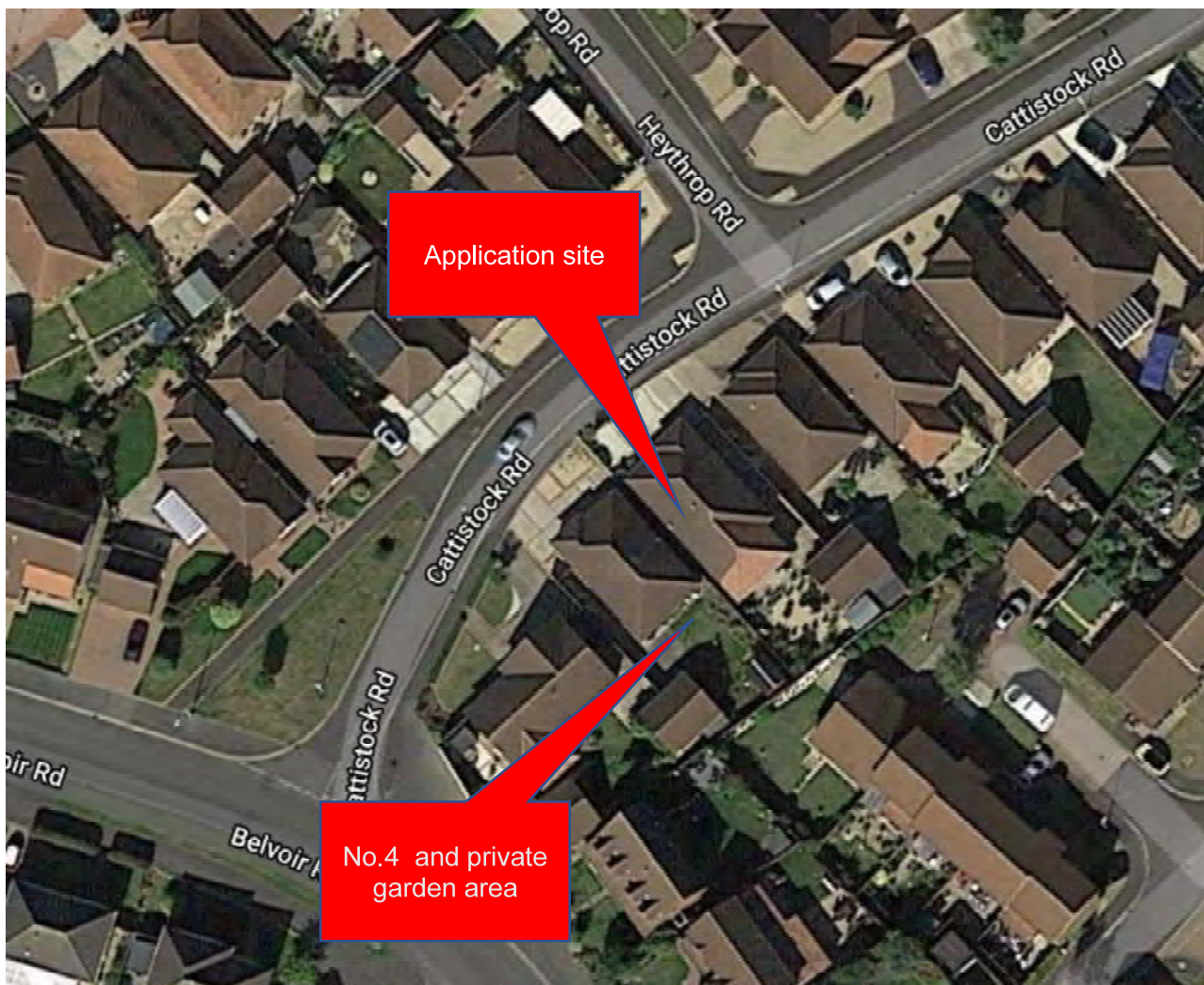
Following a review of the submitted plans and the supporting documents with my client, we have serious concerns with the application proposed and therefore **OBJECT** to the application for reasons that will be detailed below.

My client who owns and lives at No. 4 Cattistock Road that is located to the west of

application site will be most affected by this development, as illustrated in figure 1 below.

The following sets out the nature of my client's objections.

Figure 1 – Location of Number 4 Cattistock Road and application site



I. REASONS FOR OBJECTION

In June 2019, the Government published the latest version of National Planning Policy Framework (NPPF). The NPPF sets out the Government's planning policies for England and sets out how they are expected to be applied. The NPPF took immediate effect.

Paragraph 2 of the NPPF states that *"Planning law requires that applications for planning permission must be determined in accordance with the development plan, unless material considerations indicate otherwise."*

Paragraphs 7 and 8 confirm that the purpose of the planning system is to contribute to the achievement of sustainable development, which comprises economic, social and environmental dimensions.

The NPPF retains a presumption in favour of sustainable development. Paragraph 11 reaffirms that *"applications for planning permission must be determined in accordance with the development plan, unless material considerations indicate otherwise."*

The Courts have held that Central Government's policy is a material consideration that must be taken into account by the decision maker, as are relevant appeal decisions. The development plan consists of the North East Lincolnshire Local Plan 2013-2032 (adopted 2018). Therefore, the following policies are considered relevant:

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

- PO5 - Development boundaries
- PO22 - Good design in new developments

Summary of nature of objection

The nature of my client's objection below will focus on the following areas:

- i) The development by virtue of its poor design will have an adverse impact**

- on the character and appearance of this property and surrounding area;
- ii) **As a result of the substantial size, scale and positioning of the extension and the creation of an extended office on the boundary it will severely harm the level of residential amenity enjoyed by number 4;**
- iii) **The proposal will have an impact on biodiversity interests at the site.**

i) Adverse Impact on Character and Appearance of the Area

The objectives of the NPPF include those seeking to secure high quality design and a good standard of amenity (Section 12 – Achieving well-designed places). The NPPF sets out at paragraphs 124 and 130 that “good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities. Permission should be refused for development of poor design that fails to take the opportunities available for improving the character and quality of an area and the way it functions, taking into account any local design standards or style guides in plans or supplementary planning documents. This is reflected in policies 5 and 22 of the Local Plan.

Following a review of the plans, it is clear that the proposed development would significantly increase the mass and the amount of built form close to the boundary with No.4. The construction of such a substantial dormer roof extension off the roof slope facing No.4, is not characteristic of this area. The proposed development will be sited closed to the boundary of my client’s property, as well as the rear garden that will be subsumed by extensive built form associated with No.6. As a result, the proposed development would be extremely prominent from within the rear garden of my client’s property. It would also be extremely prominent from the street scape, at odds with the simple proportions and design of the surrounding single-storey properties.

The proposal fails to respect the simple form and character of the surrounding development. The roof extension will appear prominent and will not appear as a subservient addition. It would

comprise a dominant and imposing form of development when viewing the site from my client's dwelling. The development proposed will detract from the traditional vernacular of the existing dwelling.

The development will be of a very poor quality. The extension will therefore appear as incongruous, and would have a detrimental impact on the character and appearance of the property and street scene.

Overall, the proposed development will be hopelessly out of place in its surroundings and unacceptably harmful to the street scene and the character and appearance of the dwelling. The extension to the dwelling would appear as incongruous. The proposal is therefore contrary to local and national planning policy.

ii) Severe Harm on Residential Amenity

The NPPF seeks to secure a high standard of amenity for all existing and future occupants of land and buildings. Paragraph 127 of the NPPF lists a set of core land-use planning principles that should underpin decision-taking, one of which states that planning should always seek to secure high quality design and a good standard of amenity for all existing and future occupants of land and buildings. This is reflected in policies 5 and 22 of the Local Plan.

The introduction of built form, essentially at two storey in height that would span significantly beyond the side roof slope facing No.6 would have a significant adverse effect on the level of amenity enjoyed by my client at No.4. The development would basically result in the enclosure of No.4 that will be swamped by a mass of built form. The proposal would have the following significant harmful effects:

- Extensive overshadowing;
- Loss of daylight and outlook;

- Overbearing impact;
- Increased sense of overlooking and loss of privacy; and
- Increase in noise and disturbance.

My client's property is located to the west of the application site. My client's rear garden is a place of peace and tranquility. This space is even more important given the current crisis. The proposal will erode the enjoyment of their rear garden. The provision of a substantial roof extension in combination with the existing rear extension at the property is going to lead to a significant loss of outlook, privacy, daylight, as well as overshadowing, particularly at the rear of their property. Due to the trajectory of the sun, this substantial development will cast shadows at my client's property for significant periods of the day.

Given the substantial size of the development proposed in respect of number 4, it is imperative that a Daylight and Sunlight Assessment is provided in support of the application to demonstrate that there will be no impact on my client's property. Daylight is the light received from the sun which is diffused through the sky's clouds. Even on a cloudy day when the sun is not visible a room will continue to be lit with light from the sky. This is also known as 'diffuse light'. Any reduction in the total amount of daylight can be calculated by finding the 'Vertical Sky Component'.

The Vertical Sky Component (VSC) is the ratio of the direct skylight illuminance falling on a vertical face at a reference point (usually the centre of a window), to the simultaneous horizontal illuminance under an unobstructed sky.

The guidance states that the VSC will be adversely affected if after a development it is both less than 27% of the overall available diffuse light and less than 0.8 times its former value.

Therefore, if the VSC is more than 27% then enough light would still be reaching the window of the neighbouring building. However, if the VSC is less than 27% as well as less than 0.8 times its former value the occupants will notice the reduction in the amount of skylight. The provision of such a substantial extension so close to the boundary is going to compound this

matter.

The Council does not have any cogent evidence to demonstrate that there will be no unacceptable loss of light or outlook from my client's property.

Due to the overall size and mass of the proposed development, it will appear as an overbearing structure from within their private garden area. The development will appear as an overbearing, overdominant and oppressive structure that will cast a permanent shadow over the rear of my client's property.

Figure 2 – Direct views to No.4 from windows serving a bedroom, bathroom and landing



Additionally, the roof will be directly on the boundary with my client's property. The proposal will result in a significant level of overlooking from first floor windows into my client's rear garden, that will have a harmful impact on my client's right to enjoy a reasonable level of privacy within her own home and private garden space.

Due to the proximity and form of the development, it would result in severe harm to the living

conditions of my client's property. It would lead to an unacceptable loss of privacy, daylight and outlook, as well as extensive overshadowing for large periods of the day. This would infringe on my client's right to a private family life and home under Article 8 of the Human Rights Act 1998. The proposal is contrary to both local and national planning policy.

iii) Biodiversity

As part of the Natural Environment and Rural Communities Act 2006, all Local Planning Authorities have a duty to have regard to conserving biodiversity as part of its decision making. The proposal involves extensive engineering operations. No details of any biodiversity enhancements have been provided. It is imperative to ensure that the Council satisfies its public duty in respect of the above Act. As it stands the proposal directly contravenes this Act.

2. SUMMARY

There are compelling reasons why the application should be refused as the development comprises inappropriate development. The proposed development will significantly increase the overall floor space and volume of the original dwelling. The proposal will result in the overdevelopment of the plot, and the proposed roof extension will appear as an incongruous and contrived addition that is not in keeping with the character and appearance of the property or surrounding area.

The proposal will also have a significant impact on the living conditions of my client. The proposal will block out all daylight and she will have no outlook from her rear garden, the rear of the property being cast in a shadow for significant periods of the day. Further to this, due to the amount of development proposed close to the boundary, it will appear as overbearing and oppressive. Due to the minimal separation distance of the roof extension off the boundary with No.4, the provision of first floor windows facilitates direct overlooking into the rear garden.

The proposal is contrary to both local and national planning policies and does not comprise

sustainable development. It is, therefore respectfully requested that the planning application is refused.

Yours faithfully

Lloyd Jones MRTPI
Director



3 Cattistock Road

Cleethorpes

DN350RZ

6/7/20

Re Planning Application /DM/0439/20/FUL

While we realise that the occupant of 6 Cattistock Drive wishes to improve his property. We are concerned that adding a Dormer to the property is not in keeping with the area. There are no other Dormers in the immediate area of the road. This could spoil the appearance of this road. It will also turn it into a large family property. This could mean that if the occupant decides to sell it a large family could move in. This is not really appropriate to the area as it is predominately retired people who are living here. There could also be some concerns over parking, if more cars were to be parked on a moderately narrow road near two junctions.

So we feel that this alteration will not enhance or improve what is a very nice quiet retirement area.

Mary C Chivers also Trustee for 5 Cattistock Road

Maureen Maunders.

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Comments for Planning Application DM/0439/20/FUL

Application Summary

Application Number: DM/0439/20/FUL

Address: 6 Cattistock Road Cleethorpes North East Lincolnshire DN35 0RZ

Proposal: Conversion of roof space to provide first floor accommodation to include partial roof lift and the installation of roof lights (Amended Plans received 16th July 2020 and Amended Description)

Case Officer: Bethany Loring

Customer Details

Name: Ms Mary Chivers

Address: 5 Cattistock Road Cleethorpes

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I am concerned that this alteration will not enhance the area that we live in. I am trustee for this property and I feel that it could deter people from buying this property. The living room nearly looks directly onto 6 Cattistock and it will look most unsightly being much higher than the other Bungalows in the road.. This road is all Bungalows this alteration turns this property into a House. Parking could become a problem if more people move into the house as this would cause parking to take place on the road causing congestion. It is a shame that a very nice area will be spoilt.

7. Cattistock Rd,
Cleevehotpes,
DN35 0RZ

For the Attn of Bethany Loring.

Ref DM/0439/20/FUR.

Dear h/s Loring.

I strongly objected to this application for loft conversion, we respect our privacy which our neighbours will not have if this is granted to go ahead. ~~Yours~~

Yours Sincerely

Comments for Planning Application DM/0439/20/FUL

Application Summary

Application Number: DM/0439/20/FUL

Address: 6 Cattistock Road Cleethorpes North East Lincolnshire DN35 0RZ

Proposal: Conversion of roof space to provide first floor accommodation to include partial roof lift and the installation of roof lights (Amended Plans received 16th July 2020 and Amended Description)

Case Officer: Bethany Loring

Customer Details

Name: Mr Graham Smith

Address: 8 Cattistock Road Cleethorpes

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: We strongly object to the proposed loft conversion.

When we purchased the plot off plan 23 years ago we chose number 8 for the privacy of the garden as we are not overlooked and have enjoy our own space, any conversion in the roof of the adjoining property will directly overlook our bedroom, kitchen and garden taking away the privacy that we and the neighbouring bungalows currently have.

When the current owner purchased number 6 the first thing they did was to install a 6 foot fence all the way around the property to give them privacy and the conversion will only take our privacy away and not there's.

We are concerned that the extension will turn into a family home either by the current owners or if it was sold and this is not in keeping with the area of mostly retired people. If this was to become a family home there is a possibility that there will be one or more vehicles parked on the narrow road and very close to a junction. We strongly feel it will also affect the resale value of the surrounding bungalows.

The properties was built as 3 bedroomed bungalows and our neighbours have already put a large extension on the back of the property therefore should surely be adequate to accommodate a further bedroom on the ground floor rather than using the roof space if desired.

We feel the alteration will not benefit or be in keeping with the surrounding properties or area and would ask that you consider the affect it will have on ourselves and our neighbours when making

your decision.

Yours sincerely,

Graham & Lilian Smith.

Comments for Planning Application DM/0439/20/FUL

Application Summary

Application Number: DM/0439/20/FUL

Address: 6 Cattistock Road Cleethorpes North East Lincolnshire DN35 0RZ

Proposal: Conversion of roof space to provide first floor accommodation to include partial roof lift and the installation of roof lights (Amended Plans received 16th July 2020 and Amended Description)

Case Officer: Bethany Loring

Customer Details

Name: Mr Graham Smith

Address: 8 Cattistock Road Cleethorpes

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment:Amendment to the objection already submitted on 26th July 2020

We have realised that we did not previously address the issue of the partial roof lift and how this would affect our natural daylight/sunlight, it will drastically diminish the natural light in our bungalow especially the kitchen, bedroom internal hall along with our dining room which all takes light from these rooms.

Yours sincerely,

Graham & Lilian Smith.



9 Cattistock Road
 Cleethorpes
 N.E. Lincs DN35 0RZ

12th July 2020

For the Attn of Bethany Loring -
 Town Planner

Dear Madam

Planning Application Ref: DM/0439/20/FUL
 Installation of Side Porch etc @
 No: 6 CATTISTOCK ROAD.

Set out below are Objections to the
 above Planning Application:

- 1) Cattistock Road consists of attractive SINGLE STOREY 3 Bedroomed detached bungalows. If this application is granted we consider it would set a precedent for others - which would totally spoil the ambience of the whole road.
- 2) Also, we support the neighbours whose properties will be overlooked - being as they are Single Storey properties, of course.

Yours faithfully
 John & Patricia Ridall



9 Cattistock Road
 Cleethorpes
 N.E. Lincs DN35 0RZ

26th July 2020

For the Attn of Bethany Loring - Town Planner

Dear Madam

Planning Application DM/0439/20/FUL -
 Amended Details
 6 CATTISTOCK ROAD

Set out below are Objections to the Amended Details of the above Planning Application:

- 1) Although the Plans have been altered to accommodate skylights as against windows, it is still in effect making a bungalow into the style of a house and as stated previously, Cattistock Road consist of attractive SINGLE STOREY 3 bed roomed detached bungalows so, therefore, could still set a precedent for others - which would totally impact the character and ambience of the whole road.

Yours faithfully

John & Patricia RIDALL



10 Cattistock Road
 Cleethorpes
 N.E. Lincolnshire
 DN35 0AZ

22nd July, 2020

Dear Ms. Loring,

Your Ref: DM/0439/20/FUL

Further to your correspondence dated 22nd June
 and 16th July, 2020.

I would like it to be known that I
 fervently oppose the Planning Application for
 alterations to No.6 Cattistock Road, Cleethorpes.

I am aware that I live at No.10 Cattistock
 Road and therefore not directly next to
 said application. My privacy in my back
 garden is already restricted (which was
 accepted on purchase of my bungalow)
 and any further intrusion (which will
 definitely be compounded by raising
 of a roof and impending windows) will
 impede my privacy even more.

I believe that any substantial
 alterations would devalue the immediate
 properties as this would encourage a

larger family unit to move in should the applicant sell at a future date.

It is my understanding (and the main reason for buying my present home) that this area was purportedly designated for the building of bungalows and not bormas or houses.

I would appreciate some clarification on how, when the initial correspondence stated any oppositions etc., should be registered by 16th July, 2020. (i.e. same date as closing date) Yet an addendum to the application dated 16th July, 2020 was sent out immediately, therefore making me assume the first application was only an interim plan.

A reply would be very much appreciated as the timing of even further intrusive changes does not bode well.

Yours sincerely

Mrs. D

W

PLANNING COMMITTEE - 12th August 2020**ITEM: 4** **RECOMMENDATION: Approval with Conditions****APPLICATION No: DM/0311/20/FUL****APPLICATION TYPE: Full Application****APPLICATION SITE: Land Off Main Road, Barnoldby Le Beck, North East
Lincolnshire,****PROPOSAL: Erect three dwellings with garages to include new access, parking and
landscaping****APPLICANT:**

Mr R Osmond
Livestock Feeds (Grimsby) Ltd
Land North of
Main Road
Barnoldby Le Beck
DN37 0BG

AGENT:

Mr Daniel Snowden
Ross Davy Associates
Pelham House
1 Grosvenor Street
Grimsby
DN32 0QH

DEPOSITED: 28th April 2020**ACCEPTED: 28th April 2020****TARGET DATE: 23rd June 2020****PUBLICITY EXPIRY: 31st May 2020****AGREED EXTENSION OF TIME DATE:****CONSULTATION EXPIRY: 25th May 2020****CASE OFFICER: Richard Limmer****PROPOSAL**

The proposal is a full application for the erection of 3 dwellings (1 bungalow and 2 houses) with associated access, landscaping, garages and infrastructure.

This application has been put to Planning Committee due to an objection from Barnoldby Le Beck Parish Council and the number of objections received from neighbouring properties.

SITE

The site lies on the northern side of Barnoldby le Beck with Beck Farm Mews to the east, the previously approved dwellings to the north and the open countryside to the west. Along the western edge of the site runs an access track and public footpath. To the east are neighbouring dwellings on Beck Farm Mews. Adjacent to the access to the south of the site are the neighbouring properties Bramble Lea and Hillcrest House.

The site itself is relatively flat and has been cleared to make way for development. The access into the site has been started as part of the development of phases 2 and 3 to the north of the site. The site is known to have Japanese Knotweed on it but works to remove it have been undertaken.

RELEVANT PLANNING HISTORY

On this site:

DM/0279/14/OUT - outline for 3 dwellings - approved

DM/0230/17/REM - reserved matters for 3 dwellings - approved

This application has now expired.

To the north:

Phase 2

DM/0951/14/OUT - outline for 3 dwellings - approved

DM/1103/17/OUT - reserved matters for 3 dwellings - approved

Works have started on the site access and the application is extant.

Phase 3

DM/0398/15/OUT - outline for 2 dwellings - allowed at appeal

DM/1039/18/REM - reserved matters for 2 dwellings - approved

Works have started on the site access and the application is extant.

RELEVANT PLANNING POLICIES AND BACKGROUND PAPERS

National Planning Policy Framework (February 2019)

NPPF12 - Achieving well designed places

NPPF14 - Climate, flooding & coastal change

NPPF5 - Delivering a sufficient supply of homes

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.

Env. Health - No objections.

Drainage - No objections but require condition for implementing the drainage scheme.

Parish Council - Object to the proposal with concerns over Japanese Knotweed.

Trees - No objections, condition to implement landscaping scheme.

Heritage Officer - No objections.

Neighbours

The following neighbours have objected to the proposed development:

- The Laurels
- Southwood
- Bramble Lea
- 3 Beck Farm Mews
- 4 Beck Farm Mews
- 1 and 2 Farm Cottages

The neighbours have concerns over the following matters:

- The site has Japanese Knotweed on it and the works to remove it have caused concerns over spreading it to neighbouring land.
- Impact during construction due to noise, dust etc.... access, and the use of the track and public footpath for construction traffic causing conflict with path users and the adjacent properties.
- Time it has taken for development to happen given the original permission dates back to 2014.
- There is no requirement for additional dwellings in the village.

APPRAISAL

The material considerations are:

1. Principle of Development;
2. Impact on Neighbours;
3. Impact on the Visual Character of the Area;
4. Japanese Knotweed;
5. Drainage;
6. Highways.

1. Principle of Development

The proposed development is for 3 dwellings on land off Main Road in Barnoldby Le Beck. The site is located within the Development Boundary for the village on the NELLP Inset Maps. Policy 5 of the NELLP does not preclude residential development within the defined settlement boundaries in principle subject to the site specific issues relating to the development.

It is also noted that there is planning history on and adjacent to the site which is a material consideration. Whilst the planning permission under DM/0279/14/OUT and DM/0230/17/REM has expired it is still material and this proposed development follows that approved scheme. There is also an extant planning permission for 5 other dwellings to the north of the site, accessed from the same access, which are under construction.

It is therefore considered that the proposed development, in principle, would accord with Policy 5 of the NELLP.

2. Impact on Neighbours

The proposed development is located to the north of Main Road. There are neighbours to the east and south of the site.

Plot 1 of the proposed development is a bungalow positioned adjacent to the boundaries of 1 Beck Farm Mews and Hillcrest House. However, the proposed bungalow is positioned with good separation to these neighbours and as a bungalow would not offer any significant issues to their residential amenities. To ensure that in the future any proposals for dormer windows can be considered through the planning system it is proposed to removed Permitted Development Rights for dormer windows on this property.

Plot 2 would be a 2 storey house with a large detached garage to the front. The southern boundary of this plot is adjacent to Bramble Lea and no.1 and no.2 Farm Cottages. The proposed dwelling and garage is well separated from these neighbours and there would

not be any side windows overlooking the neighbours. Whilst it would be visible from these neighbours gardens it would not unduly affect their amenities.

Plot 3 would also be a 2 storey house but with an attached garage to the front. This plot benefits from no immediate neighbouring properties but would still be visible from the neighbours from no.1 and no.2 Farm Cottages. However, there would not be an undue impact on their residential amenities.

It is therefore considered that the proposed development would not have an undue impact on the neighbouring properties residential amenities in accordance with Policy 5 of the NELLP.

It is noted that neighbours have commented on the proposed development and the potential impacts of using the public footpath as an access for construction vehicles. The applicant has addressed this point by an amended Construction Management Plan to detail that construction traffic shall use the main site access between Hillcrest House and Bramble Lea.

2. Impact on the Visual Character of the Area

The proposed development sits on a site that provides only limited visibility to the public domain as it is not visible from the main highway but there is a footpath running along the western boundary of the site which would provide views to the proposed dwellings. However, it is considered that the impact of the proposed dwellings would be minimal, there are other approved dwellings further along the footpath attached to this site and beyond the site is the modern development at Beck Farm Mews which offers views through to the footpath already. A landscaping scheme has been submitted with the application which is considered to be acceptable and will help soften the development.

With regard to the character of the wider area, Barnoldby le Beck as a village has grown over time with a multitude of houses from various different periods. This sporadic growth now forms part of the character of the village. The village also benefits from a range dwelling types and sizes set in moderate to large plots. The proposed development would allow three dwellings in moderate sized plots with good amenity space.

The proposal is therefore considered to accord with Policy 5 of the NELLP.

4. Japanese Knotweed

Part of the site appears to play host to an infestation of Japanese Knotweed. A condition was placed on the previous application for the management and eradication of the plant prior to development. The applicant has also provided details of the scheme to eradicate the knotweed and this work has started. This involves removing the top soil from the site and relocating to the north of the site and then treating the material with herbicide until it

has been dealt with. This has raised concerns with the neighbours due to the potential to spread knotweed to the neighbours gardens.

However, it must be noted that Japanese Knotweed is now not a planning issue. It is regulated by DEFRA and the Environment Agency, it is not an offence to have it on your land. It only becomes an offence if it is allowed to spread off of your land and this is dealt with by the Environment Agency. This site and the concerns raised by the neighbours has been raised with the Environment Agency and they are monitoring the situation.

The material that has been removed from this site and relocated to land further to the north is under investigation by the Enforcement Team to establish whether this is in itself development that requires planning permission but remains a separate issue to this planning permission.

5. Drainage

This application has been submitted with a detailed drainage scheme that has been assessed by the Drainage Officer and is considered to be acceptable. A condition is therefore required to ensure that it is installed as per the submitted scheme. This is considered to accord with Policy 34 of the NELLP.

6. Highways

The site layout shows the access arrangements. These are considered acceptable to the Highways Officer, in addition to the submitted Construction Management Plan. This is considered to accord with Policy 5 of the NELLP.

CONCLUSION

The proposed development follows the previous approval on the site and would not lead to undue impacts on the neighbours residential amenities, the character and appearance of the area or highway safety and amenity. The proposal therefore accords with Policies 5, 22 and 34 of the NELLP and is recommended for approval.

RECOMMENDATION

Approval 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:

RD3856-01A site location plan
RD3856-02 existing block plan
RD3856-03 proposed block plan
RD3856-04B plot 1 plans and elevations
RD3856-05A plot 2 plans and elevations
RD3856-06A plot 3 plans and elevations
RD3856-07 garage plans and elevations

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 materials detailed in document ref: RD3856-LA09-02-17 unless otherwise agreed in writing with the Local Planning Authority.

Reason

To protect the appearance of the area in accordance with Policy 5 of the North East Lincolnshire Local Plan 2013-2032.

(4) Condition

The development shall be built out in accordance with the surface water drainage plan ref: 1115-1107-CIV-10-B and implemented prior to occupation of any dwelling unless otherwise agreed in writing with the Local Planning Authority.

Reason

In the interests of flood risk and sustainable drainage in accordance with Policy 34 of the North East Lincolnshire Local Plan 2013-2032.

(5) Condition

The development shall be built out in strict accordance with the Construction Management Plan ref: RD3856-LA22-04-20 (dated July 2020) unless otherwise agreed in writing by the Local Planning Authority.

Reason

To protect the residential amenities of the neighbouring properties in accordance with Policy 5 of the North East Lincolnshire Local Plan 2013-2032.

(6) Condition

The landscaping scheme detailed on plan ref: RD3856-09A shall be fully completed within 12 months of all of the properties being first occupied and be maintained thereafter in accordance with the details on the plan unless otherwise agreed in writing by the Local Planning Authority.

Reason

To protect the visual appearance of the area in accordance with Policy 5 of the North East Lincolnshire Local Plan 2013-2032.

(7) Condition

The access road and driveways shall be constructed in accordance with the details shown on plan ref: 1115-1107-CIV-30A and managed thereafter in accordance with the management plan ref: RD3856-08. Unless otherwise agreed in writing by the Local Planning Authority.

Reason

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

(8) Condition

Notwithstanding the Town and Country Planning (General Permitted Development) Order 1995 (or any statutory amendment thereto), no development under Schedule 2 Part 1, Class B shall be permitted on the dwelling on plot 1.

Reason

To protect residential amenity in accordance with Policy 5 of the North East Lincolnshire Local Plan 2013-2032.

(9) Condition

If during development 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.

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.

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 and 34.

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 providing advice on reducing conditions.

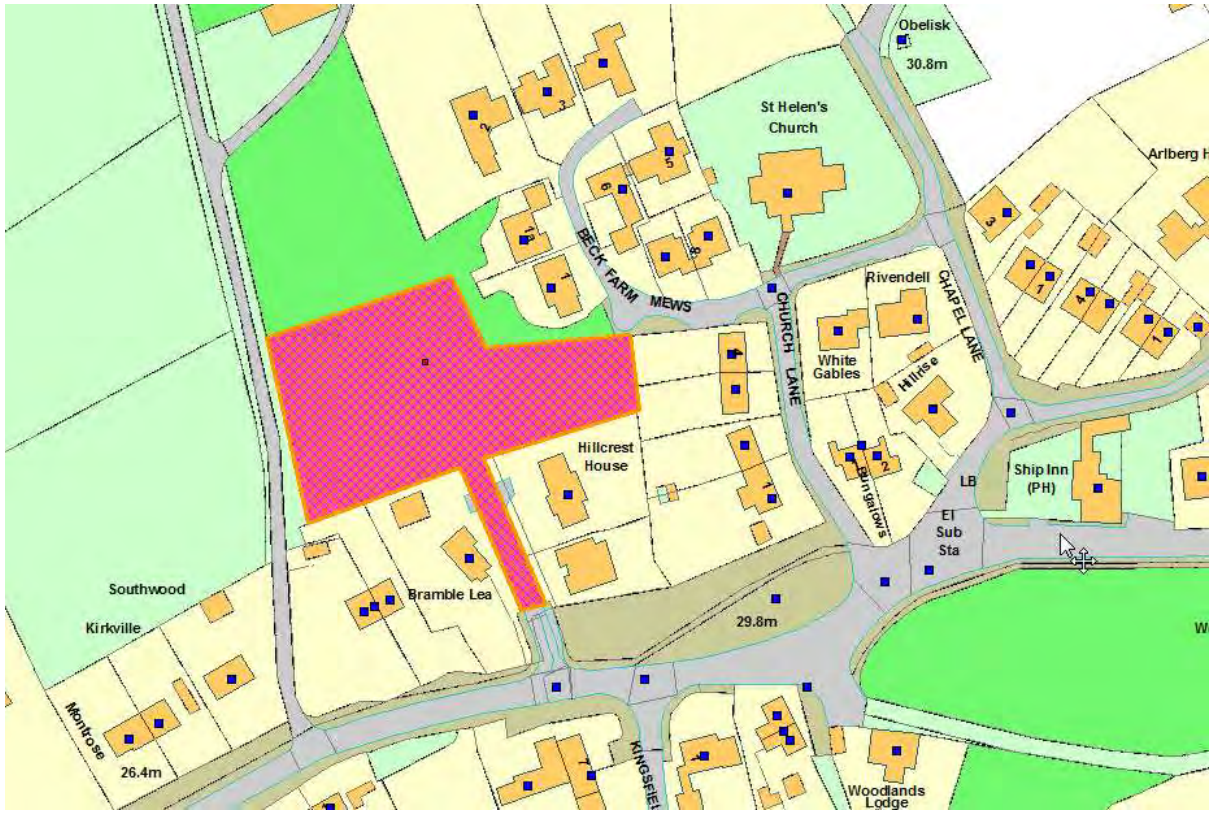
3 Informative

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.

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).

DM/0311/20/FUL - Land Off Main Road, Barnoldby Le Beck



DM/0311/20/FUL - Land Off Main Road, Barnoldby Le Beck



BARNOLDBY-LE-BECK PARISH COUNCIL

Mrs K Kirkham
Clerk to the Council
Telephone: 07926 885 184
Email: BarnoldbyPC@outlook.com

14 Househams Lane
Legbourne
Louth
LN11 8LG

1st June 2020

NELC planning Department
Case Officer - Richard Limmer

Dear Sir,

Planning Reference: DM/0311/20/FUL

Proposal: Erect three dwelling with garages to include new access, parking and landscaping.

Location: Land at Bradley Road, Barnoldby Le Beck

I can confirm that the above planning application was discussed by Barnoldby le Beck Parish Council at their virtual meeting held on 28th May 2020.

Following a review of the plans and discussion, the Parish Council unanimously agreed to oppose this application on the grounds that there is an open multi-agency investigation into ground contamination with Japanese Knotweed on the site. The Japanese Knotweed plan submitted with the previous application stated that translocation and herbicide treatment was not recommended as achievable however this is what the applicant went ahead with. The plan submitted with the current application states that the work has not yet started, however it has actually been completed. Given that excavating plant has been delivered to site and is currently parked up there, the Parish Council's concern is that the applicant will carry out more ground disturbing work before the investigation is complete and risk further spread of the knotweed.

The planning enforcement department has raised a enforcement notice (EN/0207/20) for breach of planning conditions relating to Japanese Knotweed. The Parish Council requests that planning conditions should ensure that a control programme should be imposed and that it is carried out correctly and fully.

Kindest Regards

Kim Kirkham
Barnolby Le Beck Parish Clerk

Comments for Planning Application DM/0311/20/FUL

Application Summary

Application Number: DM/0311/20/FUL

Address: Land Off Main Road Barnoldby Le Beck North East Lincolnshire

Proposal: Erect three dwellings with garages to include new access, parking and landscaping

Case Officer: Richard Limmer

Customer Details

Name: Mrs Maegan Cox

Address: The Laurels Barnoldby-le-Beck

Comment Details

Commenter Type: Neighbour

Stance: Customer made comments neither objecting to or supporting the Planning Application

Comment Reasons:

Comment: I am not against the 3 properties being built but would like to suggest the road to the 3 plots is put into place before the houses are built so this provides the access for the abundance of heavy goods vehicles and many trades that will need access. The current access road that has been suggested is not fit for purpose and having read the other neighbour comments I can completely agree with them; it is a danger to allow this scarcely surfaced lane with no passing points as an access point for a large development, how would these large vehicles turn around as you could not reverse out of the lane.

The lane is used frequently for a fishing lake, residential properties and equestrian use, as well as a popular walkers route.

Comments for Planning Application DM/0311/20/FUL

Application Summary

Application Number: DM/0311/20/FUL

Address: Land Off Main Road Barnoldby Le Beck North East Lincolnshire

Proposal: Erect three dwellings with garages to include new access, parking and landscaping

Case Officer: Richard Limmer

Customer Details

Name: Mrs Wendy Smith

Address: Southwood Main Road, Barnoldby-le-Beck Grimsby

Comment Details

Commenter Type: Neighbour

Stance: Customer made comments neither objecting to or supporting the Planning Application

Comment Reasons:

Comment: I would like it to be written into the application that under no circumstances should the public footpath adjacent to my property be used for site plant and delivery vehicles while constructing the new properties if the proposal goes ahead. The footpath is too narrow and I have already experienced slight damage to my boundary hedge when machinery was delivered to excavate the Japanese Knotweed. There was also damage to my neighbours property. The footpath will become too dangerous to use and a valuable amenity will be lost. In the current covid crisis this is not acceptable. The footpath is used for recreation by many of the village children and as there are no passing places it would be an accident waiting to happen.

Comments for Planning Application DM/0311/20/FUL

Application Summary

Application Number: DM/0311/20/FUL

Address: Land Off Main Road Barnoldby Le Beck North East Lincolnshire

Proposal: Erect three dwellings with garages to include new access, parking and landscaping

Case Officer: Richard Limmer

Customer Details

Name: Mr kevin lancaster

Address: Bramble lea Main Road Barnoldby le beck Grimsby

Comment Details

Commenter Type: Neighbour

Stance: Customer made comments neither objecting to or supporting the Planning Application

Comment Reasons:

Comment: I would like to object to this request for full planning permission as I suggested in 2014 but feel that the previous approval of it under application #230/17 and that the subsequent further approvals for the other 5 houses in this field is already setting precedent. The original request for the outline of three detached buildings in this field was submitted under #279/14 OUT application and full permission granted in 2017. Any concerns reference to this development being outside of the village boundary at that point and the potential for further development requests have been disregarded in the past and the number of new properties destined to be built in this field now totals eight under 2 other approved planning applications. This does not include the additional detached building that has been built under application #231/17, served by the same services and access road.

Whilst I would like to see any approved building works completed in a timely manner it has taken 6 or more years and several attempts to now relocate the Knotweed contaminated soil and the issues such as land drainage and surface water run off still remain a concern to us at the lower elevation levels of this field.

I would like to suggest that the utility wheelie bin collection point provided for in the later phase planning application is also made a requirement on Plot 2 applications from the outset. Also I would like to reinforce that the noise and dust issues are kept under strict control and monitored correctly. If possible some form of timeframe for completion on each phase is upheld if permission is granted again.

I would like to record that the access road serving this application and the other properties within this field is not named as Bramble Lea. This name is our house address. I would suggest that the access road is named with reference to the historical field or farm names that were in use in the villages past history - Glebe, Atkins, Mount Pleasant, Saw etc

In summary please reject this request and the others appertaining to the field or speedily conclude any such building work and in the future respect the village development boundary limitation in all

cases.

Comments for Planning Application DM/0311/20/FUL

Application Summary

Application Number: DM/0311/20/FUL

Address: Land Off Main Road Barnoldby Le Beck North East Lincolnshire

Proposal: Erect three dwellings with garages to include new access, parking and landscaping

Case Officer: Richard Limmer

Customer Details

Name: Mr Mark Chapman

Address: 3 Beck Farm Mews, Barnoldby-le-Beck Grimsby

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: The Japanese Knotweed removal plan that is referenced within this application shows the dig and dump area on the north of the boundary, however this has not been followed and the Knotweed has been dumped to the north east.

Original planning documents for these houses and the subsequent planning developments stated that the knotweed would be removed from site, with the knotweed being moved and not properly disposed of it hasn't really solved the problem just moved the problem elsewhere.

The knotweed management plan is lacking detail in terms of what the plan is for the management of the knotweed that has been excavated and dumped to the north of a number of properties in Beck Farm Mews.

Comments for Planning Application DM/0311/20/FUL

Application Summary

Application Number: DM/0311/20/FUL

Address: Land Off Main Road Barnoldby Le Beck North East Lincolnshire

Proposal: Erect three dwellings with garages to include new access, parking and landscaping

Case Officer: Richard Limmer

Customer Details

Name: Miss Kate Bradshaw

Address: 4 Beck Farm Mews Barnoldby Le Beck Grimsby

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I strongly object to this planning application as a neighbour. The applicant has let previous planning lapse which had an approved treatment of knotweed attached to it which as neighbours we were happy with. The applicant has not followed the approved treatment but has instead dumped the large amount of knotweed in another part of the village close to the back gardens of me and my neighbours - in full sight of me from my house in an unauthorised place as a quick and cheap unauthorised method not dictated by planning. He has felled a number of trees to clear a large area to dump this - I do not know whether this is authorised and if an appropriate felling licence is in place for it? He has then dumped it above ground at a height of 1 metre - the knotweed company who did this for him informed me that they have never relocated and put a height of more than 15-25cm before. The only way to stop this spreading to existing garden per the knotweed company at this height would be regular strong spraying of the knotweed over several years. This will result in the pesticides spreading into the gardens of families with young children and I have been told it would be deemed an inappropriate practice by the environment agency as it has been dumped too close to a water way (another reason why the position of it would not be authorised if the correct channels had been used for the movement of a notifiable waste). We are now faced with a huge amount of notifiable waste dumped in our village in an authorised and unsuitable area with many dog walkers, families walking and cyclists going through the area potentially spreading it all over the village.

No thoughts has also be made to the wildlife habitats that have been destroyed as it is not just trees that have been felled but numerous bushes and undergrowth cleared. The weeks initially following the clearing and dumping we heard terrible screaming from the wood at night times which we have never heard before of all different types and where clearly not all of foxes.

I believe it is in the interest of the village to make sure this planning is not approved and the actions he has already taken are put right by the correct practices stipulated in the previous

approved planning conditions.

Comments for Planning Application DM/0311/20/FUL

Application Summary

Application Number: DM/0311/20/FUL

Address: Land Off Main Road Barnoldby Le Beck North East Lincolnshire

Proposal: Erect three dwellings with garages to include new access, parking and landscaping

Case Officer: Richard Limmer

Customer Details

Name: Mr Michael Booth

Address: 1 Farm Cottage, Main Road, Barnoldby le Beck Grimsby

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I object to this application as I consider it an unnecessary development. Planning permission for this plot has been in force for three years. No work has been carried out on the site with regard to building development. This must show that there is no requirement within this community for these houses. In this time a plot off the proposed access road has had a house constructed and is near completion. This must show that if these houses were required they would have been built within the first application period.

On reading the access details I note that there is no requirement for all vehicles to enter and exit the site via the proposed new entry point. My home is to the west of the site and is accessed by a small single lane track (part of which I have to maintain). The entry from the road is blind to incoming traffic and has no passing points near the entrance . It also gives access to two other houses, a fishing pond and a busy livery business which attracts several cars through out the day. It is also the route of footpath 94 which is an extremely well used public footpath.. Unfortunately it also gives vehicular access to the rear of this proposed development and has recently been used by heavy plant vehicles to enter the site.

Any use of this track for this development would cause danger to local residents, walkers, horse riders and other vehicles. Previous applications made for development from this track have been turned down due to concerns by the Highways department who considered the lack of open vision at the entrance made it a danger to users.

I request that as part of the granting of this application a clause be added stating that all access to the site be made via the new access road and not this track. This clause is already inserted in the planning consent for the further applications that have been passed which are an extension of this application.

Comments for Planning Application DM/0311/20/FUL

Application Summary

Application Number: DM/0311/20/FUL

Address: Land Off Main Road Barnoldby Le Beck North East Lincolnshire

Proposal: Erect three dwellings with garages to include new access, parking and landscaping

Case Officer: Richard Limmer

Customer Details

Name: Mr Albert Watts

Address: 2 Farm Cottage Main road Barnoldby by le beck

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: The footpath/track that is to the west of my property could be used as entry to this site, it is access for three residents, fishermen horse owners, the residents have to maintain the track surface. This track is only single vehicle entry/exit there are no passing points along the track, if someone is entering at the same time someone leaving they have to reverse out on to the main road. Oil tankers gas tankers also use this track for delivery to the residents. Some work has already started on this site and damage to the surface has been caused also damage to boundary post. All building work should enter/exit the site via Bramble Lee which is highway standard and does not restrict view of traffic on the main road.

Could I request that as this application is past an amendment be added that no persons/cars/delivery's use this track and they should all use Bramble Lee for all access