

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



Telephone: 01472 326289 – Option 1



Working in Partnership

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
DN/0389/21/FUL	Removal of Suggiths lane crossing and the access to the nearby beach has caused exceptional consternation & distress to nearby residents. Ward businesses have also suffered as a result

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Contact Details: -

Signature .. Date 1/6/2021

Name Brian Robinson

Address: 27 The Avenue Healing Grimsby
 N.E. Lincs. DN41 7WA

Comments for Planning Application DM/0389/21/FUL

Application Summary

Application Number: DM/0389/21/FUL

Address: Land Adjacent Railway Crossing Suggitts Lane Cleethorpes North East Lincolnshire

Proposal: Construction of new footbridge (with ramps and stairs) including lighting to facilitate the closure of Suggitt's Lane Level Crossing and associated works

Case Officer: Jonathan Cadd

Customer Details

Name: Mr Paul Johnson

Address: 11 Simons Place Cleethorpes

Comment Details

Commenter Type: Member of the Public

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment: I think the planned bridge is well designed and much needed. I have been having to take a 20 minute diversion via the Fuller Street bridge to access the beach with my children. We along with many others have been carrying pushchairs and cycles over the bridge since the crossing closed which is very dangerous and is only matter of time before an accident occurs.

Comments for Planning Application DM/0389/21/FUL

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Case Officer: Jonathan Cadd

Customer Details

Name: Mrs Kerri Jasiewicz

Address: 9 Park View Cleethorpes

Comment Details

Commenter Type: Member of the Public

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment: 100% In support of this bridge. Access to the beach with my children has been cut off without a very lengthy walk down Grimsby road, loads of roads to cross and bump the pram up and down not to mention the noise from traffic! Looking forward to the return of peaceful walks and having good access just a couple of streets away!

Comments for Planning Application DM/0389/21/FUL

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Case Officer: Jonathan Cadd

Customer Details

Name: Miss Kim Harvey

Address: 11 manchester st Cleethorpes

Comment Details

Commenter Type: Member of the Public

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment: The crossing should never have been shut . After years of crossing it never any deaths .the bridge is much needed by people who cannot use fuller st . It's taken to long and many people have been effected by the closure I say get a move on and get it done .

Comments for Planning Application DM/0389/21/FUL

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Case Officer: Jonathan Cadd

Customer Details

Name: Mr Michael Savage

Address: 260 Grimsby Road Cleethorpes

Comment Details

Commenter Type: Member of the Public

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment:1. The proposal includes the words "to facilitate the closure of Suggitt's Lane Level Crossing". This is NOT the case as the crossing was closed as long ago as April 2019.

2. The bridge should be painted in a neutral colour ie. grey or light blue. Mid/Dark blue will make it stand out too much, especially for those living within sight of it.

Comments for Planning Application DM/0389/21/FUL

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Case Officer: Jonathan Cadd

Customer Details

Name: Mrs Melanie Sangster

Address: 58 achille Rd Grimsby

Comment Details

Commenter Type: Member of the Public

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment: Pleased there is going to be a bridge, or at least some access over the train lines. I don't think it actually needed changing in the first place, i don't ever remember anyone getting hurt by a train there, unless it's been a deliberate act. It would have been interesting to have figures of the alleged near misses. Its the end of the line. There are so few trains a day anyway. What are the plans for getting cycles across the bridge? I understand that cycling is to be encouraged. As someone who currently has to carry her cycle over fuller St bridge, it's a real effort. In Holland they have, escalators at the side of stairs /slopes to put your cycles on??

Planning Officer
New Oxford House
2 George Street
Grimsby
DN31 1HB

Mr M.P. Hickie
9 Suggitts Orchard
Cleethorpes
N. E. Lincs
DN35 7LN
8th May 2021

**PLANNING APPLICATION REFERENCE DM/0389/21/FUL (Land Adjacent Railway Crossing
Suggitts Lane, Cleethorpes)**

Dear Sir,

I wish to object to the above planning application as follows:

1. **Overlooking and loss of privacy:** There is shielding on the lower level of the ramp, but there is no shielding on the upper level, with this being higher and probably having a distance of less than 20 metres between some of the residents' houses and ramp, you will be able to have a good view into some of the residents' bedrooms, bathroom and gardens. The bathrooms even with obscured glass requires the windows to be open when showering or bathing.
2. **Scale and dominance:** With this footbridge and ramp being at such close proximity to the residents of Suggitts Orchard, the height and length of this metal structure will dominate the skyline and create a feeling of enclosure. With it being so close to the boundary fence, there is no chance of any natural screening such as trees or large shrubs to break up the scale of this imposing structure.
3. **Noise and disturbance from use:** If mobility scooters will be able to access this ramp, then this should not be a problem for motorbikes, and scooters etc, to be able to use this ramp. There could be anti-social behaviour and mis-use with people creating a disturbance using this footbridge and ramp. These were some of the reasons cited by Network Rail for the decision to close this crossing, so now this will probably become a local resident's problem with people using this footbridge and ramp.

Yours Faithfully,







Comments for Planning Application DM/0389/21/FUL

Application Summary

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Proposal: Construction of new footbridge (with ramps and stairs) including lighting to facilitate the closure of Suggitt's Lane Level Crossing and associated works

Case Officer: Jonathan Cadd

Customer Details

Name: Mrs June Lambord

Address: 10 Suggitts Orchard Cleethorpes

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: We have lived in our home since it was built and always enjoyed living on this quiet little estate. We used to use the crossing to go and sit and watch the ships up and down the Humber and we welcome the thought of being able to do this again if this bridge is built.

However our main objection to the plan for this bridge is the close proximity of this huge structure to the rear of our property. We will lose all our privacy both in our garden and in the rear of our house. We have been told that they are removing the trees and bramble bushes to install the ramp, so our view will now be of a hideous structure only three feet from our boundary. I don't think people realise exactly how close this bridge will be to the properties in Suggitts Orchard.

We are also very worried about youths using the bridge late at night and causing a disturbance.

We also note that the ramps will be suitable for mobility vehicles so how can the council say that it cannot be used by motorbikes and scooters? We often see these on the sea wall opposite our property at night.

Why oh why, in this day and age, can they not have automatic locks on the existing gates for when the trains are approaching. Even cameras installed would help. No bridge needed. 150 years with no accidents on this crossing so why the need for all this work, expense and stress to local residents.

Comments for Planning Application DM/0389/21/FUL

Application Summary

Application Number: DM/0389/21/FUL

Address: Land Adjacent Railway Crossing Suggitts Lane Cleethorpes North East Lincolnshire

Proposal: Construction of new footbridge (with ramps and stairs) including lighting to facilitate the closure of Suggitt's Lane Level Crossing and associated works

Case Officer: Jonathan Cadd

Customer Details

Name: Mr Peter Sheffield

Address: 11 Suggitts Orchard Cleethorpes

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I am writing to complain and voice my concerns regarding the proposed new footbridge at Suggitts Lane.

I am a home owner resident at Suggitts Orchard, and my back garden , and those of my neighbours , all back onto the railway line.

Due to the zigzag design of the proposed bridge, our properties and gardens will be directly overlooked by anyone crossing the bridge, and this will affect the security of my house, and those adjoining it. Also, our privacy will be greatly reduced.

I find this extremely worrying, and also feel it will reduce the value of the properties. One of the attractions of this street is the safety and privacy we have enjoyed so far.

Is there no way the bridge design could be adjusted to restrict the capacity to see right into our gardens and properties?

I did benefit, as did many others, from the simple crossing that was previously in place, and hoped for a replacement, but this proposed replacement is to the detriment of the properties that adjoin the railway line.

I look forward to hearing from you.

Yours sincerely

Mr Peter Sheffield.

Planning - IGE (ENGIE)

From:
Sent: 12 May 2021 22:35
To: Planning - IGE (ENGIE)
Subject: Ftao jonathan cadd proposed suggitts lane bridge

Dear sir,

Thank you for your visit 31/4/21 and for listening to residents concerns with regards the proposed construction of the suggitts lane bridge.

I have digested some of the proposals on the planning application and find this even more perplexing when we are informed that almost all of the construction will take place during the night between the hours of 22:00 and 08:00, six nights per week with only Friday night when no works will commence for a duration of six months although latest information in Grimsby telegraph state nine months.

The six properties which will directly impacted by the proposed construction are between 7 and 16 meters from the construction site, I have concerns about structural damage to these properties with enviable pilling in such close proximity.

The calendar inventory of proposed future works is very precise which leads me to deduce that this is perhaps a foregone conclusion even before planning permission has been approved.

The most comprehensive image I have seen to date is on the sunlight assement it makes this structure appear even more imposing and worrying.

Congratulations on the comprehensive 67 page survey concerning habitats and impact on wild life, most of which are geographically not endemic to this location.

I find it concerning that a similar survey has not been conducted as to the impact this construction will have on the six families this will affect directly, it would seem the well being of animals and flora and fauna is of a higher priority.

We are not against the proposed construction of a bridge, indeed all residents opposed the closure of the crossing, but we are unitedly opposed to the current design for the obvious loss of privacy which will occur as well as numerous other potential problems which I have highlighted in detail in a previous mail to both nelincs council and network rail.

We have sought advice from several local estate agents they all agree that devaluation of property will be between 10 and 20% should this construction take place.

There will obviously be overwhelming support in the surrounding area for this project I am certain, they will not be aware, nor will they care about the six families who's lives will be significantly changed.

I hope that the planning application committee will spare a thought for us when making their decision.

Your sincerely Ian potterton

Comments for Planning Application DM/0389/21/FUL

Application Summary

Application Number: DM/0389/21/FUL

Address: Land Adjacent Railway Crossing Suggitts Lane Cleethorpes North East Lincolnshire

Proposal: Construction of new footbridge (with ramps and stairs) including lighting to facilitate the closure of Suggitt's Lane Level Crossing and associated works

Case Officer: Jonathan Cadd

Customer Details

Name: Mr Keith Hampson

Address: 14 Suggitt's Orchard SUGGITT'S ORCHARD Cleethorpes

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I am 100% against the proposed build

In 2019 the foot crossing was closed, it is accepted that this was closed by Network rail and caused great outrage throughout the local community. Since the date of closing there has been a significant amount of signatures for this popular crossing to reopen. This petition obtained enough coverage that this was commented on by the Prime Minister, Mr Johnson who vowed to 're-open the crossing'. This was also debated in parliament whereby it was announced that the crossing would not open. All this momentum was generated by the local people who wanted the crossing reopening and not the monstrosity that is a proposed bridge, this was never asked for. 25% of local residents did not approve the proposal in the recent public consultation.

I see the proposed bridge as an expensive solution to a problem which needn't be there. The Planning Statement states that the crossing was closed due to their 'Level Crossing Safety Strategy' and that this is 'not a formal public right of way'. This being the case, I would ask if there is any obligation on NELC to approve any such structure to comply with any act of parliament, including the equality act which is referred to on a number of occasions. That is said with great care as I am a male of limited mobility and walk with a stick.

A second reason for the non-requirement of the bridge is the proposed location. It is stated that this is approx 1000 meters from Cleethorpes station, a short distance and only 450 meters away from a pre-existing bridge (Fuller Street) which is plagued with a number of issues. Is there really a need for such a structure only 1000 meters from Cleethorpes station. The designed ramped access build at 1:15 gradient means that each ramp will be around 60 meters in length, with a return run of a further 60 meters in order to get to the required height to cross the railway. This

approx 120 meter ramp to cross the bridge means there is a further 120 meter descent before the 1000 meter travel to cleethorpes station, this meaning to travel across the bridge will increase your journey distance by 20%. it is just as quick and easy to take pre existing footpaths, which will also save public money on with no maintenance

The construction management plan, the ramp access to the bridge is shown as running parallel, directly next to the boundary line with 9-14 Suggitts Orchard. There is a private rear alley access to these properties which is used daily by residents. The ramped access tower above this access, meaning any items discarded from the ramped access will drop into this alleyway and put residents in risk. That it without saying that the private alleyway is 1 meter wide, beyond this is rear gardens of properties which include patio areas within the are of the rear fence.

It is of great concern that any items thrown/dropped from the ramped access will have no non-residential land to overcome before it is within private residential areas.

This risk is heightened as there are many elderly residents in the area who accommodate grandchildren in the rear gardens. The Construction Management plan stated that this construction was 20 meters away from properties. this is in fact false information it is only 8 meters away from bungalows.

There's a proposed 'privacy screen' 1.8 meters tall which runs parallel to the properties 9-14 Suggitts Orchard, whilst this does negate immediate privacy concerns there is still more that enough 'ramp' and actual bridge which is of such a height that this will afford all users of the bridge direct views into rear gardens and rear windows of properties. including rear children's bedrooms.

The installation of privacy screens is deemed necessary for safety reasons for direct views into private gardens and bedrooms, The screens do however pose a significant risk to vulnerable bridge users that rely on the ramps access. Any user approaching the site from Suggitts lane will have to travel the full length, reach the foot of the bridge before they are able to look right and assess for themselves that the bridge is safe to use. It is only when at the foot of the bridge you will see if there are any blockages or congregation of youths etc, to allow users to assess its safety. Once the first part of the ramp is negotiated, it is only when the user is half way that they can assess fully that the same issues do not face them on the second incline. This has the potential to cause sufficient anxiety that the bridge is unusable for a number of elderly people or young parents.

It has to be asked if any bridge which needs privacy screens to partially 'fix' one issue which in turn puts the safety of other bridge users at risk should even be considered? It seems that these issues alone indicate this bridge is not fit for purpose.

Comments for Planning Application DM/0389/21/FUL

Application Summary

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Proposal: Construction of new footbridge (with ramps and stairs) including lighting to facilitate the closure of Suggitt's Lane Level Crossing and associated works

Case Officer: Jonathan Cadd

Customer Details

Name: Mrs Claire Haigh

Address: 2 Ravendale Road Cleethorpes

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I object to this construction. The size of this ramp with its proximity of 11m to the houses at Suggitt's Orchard (SO) will cause a gross loss of privacy to the residents. This construction will provide a council owned viewing platform for the general public to stand & view the residents (inc. children) in their homes. Anybody will easily be able to take photos with a mobile phone of children in a private setting due to the distances. The right to be lead a private life has been ignored. The lower section of the ramp has a privacy screen, but not on the upper section which is only 12.2m away from the houses, limiting the effectiveness as people can still view/photograph into homes from the higher point. Those involved in the project have come into SO and expressed shock at the houses being so close. The bridge will be higher than the houses & overshadow them in its size, appearance & in the problems it will attract. The plan disregards the homes the bridge has the biggest impact on. Currently there is privacy from the railway by trees but these will be removed. The structure is not in keeping with the residential area & will be an eyesore on the landscape. All parties involved should be heavily compensating the residents directly affected due to the money they will need to spend to protect their privacy & safety due to levels of Anti-Social Behaviour (ASB) this bridge will attract at close range. The first view of the town for visitors by train will be this eyesore & leave a negative impression of the rejuvenated North Promenade. Since closing the crossing there has been a reduction in noise particularly with motocross bikes, littering & grass fires. This bridge will follow other bridges in town & return these issues to the area. Recently at Fuller St bridge, ASB has included rocks thrown at young families, assaults & mattresses dumped, as reported in local news & social media. This bridge will have the same issues & cause the area to decline. Groups will gather on the ramps especially behind the privacy screen where they can be un-detected. Individuals will cause ASB including intimidation, drug taking, graffiti, objects thrown at trains etc. The crossing was closed due to the risks to the trains by people abusing the crossing, a bridge is no safer in alleviating this. Fly tipping, littering and dog

fouling all blight the other railway bridges in the area & this will happen here. The rear gardens of SO are 1m from the railway boundary, these problems will encroach & include objects being thrown into gardens or at windows & even at people causing serious injury. Children in the direct vicinity could pick up a discarded needle. The design being relatively sheltered and in a quiet area with daytime foot traffic may encounter issues with the homeless residing underneath causing issues for the residents & detriment to the area. This is a quiet area & installing a bridge with lights, may give a false sense of security that it's safe. With no CCTV being proposed it will attract criminal behaviour & members of the public will be assaulted, similar to the incidents at Fuller St & Railway St Bridge. The users of the ramp will be wheelchair users / mums with prams (vulnerable people) who won't be able to see who is behind the privacy screens until they are on that ramp. The bridge is supposed to be assisting vulnerable people not putting them in danger. There has been no plans on how this bridge will be maintained, will it be allowed to fall into disrepair like other bridges in the town? With the above issues mentioned it will require extra policing & local enforcement to keep the bridge safe and incur more tax-payers money. There is a lot of elderly people in SO who are vulnerable due to age/status bringing ASB to their door is really ill-thought out. Its almost setting these people up to be victims of crime. The published address to the concerns raised as them being a trade-off. The public's safety & safe use of this construction alongside the privacy of the residents should not have been an after-thought.

There also will be issues with people parking on Private Land at SO as Suggitt's Lane (SL) is already a difficult parking area. Cars already park on the corner of SL & Oliver St making the junction dangerous to manoeuvre. There is no disabled parking in this area either. The schedule of construction is during day and at night, what solution is proposed for the residents? This includes people who have employment & those who are elderly ,24 hours of construction noise is unacceptable for anyone to endure even if temporary. These plans have been made to appease a few people who live further away from the crossing & want convenience, at the expense of those in living in the direct vicinity. The current design of bridge & location is not the right solution, it will have a negative impact on the area & due to the ASB issues outlined above will have a detrimental effect on everyone living in the area of SL & Oliver St

Comments for Planning Application DM/0389/21/FUL

Application Summary

Application Number: DM/0389/21/FUL

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Proposal: Construction of new footbridge (with ramps and stairs) including lighting to facilitate the closure of Suggitt's Lane Level Crossing and associated works

Case Officer: Jonathan Cadd

Customer Details

Name: Mr Paul Haigh

Address: 66 Elm Avenue Grimsby

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I wouldn't use this crossing as it is not viewable and I believe anti social behaviour, graffiti and social crimes, just like the bridge 500 meters away which has numerous complaints, fly tipping and anti social complaints. Cleethorpes is starting to bloom and a bridge of this stature is not compatible with local setting and community.

46 Churchil way
Beths meears

**Proposed 15.0m Phase 8 Monopole C/W wrapround Cabinet at base and
associated ancillary works (DM/0424/21/PAT)**

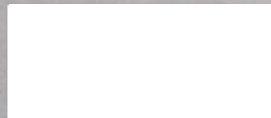
Dear sir/madam

I'm writing to object to the above planning application on the grounds that the proposed mast and equipment would appear as undesirable street clutter to the detriment of the appearance of this residential area.

I am also concerned that this mast would be sited on a very busy junction and could be a distraction to road users.

The mast if approved would be sited very close to St Mary's Primary Academy, and because of this I am concerned about the impact on the school, the pupils, and their families.

Yours faithfully



20/05/21

48 churchill way
DN32 9EZ

**Proposed 15.0m Phase 8 Monopole C/W wrapround Cabinet at base and
associated ancillary works (DM/0424/21/PAT)**


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Yours faithfully



52 Churchill Way



Proposed 15.0m Phase 8 Monopole C/W wrapround Cabinet at base and associated ancillary works (DM/0424/21/PAT)

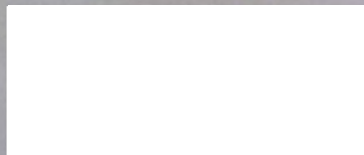
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Yours faithfully



Planning - IGE (ENGIE)

From: Susan Oliver
Sent: 06 May 2021 13:15
To: Planning - IGE (ENGIE)
Subject: 5G Mast

I object to the 5G mast being erected at the junction of Eleanor Street and Convamore Road. Susan Oliver, 66 Churchill Way Grimsby.

SUSAN OLIVER
66 CHURCHILL WAY
GRIMSBY

**Proposed 15.0m Phase 8 Monopole C/W wrapround Cabinet at base and
associated ancillary works (DM/0424/21/PAT)**

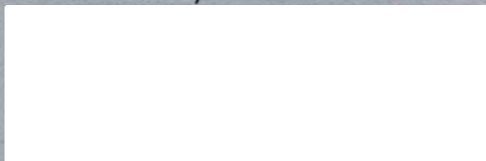
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Yours faithfully



74 Churchill Way, Grimsby

**Proposed 15.0m Phase 8 Monopole C/W wrapround Cabinet at base and
associated ancillary works (DM/0424/21/PAT)**

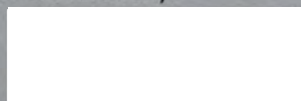
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Comments for Planning Application DM/0424/21/PAT

Application Summary

Application Number: DM/0424/21/PAT

Address: Land At Junction Of Eleanor Street And Convamore Road Eleanor Street Grimsby North East Lincolnshire

Proposal: Proposed 15.0m Phase 8 Monopole C/W wrapround Cabinet at base and associated ancillary works

Case Officer: Jonathan Cadd

Customer Details

Name: Miss Marie Blow

Address: 78 Churchill Way Grimsby

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment:I object to this application to put a mast up near this residential area.

80 Charchill Way
Grimsby

**Proposed 15.0m Phase 8 Monopole C/W wrapround Cabinet at base and
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Yours faithfully

[Redacted Signature]

Comments for Planning Application DM/0424/21/PAT

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Proposal: Proposed 15.0m Phase 8 Monopole C/W wrapround Cabinet at base and associated ancillary works

Case Officer: Jonathan Cadd

Customer Details

Name: Mr robert dean

Address: 80 churchillway grimsby

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: we do not want this 15 metre phone mast it will be an eye sore, its too close to our houses, and too near to a school, St Marys, and the phone masts causes cancer and other diseases, this is the council just trying to get more money, after they have put the council tax up and lowered services i have spoken to Jonathan Cadd and he does not seem bothered about it and is for it, there is also a lot of nature and animals that will be affected by this, i am totally against this we have been through this before and it got rejected, now they want to move it even closer to houses and school.

IVAN SOARES
84 CHURCHILL WAY
GRIMSBY, DN32 9HB

**Proposed 15.0m Phase 8 Monopole C/W wrapround Cabinet at base and
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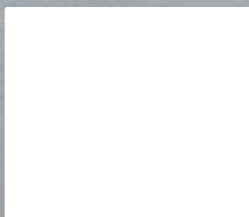
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Proposal: Proposed 15.0m Phase 8 Monopole C/W wrapround Cabinet at base and associated ancillary works

Case Officer: Jonathan Cadd

Customer Details

Name: Mr Ivan Soares

Address: 84 Churchill Way Grimsby

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I oppose the idea.

Angela Tynan (Engie)

From: ivan soares
Sent: 09 May 2021 10:43
To: Planning - IGE (ENGIE)
Subject: Re: Comments for Planning Application DM/0424/21/PAT

Dear Sir Cadd,

First of all I want to thank you for your e-mail. Regarding my comment, yes I am ended send a comment because I don't want to built the C/W wraparound base behind house that live. I completely disagree with this plan. Hope you understand.

Thanks

Kind Regards

Ivan Soares

[Sent from Yahoo Mail for iPhone](#)

On Saturday, May 8, 2021, 10:15 am, planning@nelincs.gov.uk wrote:

Mr Ivan Soares,

You have been sent this email because you or somebody else has submitted a comment on a Planning Application to your local authority using your email address. A summary of your comments is provided below.

Comments were submitted at 10:15 AM on 08 May 2021 from Mr Ivan Soares.

Application Summary

Address: Land At Junction Of Eleanor Street And Convamore Road
 Eleanor Street Grimsby North East Lincolnshire

Proposal: Proposed 15.0m Phase 8 Monopole C/W wraparound Cabinet
 at base and associated ancillary works

Case Officer: Jonathan Cadd

[Click for further information](#)

Customer Details

Name: Mr Ivan Soares

Email:

Address: 84 Churchill Way Grimsby

Comments Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Reasons for comment:

Comments: I oppose the idea.

Reduce your environmental footprint, please do not print this email unless you really need to.

North Lincolnshire Council, North East Lincolnshire Council and Northern Lincolnshire Business Connect This e-mail and any files transmitted with it contains information from North East Lincolnshire Council, North Lincolnshire Council or Northern Lincolnshire Business Connect which may be privileged or confidential. The information is intended solely for the use of the individual(s) or entity named above. If you are not the intended recipient be aware that any processing of this email and its attachments is strictly prohibited. If you have received this e-mail in error, please send it back to us, immediately and permanently delete it. Do not use, copy or disclose the information contained in this message or in any attachment. The North East Lincolnshire Council, North Lincolnshire Council or Northern Lincolnshire Business Connect email system, including emails and their content, may be monitored for security reasons and to ensure compliance with council policy. Emails and attachments may be recorded for the effective operation of the organisation and for other lawful business purposes. We cannot guarantee that this email or its attachments are virus free or has not been intercepted and amended. We therefore recommend you carry out your own anti-virus checks before opening any email or attachments. North East Lincolnshire Council, North Lincolnshire Council or Northern Lincolnshire Business Connect will not accept any liability for any errors or omissions in the contents of this email or its attachments, or any damage or loss caused by computer viruses coming from this email or its attachments.

86 Churchill Way
DN32 9HB

**Proposed 15.0m Phase 8 Monopole C/W wrapround Cabinet at base and
associated ancillary works (DM/0424/21/PAT)**

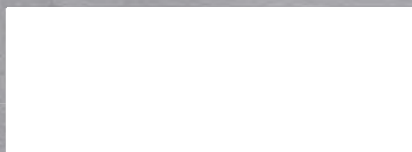
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I'm writing to object to the above planning application on the grounds that the proposed mast and equipment would appear as undesirable street clutter to the detriment of the appearance of this residential area.

I am also concerned that this mast would be sited on a very busy junction and could be a distraction to road users.

The mast if approved would be sited very close to St Mary's Primary Academy, and because of this I am concerned about the impact on the school, the pupils, and their families.

Yours faithfully



10th May 2021

61 Eleanor St
DN32 8AF

Proposed 15.0m Phase 8 Monopole C/W wrapround Cabinet at base and
associated ancillary works (DM/0424/21/PAT)

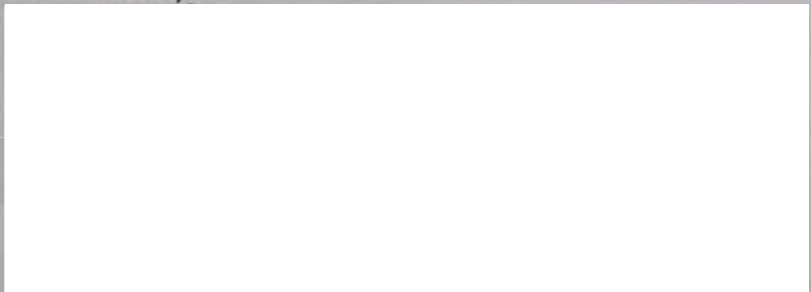
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Yours faithfully



69 Eleanor Street

DN32 8AF

**Proposed 15.0m Phase 8 Monopole C/W wrapround Cabinet at base and
associated ancillary works (DM/0424/21/PAT)**

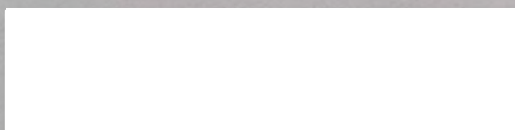
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Yours faithfully



zoe Scott

19/5/21

71 Eleanor Street

DN32 8AF

**Proposed 15.0m Phase 8 Monopole C/W wrapround Cabinet at base and
associated ancillary works (DM/0424/21/PAT)**

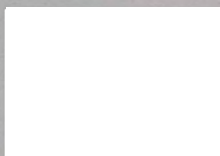
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Yours faithfully



Joak daely

20/5/21

81 Eleanor St. Grimsby

Proposed 15.0m Phase 8 Monopole C/W wrapround Cabinet at base and associated ancillary works (DM/0424/21/PAT)

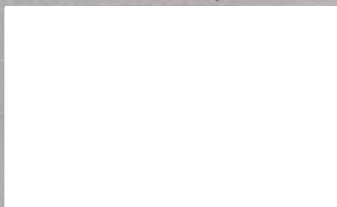
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Yours faithfully



84 ELEANOR ST.
GRIMSBY.

**Proposed 15.0m Phase 8 Monopole C/W wrapround Cabinet at base and
associated ancillary works (DM/0424/21/PAT)**

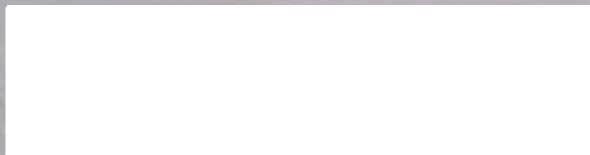
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Yours faithfully



19-5-2021

MRS. R. FELLOWES

RECEIVED

11 MAY 2021

84 ELEANOR STREET

GRIMSBY.

DN32 8AF.

6th MAY 2021.

I totally object to the 15 metre mast being erected next door to my house. These have been banned in other countries. I will be signing the petition against it. so will my partner.

R.F.

Comments for Planning Application DM/0424/21/PAT

Application Summary

Application Number: DM/0424/21/PAT

Address: Land At Junction Of Eleanor Street And Convamore Road Eleanor Street Grimsby North East Lincolnshire

Proposal: Proposed 15.0m Phase 8 Monopole C/W wrapround Cabinet at base and associated ancillary works

Case Officer: Jonathan Cadd

Customer Details

Name: Mrs Amy Stephenson

Address: 109 Heneage Road N e lincolnshire GRIMSBY

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: To close to my child school.

Comments for Planning Application DM/0424/21/PAT

Application Summary

Application Number: DM/0424/21/PAT

Address: Land At Junction Of Eleanor Street And Convamore Road Eleanor Street Grimsby North East Lincolnshire

Proposal: Proposed 15.0m Phase 8 Monopole C/W wrapround Cabinet at base and associated ancillary works

Case Officer: Jonathan Cadd

Customer Details

Name: Mr Chris Stephenson-Woods

Address: 9 David Street Grimsby

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Its next to a primary school and no proven data to say it's not damaging to health.

Comments for Planning Application DM/0424/21/PAT

Application Summary

Application Number: DM/0424/21/PAT

Address: Land At Junction Of Eleanor Street And Convamore Road Eleanor Street Grimsby North East Lincolnshire

Proposal: Proposed 15.0m Phase 8 Monopole C/W wrapround Cabinet at base and associated ancillary works

Case Officer: Jonathan Cadd

Customer Details

Name: Mrs Victoria Stephenson-Woods

Address: 9 David Street Grimsby

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Too close to St Mary's Primary.

Comments for Planning Application DM/0424/21/PAT

Application Summary

Application Number: DM/0424/21/PAT

Address: Land At Junction Of Eleanor Street And Convamore Road Eleanor Street Grimsby North East Lincolnshire

Proposal: Proposed 15.0m Phase 8 Monopole C/W wrapround Cabinet at base and associated ancillary works

Case Officer: Jonathan Cadd

Customer Details

Name: Mrs Tree Stephenson

Address: 90 ladysmith road House Grimsby

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment:I object to this putting right on top of a primary school not good enough

Comments for Planning Application DM/0424/21/PAT

Application Summary

Application Number: DM/0424/21/PAT

Address: Land At Junction Of Eleanor Street And Convamore Road Eleanor Street Grimsby North East Lincolnshire

Proposal: Proposed 15.0m Phase 8 Monopole C/W wrapround Cabinet at base and associated ancillary works

Case Officer: Jonathan Cadd

Customer Details

Name: Mr steven bottomley

Address: 90 ladysmith road grimsby

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment:I am particularly concerned at the close proximity to the local Primary School (St Mary's) attended by my grandchildren. Some parts of the school are at an elevated position on a hill and those buildings are two story so children would be in at a similar height to the proposed tower and transmitters.

Comments for Planning Application DM/0424/21/PAT

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Application Number: DM/0424/21/PAT

Address: Land At Junction Of Eleanor Street And Convamore Road Eleanor Street Grimsby North East Lincolnshire

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108 Conramore road
DN32 9EB Grimsby
▽

**Proposed 15.0m Phase 8 Monopole C/W wrapround Cabinet at base and
associated ancillary works (DM/0424/21/PAT)**

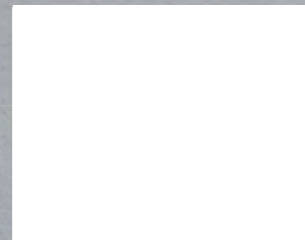
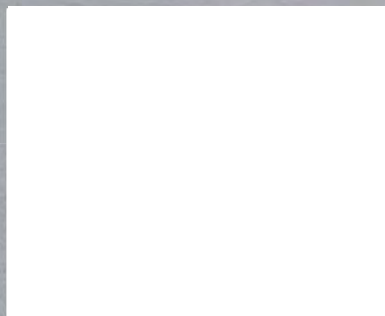
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I am also concerned that this mast would be sited on a very busy junction and could be a distraction to road users.

The mast if approved would be sited very close to St Mary's Primary Academy, and because of this I am concerned about the impact on the school, the pupils, and their families.

Yours faithfully



110 Connamore Road

**Proposed 15.0m Phase 8 Monopole C/W wrapround Cabinet at base and
associated ancillary works (DM/0424/21/PAT)**

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I'm writing to object to the above planning application on the grounds that the proposed mast and equipment would appear as undesirable street clutter to the detriment of the appearance of this residential area.

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Yours faithfully

[Redacted Signature]

[Redacted Address]

10 May

Planning - IGE (ENGIE)

From: Adam Cooke
Sent: 06 May 2021 14:53
To: Planning - IGE (ENGIE)
Subject: Objection to planning application

Dear Sirs,

I'm writing this email on behalf of Patricia Karlsen, 112 Convamore Road, Grimsby, DN32 9EB.

She would like to advise that she objects to the planning application for a 5G mast to be installed on Convamore Road in Grimsby.

The reasons as follows;

- Such object is likely to have a negative impact to the Conservation Area
- The mast is disproportionate to the residential areas and properties nearby
- The location of planned install is very close to a primary school
- Local wildlife, namely, birds and squirrels will be negatively impacted in that they will leave the area due to construction noise
- Local crime statistics indicate a high possibility of deliberate damage to the equipment
- Potential de-valuation of properties in the area due to the installation of a large unsightly mast

I believe there are multiple alternative locations in the local proximity that are close enough for the effective use of 5G but far enough from residential properties not to negatively impact the local environment.

Yours faithfully

Adam Cooke
For and on behalf of Patricia Karlsen

112 CONVAMORE ROAD
FN32 9EB

**Proposed 15.0m Phase 8 Monopole C/W wrapround Cabinet at base and
associated ancillary works (DM/0424/21/PAT)**

Dear sir/madam

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Yours faithfully

[Redacted Signature]

7.5.2021

11/14 CONVA MORE FOR AI

**Proposed 15.0m Phase 8 Monopole C/W wrapround Cabinet at base and
associated ancillary works (DM/0424/21/PAT)**

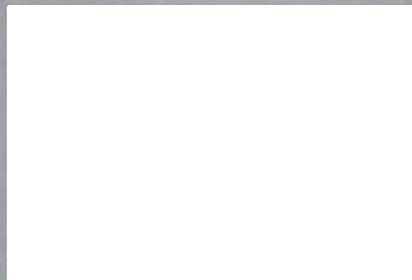
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Yours faithfully



115 CONUAMORE Road

**Proposed 15.0m Phase 8 Monopole C/W wrapround Cabinet at base and
associated ancillary works (DM/0424/21/PAT)**

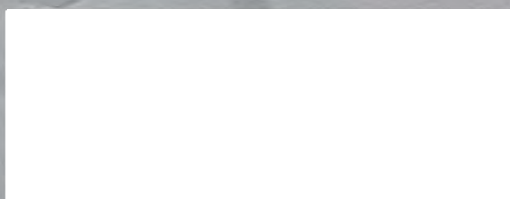
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Yours faithfully



16th May

Proposed 15.0m Phase 8 Monopole C/W wrapround Cabinet at base and
associated ancillary works (DM/0424/21/PAT)

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Yours faithfully



118 Connamore road

10/5/21

**Proposed 15.0m Phase 8 Monopole C/W wrapround Cabinet at base and
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Yours faithfully

121 Connamore Road.



**Proposed 15.0m Phase 8 Monopole C/W wrapround Cabinet at base and
associated ancillary works (DM/0424/21/PAT)**

Dear sir/madam

127 CONVAMORE ROAD

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Yours faithfully

34 ST LUKES COURT
HEANAGE ROAD
GRIMSBY
DN32 9HD

**Proposed 15.0m Phase 8 Monopole C/W wrapround Cabinet at base and
associated ancillary works (DM/0424/21/PAT)**

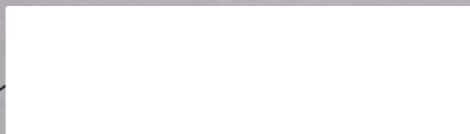
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Yours faithfully

A white rectangular box redacting the signature of the sender.

9 BUTTERMERE WAY

Proposed 15.0m Phase 8 Monopole C/W wrapround Cabinet at base and
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Yours faithfully



19/5/21

76- PASTURE STREET
FLAT 2

**Proposed 15.0m Phase 8 Monopole C/W wrapround Cabinet at base and
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Yours faithfully

[Redacted Signature]

From: darrel mcgill
Sent: 05 May 2021 11:09
To: Planning - IGE (ENGIE) <planning@nelincs.gov.uk>
Subject: Mass at Convamore rd

Good morning


I object to this mass as it's an eye sore and can cause your health considerable damage and it also has an effect on wildlife.

Put it outside one off the councillors houses is another option.

Regards

Darrel McGill

77 carnforth crescent, Grimsby dn34 5jb

	<p>Development Management Services 3</p> <p>New Oxford House 2 George Street Grimsby DN31 1HB</p> <p>Telephone (01472) 326289 – Option 1 Email: Planning@nelincs.gov.uk</p>
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REQUEST FOR APPLICATIONS TO BE HEARD AT PLANNING COMMITTEE

Ward Member Reply Slip for Applications to be reported to the Planning Committee

Application No.	Reason for Referring to Planning Committee
<p>DM/1038/20/FUL</p> <p>Change of use from village hall to a members only food sales outlet (sui generis)</p> <p>Location; Healing Village Hall, Great Coates Road, Healing</p>	<p>Requested by Parish Council and Ward Cllr.</p> <p>Many objections from members of the public and concern over handling by Healing Science Academy. Discussion by Committee will ensure all Members of Committee have opportunity to give views.</p>

Contact Details: -

Signature ...D A Hasthorpe

Date 24th March 2021

Name: Cllr David Hasthorpe

Address: 12 Lindsey Drive, Healing N E Lincolnshire DN41 7NU

Healing Parish Council

1 Beach View Court, Norfolk Lane, Cleethorpes DN35 8BT

Email 'healingparishcouncil@outlook.com'

Tel – 07494 577661

13th January 2021

Planning Dept. NELC (cc Jonathan Cadd)
BY EMAIL

Dear Sirs,

The following application was discussed at a meeting held of Healing Parish Council on Tuesday 12th January 2021 – the comments and observations from the Parish Council are shown as follows:

***DM/1038/20/FUL Healing Village Hall, Great Coates Road, Healing
Change of use from village hall to a members only food sales outfit (sui generis) use***

The Parish Council obviously has an interest in this application as it has sold the village hall to the applicant subject to the change of use being granted, with funds from the sale then going to build a new community facility/village hall at Poplar Park, Healing. This new facility will sit in the parkland, using a run-down existing sports pavilion, owned by NELC, enhancing and extending the existing building to provide a larger, modern community facility for the people of Healing with increased and improved access to the facilities including improved car parking, access to the park area and integration with other village groups such as the Scouts, the Village Out of School holiday clubs which are run by the Parish Council and the sporting facilities of tennis, bowling and football currently available on the Park. This project will be of zero cost to residents, with the entire works being funded by the sale of the existing Hall. As detailed below it will also significantly reduce traffic movement around the Great Coates Road site, which appears to be the focus of the objections raised.

Current operational hours at the Hall are from 9.00 am each day through to 10.00 pm and later at weekends up to midnight for family parties, events etc. Traffic movements on an average day, which would cover 4 or 5 hirings – morning, early afternoon, late afternoon/tea-time and then evening – are in excess of 60 per day, sometimes rising as high as 75/80 when it is a full and busy day.

Typical day	Morning hiring	10.00 to 11.30 am	16 vehicle movements
	Early afternoon hire	2.00 to 3.00 pm	16 vehicle movements
	Late afternoon hire	3.00 – 5.30 pm	24 vehicle movements
	<i>(This coinciding with school exit times on four days each week)</i>		
	Early evening hire	6.00 – 7.00 pm	12 vehicle movements
	Late evening hire	7.30 – 8.30 pm	10 vehicle movements
Total of 78 vehicle movements throughout a routine operational day at the Hall.			

The above figures do not include 2 staff members' vehicle movements & ad hoc hirings or use of the Conference Room facility

The application for the new change of use will significantly reduce vehicle movements and we have attached a table from the applicant showing anticipated visits to the building if change of use has been obtained. These are figures based on the organisations actual operation of a similar facility and are based on fact. (See Appendix A)

The Parish Council has noted all of the objections lodged on the planning portal and would take issue with the following objections raised which are factually incorrect:

- There have NOT been any refused planning applications for retail outlets on the site – no other change of use applications have been granted or refused previously by NELC
- There will NOT be any increase or impact to traffic at this location through the change of use but in fact a reduction in traffic at this site
- Village hall activities, will continue to run smoothly, transitioning into the enhanced & safer facility at Poplar Park at the appropriate time
- A significant number of the objections lodged on the portal are from people who are not resident in Healing Parish or North East Lincs. Also any suggestion that the village will lose its village hall are manifestly incorrect.

We understand from the purchaser, the applicant in this case, that he had offered to meet with the school, to discuss any concerns they might have regarding the application, stating: *'it is disappointing that the school did not talk to us directly, despite my asking, and have jumped to an unfounded conclusion'*.

It is also worth noting that despite all the objections lodged, which appear to have arisen from an email sent by HealingAcademy on January 8, to all parents/carers of students, only one member of the public attended the Parish Council meeting held on January 12, at which this application was an agenda item, open to all as usual, to air their concerns and the one resident who did attend was in full support of the application for the change of use.

The Parish Council also regretfully notes some of the comments on the planning portal in relation to objections to the organization behind the application and for whom the building will be used. The Parish Council would point out that there is a well-established community from this particular Church living within Healing and the younger children from this Church group also attend Healing Primary School. For residents to raise objections on creating 'sectarianism' and 'giving advantage to religious sects' is very disappointing and totally unsupported by the Parish Council. The Council strives to support diversity within its community and encourages the Community to work together, respecting individual beliefs and striving to promote a sense of unity within the local community.

Currently the Village Hall (pre-lockdown) has been operating at capacity, with 4 to 5 regular hirings each day, catering for a full range of activities from Mother/Toddler groups to fitness training, carpet bowls & dog training. The majority of the hirings run throughout the year and have been in operation at the Village Hall, in the most part, for over 10 years, with some of hirings having been with us for nearly 30 years. (See Appendix B)

All the hirings will transfer to the new facility when it opens at Poplar Park, with all the existing activities ring-fenced for the current hirers.

The Parish Council feels that it is both relevant and important that Planning Committee members and Officers are aware of the history of the sale of the Hall with the Healing School/Academy approached some 3 years ago now regarding the possibility of the School purchasing the building for its own use. Negotiations ground to a halt with the school failing to take any action to move the project forward. The Parish Council then, in liaison with NELC, applied to take over day to day management of the Parks and leisure facilities within the Village, leasing them from NELC, and applied for, and successfully obtained, planning permission to refurbish and extend the existing sports pavilion to provide a new Village Hall on Poplar Park. The project is ready to proceed with a building contractor appointed and all necessary discharge of planning conditions already in place.

When the Village Hall was then placed on the 'open market' the School was again approached and negotiations resumed. The School/MAT made an offer for the building which they knew was significantly lower than other offers received at that time, and which they knew was insufficient to fund the new facility and so could not have been accepted by the Parish Council. The Council however was mindful not just to accept its highest offer, but to accept an offer which a) enabled it to deliver its project and b) which also fulfilled its criteria as a 'best fit' for the village and its residents. The Council did not wish to sell the building to any organisation where it felt the proposed use of the building would have a detriment impact on both neighbouring properties and buildings but also on the village itself.

The School was asked if it could increase its offer but categorically advised it would not do so and also advised in a meeting held with the Chairman and Vice-Chairman of the Parish Council, that should the building not be sold to the School, that the School would try to ensure that it was not sold to any other party and would object to any other party attempting to purchase and then use the building for any other purpose. This is minuted and verified as fact through the Parish Council's own recording protocols for meetings held.

With only two or three days to go before the closing date for objections to the current change of use application, the only objection lodged on the planning portal was that from the School. However, the Parish Council has received, from a parent, an email which the School sent out to each of its student households on 8 January, drawing attention to the planning application, the School's objections and 'where you as parents/carers can also lodge similar objections'.

The school stated in its email to parents/carers there would be an increase in traffic movements and would create a safety hazard for students. The figures we quote above, from both ourselves & the purchaser categorically indicate this information to be untrue & misleading, as traffic movements will, in fact, be reduced.

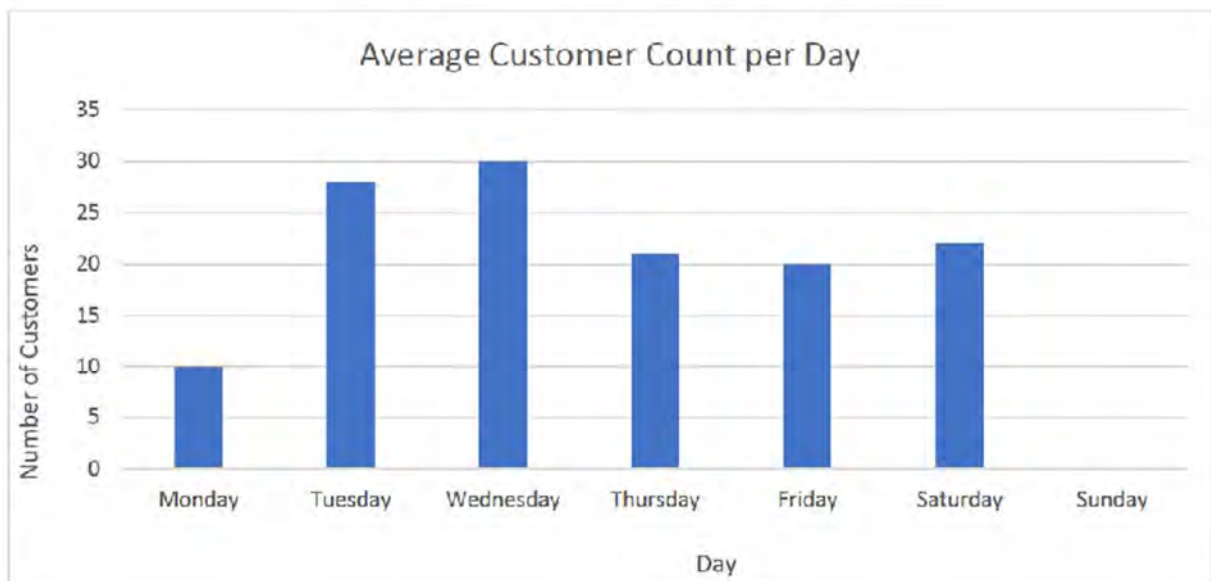
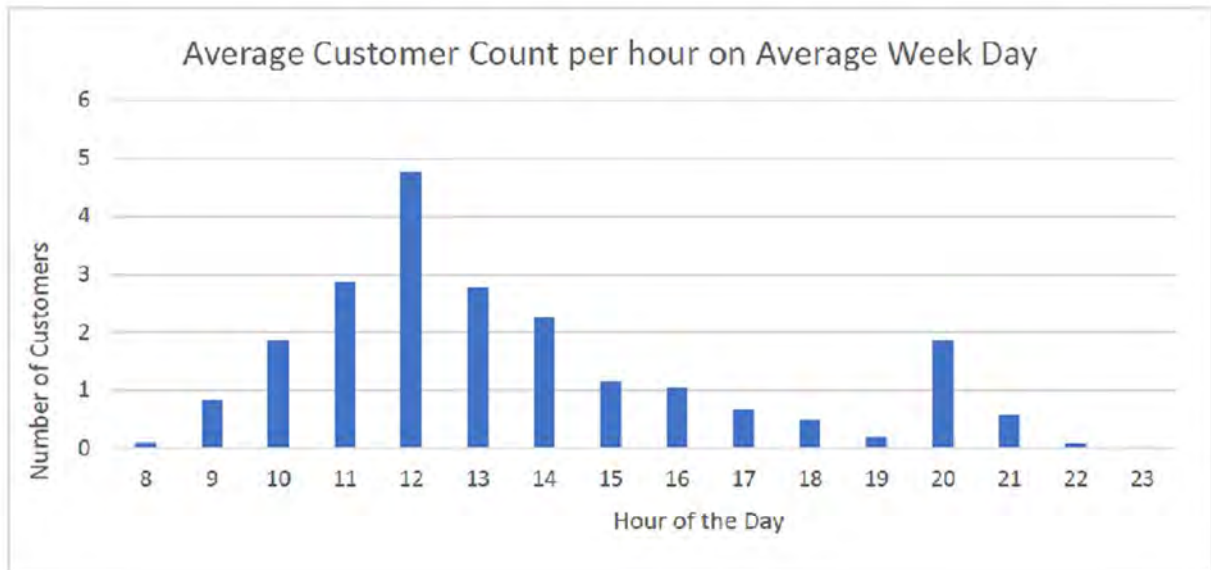
In conclusion can we reiterate that traffic movements will reduce in number should approval to this application be given and the village residents will benefit from being able to use improved community facilities at a more suitable location at Poplar Park.

Mrs. Kathy Peers
Clerk – Healing Parish Council

Att – Appendix A – traffic figures from applicant
Appendix B – current users and traffic movements based on current usage of building

Healing Parish Council - Appendix A

Information received from the applicant re the traffic movements/persons accessing the facility after change of use.



Healing Parish Council - Appendix B

Information showing the current usage of the building/user groups and the traffic current accessing the building.

The following is the regular Monday to Saturday schedule for the Village Hall:-

		<u>Approx traffic movements based on attendance</u>
Mondays	Yoga	14
	Keep fit	10
	Kumon Maths/English	16 (coinciding with school exit times)
	Brownies	<u>10</u>
	<u>Total per day</u>	<u>50</u>
Tuesdays	Yoga	14
	Keep Fit	10
	Vibe musical theatre group	12 (coinciding with school exit times)
	Keep Fit	<u>14</u>
	<u>Total per day</u>	<u>50</u>
Wednesdays	Mother and Toddler	15
	Carpet Bowling	15 (coinciding with school exit times)
	Indoor children's tennis	6
	Metafit	12
	Pilates	<u>14</u>
	<u>Total per day</u>	<u>62</u>
Thursdays	Keep fit	10
	Line Dancing	12
	Kumon Maths/English	16 (coinciding with school exit times)
	Puppy Training Class	10
	Dog Training Class	<u>20</u>
	<u>Total per day</u>	<u>68</u>
Fridays	Mother and Toddler	15
	Keep Fit	10
	Children's dancercise	16 (coinciding with school exit times)
	Dog Agility - first class	10
	Dog training/obedience	<u>20</u>
	<u>Total per day</u>	<u>71</u>
Saturdays	Limelight Dance School – 3 classes	<u>30</u>
	<u>Total per day</u>	<u>30</u>

Extra vehicle movements:

- Two members of staff alternating to service hall with opening/closing and cleaning
- Family hirings/parties/social events which can see over 20 vehicles in attendance at any one time
- Council meetings – one or two meetings per month plus meetings with outside bodies and agencies all held in Conference Room whilst regular hirings take place in main hall.

Healing Parish Council

1 Beach View Court, Norfolk Lane, Cleethorpes DN35 8BT
Email 'healingparishcouncil@outlook.com'
Tel – 07494 577661

24th March 2021

Planning Dept. NELC
 BY EMAIL

Dear Sirs,

The following application was discussed at a meeting held of Healing Parish Council on Tuesday 23rd March 2021 – the comments and observations from the Parish Council are shown as follows:

Planning Application Reference: DM/1038/20/FUL

Proposal: Change of use from village hall to a members only food sales outlet (sui generis) use

Location: Healing Village Hall Great Coates Road Healing

The Parish Council has no objections to the amended details on the application, concluding that the applicant has addressed all concerns raised and provided enough information to address any relevant and practical considerations with regard to the change of use.

The Parish Council has asked for it to be noted that it is both extremely concerned and disappointed at the nature of some of the objections raised to this application, which are not based on any practical planning considerations but are biased and prejudiced against the actual applicant and the group represented. The Council is also disappointed to note that some objections claim the amount of traffic movements stated by the Parish Council for the use of the current village hall on the site are 'inflated' and would point out that all information supplied by the Council can be substantiated by diaries, schedules and audited financial information.

The Parish Council would support the application which shows quite clearly that the concerns of objections on 'extra' or 'increased' traffic movements are unfounded and clearly not the case when the current movements in and out of the existing village hall are considerably higher than those which will be generated by the application – which will in fact decrease the traffic movements and have a lessened impact on traffic in this location.

Mrs. Kathy Peers
 Clerk – Healing Parish Council

Comments for Planning Application DM/1038/20/FUL

Application Summary

Application Number: DM/1038/20/FUL

Address: Healing Village Hall Great Coates Road Healing Grimsby North East Lincolnshire DN41 7QW

Proposal: Change of use from village hall to a members only food sales outlet (sui generis) use

Case Officer: Jonathan Cadd

Customer Details

Name: Mrs Michelle Dewland

Address: Healing School Low Road, Healing Grimsby

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Despite the submission of amended plans/documents in relation to this planning application, the school's objection to this application vehemently remains. Firstly, and as per the previous information provided by the school in January 2021, the safety of our pupils is absolutely paramount, and the volume of traffic already in place, particularly at the beginning and end of the school day already compromises pupil safety. Despite the additional documents and amendments to this application, the school fails to see how this will in fact reduce the risk to the safety of our community.

In addition, and for clarity, the school's fierce objections are firmly rooted in the safety and protection of the well-being of our whole school community, particularly our pupils. In terms of the school's right to reply, we are bitterly disappointed that interested parties, who will in fact benefit from the sale of this establishment, would question our robust duty of care and protection of our community, particularly the 1000 young people whom we serve.

As already stated in our previous objection, the school has taken steps in the last few years to minimise the risk to pupils by preventing vehicles entering and indeed crossing the school site entrance and car park at peak times, and especially in the afternoon. Furthermore, after concern was raised recently by the local council and Engie (Autumn 2020) regarding the traffic volume and traffic flow on the road directly outside the school (Low Road), the school has also worked with these parties (and parents) to further restrict front access to the school and vehicles crossing the front of school due to the major risk that traffic was posing to both pupils and the community during the morning and from early afternoon in the day, every day. This risk will only become more extensive with the addition of more cars, lorries and traffic flow.

Furthermore, and in relation to this traffic flow, in 2013 the school undertook a Transport Assessment as part of a Traffic Impact Survey (as part of a planning application). This was when the school had 800 pupils - and the number of pupils has since increased to almost 1000 pupils. The findings from the Transport Assessment are already stark with 37,100 vehicles travelling North and 37,898 travelling South over the 7-day survey period. The peak times had 741 journeys South and 600 journeys North in one single hour which coincides with the times of maximum risk to pupils. However, the school notes that the applicant has not provided any further or updated details/information on this matter. As the school has already had more recent communication (Autumn 2020) with the Council and Engie regarding their stark and objective traffic concerns on this road, it would seem that their concerns regarding existing traffic flow are indeed reflective of the school's.

In essence, the previous grounds of our objection also remain prevalent in terms of the increased and significant risk that this establishment poses. The applicant's additional documents detail the exit path of the 7.5 ton lorries; this exit path causes the school significant and additional concern in relation to the safety of almost 1000 pupils, many of whom travel on the same exit path detailed. The use of this exit path by large lorries on a road that is, as previously detailed, already congested poses significant risk to members of our school community.

The risk of collision detailed on the DHL/Nisa report also causes the school considerable apprehension, in that the likelihood of injury or hazard to a pupil is highly likely, thus potentially putting members of the school community at further risk. Coupled with this is the fact that vehicle flow on Great Coates Road is also already beyond capacity, particularly at school peak times when pupils are entering or leaving the school.

Ultimately, the school cannot ignore or indeed minimise the potential risk of injury to or loss of life of a member of the school community as result of increased traffic, particularly from sizeable 7.5 ton vehicles. Contemplation of this risk, particularly to our pupils is beyond consideration, and as a result should result in this planning application being rejected.

Comments for Planning Application DM/1038/20/FUL

Application Summary

Application Number: DM/1038/20/FUL

Address: Healing Village Hall Great Coates Road Healing Grimsby North East Lincolnshire DN41 7QW

Proposal: Change of use from village hall to a members only food sales outlet (sui generis) use

Case Officer: Jonathan Cadd

Customer Details

Name: Mrs Michelle Dewland

Address: Healing School Low Road Healing

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: The Village Hall is surrounded on two sides by Healing School which has approximately 1000 pupils. These pupils (and their parents/carers) all need to safely access and leave the school twice every day. Pupils arrive by coach, in cars, on foot and on bicycles. The pupils on bicycles and on foot have to cross several roads and entrances. The safety of our pupils is absolutely paramount and the volume of traffic already in place at the beginning and end of the school day compromises their safety. The school has taken steps in the last few years to minimise this risk by preventing vehicles entering the school site and car park at the peak time in the afternoon.

Furthermore, after concern was raised recently by the local council and Engie (Autumn 2020) regarding the traffic volume and traffic flow on the road directly outside the school (Low Road), the school has also worked with these parties (and parents) to further restrict front access to the school due to the major risk that traffic was posing to both pupils and the community from early afternoon in the day, every day.

Granting a change of use to the Village Hall as detailed by Plymouth Brethren, will significantly increase the risk to pupils' safety. These extra vehicles that will be generated by the proposed establishment, which will include frequent and large delivery lorries and vans, as well as increased vehicle traffic for those using the establishment, will all be turning in and out of the entrance to the new outlet and a significant number of our pupils have to cross this entrance. The already busy and congested road will become even more so, and the increased and dense traffic, will result in drivers' focus being on the road and not on pupils in and around the entrance; the outcome of which could seriously put pupils at risk, and the end result could be catastrophic. The potential risk to loss of life of a member of the school community as result of increased traffic is beyond consideration, and as a result should result in this planning application being rejected.

The vehicle flow on Great Coates Road is already beyond capacity, particularly at school peak times when pupils are entering or leaving the school. This also already increases the chances of an accident to other traffic using the highway and further heightens the risk to our pupils and the local community.

In 2013 the school undertook a Transport Assessment as part of a Traffic Impact Survey (as part of a planning application). This was when the school had 800 pupils - and the number of pupils has since increased to almost 1000 pupils. The findings from the Transport Assessment are already stark with 37,100 vehicles travelling North and 37,898 travelling South over the 7-day survey period. The peak times had 741 journeys South and 600 journeys North in one single hour which coincides with the times of maximum risk to pupils.

The change of use of the Village Hall to a members only food sales outlet is not conducive to the fact that this site is next to a large Secondary School. The change of use is likely to see pupils congregate (which may cause additional congestion) and may impact on punctuality to school. It will also result in the immediate surrounding area becoming unsafe for pupils and parents. Vehicles turning in and out of the retail premises will also cause more disruption to traffic flow on the highway immediately outside a school premises.

Comments for Planning Application DM/1038/20/FUL

Application Summary

Application Number: DM/1038/20/FUL

Address: Healing Village Hall Great Coates Road Healing Grimsby North East Lincolnshire DN41 7QW

Proposal: Change of use from village hall to a members only food sales outlet (sui generis) use

Case Officer: Jonathan Cadd

Customer Details

Name: Ms Joanne Nolan

Address: Healing MAT Low Road Grimsby

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Healing Village Hall - Change of Use application

We note the submission of the above application and wish to make the following comments.

We firstly would like to draw your attention to a similar application which was withdrawn - application number DM/1013/18/FUL and the concerns by both the residents and school for a proposed retail unit.

Whilst this new application is for a members only retail unit, we feel the concerns previously raised are still valid.

If the Council were minded to consider this application, we would request that this be decided by a formal planning committee and any approval be conditional on:

- An updated traffic survey (taking into account the new/approved developments within the village) and a risk assessment with the appropriate mitigation to reduce both the risk of life and injury of the pupils at the adjacent school and also village residents, as highlighted in the previous application.
- Deliveries be restricted both in terms of size of delivery lorries/van but also times to avoid school pick up/drop off times.
- Restricted turn left exit from the property (away from the immediately adjacent school entrance).
- Any approval be restricted and specifically prohibit any "take away" food or alcohol sales.

Furthermore, the provision for the change of use to be revoked if the membership status is

changed and or opened to the general public as this could potentially and significantly increase the volume of usage and traffic.

We would also request that any external advertisements/signage be restricted to business name and opening times.

We would like to take this opportunity to thank you in advance for your consideration of the above.

Comments for Planning Application DM/1038/20/FUL

Application Summary

Application Number: DM/1038/20/FUL

Address: Healing Village Hall Great Coates Road Healing Grimsby North East Lincolnshire DN41 7QW

Proposal: Change of use from village hall to a members only food sales outlet (sui generis) use

Case Officer: Jonathan Cadd

Customer Details

Name: Miss Alicia Goodey

Address: 17 Station rd Healing Grimsby

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: If we have problems with traffic flow now and other food outlets were declined, why are we wanting something that's not beneficial to all healing residents

Comments for Planning Application DM/1038/20/FUL

Application Summary

Application Number: DM/1038/20/FUL

Address: Healing Village Hall Great Coates Road Healing Grimsby North East Lincolnshire DN41 7QW

Proposal: Change of use from village hall to a members only food sales outlet (sui generis) use

Case Officer: Jonathan Cadd

Customer Details

Name: Miss Sarah Parrish

Address: 28 station road Healing

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Their is insufficient parking. I currently go there and getting in and out feels like a near death experience. Getting onto the extremely busy road at all times is dangerous especially with the illegal fence that restricts viewing onto the road, causing pedestrians to be injured during 2019 and 2020.

Finally, the village uses the current hall and requires one to be in fiction before sold and planning permitted.

Comments for Planning Application DM/1038/20/FUL

Application Summary

Application Number: DM/1038/20/FUL

Address: Healing Village Hall Great Coates Road Healing Grimsby North East Lincolnshire DN41 7QW

Proposal: Change of use from village hall to a members only food sales outlet (sui generis) use

Case Officer: Jonathan Cadd

Customer Details

Name: Mrs Debbie Peers

Address: 37 Station Roaf Healing Grimsby

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: The road outside of the school is dangerous most days with congestion during school opening and closing times. A full risk assessment needs to be undertaken to ensure children leaving school are safe and traffic

Is not further congested by the change of use.

Comments for Planning Application DM/1038/20/FUL

Application Summary

Application Number: DM/1038/20/FUL

Address: Healing Village Hall Great Coates Road Healing Grimsby North East Lincolnshire DN41 7QW

Proposal: Change of use from village hall to a members only food sales outlet (sui generis) use

Case Officer: Jonathan Cadd

Customer Details

Name: Mrs Andrea Watson

Address: 90 Station Road Healing Grimsby

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: The village already has very few facilities and it is unfair for this building to be used for a private group. There is very little space within the village for village amenities and as Healing is once again expanding, it needs to be used for residents not elite groups

Comments for Planning Application DM/1038/20/FUL

Application Summary

Application Number: DM/1038/20/FUL

Address: Healing Village Hall Great Coates Road Healing Grimsby North East Lincolnshire DN41 7QW

Proposal: Change of use from village hall to a members only food sales outlet (sui generis) use

Case Officer: Jonathan Cadd

Customer Details

Name: Mrs Rebecca Smylie

Address: 4 Oak Road Healing Grimsby

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: The Position of this building is not suitable for a food outlet, the village already struggles with the amount of vehicles for both schools. It is not safe.

Comments for Planning Application DM/1038/20/FUL

Application Summary

Application Number: DM/1038/20/FUL

Address: Healing Village Hall Great Coates Road Healing Grimsby North East Lincolnshire DN41 7QW

Proposal: Change of use from village hall to a members only food sales outlet (sui generis) use

Case Officer: Jonathan Cadd

Customer Details

Name: Mrs Melissa Mawer

Address: 6 oak road Healing

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I don't believe this is in the interests of the village for the people of the village. I believe the proposed use will cause even more traffic concerns on an already busy road. I also think that if it should be made into a shop then it should be a facility that is accessible for everyone in the surrounding areas.

Comments for Planning Application DM/1038/20/FUL

Application Summary

Application Number: DM/1038/20/FUL

Address: Healing Village Hall Great Coates Road Healing Grimsby North East Lincolnshire DN41 7QW

Proposal: Change of use from village hall to a members only food sales outlet (sui generis) use

Case Officer: Jonathan Cadd

Customer Details

Name: Mr Ian Jones

Address: 17 Oak Road Healing

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Parking in this area is already a challenge particularly around school times. The change of use to a food shop will create increased stress on the area with customer timing, frequency and volume being unable to control.

Comments for Planning Application DM/1038/20/FUL

Application Summary

Application Number: DM/1038/20/FUL

Address: Healing Village Hall Great Coates Road Healing Grimsby North East Lincolnshire DN41 7QW

Proposal: Change of use from village hall to a members only food sales outlet (sui generis) use

Case Officer: Jonathan Cadd

Customer Details

Name: Mr Tim Butler

Address: 1 Westwood Road Healing Grimsby

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Traffic issues, the road is far too busy at school times without added traffic exiting this development, this was the reason a previous planning permission for this premises was over turned and I don't see this been any different.

Comments for Planning Application DM/1038/20/FUL

Application Summary

Application Number: DM/1038/20/FUL

Address: Healing Village Hall Great Coates Road Healing Grimsby North East Lincolnshire DN41 7QW

Proposal: Change of use from village hall to a members only food sales outlet (sui generis) use

Case Officer: Jonathan Cadd

Customer Details

Name: Mr Tim Butler

Address: 1 Westwood Road Healing

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: After looking at the amended plans I still object on the grounds of added vehicle movements on Great Coates Road at the pinch point of Healing Academy which as your highways department are all ready aware is an absolute nightmare at school times. I have read the highways comment and they seem to be not supporting on these grounds and I would suggest they have better knowledge of traffic movements then Healing Parish Council do as I think their calculations of traffic movements from that site is to say the least slightly overestimated to facilitate the sale of this site which does benefit them in their plans for a new village hall.

Comments for Planning Application DM/1038/20/FUL

Application Summary

Application Number: DM/1038/20/FUL

Address: Healing Village Hall Great Coates Road Healing Grimsby North East Lincolnshire DN41 7QW

Proposal: Change of use from village hall to a members only food sales outlet (sui generis) use

Case Officer: Jonathan Cadd

Customer Details

Name: Mrs Cara Daly

Address: 10 Westwood road Healing Grimsby

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: You declined a co-op so why would it be acceptable now?

My children go to the top school and access to the village hall on the main road is and has been a huge issue!

The traffic for children going in and out of And on the main is currently unmanageable. This would put child at more risk especially pulling in and out of the village Hall at peak times - where you are near enough pulling out blindly

The road is increasingly busy with more houses being built and more demand. this is not an ideal place for any form of shop and would be considered detrimental to the safety of the children attending healing science academy

Comments for Planning Application DM/1038/20/FUL

Application Summary

Application Number: DM/1038/20/FUL

Address: Healing Village Hall Great Coates Road Healing Grimsby North East Lincolnshire DN41 7QW

Proposal: Change of use from village hall to a members only food sales outlet (sui generis) use

Case Officer: Jonathan Cadd

Customer Details

Name: Mrs Mandy Bunce

Address: 6 cornflower close Healing Grimsby

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: As a village member I object to this becoming a members only food warehouse. This is due to the fact it's not open for the whole of the village to use or join just for a religious congregation. The traffic around this particular area is already congested never mind lorries turning into a small car park to deliver groceries.

This building was objected when it was asked to become a co op store so I think it shouldn't be allowed to become a food warehouse either

Comments for Planning Application DM/1038/20/FUL

Application Summary

Application Number: DM/1038/20/FUL

Address: Healing Village Hall Great Coates Road Healing Grimsby North East Lincolnshire DN41 7QW

Proposal: Change of use from village hall to a members only food sales outlet (sui generis) use

Case Officer: Jonathan Cadd

Customer Details

Name: Mrs Joley Rolf

Address: 10 Cornflower Close Healing

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: During my time living in the village my children and I have used the hall for both for parties and groups. The car park is difficult to move at the best of times and with the railings that went up last year incredibly difficult to see oncoming traffic to get out safely. Add into that the additional cars and parents that not only park everywhere but also stand in the middle of the road to see their children coming out of the comprehensive school, and I feel that at pick up and drop off times it is an accident waiting to happen.

Comments for Planning Application DM/1038/20/FUL

Application Summary

Application Number: DM/1038/20/FUL

Address: Healing Village Hall Great Coates Road Healing Grimsby North East Lincolnshire DN41 7QW

Proposal: Change of use from village hall to a members only food sales outlet (sui generis) use

Case Officer: Jonathan Cadd

Customer Details

Name: Mrs Claire Welbourn

Address: 11 Cornflower Close Healing Grimsby

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I would like to object to this change of use as I feel the increase in traffic with both people using the facility and deliveries to the facility will prove to be a health and safety risk! The location of the hall next to Healing Science Academy is totally inappropriate for this type of facility. The area is already a hazard due to the amount of traffic attending the school and adding to this will prove to be a greater risk to the pupils and local residents.

Comments for Planning Application DM/1038/20/FUL

Application Summary

Application Number: DM/1038/20/FUL

Address: Healing Village Hall Great Coates Road Healing Grimsby North East Lincolnshire DN41 7QW

Proposal: Change of use from village hall to a members only food sales outlet (sui generis) use

Case Officer: Jonathan Cadd

Customer Details

Name: Mr Tim Gooseman

Address: 8 Primrose close Healing Grimsby

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: The parking and entrance is far too dangerous for a retail outlet. End of!

Comments for Planning Application DM/1038/20/FUL

Application Summary

Application Number: DM/1038/20/FUL

Address: Healing Village Hall Great Coates Road Healing Grimsby North East Lincolnshire DN41 7QW

Proposal: Change of use from village hall to a members only food sales outlet (sui generis) use

Case Officer: Jonathan Cadd

Customer Details

Name: Mrs Amber Beasley

Address: 20 Primrose Close Healing

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: The village hall should benefit the villagers.

Comments for Planning Application DM/1038/20/FUL

Application Summary

Application Number: DM/1038/20/FUL

Address: Healing Village Hall Great Coates Road Healing Grimsby North East Lincolnshire DN41 7QW

Proposal: Change of use from village hall to a members only food sales outlet (sui generis) use

Case Officer: Jonathan Cadd

Customer Details

Name: Mrs Michaela Peterson

Address: 1 Great Coates Road Healing Grimsby

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: This location is unsuitable for any type of shop. Albeit traffic problems on this stretch of Great Coates Road have greatly reduced in recent times, the comings and going's of a retail venue would see a return to dangerous traffic congestion. The car park is only small and is unlikely to allow a delivery van/truck to return into the traffic flow forwards facing. The most likely scenario would be that the many varied deliveries required to stock a food outlet would be undertaken with the vehicle parked on the road or partially on the kerb.

Comments for Planning Application DM/1038/20/FUL

Application Summary

Application Number: DM/1038/20/FUL

Address: Healing Village Hall Great Coates Road Healing Grimsby North East Lincolnshire DN41 7QW

Proposal: Change of use from village hall to a members only food sales outlet (sui generis) use

Case Officer: Jonathan Cadd

Customer Details

Name: Mr John McDonald

Address: 6 Great Coates Road Healing Grimsby

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Total waste of a village building...could be used for something more beneficial to the whole village.

Comments for Planning Application DM/1038/20/FUL

Application Summary

Application Number: DM/1038/20/FUL

Address: Healing Village Hall Great Coates Road Healing Grimsby North East Lincolnshire DN41 7QW

Proposal: Change of use from village hall to a members only food sales outlet (sui generis) use

Case Officer: Jonathan Cadd

Customer Details

Name: Mr Glen Woodcock

Address: 12a Great Coates Road Healing Grimsby

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: The change of use of Healing Village Hall will generate further traffic congestion along already a very busy road. There is already evidence with the start and the finish times with buses and parents collecting pupils as the highways department have more recently put new signage to remind motorists not to park on the grass verge. Furthermore, with it being so close to the school it will not only cause further congestion but also create additional road safety concerns not only for the pupils from the school but also cyclists and pedestrians that use the cycle/pedestrian walkway. I therefore object to the planning on the above grounds.

Regards

Glen Woodcock

Comments for Planning Application DM/1038/20/FUL

Application Summary

Application Number: DM/1038/20/FUL

Address: Healing Village Hall Great Coates Road Healing Grimsby North East Lincolnshire DN41 7QW

Proposal: Change of use from village hall to a members only food sales outlet (sui generis) use

Case Officer: Jonathan Cadd

Customer Details

Name: Mrs Pamela Powton

Address: 15 Carlton Avenue Healing Grimsby

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Unsuitable as parking and traffic is already problematic. Not enough room for delivery vehicles. Safety concerns due to delivery vehicles and extra vehicles when children entering and leaving the school which is sited next to this building.

Comments for Planning Application DM/1038/20/FUL

Application Summary

Application Number: DM/1038/20/FUL

Address: Healing Village Hall Great Coates Road Healing Grimsby North East Lincolnshire DN41 7QW

Proposal: Change of use from village hall to a members only food sales outlet (sui generis) use

Case Officer: Jonathan Cadd

Customer Details

Name: Ms Mary Vickers

Address: 2 Meadow Drive Healing

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I object to this planning application for the same reason as I have for other similar ones regarding turning this building into retail premises. My objections are purely due to the transport ramifications.

The car park is not large enough to take delivery vehicles. Even if it was, reversing in or out of the carpark onto Great Coates Road would obstruct the traffic. This is a general consideration based on the close proximity of bends in the road, a junction, several other entrances, and a bus stop. However, it is also a specific consideration given the extreme traffic problems in that area twice per day with the school. With previous planning applications for this site, there might have been a benefit to the village to weigh things against; but that is not true in this case.

Whilst there are a number of members of this church living in the village, this application is mainly for the benefit of those living elsewhere, thus bringing more traffic into the village, and so exacerbating current problems.

This particular church community has a large site on Westwood Ho, largely unused for most of the week, with a huge carpark. Although that is also near a school, it has the benefit of a large carpark capable of easily taking delivery vehicles including HGVs. Would their shop not be better located there?

Comments for Planning Application DM/1038/20/FUL

Application Summary

Application Number: DM/1038/20/FUL

Address: Healing Village Hall Great Coates Road Healing Grimsby North East Lincolnshire DN41 7QW

Proposal: Change of use from village hall to a members only food sales outlet (sui generis) use

Case Officer: Jonathan Cadd

Customer Details

Name: Ms Mary Vickers

Address: 2 Meadow Drive Healing

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I am slightly reassured by the updated diagrams produced, which indicate that there is space for vehicles to turn within the carpark, and that the space also allows delivery vehicles to drive in forwards, unload, turn, and drive out forwards. However, I am still nervous about the potential traffic disruption. We all know that there is a difference between what can be done, and what will actually be done. None of us are perfect, and most of us will take the easier options the correct one is complicated. This makes me worry as to whether delivery drivers will adhere to the suggestions, or whether they will instead reverse in or out, or park on the road outside. Will there be any 'sanctions' should delivery drivers take the easy option and not turn within the space as the diagrams show?

Comments for Planning Application DM/1038/20/FUL

Application Summary

Application Number: DM/1038/20/FUL

Address: Healing Village Hall Great Coates Road Healing Grimsby North East Lincolnshire DN41 7QW

Proposal: Change of use from village hall to a members only food sales outlet (sui generis) use

Case Officer: Jonathan Cadd

Customer Details

Name: Ms Sally Howard

Address: 8 meadow Drive Healing Grimsby

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: The village is blocked in twice a day due to out of village parents at both schools.

Residents are having to time shopping trips between 10 am and 130pm, to avoid being trapped in traffic; hospital appointments can be a nightmare to try and navigate. Why would anyone think adding even more traffic issues at the top of the village, would be a good idea? A better purpose of the property, would be something of use to the whole village, or at least the majority of the village.

Comments for Planning Application DM/1038/20/FUL

Application Summary

Application Number: DM/1038/20/FUL

Address: Healing Village Hall Great Coates Road Healing Grimsby North East Lincolnshire DN41 7QW

Proposal: Change of use from village hall to a members only food sales outlet (sui generis) use

Case Officer: Jonathan Cadd

Customer Details

Name: Mr Anthony Beach

Address: 19 Meadow Drive Healing Grimsby

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I object to the proposal because it is not a facility that I and the vast majority of our village residents would be able to use

Comments for Planning Application DM/1038/20/FUL

Application Summary

Application Number: DM/1038/20/FUL

Address: Healing Village Hall Great Coates Road Healing Grimsby North East Lincolnshire DN41 7QW

Proposal: Change of use from village hall to a members only food sales outlet (sui generis) use

Case Officer: Jonathan Cadd

Customer Details

Name: Miss Gemma Wesley

Address: 20 Stallingborough

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I am not in support of this development due to the proximity of the venue to Healing School - A Science Academy. As per numerous liaisons with both the Ward and Parish Councils, the B1210 outside of the school and village hall is already overrun at the start and end of the school day, causing near misses regularly. The village hall car park is of small capacity and this development would put further strain on the road, therefore posing an extremely high risk to the children of Healing and school community. In addition, there is the fear that the food sales outlet would encourage snacking and unhealthy food habits, should parents and pupils of the school become members.

Comments for Planning Application DM/1038/20/FUL

Application Summary

Application Number: DM/1038/20/FUL

Address: Healing Village Hall Great Coates Road Healing Grimsby North East Lincolnshire DN41 7QW

Proposal: Change of use from village hall to a members only food sales outlet (sui generis) use

Case Officer: Jonathan Cadd

Customer Details

Name: Mrs Jenni Stone

Address: 44 stallingborough road healing Healing

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Absolutely ridiculous idea this building should be kept for the use of villagers a village that requires its own additional shop/snack bar something of some use to the community not something for the private use of people who mainly live outside the village bringing more traffic into an already ridiculous road bringing added dangers to our children trying to walk home !!! That part of the road is particularly busy already and often becomes blocked up!

Comments for Planning Application DM/1038/20/FUL

Application Summary

Application Number: DM/1038/20/FUL

Address: Healing Village Hall Great Coates Road Healing Grimsby North East Lincolnshire DN41 7QW

Proposal: Change of use from village hall to a members only food sales outlet (sui generis) use

Case Officer: Jonathan Cadd

Customer Details

Name: Mrs Chris MacDougall

Address: 4 Wisteria Drive Healing Grimsby

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Ridiculous waste of a beautiful hall which benefits the village in so many ways.

Comments for Planning Application DM/1038/20/FUL

Application Summary

Application Number: DM/1038/20/FUL

Address: Healing Village Hall Great Coates Road Healing Grimsby North East Lincolnshire DN41 7QW

Proposal: Change of use from village hall to a members only food sales outlet (sui generis) use

Case Officer: Jonathan Cadd

Customer Details

Name: Mrs Jackie Hubbard

Address: 20 Wisteria Drive Healing

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: The road outside this property is always busy and chaos at school times. Cannot see the need of a cash n carry here certainly not a suitable plot.

Comments for Planning Application DM/1038/20/FUL

Application Summary

Application Number: DM/1038/20/FUL

Address: Healing Village Hall Great Coates Road Healing Grimsby North East Lincolnshire DN41 7QW

Proposal: Change of use from village hall to a members only food sales outlet (sui generis) use

Case Officer: Jonathan Cadd

Customer Details

Name: Mrs Amy Nunns

Address: 25 Wisteria Drive Healing Grimsby

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Not suitable for delivery lorries and cars entering and exiting car park.

Does not serve whole village. Discrimination against residents with different religious beliefs.

Comments for Planning Application DM/1038/20/FUL

Application Summary

Application Number: DM/1038/20/FUL

Address: Healing Village Hall Great Coates Road Healing Grimsby North East Lincolnshire DN41 7QW

Proposal: Change of use from village hall to a members only food sales outlet (sui generis) use

Case Officer: Jonathan Cadd

Customer Details

Name: Mr Gary Wilkinson

Address: 30 wisteria drive Healing Grimsby

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I object, it brings nothing to the village but chaos

Comments for Planning Application DM/1038/20/FUL

Application Summary

Application Number: DM/1038/20/FUL

Address: Healing Village Hall Great Coates Road Healing Grimsby North East Lincolnshire DN41 7QW

Proposal: Change of use from village hall to a members only food sales outlet (sui generis) use

Case Officer: Jonathan Cadd

Customer Details

Name: Mrs Liz Wilkinson

Address: 30 Wisteria Drive Grimsby

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I object to this, total waste of a perfectly good village hall.

Comments for Planning Application DM/1038/20/FUL

Application Summary

Application Number: DM/1038/20/FUL

Address: Healing Village Hall Great Coates Road Healing Grimsby North East Lincolnshire DN41 7QW

Proposal: Change of use from village hall to a members only food sales outlet (sui generis) use

Case Officer: Jonathan Cadd

Customer Details

Name: Mr Phillip Pattison

Address: 33E Wisteria Drive Healing Grimsby

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I object to this application as the proposed use of the building will only benefit one group within the community due to the religious beliefs of the proposer for the application, the proposed use of the building will therefore be a loss of a facility, which there are too few already, within the village at the detriment of the majority and will possibly cause diversity and sectarianism issues in the future

Comments for Planning Application DM/1038/20/FUL

Application Summary

Application Number: DM/1038/20/FUL

Address: Healing Village Hall Great Coates Road Healing Grimsby North East Lincolnshire DN41 7QW

Proposal: Change of use from village hall to a members only food sales outlet (sui generis) use

Case Officer: Jonathan Cadd

Customer Details

Name: Mr Daniel Smith

Address: 45 Wisteria Drive Healing Grimsby

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: The original intent for this site's use was to be for a 'community hall'. The new application appears to be solely for the benefit of a discreet 'privileged' group of individuals and definitely not for the benefit of the village residents or the local 'community'. Bear in mind that the select group that will have access to this hall under this application may not even be village residents. I would much rather see an application that would benefit the whole village, particularly in light of the lack of amenities that the village already suffers from.

Comments for Planning Application DM/1038/20/FUL

Application Summary

Application Number: DM/1038/20/FUL

Address: Healing Village Hall Great Coates Road Healing Grimsby North East Lincolnshire DN41 7QW

Proposal: Change of use from village hall to a members only food sales outlet (sui generis) use

Case Officer: Jonathan Cadd

Customer Details

Name: Mrs Kathryn palmer

Address: 21 Poplar Road Healing Grimsby

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Why does this religious sect have to choose Healing.

What links have the group to this village

What would the group give back to the village - nothing.

Why, when a convenience store was objected to previously due to traffic congestion, should this store be given the green light.

The store should be for the majority not a minority.

No no no no to the Store.

Want to keep the building for use by the villagers NOT outsiders.

Comments for Planning Application DM/1038/20/FUL

Application Summary

Application Number: DM/1038/20/FUL

Address: Healing Village Hall Great Coates Road Healing Grimsby North East Lincolnshire DN41 7QW

Proposal: Change of use from village hall to a members only food sales outlet (sui generis) use

Case Officer: Jonathan Cadd

Customer Details

Name: Mr Paul Cousins

Address: 5 Snowdrop Close Healing Grimsby

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I feel this does nothing to enhance services for the local community, in fact, it encourages more traffic into an area that is already too busy and would pose considerable risk around school times. Also, how would deliveries be conducted? The car park isn't large enough for a HGV, any delivery driver would have to either block the road going past the building by parking on the road or cause considerable disruption by manoeuvring into the small car park.

Impractical, unsafe and not needed.

Comments for Planning Application DM/1038/20/FUL

Application Summary

Application Number: DM/1038/20/FUL

Address: Healing Village Hall Great Coates Road Healing Grimsby North East Lincolnshire DN41 7QW

Proposal: Change of use from village hall to a members only food sales outlet (sui generis) use

Case Officer: Jonathan Cadd

Customer Details

Name: Miss Zoe Metcalfe

Address: 21 Snowdrop Close Healing Grimsby

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: As per my previous objection I have concerns of the use of this building under the Equality Act 2010 regarding discrimination as a members only group. It states that religious organisations can not be discriminatory (by restricting its membership or participation in its activities, or the provision of goods, facilities and services to persons of a particular religion or belief), if it is for commercial purposes. As this is for a 'commercial' shop selling goods I presume having it as a 'members only' shop will fall under the Equality Act 2010 as discriminatory, and I for one will be obtaining further advice from the EASS. I certainly would not want to be made to feel as though I could not use the shop unless I became a member of the organisation who owns it. If the shop is going to be non-commercial for its members only then this would not be discriminatory. I am very concerned about this, and I think it really needs to be looked in to more to prevent any misunderstandings or discrimination to non-members with different religious beliefs who would be prevented from using this shop (unless they are expected to change their religious beliefs to join), which would certainly not be fair and very discriminatory.

Comments for Planning Application DM/1038/20/FUL

Application Summary

Application Number: DM/1038/20/FUL

Address: Healing Village Hall Great Coates Road Healing Grimsby North East Lincolnshire DN41 7QW

Proposal: Change of use from village hall to a members only food sales outlet (sui generis) use

Case Officer: Jonathan Cadd

Customer Details

Name: Miss Zoe Metcalfe

Address: 21 Snowdrop Close Healing Grimsby

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I would like to object to the proposed plans for the Village Hall to be turned into a 'members only' cash and carry by a religious group. Healing residents who choose to live here in a small village community should 'not' feel discriminated against for their religious beliefs just for wanting to use a local amenity. There are plenty of 'members only' cash & carry's which have certain criteria's to join, such as being a business, living in a certain area etc, however according to the Equality Act 2010 it would be unlawful to discriminate against or treat someone unfairly because of religion or belief, or their lack of religion or belief. Would they also 'only' be employing staff who are of the same religion? If so, this would be another breach of the Equality Act 2010 under religious beliefs, as restricting a job opportunity to people of a certain religion or belief is not lawful unless the nature or context of the work demands it (which simply stacking shelves, serving customers etc wouldn't demand it). It is also not lawful when offering 'commercial' goods, services to members, to restrict those goods, services to people solely having 1 religious belief. This would 'only' apply to organisations whose purpose is to practice, promote or teach a religion or belief, whose sole or main purpose is NOT commercial.

Comments for Planning Application DM/1038/20/FUL

Application Summary

Application Number: DM/1038/20/FUL

Address: Healing Village Hall Great Coates Road Healing Grimsby North East Lincolnshire DN41 7QW

Proposal: Change of use from village hall to a members only food sales outlet (sui generis) use

Case Officer: Jonathan Cadd

Customer Details

Name: Miss Zoe Metcalfe

Address: 21 Snowdrop Close Healing Grimsby

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: To add to my previous comment I would like to raise the issue of the Public Sector Equality Duty (found in s149 of the Equality Act 2010) where public authorities such as N E Lincs Council "are now required, in carrying out their functions, to have due regard to the need to achieve the objectives set out under s149 of the Equality Act 2010 to:

(a) eliminate discrimination, harassment, victimisation and any other conduct that is prohibited by or under the Equality Act 2010"

and I feel that an equalities impact assessment is needed for further clarification on the members only group. What impact will this have on non member residents of the village and local area? Are we being discriminated against (by not being able to purchase goods in a commercial local amenity), for not having the same religious beliefs? There are plenty of previous planning cases where an equalities impact statement or PSED has not been provided and it has been challenged, the outcomes where that - quoted "Local planning authorities need to give due regard to the PSED in their planning judgement of planning applications. Most of the time this is likely not to be an extensive or involved analysis, given the specifics of the proposed development (including whether it is an outline permission, permission in principle or detailed permission). Good practice would be for planning officers to include as standard a section on PSED in all their officer reports."

Comments for Planning Application DM/1038/20/FUL

Application Summary

Application Number: DM/1038/20/FUL

Address: Healing Village Hall Great Coates Road Healing Grimsby North East Lincolnshire DN41 7QW

Proposal: Change of use from village hall to a members only food sales outlet (sui generis) use

Case Officer: Jonathan Cadd

Customer Details

Name: Mr Matthew Carlisle

Address: 24 Snowdrop Close Healing

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Does not benefit the village at all. Giving it over to what is essentially a cult sends out all the wrong messages. This should be a community place for all to enjoy, not for a select few individuals. Share, not segregate.

Comments for Planning Application DM/1038/20/FUL

Application Summary

Application Number: DM/1038/20/FUL

Address: Healing Village Hall Great Coates Road Healing Grimsby North East Lincolnshire DN41 7QW

Proposal: Change of use from village hall to a members only food sales outlet (sui generis) use

Case Officer: Jonathan Cadd

Customer Details

Name: Mr Jamie Cutler

Address: 22 larkspur avenue Healing

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: The village hall should be for all the village to use not for the very small minority this planning is for

Comments for Planning Application DM/1038/20/FUL

Application Summary

Application Number: DM/1038/20/FUL

Address: Healing Village Hall Great Coates Road Healing Grimsby North East Lincolnshire DN41 7QW

Proposal: Change of use from village hall to a members only food sales outlet (sui generis) use

Case Officer: Jonathan Cadd

Customer Details

Name: Mr Nick Wright

Address: 32 Larkspur Avenue Healing Grimsby

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: This facility does not support the majority of the village and its community. While the village is in desperate need of a good shop unfortunately this application would not allow the residents to use it because of the type of shop it will be. Also it's well documented about the major traffic problems on Great Coates Rd around certain times and this development would only add to the problems with both people using the facility and delivery trucks etc.

I am totally against such a development that doesn't benefit the people of our village.

Comments for Planning Application DM/1038/20/FUL

Application Summary

Application Number: DM/1038/20/FUL

Address: Healing Village Hall Great Coates Road Healing Grimsby North East Lincolnshire DN41 7QW

Proposal: Change of use from village hall to a members only food sales outlet (sui generis) use

Case Officer: Jonathan Cadd

Customer Details

Name: Mrs Sarah Wright

Address: 32 Larkspur Avenue Healing Grimsby

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I would like to lodge an objection to the proposed application.

Existing traffic issues along Great Coates Road are likely to be worsened with the addition of customer and delivery vehicles at the proposed shop. This could compromise the safety of pupils at the school next door and cause additional disruption at the entrance of the village for local residents.

In addition to safety concerns, the proposal for a members only retail facility would only benefit a small proportion of local residents rather than the majority.

Comments for Planning Application DM/1038/20/FUL

Application Summary

Application Number: DM/1038/20/FUL

Address: Healing Village Hall Great Coates Road Healing Grimsby North East Lincolnshire DN41 7QW

Proposal: Change of use from village hall to a members only food sales outlet (sui generis) use

Case Officer: Jonathan Cadd

Customer Details

Name: Mr Michael Thirtle

Address: 61 Larkspur Avenue Healing Grimsby

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: The village is in desperate need of further amenities but a shop that can only provide services to the select few is wrong. The amenities should be available to all especially in such a location.

Comments for Planning Application DM/1038/20/FUL

Application Summary

Application Number: DM/1038/20/FUL

Address: Healing Village Hall Great Coates Road Healing Grimsby North East Lincolnshire DN41 7QW

Proposal: Change of use from village hall to a members only food sales outlet (sui generis) use

Case Officer: Jonathan Cadd

Customer Details

Name: Mrs Linda Hay

Address: 26 Fords ave Healing Grimsby

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment:Objection

Comments for Planning Application DM/1038/20/FUL

Application Summary

Application Number: DM/1038/20/FUL

Address: Healing Village Hall Great Coates Road Healing Grimsby North East Lincolnshire DN41 7QW

Proposal: Change of use from village hall to a members only food sales outlet (sui generis) use

Case Officer: Jonathan Cadd

Customer Details

Name: Mr Jodi Spurrell

Address: 28 fords ave Healing Grimsby

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: This is a ridiculous application as healing is in desperate need of a well stocked local shop and to stop an ever growing village population shopping at the proposed outlet is unbelievable. Especially when a badly needed national chain proposed a food shop which was declined makes this application even more crazy. I don't know what worries me more the application or the people approving the plan?

Comments for Planning Application DM/1038/20/FUL

Application Summary

Application Number: DM/1038/20/FUL

Address: Healing Village Hall Great Coates Road Healing Grimsby North East Lincolnshire DN41 7QW

Proposal: Change of use from village hall to a members only food sales outlet (sui generis) use

Case Officer: Jonathan Cadd

Customer Details

Name: Miss Charlotte Tatler

Address: 4 Westwood road Healing Grimsby

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Healing village does not have many amenities, I feel this proposal does not benefit the village community as the majority of the population within the village will not be able to use it. In my opinion it is not the right area for a business of this nature. The building needs to be changed to something that benefits the people of the village.

Comments for Planning Application DM/1038/20/FUL

Application Summary

Application Number: DM/1038/20/FUL

Address: Healing Village Hall Great Coates Road Healing Grimsby North East Lincolnshire DN41 7QW

Proposal: Change of use from village hall to a members only food sales outlet (sui generis) use

Case Officer: Jonathan Cadd

Customer Details

Name: Mrs Susan Lang

Address: 49 Radcliffe Road Healing Grimsby

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: A shop for a particular religious group only is not suitable for the village of Healing. A previous application for a shop was declined and this is no different! It will cause extra traffic problems as there is no facility for large lorries, which will then park on a busy road within metres of a school, a turning into the village and a large bend in the road. It is an accident waiting to happen!

Comments for Planning Application DM/1038/20/FUL

Application Summary

Application Number: DM/1038/20/FUL

Address: Healing Village Hall Great Coates Road Healing Grimsby North East Lincolnshire DN41 7QW

Proposal: Change of use from village hall to a members only food sales outlet (sui generis) use

Case Officer: Jonathan Cadd

Customer Details

Name: Mrs Victoria Scott

Address: 8A Apple Tree Court Healing Grimsby

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I object. This should be for villagers use, not elite use of others bringing more unnecessary traffic problems to an already busy road.

Comments for Planning Application DM/1038/20/FUL

Application Summary

Application Number: DM/1038/20/FUL

Address: Healing Village Hall Great Coates Road Healing Grimsby North East Lincolnshire DN41 7QW

Proposal: Change of use from village hall to a members only food sales outlet (sui generis) use

Case Officer: Jonathan Cadd

Customer Details

Name: Miss Emily Scott

Address: 8A Apple Tree Court Healing Grimsby

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: No

Comments for Planning Application DM/1038/20/FUL

Application Summary

Application Number: DM/1038/20/FUL

Address: Healing Village Hall Great Coates Road Healing Grimsby North East Lincolnshire DN41 7QW

Proposal: Change of use from village hall to a members only food sales outlet (sui generis) use

Case Officer: Jonathan Cadd

Customer Details

Name: Mrs Sarah Pettyfer

Address: 9 Exmoor close Healing Grimsby

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Would like somewhere the whole local community could use not a few select individuals. It's discrimination against non church members

Comments for Planning Application DM/1038/20/FUL

Application Summary

Application Number: DM/1038/20/FUL

Address: Healing Village Hall Great Coates Road Healing Grimsby North East Lincolnshire DN41 7QW

Proposal: Change of use from village hall to a members only food sales outlet (sui generis) use

Case Officer: Jonathan Cadd

Customer Details

Name: Mrs Lou King

Address: Exmoor close Healing

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Bloody stupid idea

Comments for Planning Application DM/1038/20/FUL

Application Summary

Application Number: DM/1038/20/FUL

Address: Healing Village Hall Great Coates Road Healing Grimsby North East Lincolnshire DN41 7QW

Proposal: Change of use from village hall to a members only food sales outlet (sui generis) use

Case Officer: Jonathan Cadd

Customer Details

Name: Miss Jessica Skelton

Address: 3 forsythia avenue Grimsby

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: With very limited amenities in the area already, a members only shop doesn't support the whole community but a few.

Comments for Planning Application DM/1038/20/FUL

Application Summary

Application Number: DM/1038/20/FUL

Address: Healing Village Hall Great Coates Road Healing Grimsby North East Lincolnshire DN41 7QW

Proposal: Change of use from village hall to a members only food sales outlet (sui generis) use

Case Officer: Jonathan Cadd

Customer Details

Name: Mrs Barbara Higgins

Address: 12 Forsythia Avenue Healing Grimsby

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: The building has a very small car park and access is between both school entrances making increased vehicle activity dangerous.

There are already very strained parking issues in this area and any back up from access quickly stops flow on the main road and access to the village

Comments for Planning Application DM/1038/20/FUL

Application Summary

Application Number: DM/1038/20/FUL

Address: Healing Village Hall Great Coates Road Healing Grimsby North East Lincolnshire DN41 7QW

Proposal: Change of use from village hall to a members only food sales outlet (sui generis) use

Case Officer: Jonathan Cadd

Customer Details

Name: Mrs Barbara Higgins

Address: 12 Forsythia Avenue Healing Grimsby

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Consent to this development would put all the children at the school at risk, situated directly between both school entrances with limited visibility of the road. The road is already overloaded and dangerous at school times (and others) the car park is too small, the entrance limited and extra activity will pose safety issues.

There is definitely no room for delivery lorries,

Comments for Planning Application DM/1038/20/FUL

Application Summary

Application Number: DM/1038/20/FUL

Address: Healing Village Hall Great Coates Road Healing Grimsby North East Lincolnshire DN41 7QW

Proposal: Change of use from village hall to a members only food sales outlet (sui generis) use

Case Officer: Jonathan Cadd

Customer Details

Name: Mrs Sarah Hartshorn

Address: 11 rowan drive Healing Grimsby

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: The village is in need of a shop for all residents .

The location is not ideal due to the location on the main road and its location to the school entrances.

School children using bikes have to bike past the hall entrance causing safety issues with cars turning into and coming out of the car park.

Delivery lorries are a hazard too as how would they be able to manoeuvre into the site , or would they have to park on the main road causing hazard when coming round the sharp bend.

Comments for Planning Application DM/1038/20/FUL

Application Summary

Application Number: DM/1038/20/FUL

Address: Healing Village Hall Great Coates Road Healing Grimsby North East Lincolnshire DN41 7QW

Proposal: Change of use from village hall to a members only food sales outlet (sui generis) use

Case Officer: Jonathan Cadd

Customer Details

Name: Mrs Claire Fox

Address: 1 Meadowbank Great Coates Grimsby

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment:1. Very poor location for a premises of this nature with delivery lorries and vans, customer traffic etc. Car park is very small with little turning room so will no doubt lead to deliveries being made from the road right next to school entrance. The traffic situation there is already a serious problem and this will exacerbate the problem.

2. In my opinion to replace a community facility with something which is members only to a very closed group is a very selfish and inappropriate change of use. The location of this building means quite frankly a lot of uses will be problematic but it should at least be something which is actually available to the whole village should they wish to use it.

Comments for Planning Application DM/1038/20/FUL

Application Summary

Application Number: DM/1038/20/FUL

Address: Healing Village Hall Great Coates Road Healing Grimsby North East Lincolnshire DN41 7QW

Proposal: Change of use from village hall to a members only food sales outlet (sui generis) use

Case Officer: Jonathan Cadd

Customer Details

Name: Mrs Katie Terry

Address: 24 Gloria Way Great Coates

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Not enough parking would cause more havoc around the village. The purpose of the site Sony clear enough as sounds like being only catering for their own religion members not public. Feeling discriminated as won't be allowed to use it.

Carol Pedersen (Engie)

From: Jonathan Cadd
Sent: 15 March 2021 08:23
To: Planning - IGE (ENGIE)
Subject: FW: Healing Village Hall - DM/1039/20FUL

Please add as an objection letter please.

Jonathan Cadd
 Senior Town Planner
 Places & Communities North – NEL
Jonathan.cadd@nelincs.gov.uk
 Tel. +44 (0) 1472 324292
 Mob. +44 (0) 7884056018



Working in Partnership

engie.co.uk

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

From: Jonathan Lovelle
Sent: 11 March 2021 18:48
To: Jonathan Cadd <Jonathan.Cadd@nelincs.gov.uk>
Subject: Healing Village Hall - DM/1039/20FUL

Good afternoon Jonathan

I trust you are well and safe. I noticed on the portal new plans and some swept path analysis have been added by the Applicant, via their new Agent a few days ago.

As per previous correspondence/conversations, I am a Trustee (and lead on Estates) for Healing Multi Academy Trust, which Healing Secondary School (HSS) is part. Both our CEO and HSS Principal have written formally as part of this application.

I just wanted to bring to your attention/comment on the new documents provided:-

1. *I note the car parking numbers may have changed. The selling agents particulars say 10 car parking spaces area available. The application's current design and access statement from Wilkin Chapman says 10-12 and the new plans show only*

6? Clearly the site can hold up to 12 cars. Why the reduction in numbers? The previous food store application (withdrawn) was based on 10-12, which has the same size retail area as this application?

2. *Again, I refer to the previous application which included a delivery point access assessment by DHL/Nisa, this report showed:-*
 - a. *That both 7.5 ton and 18tTon vehicles would be needed to service this size of retail space but this application is only saying 7.5ton lorries needed?*
 - b. *The DHL/Nisa report recommends delivery traffic should enter from Stallingborough side and exit the Great Coates side but the Applicant's additional documents have swept path shows the 7.5 ton lorries exiting towards the Stallingborough side – which is the most dangerous and this would increase the control measure (as per below) of severity of hazard to the extreme.*
 - c. *Finally and the most important, is the lack of control measures with this application. Again referring to DHL/Nisa report, the report scores the risk of collision with being High at 15 points, which a likelihood of highly likely of a hazard of a broken limb or moderate damage !*

When we previously spoke we also touched on Traffic flow and capacity – has the Applicant provided any data here? As you may recall my concern was the increased number of new housing and the new schemes proposed. Whilst 106 monies have been allocated to help the Trust's two Healing school increase its capacity, this is a further challenge, which really needs to be considered with this application.

Happy to have another telephone call, if necessary.

Look forward to hearing from you.

Jonathan Lovelle
Consultant



Lovelle Bacons Chartered Surveyors

2nd Floor, Hampton House, Church Lane, Grimsby, North East Lincolnshire, DN31 1JR.



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Comments for Planning Application DM/1038/20/FUL

Application Summary

Application Number: DM/1038/20/FUL

Address: Healing Village Hall Great Coates Road Healing Grimsby North East Lincolnshire DN41 7QW

Proposal: Change of use from village hall to a members only food sales outlet (sui generis) use

Case Officer: Jonathan Cadd

Customer Details

Name: Mr Ian Fielding

Address: 200 Clee Road Grimsby

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Why would the council wish to increase the amount of road traffic next to a school entrance and put children at risk

The negative impact on traffic flows, school drop off and pick up slots as well pollution to the village and school will increase.

If a shop is approved, there will be an increase in students mulling around and causing road traffic issues on a road which is continuously under pressure from heavy traffic flows currently.

There will be an increase in pollution, traffic and risk of harm to the school population and this should not go ahead and I fully object to this planning application

Comments for Planning Application DM/1038/20/FUL

Application Summary

Application Number: DM/1038/20/FUL

Address: Healing Village Hall Great Coates Road Healing Grimsby North East Lincolnshire DN41 7QW

Proposal: Change of use from village hall to a members only food sales outlet (sui generis) use

Case Officer: Jonathan Cadd

Customer Details

Name: Mrs Stacey Schofield

Address: 15 st Francis avenue Grimsby

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: It's a hazard already with the amount of cars picking children up from school. This would make the traffic and parking so much worse....only way this could possibly go ahead is if the parking was resolved but I can't see that.

Comments for Planning Application DM/1038/20/FUL

Application Summary

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Proposal: Change of use from village hall to a members only food sales outlet (sui generis) use

Case Officer: Jonathan Cadd

Customer Details

Name: Mr Steve Gayfer

Address: 16 Dymoke Drive Grimsby

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I formally object to this application because I feel that the premises are not suitable for this type of enterprise. The car park is very small and may cause traffic problems for those wishing to enter or leave. There will be a further hinderance to traffic next to the school which has a bus stop adjacent to the premise where school children have to cross the road. This small section of carriageway is already overloaded and causing potential problems.

Comments for Planning Application DM/1038/20/FUL

Application Summary

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Proposal: Change of use from village hall to a members only food sales outlet (sui generis) use

Case Officer: Jonathan Cadd

Customer Details

Name: Mrs Linda Gayfer

Address: 16 Dymoke Drive Grimsby

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: It will cause too much traffic. It's really busy there now. It won't be safe especially at school times.

Comments for Planning Application DM/1038/20/FUL

Application Summary

Application Number: DM/1038/20/FUL

Address: Healing Village Hall Great Coates Road Healing Grimsby North East Lincolnshire DN41 7QW

Proposal: Change of use from village hall to a members only food sales outlet (sui generis) use

Case Officer: Jonathan Cadd

Customer Details

Name: Miss Laura Smith

Address: 22 Weelsby Road Grimsby

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: As a parent with one child attending Healing academy and one other due to start next year I object to the plans to turn the village hall into a members only food shop. The traffic in that area is already horrific with traffic spilling out of the school drop off areas and car parks and cars speeding round the blind corner. Having a shop here would only increase the footfall and traffic and put pupils coming in and out of the school at risk.

Comments for Planning Application DM/1038/20/FUL

Application Summary

Application Number: DM/1038/20/FUL

Address: Healing Village Hall Great Coates Road Healing Grimsby North East Lincolnshire DN41 7QW

Proposal: Change of use from village hall to a members only food sales outlet (sui generis) use

Case Officer: Jonathan Cadd

Customer Details

Name: Ms Daniella Riley

Address: 24 St Nicholas Drive Grimsby

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: As the hall is in close proximity to Healing School, which my daughter currently attends, and considering the heavy traffic on that road I object to the planning application as I believe it would increase the risk to the pupils by creating even more traffic. Moreover, the parking facilities in the area are insufficient and the road is too narrow. I also think that the hall should remain, both my kids have attended number of birthday parties there and created wonderful memories.

Comments for Planning Application DM/1038/20/FUL

Application Summary

Application Number: DM/1038/20/FUL

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Proposal: Change of use from village hall to a members only food sales outlet (sui generis) use

Case Officer: Jonathan Cadd

Customer Details

Name: Mrs Sarah Pauley

Address: 54 St Nicholas Drive Wybers Wood Grimsby

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I object out of concern for the safety of the children accessing the school next door due to the increase in traffic this will create.

Comments for Planning Application DM/1038/20/FUL

Application Summary

Application Number: DM/1038/20/FUL

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Proposal: Change of use from village hall to a members only food sales outlet (sui generis) use

Case Officer: Jonathan Cadd

Customer Details

Name: Mr Wayne Pauley

Address: 54 St Nicholas Drive Wybers Wood Grimsby

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: As a parent of child attending the school next door I am concerned about the extra traffic this will bring- it's already quite bad along this stretch of road.

Comments for Planning Application DM/1038/20/FUL

Application Summary

Application Number: DM/1038/20/FUL

Address: Healing Village Hall Great Coates Road Healing Grimsby North East Lincolnshire DN41 7QW

Proposal: Change of use from village hall to a members only food sales outlet (sui generis) use

Case Officer: Jonathan Cadd

Customer Details

Name: Mrs Jean Smith

Address: 129 St. Nicholas Drive St Nicholas Drive Grimsby

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: That area is extremely busy with traffic and is quite dangerous particularly at school times. Adding a business with the extra traffic that comes with it can only make matters worse.

Comments for Planning Application DM/1038/20/FUL

Application Summary

Application Number: DM/1038/20/FUL

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Proposal: Change of use from village hall to a members only food sales outlet (sui generis) use

Case Officer: Jonathan Cadd

Customer Details

Name: Mrs Kerryanne Austwick

Address: 291 St Nicholas Drive Wybers Wood Grimsby

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Absolutely ridiculous to allow this to go ahead. There is far too much passing traffic, cyclists and pedestrians and it is only a matter of time that there will be a fatality. To allow this to be granted is only going to create more of a risk, supply deliveries in lorries customers coming and going. There is only 1 access to the building which will cause significant congestion especially at school times so the risk of a serious accident will also increase. This is part of a village community and should stay that way, not taking it away to be made into a private members only establishment. Absolutely appalling if this gets granted.

Comments for Planning Application DM/1038/20/FUL

Application Summary

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Proposal: Change of use from village hall to a members only food sales outlet (sui generis) use

Case Officer: Jonathan Cadd

Customer Details

Name: Mr Mark Dent

Address: 319 St Nicholas Drive Grimsby

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: As a parent of pupils who attend schools in Healing I am already very aware of the difficulties surrounding the increase of cars parking and using the road around school time. This can be dangerous enough already. Re-purposing this building to be a members only food sales outlet would increase the number of vehicles around the school and I think make it even more dangerous for the pupils.

Comments for Planning Application DM/1038/20/FUL

Application Summary

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Address: Healing Village Hall Great Coates Road Healing Grimsby North East Lincolnshire DN41 7QW

Proposal: Change of use from village hall to a members only food sales outlet (sui generis) use

Case Officer: Jonathan Cadd

Customer Details

Name: Mrs Kirsty Lee-ramsden

Address: 15 Thornhill Gardens Grimsby

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Traffic and parking for school drop off/pick up is already dangerous enough without this added to it. The safety of our children comes first.

Comments for Planning Application DM/1038/20/FUL

Application Summary

Application Number: DM/1038/20/FUL

Address: Healing Village Hall Great Coates Road Healing Grimsby North East Lincolnshire DN41 7QW

Proposal: Change of use from village hall to a members only food sales outlet (sui generis) use

Case Officer: Jonathan Cadd

Customer Details

Name: Mrs Nicola Hallatt-Peart

Address: 25 Glebe Rd Scartho Grimsby

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: This will increase traffic further around the school and pose more risk for accidents to children parents and staff . The road itself needs addressing and sorting prior to any applications or changes for this building

Comments for Planning Application DM/1038/20/FUL

Application Summary

Application Number: DM/1038/20/FUL

Address: Healing Village Hall Great Coates Road Healing Grimsby North East Lincolnshire DN41 7QW

Proposal: Change of use from village hall to a members only food sales outlet (sui generis) use

Case Officer: Jonathan Cadd

Customer Details

Name: Mr Guy Clarke

Address: 3 Cowslip court Healing Grimsby

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: The reason for my objection is that I feel that the building should benefit everyone in the village and not just a minority. This is only a small village and would greatly benefit having a larger shop for example.

Comments for Planning Application DM/1038/20/FUL

Application Summary

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Proposal: Change of use from village hall to a members only food sales outlet (sui generis) use

Case Officer: Jonathan Cadd

Customer Details

Name: Mrs L Smith

Address: Achille Road Grimsby

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I work in Healing Village and my eldest child attends the secondary school. The traffic is already of huge concern along Low Road. Proposals for any business opportunities which would entail traffic flowing at regular intervals in and out of the 'Village Hall' car park will make the area incredibly unsafe. The property needs to be occupied as an office, where staff there will use the car park morning/evening and not cause further queuing traffic along the road.

Comments for Planning Application DM/1038/20/FUL

Application Summary

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Proposal: Change of use from village hall to a members only food sales outlet (sui generis) use

Case Officer: Jonathan Cadd

Customer Details

Name: Mr C Wraith

Address: Cross Coates Road Grimsby

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Traffic in the area is already terrible when trying to pick up and drop off children for school. At times it is already dangerous and this application would only increase the traffic and so the risk of an accident and children getting hurt.

Comments for Planning Application DM/1038/20/FUL

Application Summary

Application Number: DM/1038/20/FUL

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Proposal: Change of use from village hall to a members only food sales outlet (sui generis) use

Case Officer: Jonathan Cadd

Customer Details

Name: Mrs Emma King

Address: 11 Mulberry Lane Laceby Grimsby

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: My son attends Healing school. The traffic is already very busy adding extra traffic on could have a detrimental effect on pupils attending school. It cause an accident.

Comments for Planning Application DM/1038/20/FUL

Application Summary

Application Number: DM/1038/20/FUL

Address: Healing Village Hall Great Coates Road Healing Grimsby North East Lincolnshire DN41 7QW

Proposal: Change of use from village hall to a members only food sales outlet (sui generis) use

Case Officer: Jonathan Cadd

Customer Details

Name: Mrs Elaine Bett

Address: 51 Keith Crescent Laceby GRIMSBY

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I strongly feel this would have a major negative impact due to more traffic on an already busy road, which would cause a high risk towards pupils, staff and parents at the nearby school.

Healing comprehensive is already on a dangerous road due to the amount of traffic

Comments for Planning Application DM/1038/20/FUL

Application Summary

Application Number: DM/1038/20/FUL

Address: Healing Village Hall Great Coates Road Healing Grimsby North East Lincolnshire DN41 7QW

Proposal: Change of use from village hall to a members only food sales outlet (sui generis) use

Case Officer: Jonathan Cadd

Customer Details

Name: Mrs Leanne Jackson

Address: 8 yews lane Laceby Grimsby

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I have a child that attends Healing school and they have expressed their growing concerns with the change of use for the hall.

I have to agree that the road is already extremely busy and and by adding further traffic poses even more of a risk to students, parents and staff.

Comments for Planning Application DM/1038/20/FUL

Application Summary

Application Number: DM/1038/20/FUL

Address: Healing Village Hall Great Coates Road Healing Grimsby North East Lincolnshire DN41 7QW

Proposal: Change of use from village hall to a members only food sales outlet (sui generis) use

Case Officer: Jonathan Cadd

Customer Details

Name: Ms Sharon Pitcher

Address: 4 BURLEY CLOSE LACEBY

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I object to this proposal as my child attends Healing School and traffic is bad enough. The Plymouth Brethren have enough room on their own car parks and area surrounding their place of worship to build their own shop.

Comments for Planning Application DM/1038/20/FUL

Application Summary

Application Number: DM/1038/20/FUL

Address: Healing Village Hall Great Coates Road Healing Grimsby North East Lincolnshire DN41 7QW

Proposal: Change of use from village hall to a members only food sales outlet (sui generis) use

Case Officer: Jonathan Cadd

Customer Details

Name: Mrs Judith Lowe

Address: 9 Manor Court Stallingborough Grimsby

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: This would add to existing traffic congestion issues and pose a risk to school pupils both from the aspect of increased traffic and unknown additional pedestrians in the area. Certainly at school arrival and leaving times the road is totally gridlocked and a food sales outlet would only add to this. Additionally, it's right next to a bus stop, entrance to the village of Healing and a large bend in the road, creating further hazards and obstruction.

Comments for Planning Application DM/1038/20/FUL

Application Summary

Application Number: DM/1038/20/FUL

Address: Healing Village Hall Great Coates Road Healing Grimsby North East Lincolnshire DN41 7QW

Proposal: Change of use from village hall to a members only food sales outlet (sui generis) use

Case Officer: Jonathan Cadd

Customer Details

Name: Mr Roy Lowe

Address: 9 Manor Court Stallingborough GRIMSBY

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: The B1210 is at capacity now at certain times of day, with regular gridlock situations.

Unless this food outlet can be approached by helicopter, the application should be refused. Also, if the idea is to serve food to the pupils of adjacent school during school hours, a catapult system would have to be constructed to get there burger and chips over the fence.

Roy Lowe.

Comments for Planning Application DM/1038/20/FUL

Application Summary

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Address: Healing Village Hall Great Coates Road Healing Grimsby North East Lincolnshire DN41 7QW

Proposal: Change of use from village hall to a members only food sales outlet (sui generis) use

Case Officer: Jonathan Cadd

Customer Details

Name: Mrs Helen Watcham

Address: 84 Picksley School 84 Picksley Crescent Holton le Clay

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I work at Healing School Science Academy next door and already the traffic is a major problem and very dangerous for our pupils when coming to and going from school. Having this change of use will only exacerbate the issues.

Comments for Planning Application DM/1038/20/FUL

Application Summary

Application Number: DM/1038/20/FUL

Address: Healing Village Hall Great Coates Road Healing Grimsby North East Lincolnshire DN41 7QW

Proposal: Change of use from village hall to a members only food sales outlet (sui generis) use

Case Officer: Jonathan Cadd

Customer Details

Name: Mrs Louise Drakes

Address: 21, Yarborough Road Keelby Keelby

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: It should be kept as a village hall . If it converts into a members only food business there will be more traffic and parking will be an issue . This will also impact on the community removing the village hall . It will also impact on school

Comments for Planning Application DM/1038/20/FUL

Application Summary

Application Number: DM/1038/20/FUL

Address: Healing Village Hall Great Coates Road Healing Grimsby North East Lincolnshire DN41 7QW

Proposal: Change of use from village hall to a members only food sales outlet (sui generis) use

Case Officer: Jonathan Cadd

Customer Details

Name: Mrs Diane Kaveney

Address: 4 Windsor Close Keelby

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: It is difficult enough getting in and out of Healing Science Academy with it being on a main road through the village. During this Covid times as well and only being able to have limited number of customers in a shop this could be queuing traffic creating safe guarding issues for the academy and the general public.

Comments for Planning Application DM/1038/20/FUL

Application Summary

Application Number: DM/1038/20/FUL

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Proposal: Change of use from village hall to a members only food sales outlet (sui generis) use

Case Officer: Jonathan Cadd

Customer Details

Name: Mrs Rachel Roe

Address: 4 Manor Farm Mews Bradley

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: My sons attend Healing School and so am fully aware of the amount of traffic in the area already, particularly around pupil drop off/pick up times. The proposed use for the building would only add to the amount of traffic and I would prefer to see it used by the Healing Village community or by the School.

Comments for Planning Application DM/1038/20/FUL

Application Summary

Application Number: DM/1038/20/FUL

Address: Healing Village Hall Great Coates Road Healing Grimsby North East Lincolnshire DN41 7QW

Proposal: Change of use from village hall to a members only food sales outlet (sui generis) use

Case Officer: Jonathan Cadd

Customer Details

Name: Mr David Roe

Address: Manor Farm Mews Bradley

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Objection on the basis that the change of use to a commercial enterprise is inappropriate to the location, being adjacent to a the school/school entrance and likely to increase traffic in an area already challenged in this respect, in particular at school start/finish times.

Seems a shame a use/structure benefiting the school, village and community cannot be found.

Comments for Planning Application DM/1038/20/FUL

Application Summary

Application Number: DM/1038/20/FUL

Address: Healing Village Hall Great Coates Road Healing Grimsby North East Lincolnshire DN41 7QW

Proposal: Change of use from village hall to a members only food sales outlet (sui generis) use

Case Officer: Jonathan Cadd

Customer Details

Name: Miss Nikkita Henshall

Address: 20 Saxon close Barton-Upon-Humber

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I am concerned over the traffic and parking issues that are already here with the school. The aggressive nature of some drivers is already putting pupils lives at risk and I think the safety of the children should be a priority.

Comments for Planning Application DM/1038/20/FUL

Application Summary

Application Number: DM/1038/20/FUL

Address: Healing Village Hall Great Coates Road Healing Grimsby North East Lincolnshire DN41 7QW

Proposal: Change of use from village hall to a members only food sales outlet (sui generis) use

Case Officer: Jonathan Cadd

Customer Details

Name: Mrs Teresa Mack

Address: 1 Links Drive Grimsby

Comment Details

Commenter Type: Member of the Public

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment: Rather than a building being left to not serve I support the use and business in these unprecedented times.

The business will not find any issues with access now that the parents cannot access the school site for picking up children.

Comments for Planning Application DM/0207/21/FUL

Application Summary

Application Number: DM/0207/21/FUL

Address: 19 Grant Street Cleethorpes North East Lincolnshire DN35 8AT

Proposal: Change of use from Guest House C1 to House of multiple occupancy (HMO) and associated internal alterations

Case Officer: Jonathan Cadd

Customer Details

Name: Mrs Betty Baron

Address: 15 Grant st Cleethorpes

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I am the widowed owner of the property next door to this residence and wish to object on the grounds that this is a family holiday area and as such I think the proposed HMO would significantly detract from the area! These types of property always attract undesirable people and I would feel very vulnerable and scared to live next door to one! I have lived on this street for 55 years and have seen a lot of changes but unfortunately none have been for the better! I already have to contend with the rented properties and businesses that cannot even be bothered to take their bins in and feel that this would only make things worse! There is absolutely no parking available for these houses which already restricts me from having visits from family and no way would this be improved by having 12 separate households living next door!

Comments for Planning Application DM/0207/21/FUL

Application Summary

Application Number: DM/0207/21/FUL

Address: 19 Grant Street Cleethorpes North East Lincolnshire DN35 8AT

Proposal: Change of use from Guest House C1 to House of multiple occupancy (HMO) and associated internal alterations

Case Officer: Jonathan Cadd

Customer Details

Name: Mrs Elizabeth Thundercliffe

Address: 144 Clee Road Grimsby

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I wish to object to this property becoming a HMO because my mam lives next door and she is 88 years old and very vulnerable! I've seen the type of people who frequent these types of property and I am worried for her mental health as she is a very anxious person! My dad died recently so now she lives alone and is still grieving! You can hear every sound from next door as if it was in her house! She is very scared and this would make her life intolerable! There is never any parking available when we visit and we have to park quite far away so it would make the parking situation even worse! This is the main street of accommodation for people arriving for holidays and as such should be preserved for that purpose!

Comments for Planning Application DM/0207/21/FUL

Application Summary

Application Number: DM/0207/21/FUL

Address: 19 Grant Street Cleethorpes North East Lincolnshire DN35 8AT

Proposal: Change of use from Guest House C1 to House of multiple occupancy (HMO) and associated internal alterations

Case Officer: Jonathan Cadd

Customer Details

Name: Mr Steven Thundercliffe

Address: 144 Clee Road Grimsby

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I have family members who live next door to the property, I believe they will be left in a vulnerable position with a HMO next door. These types of property are a haven for undesirable people, whilst it has been a guesthouse there has been a live in land lady to look after the property, this will cease.

The parking situation in this area is very poor, whilst the property has been a guesthouse it had nine rooms and most residents have been couples or families using one car. With 12 people living in the property there is the possibility of 12 cars at the property.

This is also a family area for holidays and a gateway to Cleethorpes.

Comments for Planning Application DM/0207/21/FUL

Application Summary

Application Number: DM/0207/21/FUL

Address: 19 Grant Street Cleethorpes North East Lincolnshire DN35 8AT

Proposal: Change of use from Guest House C1 to House of multiple occupancy (HMO) and associated internal alterations

Case Officer: Jonathan Cadd

Customer Details

Name: Mr Mark Walden

Address: 73 Barcroft Street Cleethorpes

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: My grandmother has lived next door for many many years so I would like to object this proposal.

Comments for Planning Application DM/0207/21/FUL

Application Summary

Application Number: DM/0207/21/FUL

Address: 19 Grant Street Cleethorpes North East Lincolnshire DN35 8AT

Proposal: Change of use from Guest House C1 to House of multiple occupancy (HMO) and associated internal alterations

Case Officer: Jonathan Cadd

Customer Details

Name: Mrs Tara Cooper

Address: 116 Chichester road Cleethorpes

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: The parking situation on that road is already horrendous, this multi occupancy would make it so much worse. This is supposed to be a family resort. This type of house plan would not fit with the housing around and so close to the sea front. I also believe that planning has been previously rejected on a property on the same street, but further away from the amenities.

Business would suffer due to the parking issues and other residents would also see a worsening of circumstance

Comments for Planning Application DM/0207/21/FUL

Application Summary

Application Number: DM/0207/21/FUL

Address: 19 Grant Street Cleethorpes North East Lincolnshire DN35 8AT

Proposal: Change of use from Guest House C1 to House of multiple occupancy (HMO) and associated internal alterations

Case Officer: Jonathan Cadd

Customer Details

Name: Mr Steve Cooper

Address: 116 Chichester road Cleethorpes

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Parking will become even worse around the area. We have family living close by and already it is impossible to get close to them. The change of use doesn't fit with the area and the proximity to the seafront. As my elderly relative is next door to this property, and living alone, she will feel unsafe by the increase in the number of people. The area around it is already badly cared for in terms of bins overflowing, litter, noise and antisocial behaviour from neighbouring pubs etc and adding permanent increase in the number of people, will only make these problems worse. I also have a concern for future sale of the property my relative lives in. People don't want to live close to these multiple occupancy places, especially if they are unregulated and not looked after.

Comments for Planning Application DM/0207/21/FUL

Application Summary

Application Number: DM/0207/21/FUL

Address: 19 Grant Street Cleethorpes North East Lincolnshire DN35 8AT

Proposal: Change of use from Guest House C1 to House of multiple occupancy (HMO) and associated internal alterations

Case Officer: Jonathan Cadd

Customer Details

Name: Mrs Eve True

Address: 72 College Street CLEETHORPES

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Firstly I am disappointed that the first I heard of this proposal was today (the 21st of March) which coincidentally also happens to be the cut off date for objection? We recieved a hand posted letter dated the 25th of February which was posted through our door four weeks later.

I am objecting for the following reasons:

I am a parent to 3 children, two teenagers and an infant. The area already feels unsafe due to high volumes of traffic and limited parking, antisocial behaviour and people who loiter after the pubs have closed, adding more people via multiple occupancy seems ludicrous.

Noise is an issue.

Amber guest house has been refused twice already.

Parking is near impossible after 6pm on my own and adjoining streets.

I agree with other comments that houses of multiple occupancy would be damaging for the tourist vibe; the council often states thar tourism and improving the Borough is important? I hope this is true and that the voices of the people who actually live here are heard.

Comments for Planning Application DM/0207/21/FUL

Application Summary

Application Number: DM/0207/21/FUL

Address: 19 Grant Street Cleethorpes North East Lincolnshire DN35 8AT

Proposal: Change of use from Guest House C1 to House of multiple occupancy (HMO) and associated internal alterations

Case Officer: Jonathan Cadd

Customer Details

Name: Mr John Norris

Address: 76 College Street Cleethorpes

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I wish to object on the following grounds:

- (1). Cleethorpes is a holiday/tourist resort therefore will an HMO in an area generally comprised of holiday accommodation expand the appeal of the resort.
- (2). Parking in the area is greatly over crowded and the area experiences quite heavy traffic congestion.
- (3). I would also like to point out that on two previous occasions 21 Grant Street has been refused planning for an HMO.

Comments for Planning Application DM/0207/21/FUL

Application Summary

Application Number: DM/0207/21/FUL

Address: 19 Grant Street Cleethorpes North East Lincolnshire DN35 8AT

Proposal: Change of use from Guest House C1 to House of multiple occupancy (HMO) and associated internal alterations

Case Officer: Jonathan Cadd

Customer Details

Name: Mr Graham Cool

Address: 77 college street Cleethorpes

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I object on the following points

- 1) horrendous parking
- 2) does not fit into a heavily taxpayers money investment as a tourist resort
- 3) once you allow one to become an HMO will lead to many more making the area unattractive to tourists (how does the tourist dept of the council feel over these plans)
- 4 poorly advertised the yellow sign is on the wrong side of the lamppost which I find blatantly done so people don't see it this needs to go to a committee meeting

Comments for Planning Application DM/0207/21/FUL

Application Summary

Application Number: DM/0207/21/FUL

Address: 19 Grant Street Cleethorpes North East Lincolnshire DN35 8AT

Proposal: Change of use from Guest House C1 to House of multiple occupancy (HMO) and associated internal alterations

Case Officer: Jonathan Cadd

Customer Details

Name: Ms Kimberley Spauls

Address: 78 College Street Cleethorpes

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I live directly behind this property, therefore our gardens share the alleyway, I have this minute just been outside to a load of abuse from the HOMO located within the said block to this proposed house from other tenants, disgusting rude comments shouting at me to perform rude sex acts upon them out of the windows! This is the type of people these houses attract! I am a lady on my own wanting to live a peaceful life by the sea, I strongly oppose the planning permission to turn the bed and breakfast into a HOMO... we do not need another one here.... this end of Cleethorpes needs smartening up NOT running into the ground further... the alleyways have become a major flytipping area. This seems to be because the houses of multiple occupation have to 'share' bins... Dossers are often found lurking in the back ways due to losing keys, and vomit and faeces is also a major problem and living next to the alleyway I get to hear it all!

If you truly care about our seaside town you will encourage more bed and breakfasts and not these HOMO it's all too easy for landlords to make the necessary alterations and then walk away from the property... and it's us neighbours that have to put up with the inconvenience and bad behaviour of rogue tenants.

I have severe ill health and please beg you not to do this to me and the other residents here. We just want to live in peace .

Comments for Planning Application DM/0207/21/FUL

Application Summary

Application Number: DM/0207/21/FUL

Address: 19 Grant Street Cleethorpes North East Lincolnshire DN35 8AT

Proposal: Change of use from Guest House C1 to House of multiple occupancy (HMO) and associated internal alterations

Case Officer: Jonathan Cadd

Customer Details

Name: Mr David Hone

Address: 83 College street Cleethorpes

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I object on the following grounds

1) the surrounding parking is vastly over crowded I don't agree with the concept that all people that live in HMO don't have cars as stated in the report

2) cleethorpes is currently investing in its tourism I find it strange that in a tourist area as this is the local council would want this type of property cleethorpes is trying to become a major tourist hotspot or is it maybe a good idea if planning speak to the tourist dept would you want to stay in a tourist accommodation next to a HMO ????

3) if you look back

On your records you will see Amber guest house a stones throw away was refused permission to become a HMO in 2012 I think I would like the planning dept to look back and explain how this can become one when Amber couldnt ????

4) as I have previously stated this is a tourist hotspot if you let one do it then all could change to HMO if that's the case please stop investing in turning cleethorpes into a major tourist resort as it would become Bed sit land

5) I would also like to point out how this has been reported very poorly as hardly anyone knows about it this seems to be the way with planning in this area ?????

Comments for Planning Application DM/0207/21/FUL

Application Summary

Application Number: DM/0207/21/FUL

Address: 19 Grant Street Cleethorpes North East Lincolnshire DN35 8AT

Proposal: Change of use from Guest House C1 to House of multiple occupancy (HMO) and associated internal alterations

Case Officer: Jonathan Cadd

Customer Details

Name: Mr lee diable

Address: 15 durham road cleethorpes

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I would like to object on the grounds of car parking in the area being very poor.

This is also a resort and as such a HMO does not fit into the area.

I would also like to point out that No.21 grant street, Amber Guest House was refused planning for a HMO in 2008 and again in 2009.

Comments for Planning Application DM/0207/21/FUL

Application Summary

Application Number: DM/0207/21/FUL

Address: 19 Grant Street Cleethorpes North East Lincolnshire DN35 8AT

Proposal: Change of use from Guest House C1 to House of multiple occupancy (HMO) and associated internal alterations

Case Officer: Jonathan Cadd

Customer Details

Name: Mrs gina diable

Address: 15 durham road cleethorpes

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I would like to object on the grounds of car parking in the area being very poor. My grandmother lives next door to this property. I nor her carers can ever get parked night or day and this is not acceptable.

This is also a resort and as such a HMO does not fit into the area.

I would also like to point out that No.21 grant street, Amber Guest House was refused planning for a HMO in 2008 and again in 2009.

this is my second objection and I did not realize the grounds I should use to object so would like to register this and not my first one

Comments for Planning Application DM/0207/21/FUL

Application Summary

Application Number: DM/0207/21/FUL

Address: 19 Grant Street Cleethorpes North East Lincolnshire DN35 8AT

Proposal: Change of use from Guest House C1 to House of multiple occupancy (HMO) and associated internal alterations

Case Officer: Jonathan Cadd

Customer Details

Name: Mrs Gina Diable

Address: 15 Durham rd Cleethorpes

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: My grandparents live next door to this property and I feel it will attract undesirable Tennents

Comments for Planning Application DM/0207/21/FUL

Application Summary

Application Number: DM/0207/21/FUL

Address: 19 Grant Street Cleethorpes North East Lincolnshire DN35 8AT

Proposal: Change of use from Guest House C1 to House of multiple occupancy (HMO) and associated internal alterations

Case Officer: Jonathan Cadd

Customer Details

Name: Mrs linda walden

Address: 20 itterby crescent cleethorpes

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: My mother lives next door to this property and the parking in this area is already saturated and impossible to find a space. She is frail and elderly and I need to care for her daily and cannot ever park my car even at night when I have gone to see her in an emergency.

This is also a resort and as such a HMO does not fit into the area.

This is the first street visitors to the area often see.

I would also point out that No.21 Grant Street, Amber Guest House was refused planning for a HMO in 2008 and again in 2009.

Parking as already stated is a big issue.

Comments for Planning Application DM/0207/21/FUL

Application Summary

Application Number: DM/0207/21/FUL

Address: 19 Grant Street Cleethorpes North East Lincolnshire DN35 8AT

Proposal: Change of use from Guest House C1 to House of multiple occupancy (HMO) and associated internal alterations

Case Officer: Jonathan Cadd

Customer Details

Name: Mr Paul Walden

Address: 20 Itterby crescent Cleethorpes

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: No parking or at the least very poor.

Does not fit in with the area because this is a holiday resort.

The area is already saturated with cars.

ASHBY CUM FENBY PARISH COUNCIL

C/O Kim Kirkham, Council Clerk
14 Househams Lane
Legbourne
Louth, LN11 8LG

By e-mail to:
planning@nelincs.gov.uk

Officer – Emily Davidson

13th April 2021

Dear Sir/Madam

DM/00270/21/FUL – Change of Use of Agricultural Land to Equine Use. Land Adj Field Gates, Post Office Lane, Ashby cum Fenby.

NB – This application was discussed at the Parish Council meeting dated 12th April 2021. Additional documents have been placed on the planning portal this morning, (13th April 2021) which were not available to be discussed at last night's meeting.

I can confirm that the above application was discussed by Ashby Cum Fenby Parish Council at our monthly remote meeting held on 12th April 2021. Following a review of the plans and discussion, the Parish Council recommended to **oppose** this application on the following grounds: -

1. Once again this is a retrospective planning application submitted by the applicant as a fait accompli in what appears to be a tactic to get it passed. Unfortunately, a great deal of damage has been done to the field which is within 10m of an established breeding site for great crested newts.
2. Since horses were placed in this field, there has been at least one escape resulting in neighbours gardens being trampled. This application should not be approved as it opens the 'gate' as it were to many more future lapses and damage to neighbouring properties.
3. Immediately surrounding Ashby cum Fenby there are many commercial stables and horse paddocks, we do not need another one.
4. The keeper of the horses has already, stacked piles of horse faeces adjacent to the field gate, public footpath and surface water ditch. This resulted in seepage across the footpath into the ditch causing an unsightly mess, smell and pollution into the ditch showing them to be unqualified in keeping horses.
5. As a result of the mess created in point 4 above, the keeper of horses has now decided to stack the piles of horse faeces in the far corner of the field, away from the gate and possible observance of passers by. Unfortunately, these piles are located close to adjacent properties and another surface water ditch so we have another environmental hazard in the making.

6. Footpath 90 runs from the end of Post Office Lane upto the horse field gate and past running alongside the fence to the horse field upto open countryside towards the A18. This is a footpath, not a bridleway although the keeper of horses has already used the full length as such resulting in damage to the path from horses hooves. In addition, numerous vehicles have used the path to transport horse feed bedding and water. If the application is granted, the applicant should be advised to ensure the footpath is use only as a footpath in order to avoid future damage.
7. Several ramshackle and unsightly sheds have already been placed on this field by the applicant presumably for horse supplies. These together with the storage of feed and bedding will attract vermin including rats.
8. The horse field is within 10m of a prime Great Crested Newt (GCN) breeding pond. Putting horses on this field through the winter period will undoubtedly already have put GCN's at risk of trampling whilst in hibernation.
9. The applicant does not keep horses himself but allows someone else to use it. The effect of providing yet another horse paddock of which there are already many both locally and regionally, is to destroy a known proven habitat for a Nationally protected species, (GCN's). Local Ecologists, residents and land owners have worked for many years to create a GCN friendly corridor stretching from the B1203/A18 junction in the north to South Farm estate in the south, granting planning approval for equine use cuts fully through the middle of this
10. Retrospectively applying for change of use on this field is a cynical way of moving in the direction of eventually seeking full planning approval for domestic housing a move that would be disastrous for the currently overworked village waste and surface water pipe network and coincidentally result in a significant windfall for the applicant.

The Parish Council are extremely concerned regarding what has already taken place on this site and requests that all concerns raised are fully addressed.

Yours sincerely,

Kim Kirkham
Ashby cum Fenby Parish Council Clerk
For and on behalf of Ashby Cum Fenby Parish Council

ASHBY CUM FENBY PARISH COUNCIL

C/O Kim Kirkham, Council Clerk
14 Househams Lane
Legbourne
Louth, LN11 8LG

By e-mail to:
planning@nelincs.gov.uk

Officer – Emily Davidson

6th May 2021

Dear Sir/Madam

DM/00270/21/FUL – Change of Use of Agricultural Land to Equine Use. Land Adj Field Gates, Post Office Lane, Ashby cum Fenby.

I can confirm that the documents posted on the planning portal after our remote Parish Council meeting held on 12th April 2021 were discussed at our virtual meeting held on Tuesday 4th May 2021. Following the discussion, the Parish Council continue to recommend **opposition** to this application for the following grounds:-

1. Once again this is a retrospective planning application submitted by the applicant as a fait accompli in what appears to be a tactic to get it passed. Unfortunately, a great deal of damage has been done to the field which is within 10m of an established breeding site for great crested newts.
2. Since horses were placed in this field, there has been at least one escape resulting in neighbours' gardens being trampled. This application should not be approved as it opens the 'gate' as it were to many more future lapses and damage to neighbouring properties.
3. Immediately surrounding Ashby cum Fenby there are many commercial stables and horse paddocks, we do not need another one.
4. The keeper of the horses has already, stacked piles of horse faeces adjacent to the field gate, public footpath and surface water ditch. This resulted in seepage across the footpath into the ditch causing an unsightly mess, smell and pollution into the ditch showing them to be unqualified in keeping horses.
5. As a result of the mess created in point 4 above, the keeper of horses has now decided to stack the piles of horse faeces in the far corner of the field, away from the gate and possible observance of passers-by. Unfortunately, these piles are located close to adjacent properties and another surface water ditch, so we have another environmental hazard in the making.
6. Footpath 90 runs from the end of Post Office Lane up to the horse field gate and past running alongside the fence to the horse field up to open countryside towards the A18. This is a footpath, not a bridleway although the keeper of horses has already used the full length as such resulting in damage to the path from horses' hooves. In addition, numerous vehicles have used the path to transport horse feed bedding and water. If the application is granted, the

applicant should be advised to ensure the footpath is use **only** as a footpath in order to avoid future damage.

7. Several ramshackle and unsightly sheds have already been placed on this field by the applicant presumably for horse supplies. These together with the storage of feed and bedding will attract vermin including rats.
8. The horse field is within 10m of a prime Great Crested Newt (GCN) breeding pond. Putting horses on this field through the winter period will undoubtedly already have put GCN's at risk of trampling whilst in hibernation.
9. The applicant does not keep horses himself but allows someone else to use it. The effect of providing yet another horse paddock of which there are already many both locally and regionally, is to destroy a known proven habitat for a Nationally protected species, (GCN's). Local Ecologists, residents and land owners have worked for many years to create a GCN friendly corridor stretching from the B1203/A18 junction in the north to South Farm estate in the south, granting planning approval for equine use cuts fully through the middle of this.
10. Retrospectively applying for change of use on this field is a cynical way of moving in the direction of eventually seeking full planning approval for domestic housing a move that would be disastrous for the currently overworked village waste and surface water pipe network and coincidentally result in a significant windfall for the applicant.

The following additional reasons resulted from a review of documents posted on the planning portal after the Parish Council meeting dated 12th April 2021.

11. One of the planning conditions of planning application DM/0008/21/REM for the building of a house requires the site to be fenced in order to protect the Wanderlust Way public footpath, (described as the flagship footpath of North East Lincolnshire), which runs across this field.

When a fence is erected to protect the Wanderlust way, it will not be possible to take water and feed to the horses without driving up the public footpath. The land owner/keeper of horses have already been told not to do this as the Wanderlust way was left rutted and muddy through winter.

12. Drawing 1283/1002 which was posted on 13th April 2021 is **incorrect**. Footpath 90 which runs adjacent to the horse compound fence is drawn cutting across adjacent land owned by Fenby Hall. Footpath 90 is well used by local people and is a feeder path to the Wanderlust Way which passes through Ashby cum Fenby.

The Parish Council are extremely concerned regarding what has already taken place on this site and requests that all concerns raised are fully addressed.

Yours sincerely,

Kim Kirkham
Ashby cum Fenby Parish Council Clerk
For and on behalf of Ashby Cum Fenby Parish Council

Freshney Cottage,
Post Office Lane.

Nf. DM/0270/21/FUL



To Planning Officer,

Concerns for the way change of use affects the footpath if used by horses and vehicles to access the field with provisions.

Footpath is part of Wandolust Way much used and recognised by Rambler Groups and locals alike.

This path is only a footpath - not a bridleway - tree lined, very much used and appreciated over many years.

It needs protecting as a footpath with a green hedge boundary separating it from the proposed dwelling on this site.

A country hedge - eg Hawthorne
would create an acceptable and
enhancing rural boundary.

Brick walls ^{solid} or fences create
a corridor effect and lose the
traditional aura of this village
walk on the Wanderlust Way.

Change of use to 'equine status'
would need additional conditions
to retain what we already have
if this is acceptable to the
Planning Office.

Comments for Planning Application DM/0270/21/FUL

Application Summary

Application Number: DM/0270/21/FUL

Address: Land Adj Field Gates Post Office Lane Ashby Cum Fenby North East Lincolnshire

Proposal: Change of use of agricultural land to equine use including ancillary sheds (shed plans added 13/04/2021)

Case Officer: Emily Davidson

Customer Details

Name: Mrs JANE Gammon

Address: Little Fenby Post Office Lane Ashby Cum Fenby

Comment Details

Commenter Type: Neighbour

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

Comment Reasons:

Comment: My greatest concern is the state of the footpath that runs alongside the erected fence. This became unusable for at least 4 months over winter due to the state of the ground as a result of vehicles and horses using it.

If this can in some way be addressed and the concerns re contaminated land and affect on the newts be resolved then I am happy for horses to be there.

However, I am not convinced that this is possible given the location.

Comments for Planning Application DM/0270/21/FUL

Application Summary

Application Number: DM/0270/21/FUL

Address: Land Adj Field Gates Post Office Lane Ashby Cum Fenby North East Lincolnshire

Proposal: Change of use of agricultural land to equine use including ancillary sheds (shed plans added 13/04/2021)

Case Officer: Emily Davidson

Customer Details

Name: Miss ruby norburn

Address: The croft post office lane grimbsy

Comment Details

Commenter Type: Neighbour

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment:they've made use of the messy land and made it look neat. before it had no use but for dog walkers and now it has made the field orderly and fits in the village nicely. they always clean up their mess if left on a driveway and are a nice contribution the village in general.

Comments for Planning Application DM/0270/21/FUL

Application Summary

Application Number: DM/0270/21/FUL

Address: Land Adj Field Gates Post Office Lane Ashby Cum Fenby North East Lincolnshire

Proposal: Change of use of agricultural land to equine use

Case Officer: Emily Davidson

Customer Details

Name: Mrs Jen Burt

Address: Ashby Acres Chapel Lane Great Grimsby

Comment Details

Commenter Type: Neighbour

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

Comment Reasons:

Comment: Horses have now been on this land for several months and it has not been entirely successful due to the condition of the pasture land. Currently it is a mud bath. This may cause the following concerns regarding planning permission.

There has been some damage to existing footpaths due to the use of vehicles on the designated footpath. Many villagers are currently unable to use the path due to deep rutting as there is not a suitable surface for vehicular access. All water and fodder has to be transported along the footpath from farm gates to the fenced area.

There is currently an area of runoff from the pasture area near the entrance gate which appears to be substantially contaminated with equine effluent. This affects the footpath. It will also enter the waterway through the ditch alongside the footpath.

A selection of sheds has been placed on the land. This area is close to the ponds which are the breeding area for protected great crested newts. It is likely that there are newts currently hibernating in and around the sheds and other pallets etc on site and it will be necessary to take action to ensure that the protected species is not harmed by any future placement or replacement of buildings on the site.

It seems to me that the current owners/users of the land are not aware of the importance of the species and the measures that should be taken to protect them.

I believe that the decision makers for this application have a duty to consider the following questions regarding legal, access and environmental factors:

What steps are planned to ensure that public access to the footpath is properly maintained in all seasons?

What steps are planned to ensure that the watercourse does not become contaminated with effluent?

What steps are planned to ensure that the newt population is protected both now and when sheds are placed or moved on the site in the future?

If these can issues can be resolved then I shall enjoy having the horses as neighbours.

Jen Burt BSc(Hons) Environmental Science.

BRIGSLEY PARISH COUNCIL

6



*Clerk to the Parish Council
Mrs. Kim Kirkham
14 Househams Lane, Legbourne, Louth LN11 8LG*

Emailed to: planning@nelincs.gov.uk

Date: 7th April 2021.

Case Officer: Richard Limmer

Dear Sir/Madam,

**DM/0218/21/FUL – Land former Welbeck, Waltham Road, Brigsley.
Erect 1 detached dwelling with roof lights, detached garage/store and detached BBQ building (Plot 1) and 1 detached dwelling with Juliet balcony, roof lights and detached garage (Plot 2) boundary treatments and associated works.**

I can confirm that the above application was discussed by Brigsley Parish Council at their monthly meeting held on 6th April 2021. Following a review of the plans, the Parish Council agreed not to oppose this application. However, if the Planning Authority approves this application, the Parish Council advises that the following conditions are applied: -

1. The proposed gravel driveway and increase in traffic would create tyre noise. The Parish Council would like to see that this is changed to a solid drive, either block paved or tarmac.
2. The garage blocks appear too big, overbearing and too close to neighbouring properties. If the garages were to be moved further away from these properties it would help.
3. The BBQ dimensions appear to be excessive and not the average size for a BBQ area.
4. An extra two dwellings would put further pressure on the drainage which already is a problem in this area.

All the above will have an impact on neighbouring properties and with this in mind the Parish Council ask that they are addressed.

The normal condition regarding hours of construction/demolition should be applied to this application; that no work shall be carried out on or before 08.00 or after 18.00 Mondays to Fridays inclusive, before 08.00 or after 13.00 on Saturdays and at any time on Sundays or Bank Holidays.

Private and construction vehicles should park within the development site, along with all materials which must also be stored within the development site and not on the grass verges.

Yours Sincerely,

Mrs. Kim Kirkham
Clerk to the Brigsley Parish Council.

BRIGSLEY PARISH COUNCIL

6



*Clerk to the Parish Council
Mrs. Kim Kirkham*

Email – brigsleyparishcouncil@hotmail.com

Emailed to: planning@nelincs.gov.uk

Date: 20th May 2021.

Case Officer: Richard Limmer

Dear Sir/Madam,

**DM/0218/21/FUL – Land former Welbeck, Waltham Road, Brigsley.
Erect 1 detached dwelling with roof lights, detached garage/store and detached BBQ building (Plot 1) and 1 detached dwelling with Juliet balcony, roof lights and detached garage (Plot 2) boundary treatments and associated works (amended plans).**

I can confirm that the above application was discussed by Brigsley Parish Council at their extra meeting held on 18th May 2021. Following a review of the plans, the Parish Council agreed not to oppose this application. However, if the Planning Authority approves this application, the Parish Council requests that their previous conditions and the following extra conditions are considered and addressed: -

1. Amended plans appear to be the same as previous plans.
2. The garage position is still too close to neighbouring properties and fence.
3. The soakaway is too close to adjacent property.
4. Developer to consider extending the 10m of tarmac pass Heywood property.

All the above will have an impact on neighbouring properties and with this in mind the Parish Council ask that they are addressed.

The normal condition regarding hours of construction/demolition should be applied to this application; that no work shall be carried out on or before 08.00 or after 18.00 Mondays to Fridays inclusive, before 08.00 or after 13.00 on Saturdays and at any time on Sundays or Bank Holidays.
Private and construction vehicles should park within the development site, along with all materials which must also be stored within the development site and not on the grass verges.

Yours Sincerely,

Mrs. Kim Kirkham
Clerk to the Brigsley Parish Council.

For the Attention of Richard Limmer

Heywood
Waltham Road
Brigsley
DN37 0RQ

20th May 2021

North East Lincolnshire Council
Planning Department
2 George Street
Grimsby
DN31 1HB

Dear Sir

Planning Application ref. DM/02118/21/FUL Amended Plans

The entrance driveway access to Welbeck is only wide enough for 1 vehicle. There isn't any space for vehicle to pass. If a vehicle had to reverse out of the driveway this would present a danger with the sharp bend in the road just past the entrance. I have witnessed numerous times vehicle reversing out of the drive way. *"This is an accident waiting to happen."*

I notice that the majority of the driveway will be gravel. This will present tyre noise pollution from the numerous vehicles entering the site.

On the amended plans the width of the entrance is shown as 4.25 metres and it's proposed that vehicle are able to pass each other on the first section of the driveway. In practice I do not feel that this would happen which would lead to on vehicle reversing into the road.

The first 10 metre section of the driveway is to have tarmac, the remainder gravel. I would ask that the tarmac section be extended past the rear building line of Heywood. This will reduce the *"noise pollution"* from the numerous vehicles entering the site Attached is a photograph which shows the driveway. Heywood is to the left of the driveway. Our bedroom is directly above our garage area with the bed head being on the wall nearest the driveway.

There is a "bin collection point" shown directly up against the wall of our property. I trust that this will not be a permanent site for up to 8 bins. It's doubtful that the bins will be collected from this

area. If bins are left at this location (on some days there will be 4 bins) with a bin being .60 metres wide this will reduce the available width of the driveway. No doubt the bins will end up being collected and left on the narrow footpath.

I notice that the BBQ area has been moved further away from the boundary line. But the “4 garage block” on plot 1 has not been moved it still remains close to the boundary.

John T Blakeston

Christine Blakeston

Below Images, driveway to Welbeck



For the Attention of Richard Limer

Heywood
Waltham Road
Brigsley
DN37 0RQ

4th April 2021

North East Lincolnshire Council
Planning Department
2 George Street
Grimsby
DN31 1HB

Dear Sir

Planning Application ref. DM/02118/21/FUL

I would object to the current application which is the 3rd on the same site Welbeck in the last 6 years.

Myself and my wife live at Heywood. Having purchase the property about 8.5 years ago.

Heywood had been built in the front garden of Welbeck by the previous owner.

Welbeck was originally a 3 bedroomed bungalow with 1 attached garage.

In respect of the 1st and 2nd planning application this was for 1 house with attached 2 story

Garage block

The present application is for two houses with the addition of 1, 3 car garage and 1 four car garage plus a substantial brick built structure namely a BBQ Area.. I note that this BBQ area has only 3 walls being open at the front. No doubt doors to the front would be added later completing the building.

I have done a check on all of the homes in Brigsley were homes have been allowed to be built at the rear of another property this has only been **for 1 further dwelling not 2**

The 4 car garage on plot one has been moved even nearer to our boundary fence. As stated in the Design and access statement *"The single story outbuilding are designed closer to the boundaries in order to have limited impact on the surrounding neighbours"* I feel that this will have the opposite effect as stated with the building being 4.85 metres in height and 12.3 metres wide. On the plans to

the rear of the garage on plot 1 it shows "*proposed hedge*" Is that in addition to the unsightly 5 metre hedge that is there at present?.

The entrance driveway access to Welbeck is only wide enough for 1` vehicle. There isn't any space for vehicle to pass. If a vehicle had to reverse out of the driveway this would present a danger with the sharp bend in the road just past the entrance.

I notice that the driveway will be gravel. This will present tyre noise pollution from the numerous vehicles entering the site, if 2 homes were allowed.

Drainage has always been a problem in the area. However I note on the application mains sewer will not be used and a septic tank will be used. However in the planning statement it states under section waste water Management "*Full inspection into existing provisions will be carried out and if man enough the new properties will connect to the existing provisions*" This would put pressure on the fragile system if indeed 2 more homes were connected to the existing system.

The mention in the report of "*of his for ever home*". Heywood is our forever home. No doubt this has been done for financial gain 2 homes not 1.

I would ask that application for the 2 homes on the site be refused.

John T Blakeston

Christine Blakeston

Comments for Planning Application DM/0218/21/FUL

Application Summary

Application Number: DM/0218/21/FUL

Address: Land Former Welbeck Waltham Road Brigsley North East Lincolnshire

Proposal: Erect 1 detached dwelling with roof lights, detached garage/store and detached BBQ building (Plot 1) and 1 detached dwelling with Juliet balcony, roof lights and detached garage (Plot 2) boundary treatments and associated works

Case Officer: Richard Limmer

Customer Details

Name: Mr John Blakeston

Address: heywood Waltham Road Brigsley

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Further to my previous letter i wish to add the following

Recently a notice was fixed nearby regarding placing a new telegraph pole at the entrance to Welbeck with wires. Close by the entrance to Welbeck there are protected trees Ref T221 and T222

Previously there was a serviceable telegraph pole down the driveway of Welbeck. This however was removed some years ago. It might be better to reinstate the telegraph pole down the drive way of Welbeck some distance from the trees rather than the risk causing damage to the protected trees. Previously the BT cable ran from the telegraph pole across the road and was anchored on the side of my house. It then ran to the telegraph pole down the driveway of Welbeck. I would be quite happy for the cable once again to be attached to the side of my house.

Comments for Planning Application DM/0218/21/FUL

Application Summary

Application Number: DM/0218/21/FUL

Address: Land Former Welbeck Waltham Road Brigsley North East Lincolnshire

Proposal: Erect 1 detached dwelling with roof lights, detached garage/store and detached BBQ building (Plot 1) and 1 detached dwelling with Juliet balcony, roof lights and detached garage (Plot 2) boundary treatments and associated works

Case Officer: Richard Limmer

Customer Details

Name: Mr Steve Newman

Address: Vita Nuova Waltham Rd Brigsley

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Further to your letter Ref.DM/0218/21/FUL dated 22nd March 2021 I would like to object to the revised application for 2no. Detached Houses at the above location.

Originally, there was a single bungalow on this site and the owners had constructed an additional detached dwelling (Haywood) in front of their property adjacent to the main road.

The recent purchaser of the original bungalow (Welbeck), demolished it a few years ago, and submitted a planning application for a single large detached house. Despite the fact that the much larger 2 storey property would undoubtedly lead to a loss of privacy for us we made no objection to the application. Our reason for this was the fact that the single proposed house was to be located centrally on the plot and therefore a reasonable distance from our boundary. In addition we understood it would be a forever home for the purchasers retirement.

The revised application currently submitted, now includes an additional large detached house (Plot 2) built basically in what would have been the garden of the original proposed house (now renamed Plot 1) which has been repositioned to allow the additional house (plot 2) to be included. This additional property will now therefore be much closer to our property and would lead to windows on the first floor Front elevation overlooking us. The large detached 3 car garage will now be almost to our boundary line.

In addition both houses appear unusually high to the ridge line (scaling is difficult on line) and contain several sloping roof-lights.

Our concern is that due to the height of these properties and the proposal for the roof-lights to be incorporated at construction phase a further 2nd storey could be developed later within the loft space/roof void leading to our property being even more overlooked from this 2nd storey level.

We would therefore ask for the additional home (plot 2) to be refused.

Steve & Kay Newman

For the attn. of Richard Limer

Davlene Gables,
Walthm Road,
Brigsley, Nr. Grimsby,
DN37 ORQ.

3rd April, 2021.

North East Lincolnshire Council,
Planning Department,
2 George Street, Grimsby,
DN31 1HB.

Dear Sirs,
PLANNING APPLICATION REFERENCE – DM0218/21/FUL

Thank you for your letter regarding the above planning application. I do have one or two observations:

The original application approximately 6 years ago was for 1 dwelling and our observations then were regarding the drainage problems and the nearness of the garage block to a neighbour's bungalow. Now I see the application has changed and is not only for 1 house but 2 with substantial garage blocks to both properties; again one block 4 garages very, very close to a neighbour's border. There is also a large BBQ/entertainment area, the full length of my own boundary, with a solid roof and designed so the chimney is on my side and again so close to the border and I have very strong objections to this, not only from a planning viewpoint but also from a personnel one.

I note in the literature that Mr Woods wants, and I quote, 'a forever home'!! Well, mine is a forever home and I have lived here since I was married for over 53 years and since Mr. Woods arrived on the scene I have suffered a lot of unnecessary worry and upset, being threatened with solicitors because we would not agree to change our adjoining boarder then later on being accused of interfering with the 10 ft high leylandi hedge and receiving solicitors letter demanding over £7,000 which costs me a lot of money defending myself. I also had to put in a police report when he (Mr, Woods) threw 2 big logs over my garden, narrowly missing my greenhouse.

The question of the drains remains and also to have more than one property down a single Driveway and 3 properties deep onto a busy main road surely cannot be viable.

Yours faithfully

Mary Simpson

Comments for Planning Application DM/0218/21/FUL

Application Summary

Application Number: DM/0218/21/FUL

Address: Land Former Welbeck Waltham Road Brigsley North East Lincolnshire

Proposal: Erect 1 detached dwelling with roof lights, detached garage/store and detached BBQ building (Plot 1) and 1 detached dwelling with Juliet balcony, roof lights and detached garage (Plot 2) boundary treatments and associated works

Case Officer: Richard Limmer

Customer Details

Name: Mr Ian Stark

Address: Meadow View Waltham Road Brigsley

Comment Details

Commenter Type: Neighbour

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

Comment Reasons:

Comment: Having now looked at drawing 20011281.WOO-03 (Location plan) dated 28.04.21, I have concerns regarding the proposed soakaway crates being positioned immediately to the north of our boundary fence.

The existing ground levels of the Welbeck property are higher than our property and we have had regular issues with flooding / surface water on our side of the boundary fence.

My concern is that now more water will be directed towards these soakaway crates adjacent to our property. That combined with the loss of some trees which naturally absorb water could lead to more issues on our property.

We do not have any issues with the development in principle, but ask that consideration is given to the positioning / effectiveness of the proposed drainage system / soakaway crates.

Ian Stark

**MINUTES OF A PARISH COUNCIL MEETING OF HEALING PARISH COUNCIL HELD ON TUESDAY
16th FEBRUARY 2021 AT 7.00 PM AS A VIRTUAL MEETING ON ZOOM PORTAL**

20/139 Planning Matters

The following planning applications were considered:

Planning Application Reference: DM/0023/21/FUL

Proposal: Variation of Conditions 2 (Approved Plans), 3 (External Materials), 4 (Obscured Glazing) & 5 (Rainwater Discharge) as granted on DM/0461/20/FUL including alterations to roof layout, side ground and first floor extension removed, side window added at first floor, brickwork to render at first floor, front door at ground floor changed to window and installation of bi-folding doors to ground floor to rear

Location: 16 Radcliffe Road Healing

Members had received objections from neighbouring property and agreed that the rainwater discharge for condition 5 was under question. Members to reiterate concerns over this and previous objections.

--

Planning - IGE (ENGIE)

Subject: FW: Planning - 16 Radcliffe Road, Healing - DM/0023/21/FUL

From: Katharine Peers

Sent: 12 May 2021 08:43

To: Lauren Birkwood (Engie)

Cc: ashley wright

Subject: RE: Planning - 16 Radcliffe Road, Healing - DM/0023/21/FUL

Hi Lauren,

Further to your emails below, the Parish Council wishes for its objection to the application to remain in place please. Although it acknowledges the amendments to the drainage, it also notes the comments from the Drainage Officer at NELC which shows the problem will just be pushed further along. Therefore the Parish Council remains in objection to the application.

Many thanks,

Kathy

Comments for Planning Application DM/0023/21/FUL

Address; 16, Radcliffe Road, Healing, Grimsby. N.E. Lincs. DN41 7NH

Proposal; Variations of Conditions 2(approved Plans) 3 External Materials 4 Obscured glazing 5 (Rainwater Discharge)

Case Officer; Lauren Birkwood

Customer Details

Mr & Mrs A Smith

6, Radcliffe Road, Healing

Comment Details

Commenter Type; Neighbour

Stance Customer objects to item 5 (Rainwater Discharge)

Despite our previous concerns raised by us and the Parish Council on surface water drainage issues on this site to the Planning Committee the approval of planning permission for this construction was granted in Nov 2020 and the following comments were noted on the approval.

Drainage Issues

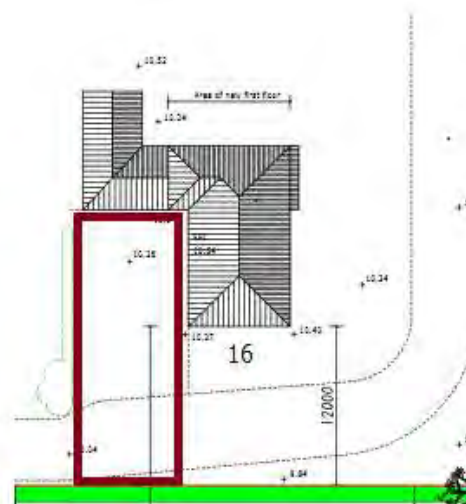
The site is not within an area identified as having high flood risk by the Council's Strategic Flood Risk Assessment 2011 or the Environment Agency maps. **It is noted that comments have been received from the Healing Parish Council and neighbouring properties with concerns regarding surface water drainage and flooding issues.** The Council's Drainage Officer has assessed the development and have confirmed that they have no objections to the proposal. With it being primarily a first floor extension the actual footprint of the dwelling does not increase and as a result there should be no material impact on surface water drainage. The proposal accords with Policy 33 of the North East Lincolnshire Local Plan 2013-2032 (Adopted 2018)

Although in the approval notes the statement **"With it being primarily a first floor extension the actual footprint of the dwelling does not increase and as a result there should be no material impact on surface water drainage"** in normal circumstances would be correct text book answer but this is a hereditary problem that has been there since the Bungalow was erected and is depositing a huge amount of surface water each rainfall. It would also be stupid to ignore that due to climate change that this problem will escalate.

Elevation readings shows that from the garage to the boundary is 0.5 metres higher. The elevated 20 metre x 10 metre catchment area (200 sq. metres) of rainwater has only one direction to disperse and that is straight into my property. The road surface ends at the hedge boundary and is approx. a further 20cm level drop into my garden with no kerb or drains to control it. This is further compounded by the tarmac road which swerves by the bungalow leading to the side of the house. The elevated height at the road curve is approx. one metre higher than at the driveway entrance to the garage causing further water being displaced as it runs down due to the landscaping of the developed area. If the next stage of planning application is given for two houses fed by this road, an enormous amount of surface water will be further added. The road requires **kerbing and drainage** to eliminate flooding into the properties on Radcliffe Road



Submitted Drainage Drawing area



Surface Water Catchment area

The pictures shown, are after one night of rainfall, and highlights the problem as well as showing in comparison the rest of the boundary which has absorbed the same amount of rainfall and is totally dry.



Top left picture showing surface water deposited from garage driveway re 16 Radcliffe Road onto my property.



Top right picture shows the rest of my boundary which is totally dry



Picture- shows location of the immersed bush in relation to the driveway

Also on the approval notes granted for this planning application is recorded the following:-

*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 amendments to the scheme to address neighbour and Parish Council concerns.***

May I suggest the following that could resolve this problem, the recently submitted Ground Floor Plan showing Drainage details shows an existing Rain water gully **SW1C** is directly close by this problematic area? Surely a means of installing drainage in this area would be the correct course of action at very little cost to solve this issue and also eradicate the future road extension planned which will impact further with more surface water area needing to be contained. .

In conclusion we feel aggrieved that during the construction of this build that consideration is given to small side windows to have obscured glass as a privacy concerns to neighbours yet we have the largest window in the construction impacting on the privacy to Neighbours 4, 6, 10 Radcliffe Road rear gardens and no consideration is given. We welcome your response to these points and encourage a site visit to view the problems

Comments for Planning Application DM/0023/21/FUL

Application Summary

Application Reference; DM/0023/21/FUL

Address: 16, Radcliffe Road, Healing, Grimsby, N.E.Lincs DN41 7NH

Proposal: Alterations and first floor extension to existing bungalow etc

Case Officer: Lauren Birkwood

Customer Details

Name: Mr & Mrs A. Smith Address: 6, Radcliffe Road

Comment details

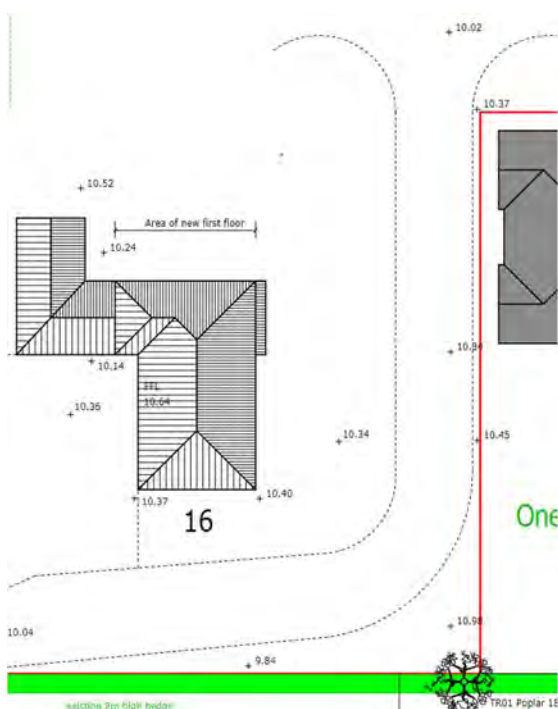
Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

With reference to the proposed drainage of surface water from the garage forecourt we welcome the fact this will rectify an existing building drainage design fault that shall eliminate the majority of the surface water being currently displaced into our property from this area. We also note from submitted drawing that the front door at ground floor has been changed to window with bi-folding doors at rear thus making the rear as main entrance and possible access for large furniture etc. yet there is no provision shown for vehicles to access this area of the property.

The Block Plan submitted shows a completely separate road to the **existing** service road to the property. **Is this relevant to this planning application?** If so why does it lack any detail of its proposed construction. What it does indicate, is a new road access planned for the future development of the site as approved on DM/0007/19/OUT. This road shows to be extensively wider (6m) than the existing service road to previous bungalow and will create access for vehicles to 16, Radcliffe and the two larger plots on the site. This new road will be subjected to heavier traffic loads and serve multiple vehicles from the properties.



Readings taken from the developers own Block Plan shows the new road to be elevated by 53cm which sweeps down to our border (with a further drop of 20cm into our garden) and runs parallel with it to the gateway entrance.

The elevated height at the road curve is approx. one metre higher than at the driveway entrance to the garage causing further water being displaced as it runs down due to the landscaping of the developed area.

The **existing service road** also has a large camber profile allowing water to dispel unhindered into the sides of neighbour's property from the entrance to the site.

If the next stage of planning application is given for two houses fed by this road, an enormous amount of surface water will be further added due to the elevated heights of the area. The road requires **kerbing and drainage** to eliminate flooding into the properties on Radcliffe Road, which has been an ongoing problem for a number of years



Despite the objection raised by us, our neighbours and the Parish Council on each amended application plans, regarding drainage, the developer has had ample opportunity to address this problem but he has totally continued to ignore all our concerns.

The developer has a legal responsibility for preventing run off from his driveway/property onto our property.

In *Leakey v National Trust* an occupier of land is liable for all natural as well as non- natural substances egressing from his land if they cause a nuisance to his neighbour.

Should the developer choose not to mitigate his own drainage to the extent that it would impact upon my property, we will be monitoring the effect of this and will be forced to consider a claim of 'nuisance' for any additional discharge onto our property caused by this development.

Carol Pedersen (Engie)

From: clerk@newwalthamparishcouncil.com
Sent: 08 February 2021 10:47
To: Planning - IGE (ENGIE)
Cc: Dinsdale Shaw
Subject: FW: Planning Consultation Ref: DM/1116/20/FUL
Attachments: ufm42.pdf

Good Morning,

Many apologies re the slight lateness of comments re this one... somehow it was missed?

Pls see below comments:

Council had concerns re:

- flooding in the area
- access to the estate at busy tollbar and adjacent roundabout/current access to Becklands
- Increased traffic to this already busy area of the village
- Increased traffic near school entrances.

Kind Regards

Anneka

Anneka Ottewell-Barrett

Clerk to New Waltham Parish Council & R.F.O (Office Opening Hours: 9.30am – 1pm Mon -Thurs & 10am-12pm Fri)

Contact: (01472) 822821
 New Waltham Parish Council
 St Clements Way
 New Waltham
 DN36 4GU

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

From: planning@nelincs.gov.uk <planning@nelincs.gov.uk>
 Sent: 14 January 2021 10:35
 To: clerk@newwalthamparishcouncil.com
 Subject: Planning Consultation Ref: DM/1116/20/FUL

Dear Sir/Madam
 Please see attached letter.

 Reduce your environmental footprint, please do not print this email unless you really need to.

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Tuesday 2nd February 2021

To Whom It May Concern

Dear Sir/Madam

Subject: Planning Application Ref: DM/1116/20/FUL (9 dwellings with garages on land adjacent to 401 Louth Road)

As a resident of New Waltham for approximately 26 years, I would like to register my concerns and objection to the proposed development in the strongest terms, on the following grounds:

Previous Planning Consent

I note within the information/planning application details, that a previous application was granted (but did not progress). I would suggest this fact should be ignored and decisions should be based on the current situation. The situation could/has changed dramatically from the previous consent:

- The 'Becklands' estate has been built, leading to an increase in 'building stock.'
- Planning consent granted for approx. 400 new homes on land adjacent to Toll Bar school.
- The impact of recent changes to the Toll Bar roundabout can be taken into consideration
- Construction traffic entering / leaving the site from the A16 presents a danger to drivers.
- Tree Preservation Orders should be adhered too wherever possible. Unless the tree becomes unstable or presents a threat to life and limb through serious deterioration etc.
- The current proposal will lead to a very real threat to wildlife in the immediate area (including some, of which, are listed below as being amongst Britain's most endangered species).

Impact on traffic in the surrounding area

The A16 between Louth and Toll Bar roundabout and New Waltham and Grimsby has long been renowned for being 'busy sections' of highway, particularly so, in and around the Station Road/Toll Bar (school) roundabout. I would suggest the apparent impact of the most recent modifications is as follows:

- Modification to the Toll Bar roundabout has led to an increased traffic 'flow-rate' of vehicles in and around the immediate area, particularly between the Toll Bar roundabout and the junction/entrance with the Becklands estate.
- Consent to above proposal would lead to an increased risk of a road traffic accident due to access/egress from the proposed new-build being on a bend in the A16. (9x dwellings and parking allowance for 24 cars).
- Access / egress to/from site is proposed from two points (A16 during construction & Kirkenes Close on completion).
- The proposal does not identify the protected trees to be felled.
- The proposal does not state how the trees are to be felled or removed from site.
- Poor visibility of the potential hazard for motorist approaching from the Becklands roundabout/junction with Louth Road.
- Station Road is a very busy road and the proposed access point, (No 203) is very close to the very busy Toll Bar roundabout.
- An additional/planned increase of 400 dwellings at Toll Bar roundabout will undoubtedly exacerbate an already increasing problem.

Impact on wildlife, Flora and Fauna

The planning application states, 'the site is maintained and it is NOT considered that an ecology survey is required.' I would disagree with this blaze' statement in the strongest terms as detailed below:

Buck Beck provides habitat for at least two protected species (if not three) in complete contradiction with section 12 of the current application.

To date, construction activities associated with the CYDEN Homes development (coming to completion imminently), have been taking place a reasonable distance from Buck Beck. The proposed development by: John Collis Colvester Homes - John Collis Group, presents a real 'pinch-point' for all wildlife, flora and fauna as the proposal interfaces directly with the Beck, posing an immediate threat to all the wildlife (both in and around it). This stream and surrounding area is an absolute haven for wildlife, some of which I have had pleasure in capturing on camera throughout the last 2 years.

Buck Beck is an asset to the village and every step must be taken to ensure it stays this way. I believe the proposal should be studied and reviewed by an experienced ecologist as an absolute minimum. Natural wildlife, flora and fauna have little or no safeguards of their own. Of particular concern to me, is the risk posed by construction activity in such close proximity to the Beck, here we run a very serious risk, through neglect by planning officers and construction companies of seeing natural habitat and all associated life being destroyed before our very eyes.

In the supporting information within the application submitted, reference is made to a wheel-wash facility being deployed. Whilst the principal is sound, in practical terms it would be virtually impossible to stop the 'foul-water run-off' from such a facility entering the Beck and polluting this water-course. The waste water run-off is likely to contain building material such as brick dust and mortar and residual diesel fuel from both vehicles and construction machinery. Rubbish pollutes the environment and presents a very real risk and hazard to both persons and wildlife alike.

Resident species I have spotted are listed below for reference:

- Water voles - There is a healthy population along the Beck and the species and its habitat are afforded legal protection. *(this species being listed as one of Britain's most endangered species and afforded full legal protection under section 9 of the Wildlife and Countryside Act 1981).*
- Water Shrew - Also *protected in the UK under the 1981 Wildlife and Countryside Act*
- Daubenton's Bat - another *protected species*, appear to be present in the tunnel at where the Beck crosses the A16.
- Fox
- Badger
- Kingfisher
- Little Egret
- Moorhen
- Roe Deer (protected under the Deer Act 1991)
- Muntjac (protected under the Deer Act 1991)
- Common Buzzard
- Sparrow-hawk
- Kestrel
- A number of migratory species of birds also take refuge here (en-route).

Risk/threat to protected tree stock: The tree species aren't detailed but it is acknowledged that this application "affects Tree Preservation orders". The trees provide a natural corridor for wildlife and should only be removed if they are in a dangerous state or creating a hazard?

Kind Regards,

Stephen Johnson
8 Maple Grove, New Waltham, DN36 4PU

BARNOLDBY-LE-BECK PARISH COUNCIL

Mrs K Kirkham
Clerk to the Council
Telephone:
Email:

14 Househams Lane
Legbourne
Louth
LN11 8LG

18th May 2021

NELC planning Department
Case Officer - Richard Limmer

Dear Sir,

Planning Reference: DM/0431/21/FUL

Proposal: Variation of Condition 2 (Plans) as granted on D/0311/20/FUL to amend layout and design

Location: Plot 1 Kings Chase, 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 5th May 2021.

Following a review of the plans and discussion, the Parish Council unanimously agreed to **oppose** this application on the grounds that the plans have changed significantly to the original plans submitted on DM/0311/20/FUL and the detrimental impact this would have on neighbouring properties.

Kindest Regards

Kim Kirkham
Barnolby Le Beck Parish Clerk

1 Beck Farm Mews,
Barnoldby Le Beck,
Grimsby,
North East Lincolnshire,
DN37 0BH.

To whom this may concern,

I am writing to you to inform you that my husband and I have no objections to the changes proposed to the bungalow that is planned to be erected at the rear of our property. We have been made aware that concerns have been raised regarding our privacy. This is an issue that was not viewed as a concern when the original planning permission was passed and therefore we have made our peace with the dwellings.

To clarify, the perspective owners have kindly showed us the plans and we have no objections to the changes.

Yours Sincerely

Mrs Vicki Booth



Humberston Village Council

Clerk to the Council – Mrs. K. Peers

Tel:- 07494 577661 Email:-
clerk@humberstonvillagecouncil.com

TO: planning@nelincs.gov.uk

Planning Consultation Comments

8th April 2021

Dear Sirs,

The Parish Council considered the following applications at its virtual meeting held on Wednesday 7th April 2021 and wishes to submit the comments as shown:

Planning Application Reference: DM/0276/21/FUL

Proposal: Outline application to erect 1 no. dwelling and garage with means of access to be considered - amended western site boundary

Location: 32 Humberston Avenue Humberston

Objections – Whilst noting that this plot has received previous planning permissions for a single dwelling, which have expired, the Village Council is in objection to this application as it has a formally adopted policy to oppose any further ‘back-yard’ or infill development on Humberston Avenue and would repeat its request to NELC/ENGIE that it supports this policy and allows no further infill development in this area of the Village. The Village Council adopted this policy, with support from its Ward Councillors, and did so as it feels the amount of infill development along the Avenue is having a detrimental impact upon the character of the area. The Council also feels that such development is not sustainable, adding to the increasing number of new homes being built in Humberston with no addition to local amenities supported by, or provided by, the local authority.

Yours faithfully,

KJ Peers

Clerk to the Council

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

Comments for Planning Application DM/0276/21/FUL

Application Summary

Application Number: DM/0276/21/FUL

Address: 32 Humberston Avenue Humberston Grimsby North East Lincolnshire DN36 4SP

Proposal: Outline application to erect 1 no. dwelling and garage with means of access to be considered

Case Officer: Laura Bartle

Customer Details

Name: Mr Gary Croft

Address: 41 Humberston Avenue, Humberston 62 St. Peters Avenue Cleethorpes

Comment Details

Commenter Type: Neighbour

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment: This property is a natural infill and will complete the street scene. I hope the design is very modern looking with good use of materials and not another traditional looking run of the mill build.



Humberston Village Council

Clerk to the Council – Mrs. K. Peers

TO: planning@nelincs.gov.uk

Planning Consultation Comments

22nd April 2021

Dear Sirs,

The Parish Council considered the following applications at its virtual meeting held on Wednesday 21st April 2021 and wishes to submit the comments as shown:

Planning Application Reference: DM/0374/21/FUL

Proposal: Installation of summer house with side porch

Location: 54 Tetney Road Humberston

No objections.

Yours faithfully,

KJ Peers

KJ Peers

Clerk to the Council

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