

**Planning Committee Dated: 6th January 2021**

**Summary List of Detailed Plans and Applications**

---

<b>Recommendation: Approval with Conditions</b>	
<b>Item:</b>	<b>1</b>
<b>Application No:</b>	DM/0487/20/OUT
<b>Application Type:</b>	Outline Application
<b>Application Site:</b>	Land Adjacent To South View Humberston North East Lincolnshire
<b>Proposal:</b>	Outline planning application to erect 14 dwellings with access to be considered (amended plans - red edge)
<b>Applicant:</b>	Mr Mark Nearney
<b>Case Officer:</b>	Lauren Birkwood

---

<b>Recommendation: Refused</b>	
<b>Item:</b>	<b>2</b>
<b>Application No:</b>	DM/0955/20/OUT
<b>Application Type:</b>	Outline Application
<b>Application Site:</b>	Land At Grimsby Road Waltham North East Lincolnshire
<b>Proposal:</b>	Outline application for a residential development of 17 number dwellings with all matters reserved
<b>Applicant:</b>	Mr Peter Strawson
<b>Case Officer:</b>	Richard Limmer

---

---

<b>Recommendation: Approval with Conditions</b>	
<b>Item:</b>	<b>3</b>
<b>Application No:</b>	DM/0851/19/FUL
<b>Application Type:</b>	Full Application
<b>Application Site:</b>	41 Humberston Avenue Humberston Grimsby North East Lincolnshire
<b>Proposal:</b>	Erect single storey rear extension to include two roof lights, erect detached double garage and install new front boundary treatments to include a 1.8m high timber gate, two 2m high stone pillars and related 1m high fencing with hedging behind (Amended Plans showing revised garage position, clarification of landscaping to front and side boundary, gate access details) [Further amendments showing garage dimensions and raft foundation for proposed garage].
<b>Applicant:</b>	Mr Gary Croft
<b>Case Officer:</b>	Owen Toop

---



---

<b>Recommendation: Approval with Conditions</b>	
<b>Item:</b>	<b>4</b>
<b>Application No:</b>	DM/0896/20/FUL
<b>Application Type:</b>	Full Application
<b>Application Site:</b>	68 Weelsby Road Grimsby North East Lincolnshire DN32 0PS
<b>Proposal:</b>	Erect single storey rear kitchen/dining extension to include the installation of rooflights
<b>Applicant:</b>	Mr And Mrs Tipple
<b>Case Officer:</b>	Emily Davidson

---

---

<b>Recommendation: Approval with Conditions</b>	
<b>Item:</b>	<b>5</b>
<b>Application No:</b>	DM/0897/20/FUL
<b>Application Type:</b>	Full Application
<b>Application Site:</b>	18 Oak Road Healing Grimsby North East Lincolnshire
<b>Proposal:</b>	Demolish existing rear extension and erect two storey extension at the rear, creation of living accommodation at second floor and erect a single storey garage in rear garden
<b>Applicant:</b>	Hayley Nielsen
<b>Case Officer:</b>	Emily Davidson

---

<b>Recommendation: Refused</b>	
<b>Item:</b>	<b>6</b>
<b>Application No:</b>	DM/0881/20/FUL
<b>Application Type:</b>	Full Application
<b>Application Site:</b>	Caravan At The Shepherds Purse Bradley Road Bradley North East Lincolnshire
<b>Proposal:</b>	Continued siting of static caravan accommodation on site for a further temporary period of three years to provide living accommodation 'Amended plans December 2020'
<b>Applicant:</b>	Mr Ron Shepherd
<b>Case Officer:</b>	Richard Limmer

---

<b>Recommendation: Approval with Conditions</b>	
<b>Item:</b>	<b>7</b>
<b>Application No:</b>	DM/0854/20/FUL
<b>Application Type:</b>	Full Application
<b>Application Site:</b>	New Farm Lopham Lane Laceby Grimsby
<b>Proposal:</b>	Demolition of existing buildings and erection of a dwelling and a detached garage
<b>Applicant:</b>	Mr And Mrs Clayton
<b>Case Officer:</b>	Richard Limmer

---

**PLANNING COMMITTEE - 6th January 2021**

**ITEM: 1**                      **RECOMMENDATION: Approval with Conditions**

**APPLICATION No: DM/0487/20/OUT**

**APPLICATION TYPE: Outline Application**

**APPLICATION SITE: Land Adjacent To South View, Humberston, North East Lincolnshire,**

**PROPOSAL: Outline planning application to erect 14 dwellings with access to be considered (AMENDED PLANS - RED EDGE)**

**APPLICANT:**

Mr Mark Nearney  
North East Lincolnshire Council  
Municipal Offices  
Town Hall Square  
Grimsby  
North East Lincolnshire  
DN31 1HU

**AGENT:**

Mrs Sarah Perry  
Engie  
New Oxford House  
George Street  
Grimsby  
North East Lincolnshire  
DN31 1HB

**DEPOSITED: 24th June 2020**

**ACCEPTED: 17th November 2020**

**TARGET DATE: 16th February 2021**

**PUBLICITY EXPIRY: 15th December 2020**

**AGREED EXTENSION OF TIME DATE:**

**CONSULTATION EXPIRY: 19th October 2020**

**CASE OFFICER: Lauren Birkwood**

**PROPOSAL**

This is an outline planning application for the erection of up to 14 dwellings on land at South View in Humberston. All matters are reserved for future determination except for access which is to be considered at this stage. An illustrative plan has been prepared which establishes some parameters for later applications, such as the areas for building and open spaces.

The application is referred to Committee in view of objections received from Humberston Parish Council and residents.



## **SITE**

The site is located at on land adjacent to South View in Humberston. It is approximately 1 hectare in areas and comprises open grassed agricultural land. The site is currently vacant and was originally used as a paddock for horses. There is significant landscaping surrounding the site with a public footpath running adjacent from Sheraton Drive to Fieldhouse Road.

Residential properties also surround the land including those on Church Avenue (to the west), South View (to the north), Fieldhouse Road (to the east), and Sheraton Drive and Rowan Drive (to the south). The public house known as The Coach House is on Fieldhouse Road (to the east).

## **RELEVANT PLANNING HISTORY**

DM/0492/19/OUT - Outline application to erect 18 dwellings and re-routing of a public right of way with all matters reserved. Withdrawn.

## **RELEVANT PLANNING POLICIES AND BACKGROUND PAPERS**

National Planning Policy Framework (February 2019)

NPPF5 - Delivering a sufficient supply of homes  
NPPF12 - Achieving well designed places  
NPPF14 - Climate, flooding & coastal change  
NPPF15 - Conserv. & enhance the natural environ.  
NPPF16 - Conserv. & enhance the historic environ.

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

PO5 - Development boundaries  
PO13 - Housing allocations  
PO22 - Good design in new developments  
PO33 - Flood risk  
PO34 - Water management  
PO39 - Conserve and enhance historic environ  
PO41 - Biodiversity and Geodiversity  
PO42 - Landscape  
PO43 - Green space and recreation

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

for the area is comprised of the North East Lincolnshire Local Plan 2013-2032 (Adopted 2018).

## **REPRESENTATIONS RECEIVED**

Humberston Parish Council - Objects to the proposal. Concerns regarding the new access in terms of traffic issues, drainage and sewerage issues and would be a dramatic change to the character of the Humberston village. They feel the land should be used for public/wildlife use.

Crime Reduction Officer - No objections. Informatives regarding Secured by Design guidance.

Drainage Officer - There is the basis for a satisfactory sustainable surface water drainage scheme. Greenfield run off rates will need to be established and discharge rates agreed. Land drainage consent will be required for the culverting required for the new access road.

Anglian Water - Surface water drainage strategy required.

Highways Officer - No objections. Further details required. Bin store area welcomed.

Public Right of Way Officer - No objections.

Ecology Officer - Recommendations provided to increase biodiversity value. Concerns regarding ownership of the hedgerows post-development.

Environmental Health Officer - No objections. Conditions recommended including hours of construction, a Construction Management Plan and land quality.

Tree Officer - No objections. Final details of landscaping, tree planting and tree protection required.

Heritage Officer - No objections. Condition recommended regarding Scheme of Archaeological Works.

Humberside Fire and Rescue Officer - Informative regarding access for fire service and water supplies for fire fighting.

Civic Society - Accepts application.

Affordable Housing Officer - Details and mix acceptable.

Schools Advanced Asset Practitioner - Primary and Secondary contributions required.

## Neighbour Representations

The following neighbours object to the proposal:

Walworth, Field House Road, Humberston  
Comme Court, Field House Road, Humberston  
20, 29, 42, 53A Field House Road, Humberston  
2, 3, 5, 7, 10, 11, 12, 13, 14, 15 South View, Humberston  
14, 16, 28, 42, 164 North Sea Lane, Humberston  
8, 9 The Cloisters, Humberston  
12 South Sea Lane, Humberston  
15 St Christopher's Road, Humberston  
11, 16 St Johns Road, Humberston  
1A, 1B, 22, 23, 26, 28, 30, 32 Sheraton Drive, Humberston  
14, 78 Tetney Road, Humberston  
13A, 15, 19, 24 Church Avenue, Humberston  
29 Church Lane, Humberston  
5 Hurstlea Drive, Humberston  
5 Iona Drive, Humberston  
1 Richardson Close, Humberston  
55 Queen Elizabeth Road, Humberston  
11 Coulam Place, Humberston  
10 Cherry Close, Humberston  
16 Amelia Court, Humberston  
2 Poplar Drive, Humberston  
28 Midfield Road, Humberston  
4 Kenford Court, New Waltham  
1 Charles Avenue, New Waltham  
29 Danesfield Avenue, Waltham  
53, 57 North Sea Lane, Cleethorpes  
25 Bedford Road, Cleethorpes  
24 Seaford Road, Cleethorpes  
33, 54 Parker Street, Cleethorpes  
30 Oole Road, Cleethorpes  
9 Summerfield, Kings Road, Cleethorpes  
124 Blundell Avenue, Cleethorpes  
7, 34 Park Lane, Cleethorpes  
4 Cottessmore Road, Cleethorpes  
42 Primrose Way, Cleethorpes  
100 Poplar Road, Cleethorpes  
104, 108 Highgate, Cleethorpes  
51 Trinity Road, Cleethorpes  
308 Grimsby Road, Grimsby  
Armstrong House, Armstrong Street, Grimsby  
3, 6 Chippendale Close, Grimsby  
1 Becklands Avenue, Grimsby

125 Mendip Avenue, Grimsby  
12 Stainton Drive, Immingham  
14 Guernsey Grove, Immingham  
76 Station Road, Great Coates  
Oak Tree Barn, Moor Lane, Branston  
40 Oakdale Road, Liverpool  
44/252 Botany Road, Alexandria

Objects on the following grounds:

- Privacy, overlooking and intrusion issues
- Concerns regarding the proposed access, traffic and parking issues
- Affects wildlife and ecology
- Should be maintained as a greenfield site and open space
- Affects the character and tranquillity of the overall village
- Flooding and drainage issues
- Bin storage would be on display
- Affects the landscaping and trees on the boundaries
- Effects of archaeology
- Issues regarding ownership and a covenant
- Concerns regarding noise, dust and dirt
- Too many dwellings proposed
- Concerns regarding school and local amenity sizes.

## **APPRAISAL**

The material considerations area:

- (1) Principle of Development
- (2) Impact on the Visual Character of the Area
- (3) Highways, Traffic Impact and Accessibility Issues
- (4) Drainage and Flood Risk
- (5) Impact to Neighbouring Properties
- (6) Landscape, Visual Impact and Ecology
- (7) Archaeology
- (8) Other Matters
- (9) Developer Section 106 Contributions

## 1 Principle of Development

The proposed development is for up to 14 dwellings with associated infrastructure on land off South View. The site is located within the boundary of Humberston. The site is allocated in the North East Lincolnshire Local Plan 2013-2032 (NELLP) for housing. Site HOU 082. The application is for half of the allocated site. The full allocation within the NELLP under Policy 13 identifies the site to have the capacity of 17 dwellings, this is not a maximum number but an indicative figure.

The principle of residential development on this site is in accordance with Policy 13 of the NELLP and section 5 of the NPPF 2019. However, other matters of the specific impacts of the proposed development need to be judged against the relevant Policies in the NELLP and are discussed in the report below.

## 2 Impact on the Visual Character of the Area

Policy 5 and 22 of the North East Lincolnshire Local Plan requires an assessment on the impact to the character of the area and visual amenity with Policy 22 setting out the requirements for 'good design'. The National Planning Policy Framework 2019 (NPPF) states that a high standard of design should always be secured with a good level of amenity for existing and future occupiers of land and buildings.

The outline proposal is for development of the site for residential properties with access to be considered. The development comprises the area of land to the south of South View and relates well to surrounding features. It is considered that the proposed development would not significantly increase the scale of the built environment but would constitute more of an infill extension to the current built form. The indicative plans show the extension of South View in a form which respects the character of the area. Within the site the indicative layout shows how the setting can be defined by a small area of open space and landscaping. Various house types are indicated ranging from detached to semi-detached properties.

The overall indicative layout of the plots are considered to be acceptable in accordance with policies 5 and 22 of the North East Lincolnshire Local Plan and section 12 of the National Planning Policy Framework 2019. The broad mix of house types and styles would also represent reasonable choice homes in accordance with policy 15 of the North East Lincolnshire Local Plan.

## 3 Highways, Traffic Impact and Accessibility Issues

It is noted that a key aspect of the concerns raised by the Parish Council and the neighbouring properties is the traffic generation, the access into the site and the subsequent impact on highway safety and amenity. Policy 5 of the NELLP requires consideration of traffic generation, highway safety and amenity in all development proposals. Access is a consideration of this outline application.

In terms of the vehicular access point, this would be proposed to be taken from South View. The site sits within a residential area and the Council's Highway Authority are content that the addition of up to 14 new dwellings would not cause a significant impact on the adopted highway network. There is a turning head facility along South View which enables refuse lorries and residents to undertake the relevant manoeuvres. This is considered to be acceptable in design terms. South View is 5 metres in width and the new development site itself would have road widths of 5.5 metres to be adopted. There would be adequate parking provision for each property. Part of the site would be served from a private drive with a bin store area adjacent to the adopted highway. The other part of the site would be adopted and has a turning head at the bottom of the site to enable refuse vehicles to undertake the relevant manoeuvres.

On this basis, subject to conditions, the Council's Highways Officer raises no objection. Therefore, the highway proposals have been demonstrated to fully comply with NPPF 2019 and consistent with the policies set out in the North East Lincolnshire Local Plan.

#### 4 Drainage and Flood Risk

It is noted that comments have been received from neighbours with concerns regarding drainage, flooding and sewerage.

The site is not within Flood Risk Zone as identified on the Environment Agency maps or in the Council's Strategic Flood Risk Assessment. It is therefore at the lowest risk of flooding. However, as a relatively large residential development, it is important that sustainable drainage systems are used for surface water drainage. This is principally demonstrated in the submission with swales, water butts and permeable paving being incorporated into the design of the site. There is an existing drainage ditch to the north of the site along South View which would be retained. Subject to further details at Reserved Matters stage, the Council's Drainage Officer considers the principal strategy for surface water drainage as acceptable. The proposal is therefore acceptable in accordance with policies 33 and 34 of the North East Lincolnshire Local Plan and Section 14 of the NPPF 2019.

#### 5 Impact on Neighbouring Properties

Policy 5 of the North East Lincolnshire Local Plan 2013-2032 (Adopted 2018) requires an assessment on the impact on neighbouring land properties and users. It is noted that comments have been received from the Parish Council and residents with concerns including privacy issues.

The application is in outline form and matters of detailed design will also form part of the reserved matter considerations. It is considered there will be a change in the character the area as open land will be developed. For a good proportion of the site there will be no direct impact on neighbours as dwellings to the east are well separated from the development and relate more to open land that will not be developed. However, there are several existing neighbours to the south on Sheraton Drive and Drive, to the west on

Church Avenue, and also to the north on South View.

The indicative site layout provided shows there would be a mixture of dormer bungalows and two storey properties. However, the layout shows that there would be sufficient separation from proposed dwelling to neighbours. The presence of existing roads and landscaping which would be retained ensures residential amenity issues such as overlooking and visual intrusion would also likely be minimal.

Concerns have been raised from residents also with concerns surrounding noise, dust and dirt from development. This information will form part of the reserved matters considerations. However, the Council's Environmental Health Officer has confirmed they have no objections to the development. A Construction Method Statement is recommended as a condition.

Therefore, in layout and amenity terms, the development is considered acceptable under policy 5 of the North East Lincolnshire Local Plan.

## 6 Landscape, Visual Impact and Ecology

It is noted that comments have been received from residents with concerns regarding ecology and the loss of habitats and open recreational space. Policy 41 of the NELLP and section 15 of the NPPF 2019 require special regard to be had to ecology, protected species and wider biodiversity.

There has been full negotiations with the Council's Ecologist through the application. The Council's Ecologist has considered the Preliminary Ecology Appraisal provided with the application in detail and has conducted site visits to access the site. The appraisal does not highlight any specific issues and provides sufficient recommendations including further survey work and precautionary measures for bats, and ecological enhancements in order to ensure no net loss to biodiversity. The Council's Ecologist has concurred with these recommendations and offers opportunities to enhance the area for further landscape and ecological value including planting of wildflower.

Policy 41 of the NELLP states that any development which would result in significant harm to biodiversity which cannot be avoided should be adequately compensated for. On this basis, the Council's Ecologist has recommended an area of land close to the site to mitigate for loss of habitat connectivity. This is earmarked as Cleethorpes Country Park and will be through a financial contribution to create an orchard. This can be adequately secured through a planning obligation. The applicant has committed to this in accordance with policy.

A small area of open space has been allocated close to the entrance near South View to provide access for existing and future residents. It will be necessary for the applicant to provide a management plan for responsibilities and on-going maintenance of the open space. This can be secured through a planning condition.

The application is in outline form and matters of detailed landscaping will also form part of the reserved matter considerations. Trees and hedging would be allocated along boundaries fronting onto South View, and within the site along streets and open space, providing character and attractiveness to the area and development. Subject to conditions, the Council's Tree Officer accepts the details provided.

Therefore, in landscaping and ecology terms, the development is considered acceptable under policies 41, 42 and 43 of the North East Lincolnshire Local Plan.

## 7 Archaeology

Concerns have been raised with concerns regarding the effects on archaeology of the land. The Council's Heritage Officer has confirmed that this site lies in an area where medieval ridge and furrow was present, this usually indicates that this site was on the periphery of the medieval settlement. However, it is also possible that this field system has masked earlier archaeological deposits. On this basis, a Scheme of Archaeological Work has been recommended prior to any ground works. This would then accord with policy 39 of the NELLP.

## 8 Other Matters

Comments have been raised regarding ownership and covenant of the site. It should be noted that this is not a planning matter and a matter that would be addressed through other legal process.

## 9 Developer Section 106 Contributions

Policy 6 of the submission NELLP, seeks contributions for development proposals of 10 or more dwellings where there is insufficient school capacity to accommodate the anticipated number of children generated from a proposed development for both primary and secondary education. The applicant has committed to financial contributions in accordance with policy. The impact on the education services within the area has been raised as a concern by neighbours, however, this financial contribution ensures that impact is mitigated. Policy 18 of the NELLP requires the proposed development to provide 20% affordable housing. The proposal, in this sense, is Policy compliant and the Housing Officer has confirmed this.

Off-site biodiversity mitigation is to be provided as discussed above in accordance with Policy 41 of the NELLP.

## **CONCLUSION**

The proposed development is acceptable in principle as an allocated site in a sustainable floatation. It would not lead to undue impacts on the neighbours residential amenities, the character and appearance of the area, highway safety and amenity, drainage and flood risk, and landscaping and ecology. The proposal therefore accords with policies 5, 13, 22,



33, 34, 39, 41, 42 and 43 of the NELLP and is recommended for approval. The final details of layout, appearance, scale and landscaping would be considered at the reserved matters stage. The applicant has agreed in principle to make contributions towards education needs arising from the development, off-site mitigation in terms of loss to biodiversity and affordable housing. The contributions will be secured through a formal planning obligation and appropriate conditions.

## **RECOMMENDATION**

### **Approval with Conditions**

#### **(1) Condition**

Application for the approval of the reserved matters referred to in Condition 2 (known as reserved matters) shall be made within three years of the date of this permission and the development to which it relates shall begin no later than whichever is the later of the following dates:-

- a. Three years from the date of the grant of outline planning permission,
- b. Two years from the date of the final approval of the reserved matters, or in the case of approval of different dates, final approval of the last such matter to be approved.

#### **Reason**

This permission is in outline only and the information is necessary for consideration of the detailed proposal as required by Section 92 of the Town and Country Planning Act 1990.

#### **(2) Condition**

This permission hereby granted is in outline form only and no development shall begin until full details of the following reserved matters have been submitted to and approved by the Local Planning Authority:-

- (a) the layout, scale and appearance of the development
- (b) design and construction details of access to the site
- (c) a landscaping scheme for the site including details of existing trees, hedges and planting to be retained
- (d) phasing details including the phasing of highway works and infrastructure
- (e) existing and proposed site levels and the levels of the proposed roads
- (g) lighting details

#### **Reason**

This permission is in outline only and the information is necessary for consideration of the detailed proposal as required by Section 92 of the Town and Country Planning Act 1990.

(3) Condition

The development is approved in accordance with the following plans:

Site Location Plan - TD010-19 A101 REV B

Proposed Block Plan - TD101-10 A106 REV G

Proposed Surface Water Drainage Strategy - TD101-10 A107 REV F

Proposed Block Plan with Vehicle Tracking - TD101-10 A109 REV A

Reason

For the avoidance of doubt and in the interests of proper planning and to accord with policies 5, 13, 22, 33, 34, 39, 41 and 42 of the North East Lincolnshire Local Plan 2013-2032 (Adopted 2018).

(4) Condition

No development shall commence until a final scheme for the sustainable provision of surface water drainage, following infiltration tests and foul water drainage, has been submitted to and approved in writing by the Local Planning Authority. The development shall then be built out in accordance with the approved details and the drainage implemented as approved prior to occupation of any dwelling.

Reason

To prevent an increased risk of flooding by ensuring the provision of a satisfactory means of surface and foul water disposal in accordance with policies 5, 33 and 34 of the North East Lincolnshire Local Plan 2013-2032 (Adopted 2018).

(5) Condition

Development shall not begin until the following details have been submitted to and approved in writing by the Local Planning Authority.

(i) Detailed plans to a scale of at least 1/500 showing:-

(a) the proposed layout of the carriageways and footways on the development;

(b) the wearing course materials proposed for the carriageways and footways;

(c) cross sections;

(d) the highway drainage system;

(e) the proposed locations of street lighting columns, all services and ducts for services, within the carriageways and footways;

(f) the number, location and layout of the vehicle garaging and/or parking facilities within the site to serve the proposed development;

(g) management arrangements for any carriageways, footways and/or landscaped areas not to be adopted by the local authority;

(h) swept path analysis demonstrating turning manoeuvres for emergency vehicles on all carriageways (adopted and private), and refuse vehicles on all adopted carriageways;

#### Reason

To ensure that the proposed access roads are made up as soon as possible and in the interests of public safety in accordance with policy 5 of the North East Lincolnshire Local Plan 2013-2032 (Adopted 2018).

#### (6) Condition

No works related to the development hereby approved shall begin until a Construction Traffic Management Plan (CTMP) has been submitted to and approved in writing by the Local Planning Authority. The CTMP should include, but not be limited to the following:

1. Contact details of the person with responsibility for the implementation of the CTMP;
2. The expected number, types and size of vehicles during the entire construction period;
3. The proposed daily hours of operation during the construction period;
4. Details of on-site parking provision for construction related vehicles;
5. Details of on-site storage areas for materials, if required;
6. Details of expected delivery schedules and how this will be managed to eliminate waiting on the public highway (i.e. call ahead or pre-booking scheduling system), if required; and
7. Details of wheel washing facilities (locations, types etc.).

Once approved, the CTMP shall be adhered to at all times during construction.

#### Reason

To ensure adequate access facilities are provided during construction, and for highway safety reasons in accordance with policy 5 of the North East Lincolnshire Local Plan 2013-2032 (Adopted 2018).

#### (7) Condition

The development shall be carried out in accordance with the Preliminary Ecology Appraisal by CGC Ecology dated August 2019 with final details of ecological enhancement submitted to and approved in writing by the Local Planning Authority prior to the commencement of development. Ecological enhancement shall be carried out in accordance with the details approved.

#### Reason

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

#### (8) Condition

Prior to any works commencing on the development an up to date Bat Survey shall be submitted to and approved in writing by the Local Planning Authority. Should Bats be found to be present then a mitigation strategy shall be submitted to and approved in writing by the Local Planning Authority and the development shall then only proceed in

strict accordance with the approved details.

**Reason**

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

**(9) Condition**

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

**Reason**

To ensure suitable open space is delivered in a timely manner in accordance with policy 43 of the North East Lincolnshire Local Plan 2013-2032 (Adopted 2018).

**(10) Condition**

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

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

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

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

**Reason**

The site contains, or may contain, a Historic Environment Asset which requires recording prior to alteration or destruction according to the policy 39 of the North East Lincolnshire Local Plan 2013-2032 (Adopted 2018).

**(11) Condition**

No development shall take place until a Construction Management Plan (CMP) has been submitted to and approved in writing by the Local Planning Authority. The CMP shall

include details of the control measures that will be employed to control the impact of noise, vibration and dust during the construction phase (inclusive of operating hours). The approved CMP and control measures it contains shall be implemented throughout the construction phase. The noise assessment must comply with the requirements of British Standard 5228 unless otherwise approved. The measures shall be applied as agreed.

#### Reason

In the interests of public health and to protect the amenities of nearby residents in accordance with policy 5 of the North East Lincolnshire Local Plan 2013-2032 (Adopted 2018).

#### (12) Condition

If during development contamination not previously considered is identified, then the Local Planning Authority shall be notified immediately and no further work shall be carried out until a method statement detailing a scheme for dealing with the suspect contamination has been submitted to and agreed in writing with the Local Planning Authority. Remediation shall be carried out in accordance with the details agreed.

#### Reason

To ensure that any previously unconsidered contamination is dealt with appropriately in accordance with policy 5 of the North East Lincolnshire Local Plan 2013-2032 (Adopted 2018).

## **Informatives**

### 1 Reason for Approval

The Local Planning Authority has had regard to development plan policies and especially those in the North East Lincolnshire Local Plan. The proposal would not harm the area character or residential amenity and is acceptable under all other planning considerations including highways, drainage, landscaping, archaeology and ecology impacts. This proposal is approved in accordance with the North East Lincolnshire Local Plan 2013-2032 (adopted 2018), in particular policies 5, 13, 22, 33, 34, 39, 41 and 42.

### 2 Added Value Statement

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

In accordance with paragraph 187 of the National Planning Policy Framework, the Local Authority has worked in a positive and proactive manner with the applicant to seek solutions to problems arising, by requesting additional information to overcome concerns.

3 Informative

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

4 Informative

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

5 Informative

The applicant's attention is drawn to the comments received from the Crime Reduction Officer and Humberside Fire and Rescue. Please go to .. to view the comments.

6 Informative

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

7 Informative

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

8 Informative

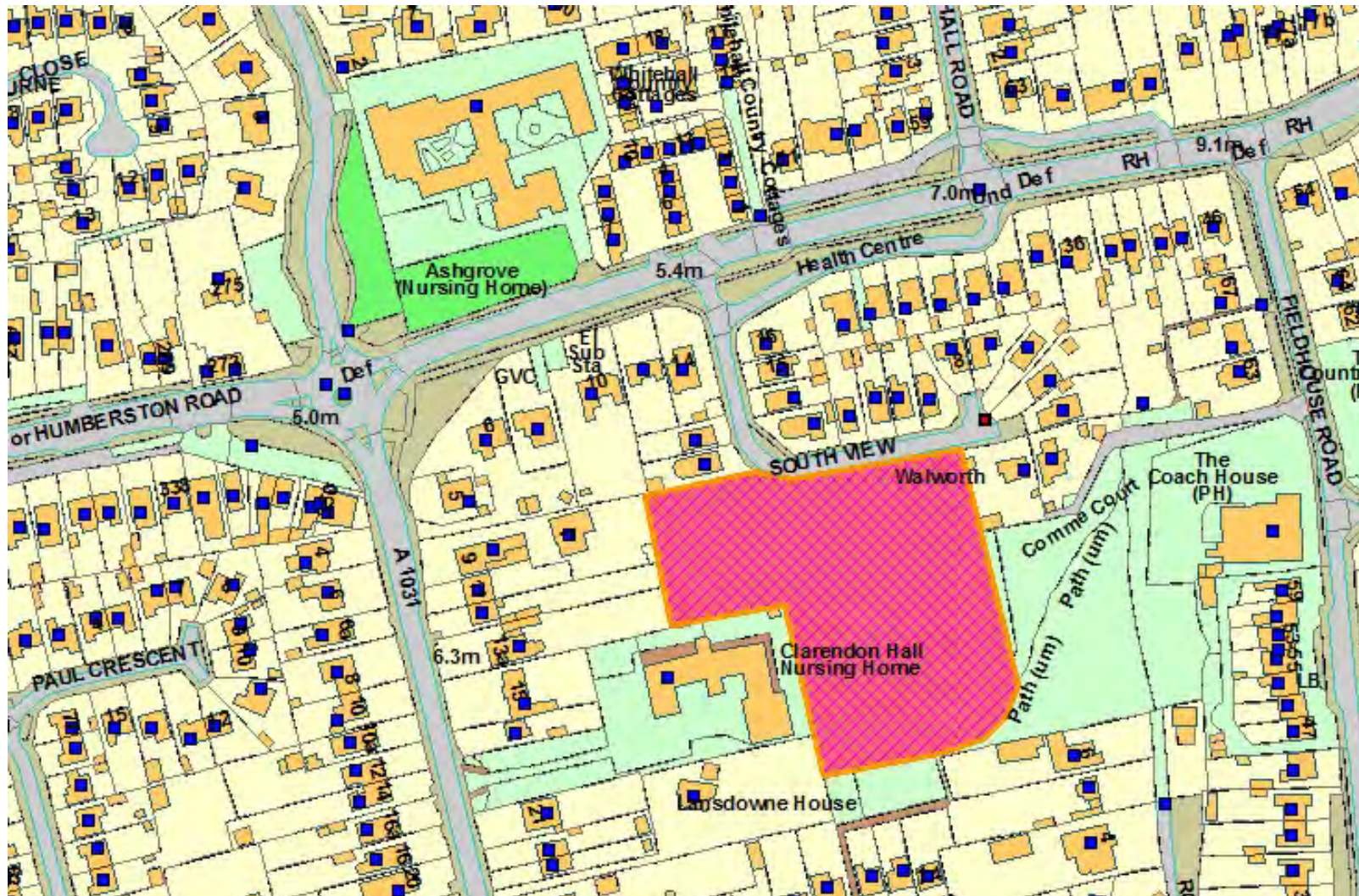
As works are required within the existing highway, in accordance with Section 278, Highways Act 1980, in order to enable the development to take place, please contact the Highway Management Team at least 6 months in advance of the commencement of works (Tel: 01472 324505).

9 Informative

The development may wish to consider electric vehicle charging infrastructure in the design of the new development. All new developments which include parking facilities are encouraged to: be designed to provide opportunities for charging electric and plug-in hybrid vehicles by including cabling to provide charging infrastructure.

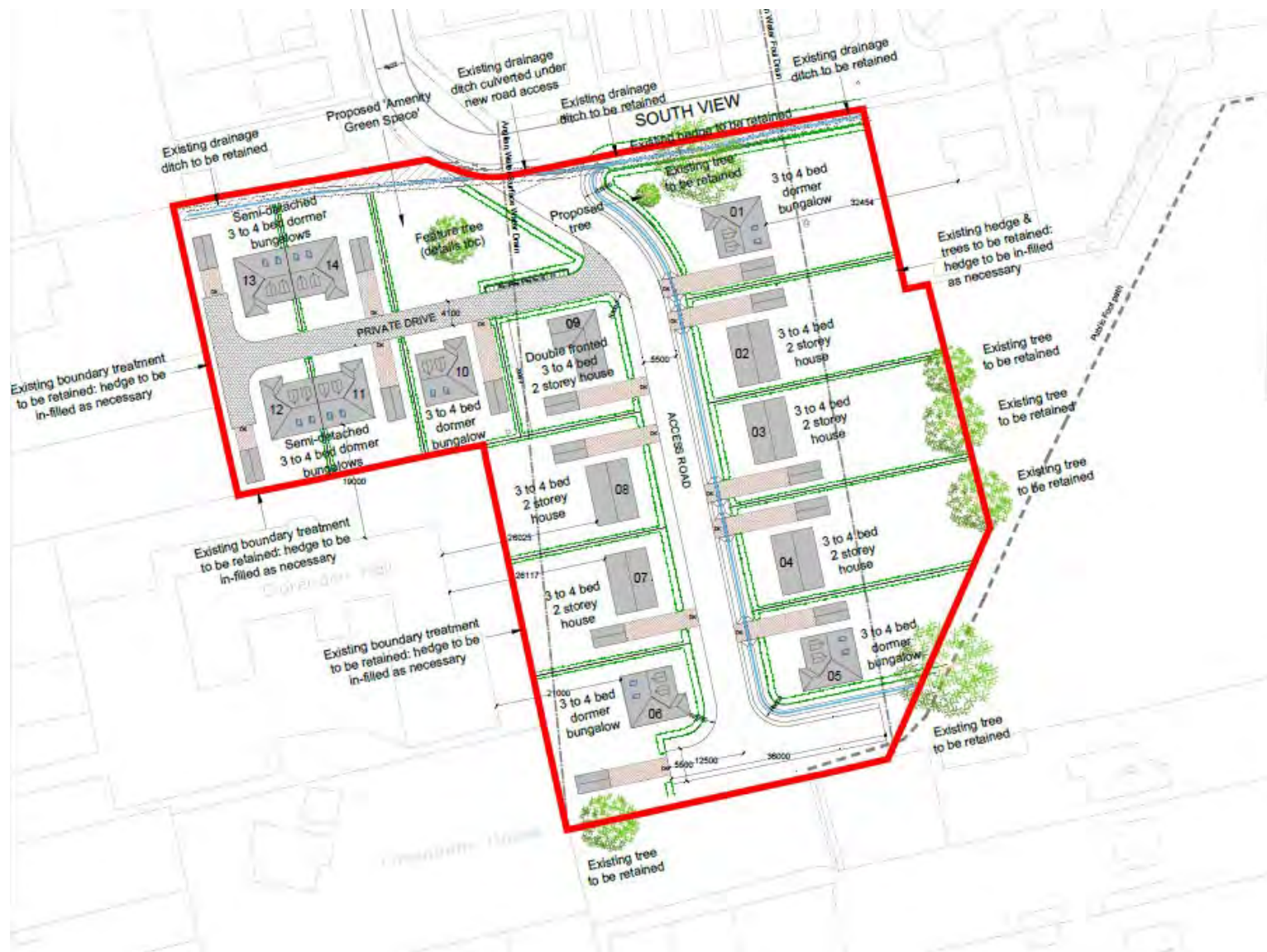


DM/0487/20/OUT – LAND ADJ TO SOUTH VIEW, HUMBERSTON





## DM/0487/20/OUT – LAND ADJACENT TO SOUTH VIEW, HUMBERSTON







# Humberston Parish Council

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

TO: [planning@nelincs.gov.uk](mailto:planning@nelincs.gov.uk)

## Planning Consultation Comments

22<sup>nd</sup> July 2020

Dear Sirs,

The Parish Council considered the following applications at its virtual meeting held on Tuesday 21<sup>st</sup> July 2020 and wishes to submit the comments as shown:

**Planning Application Reference: DM/0487/20/OUT**

**Proposal: Outline planning application to erect 15 dwellings with all matters reserved**

**Location: Land Adjacent To South View Humberston**

*The Parish Council wishes to record its objections to this application and would support concerns of local residents who came to make representations at the Parish Council meeting held to discuss this application.*

*The Parish Council is concerned primarily about access to this site which is along South View. The access is not suitable for the traffic which would be generated by another 15 dwellings and also there are concerns about extra traffic having access/egress onto an already busy North Sea Lane at this location. The Parish Council would also support residents' concerns over drainage issues on the land and sewerage issues and is also of the understanding that the area currently supports a variety of wildlife which of course will then be displaced should development take place on this area.*

*If the local authority, who the Parish Council understands is the owner of the land, wishes to dispose of this parcel of land, perhaps it would consider donating it to the people of Humberston, via Humberston Parish Council, who could then use it as a public space/wildlife area for local people to enjoy. The Parish Council is aware that NELC has met its housing target provision and, bearing in mind the number of new homes coming on stream in Humberston over the next 5/10 years, feels that any more housing allowed in the village would result in a dramatic change to the overall character of Humberston Village and should therefore be refused.*

Yours faithfully,

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

KJ Peers  
Clerk to the Council

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



# Humberston Village Council

Clerk to the Council – Mrs. K. Peers : Office telephone 07494 577661

Email – [clerk@humberstonvillagecouncil.com](mailto:clerk@humberstonvillagecouncil.com)

TO: [planning@nelincs.gov.uk](mailto:planning@nelincs.gov.uk)

## Planning Consultation Comments

4<sup>th</sup> December 2020

Dear Sirs,

The Parish Council considered the following applications at its virtual meeting held on Wednesday 2<sup>nd</sup> December 2020 and wishes to submit the comments as shown:

**Planning Application Reference: DM/0487/20/OUT**

**Proposal: Outline planning application to erect 14 dwellings with access to be considered (AMENDED PLANS - RED EDGE)**

**Location: Land Adjacent To South View Humberston**

*Members agreed to reiterate previous comments objecting to this application. The amendments do not address the areas of concern which caused the Village Council to object to the initial application, particularly in respect of its main concerns of traffic accessing the road along South View which the members feel is inappropriate and insufficient to support this size of development.*

Yours faithfully,

KJ Peers

**KJ Peers**

**Clerk to the Council**

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

# Comments for Planning Application DM/0487/20/OUT

## Application Summary

Application Number: DM/0487/20/OUT

Address: Land Adjacent To South View Humberston North East Lincolnshire

Proposal: Outline planning application to erect 15 dwellings with access to be considered (AMENDED DESCRIPTION)

Case Officer: Lauren Birkwood

## Customer Details

Name: Mr Andrew Burke

Address: Walworth Fieldhouse Road GRIMSBY

## Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Planning Application: DM/0492/20/OUT

Having received notification of the planning application recently put forward by North East Lincolnshire Council, I write to lodge my formal objection to the application.

My property, (a bungalow) adjacent to your proposed development site is an 87year old property, originally built in 1933 as a farm workers cottage, presumably belonging to and part of a larger homestead and farm that once occupied the land and one that you have mentioned as having historical value to the area.

I have quietly resided at Walworth for the past 21 plus years, where I have enjoyed the peaceful seclusion of the paddock and field (that flanks my property on two sides), and the abundance of wildlife that also inhabits the field and paddock.

After viewing your proposed plans on line days after putting my property on the market I would like to raise the following objections/questions on behalf of our potential buyers

1. On the far side of your development from me you have proposed BUNGALOWS behind the houses on Church Lane, on the near side of your development from my Bungalow you have proposed three HOUSES that will run along the boundary of my property that will overlook three aspects of my bungalow; namely, bedroom, kitchen and bathroom and also, my currently, private garden - How is this in keeping with the existing surroundings or in consideration of the existing residents who live in bungalows?

2. As mentioned in my opening statement the field and paddock are a natural habitat and feeding ground for an abundance of wildlife, namely;

- Barn owls
- Bats
- Bees & insects
- Reportedly Badgers
- Birds; Starling, Blackbirds, Mistle Thrush, Song Thrush, Blue Tits, Great Tits, Coal Tits, Long Tailed Tits, Bull Finches, Green Finches, Chaff Finches, Cuckoos, Robins, Wrens, Black Caps, Pied Wagtails, Magpies, Sparrow Hawks, Kestrels, Herons, Pigeons, Collared Doves, Crows ...to name a few.
- Foxes and cubs
- Ducks
- Frogs
- Newts
- Toads
- Mice
- Voles
- Hedgehogs
- Squirrels
- Butterflies
- Moths
- Dragonflies
- Wild plant life and vegetation

All the above creatures reside peacefully and undisturbed in one of the very few remaining green spaces in Humberston and it would have a detrimental effect on their survival if your proposed development was to go ahead. What observations and proposals have been made/put forward to ensure the survival and natural habitat of these creatures?

I am more than willing to arrange a meeting with you at my property to further discuss these aspects of my objections

# Comments for Planning Application DM/0487/20/OUT

## Application Summary

Application Number: DM/0487/20/OUT

Address: Land Adjacent To South View Humberston North East Lincolnshire

Proposal: Outline planning application to erect 14 dwellings with access to be considered (AMENDED PLANS - RED EDGE)

Case Officer: Lauren Birkwood

## Customer Details

Name: Mr John Pomfret

Address: Walworth Fieldhouse Road Humberston

## Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Hello, I'm the new resident of Walworth which sits behind the proposed development on South View.

In principle I object to the proposed development based on issues I have with privacy and the intrusion this development will create to my garden, despite the developers attempt to minimise this.

However, I am also a realist and appreciate that the development will, at some point in the future be granted full planning permission in some form or another.

Yours sincerely,

John Pomfret

So, based on this assumption it is my opinion that any objections, including my own would be better served by objecting to the type of dwelling built on the land.

I believe that the proposal would be better received by local residents if a compromise was made by the developer by way of toning down the impact the current application has on the neighbourhood. This could be achieved by building a mix of solely bungalows and dormer bungalows as opposed to the two storey houses that are currently being considered.

As a builder myself I appreciate this, might have an effect on the developers profit margin However, it could also potentially have a positive impact, by making the planning application a less

acrimonious procedure and quite possibly generate quicker sales as bungalows, and dormer bungalows are becoming increasingly popular with good sales potentials.

There are currently very few two storey houses in the immediate neighbourhood and this compromise would certainly get more of the local residents on board than the current proposal has.

# Comments for Planning Application DM/0487/20/OUT

## Application Summary

Application Number: DM/0487/20/OUT

Address: Land Adjacent To South View Humberston North East Lincolnshire

Proposal: Outline planning application to erect 15 dwellings with all matters reserved

Case Officer: Lauren Birkwood

## Customer Details

Name: Mr Luke Pomfret

Address: Comme Court Fieldhouse Rd Humberston

## Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Like many local residents me and my wife regularly walk our dog in this field. The field is an isolated haven for huge amounts of wildlife (we regularly see bats), all of which could not survive with the loss of this natural habitat. NELC needs to designate this field as a local nature reserve so some local wildlife can continue to thrive and Humberston residents can enjoy what's left of some much needed local green space. There is already a huge amount of residential development being undertaken very close by. The additional houses would cause problems with traffic on South View and also increased congestion onto North Sea Lane. Development of this small pocket of green field land will be a huge loss to Humberston. Please don't build there!



# Comments for Planning Application DM/0487/20/OUT

## Application Summary

Application Number: DM/0487/20/OUT

Address: Land Adjacent To South View Humberston North East Lincolnshire

Proposal: Outline planning application to erect 15 dwellings with access to be considered (AMENDED DESCRIPTION)

Case Officer: Lauren Birkwood

## Customer Details

Name: Dr Tony Law

Address: 20 Fieldhouse Road Humberston Grimsby

## Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment:Massive over intensity of new housing in our (once) village.This is one of very few green spaces/local amenities left with poor access and disturbance to the care home adjacent.That is not to mention the abundant wildlife living there including a barn owl ,badgers,foxes,many bird species and bats.There must be some common sense in our relationship with the natural world

# Comments for Planning Application DM/0487/20/OUT

## Application Summary

Application Number: DM/0487/20/OUT

Address: Land Adjacent To South View Humberston North East Lincolnshire

Proposal: Outline planning application to erect 15 dwellings with all matters reserved

Case Officer: Lauren Birkwood

## Customer Details

Name: Dr Tony Law

Address: 20,Fieldhouse Road Humberston Grimsby

## Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: This land is one of the last green spaces left in an area that has been massively overdeveloped in recent years to the tune of many thousands of houses. It is a much loved and used green space and home to much varied wildlife. The impact of Covid 19 has meant that such areas are of great benefit to local people who walk there and enjoy its tranquility, for mental health. Please stop this selfish madness

# Comments for Planning Application DM/0487/20/OUT

## Application Summary

Application Number: DM/0487/20/OUT

Address: Land Adjacent To South View Humberston North East Lincolnshire

Proposal: Outline planning application to erect 15 dwellings with access to be considered (AMENDED DESCRIPTION)

Case Officer: Lauren Birkwood

## Customer Details

Name: Mr Colin Warrilow

Address: 29 fieldhouse road Humberston

## Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: As a resident in the community I would object to the planned development as I feel the impact on the nature in the area would be severely impacted. I personally use this area to exercise my dog on a daily basis and have witnessed many different species of plants/animals that will have their habitat wiped out completely. There is currently so many houses being erected in the area I also worry about the local infrastructure and don't feel that there is enough capacity for schools and healthcare for more residents in such a small community for yet another housing development.

# Comments for Planning Application DM/0487/20/OUT

## Application Summary

Application Number: DM/0487/20/OUT

Address: Land Adjacent To South View Humberston North East Lincolnshire

Proposal: Outline planning application to erect 15 dwellings with access to be considered (AMENDED DESCRIPTION)

Case Officer: Lauren Birkwood

## Customer Details

Name: Miss K Richardson

Address: 29 fieldhouse road Humberston

## Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment:I totally object to this going ahead it was be a real disappointment to see these beautiful fields gone, especially since they are the home to so much wildlife, Why is it every field needs to built on??? Concentrate on the areas that need more houses because in my opinion humberston doesn't!!!!

Object

# Comments for Planning Application DM/0487/20/OUT

## Application Summary

Application Number: DM/0487/20/OUT

Address: Land Adjacent To South View Humberston North East Lincolnshire

Proposal: Outline planning application to erect 15 dwellings with all matters reserved

Case Officer: Lauren Birkwood

## Customer Details

Name: Mrs Julie West

Address: 42 Fieldhouse Road Humberston GRIMSBY

## Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I am aware that there is a covenant on this land that needs to be upheld. Over the last 15 years I have seen our beautiful village and its lovely fields, wildlife and peaceful surroundings eroded by building new housing estates. The fields at the bottom of Humberston Avenue have been built on. The Old farm at the end of Midfield road has been destroyed and built on. New housing is going up at the back of Carrington drive where once stood a caravan park and fields. The Whitehall estate near the roundabout on North Sea lane. All this building has destroyed the ethos of our once beautiful village. The South View land is probably one of the last safe sanctuaries left for our dwindling wild life. We need this protected NOT built on. The roads are more congested and dangerous for pedestrians due to expansion of our village. Our wonderful schools cannot accommodate the rising influx of new pupils. The area is predominantly bungalows so building 15 more houses will create an issue of privacy and noise pollution for the surrounding houses. Please do not build on this land.

# Comments for Planning Application DM/0487/20/OUT

## Application Summary

Application Number: DM/0487/20/OUT

Address: Land Adjacent To South View Humberston North East Lincolnshire

Proposal: Outline planning application to erect 15 dwellings with all matters reserved

Case Officer: Lauren Birkwood

## Customer Details

Name: Mrs Jacqueline Edwards

Address: 53a Fieldhouse Road Humberston Grimsby

## Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Save the site... I live facing this field, love seeing the wildlife and do not want more housing being built. They even walk the donkey's over the field to the beach in the summer which is great to see. SAVE OUR FIELD SAVE OUR WILDLIFE

RECEIVED

LAUREN BIRKWOOD  
PLANNING OFFICER  
ENIGIE

15 OCT 2020

2 SOUTH VIEW,  
NORTH SEA LANE  
HUNNIGSTON  
BN264XN  
15/10/20

PLANNING APPLICATION, DN/0457/20/001

Dear Lauren Birkwood,

With reference to the above planning application the amended details have quoted one less dwelling from the previous application this does not make a difference to the fact that the problem of the narrowness of the road in the cul-de-sac and the difficulty exiting on to the busy North Sea Lane road, causing congestion still remains. If the developer was given permission to build fourteen developments to make the development profitable he would seek permission later to build possibly at least fourteen more and would most likely succeed. The flooding and drainage problems have allegedly been sorted

1  
however no interest has been shown regarding  
the animal including foxes and badgers the  
loten should be protected by the protection of  
badgers act 1977

The site has been found unsuitable  
for development over several previous applications  
over the years and that still remains

Yours Faithfully



LAUREN BIRKWOOD  
PLANNING OFFICER

2 South View  
Hamberton  
Grimsby  
DN364RN  
8/12/10.

PLANNING REFERENCE DM/0487/10/OUT

Dear Lauren Birkwood,

This application is yet another amended plan for development on the green land adjacent to South View Hamberton each time the number of dwellings to be erected is reduced. It is around a year ago since a previous plan was refused for the above area and the problem with the road width been too narrow still exists combined with extra vehicles trying to enter the busy North Sea Lane road, consideration for the animals including Badgers on the field have to be taken into account as they have certain rights under the Wild life and Countryside act 1981. If planning permission is given fourteen dwellings would 'not allow' the builder to make a suitable profit considering the work involved, so in time he would apply to build many more dwellings on the land and there is a good

possibility his plan would be granted. Through the  
years many applications to build on this green land,  
have been refused. nothing has changed, regarding the  
unsuitable road width.

Yours Faithfully  
B. C.



LAUREN BIRKWOOD  
PLANNING OFFICER

2 SOUTH VIEW,  
HUMBERTON  
GAINSBURY  
DN36 4XA  
27/7/20

PLANNING REFERENCE DM/0492/19/OUT

Dear Madam

I disagree with Planning permission been given regarding development on the green land area in South View Humberton. It is approximately a year since planning permission was refused for the above area and nothing has changed since the road is still too narrow, the flooding issue hasn't changed, the wildlife birds, foxes, and badgers still exist and have certain rights by the Wildlife and Countryside act 1981 and the protection of Badgers act 1981.

The application states fifteen dwellings are proposed and not eighteen as before. All the costs would not allow the builder to make a reasonable profit so he would apply to double the number which you would possibly grant.

The Government's housing quota for the area of Humberton, New Latham & Healey has been met and therefore there is no need to develop this area.

(2)

The Council own most of the land and therefore if planning permission is given would see the value of the land at least probably double and their only interest is to sell the land and put the money into the Council's coffers.

The Government want to plant millions of trees on green land, this area would be suitable for the tree planting and would provide a nice area for the local people to enjoy as was originally planned by the lady who years ago gave it to the Parish Council.

Yours Faithfully

(BHPARRISH) -

# Comments for Planning Application DM/0487/20/OUT

## Application Summary

Application Number: DM/0487/20/OUT

Address: Land Adjacent To South View Humberston North East Lincolnshire

Proposal: Outline planning application to erect 14 dwellings with access to be considered (AMENDED DESCRIPTION & PLANS)

Case Officer: Lauren Birkwood

## Customer Details

Name: Mrs Irene Bailey

Address: 3 South View Humberston Grimsby

## Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Main objections remain as previously submitted.

1. Increased vehicles using road in and out of South View onto heavy traffic flow on North Sea Lane.
2. South View is too narrow to cope with extra vehicles if development goes ahead.
3. Proposed access onto development is right next to our property, which could be a traffic safety hazard.
4. Clarification needed re trees situated along our boundary.
5. Flood risk to our property from the dyke which runs alongside us.
6. Still got concern about drainage from the site into the main existing drain in South View, i.e. could it cope with extra water?
7. Loss of wildlife habitat.
8. Comments awaited from proposed archaeological survey being done.
9. Why this land is being put forward for development, when Humberston has already reached its target for housing set by the Government?!

# Comments for Planning Application DM/0487/20/OUT

## Application Summary

Application Number: DM/0487/20/OUT

Address: Land Adjacent To South View Humberston North East Lincolnshire

Proposal: Outline planning application to erect 14 dwellings with access to be considered (AMENDED PLANS - RED EDGE)

Case Officer: Lauren Birkwood

## Customer Details

Name: Mrs Irene Bailey

Address: 3 South View Humberston Grimsby

## Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Please note my objections to this application are as previously stated.

Added to this, I am not happy that the proposed entrance to this site is too close to our drive access which could be a safety issue.

Environmentally I am against this development going ahead as it is detrimental to the current urgent climate change situation happening worldwide. We are all being urged to make positive changes to our planet which is in a dangerous state. Our responsibility is to save green fields, plant trees, save natural habitats - we must all do our bit to make positive changes where we can to reverse/slow down climate change. If you have a conscience, you should do the right thing and turn down this Planning application and Save The Field.

# Comments for Planning Application DM/0487/20/OUT

## Application Summary

Application Number: DM/0487/20/OUT

Address: Land Adjacent To South View Humberston North East Lincolnshire

Proposal: Outline planning application to erect 15 dwellings with access to be considered (AMENDED DESCRIPTION)

Case Officer: Lauren Birkwood

## Customer Details

Name: Mrs Irene Bailey

Address: 3 South View Humberston Grimsby

## Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: My partner and I both live at 3 South View and strongly object to the proposed outline Planning application being made on the land adjacent to us for the following reasons:

Access onto the site from South View is totally inadequate (the road is very narrow). Service vehicles already struggle on this road, especially when vehicles are parked along the road (there is only room for one pavement on one side where the proposed access shown on the plan is going to be).

South View access onto and from North Sea Lane is normally difficult due to heavy traffic flow along this road and, given all the housing development going on in this small area, increased traffic will only exacerbate this situation even more.

We are very concerned about the impact on the environment and disruption to the habitat of local wildlife that any development would have; replacing green field with concrete! We are ALL being told that we have a duty to 'Save Our Planet'!

Also, we understand that this field may be of archaeological and historical interest and a survey would need to be done prior to any development work being undertaken.

Personally, as the homeowners of number 3 South View, looking at the proposed outline plan, it appears that our privacy may be compromised by some of the properties as they are in close proximity to our boundary, unless the trees/hedgerow remains - this needs to be clarified.

Additionally, all other objections submitted re the previous application still stand. Nothing has changed apart from slightly reducing the number of houses to be built.

The big question is, why do NELC still want to sell this small field in Humberston for housing, when they have reached their new build target set by Central Government??

Irene Bailey and Ken Hasnip

# Comments for Planning Application DM/0487/20/OUT

## Application Summary

Application Number: DM/0487/20/OUT

Address: Land Adjacent To South View Humberston North East Lincolnshire

Proposal: Outline planning application to erect 14 dwellings with access to be considered  
(AMENDED DESCRIPTION & PLANS)

Case Officer: Lauren Birkwood

## Customer Details

Name: Mrs Margaret Tandy

Address: 5 Southview Humberston Grimsby

## Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: The change of how many houses are proposed to be built does not make any difference to the width of our road and the extra traffic which will be going down it if this development is allowed to go ahead. Please let common sense prevail.



# Comments for Planning Application DM/0487/20/OUT

## Application Summary

Application Number: DM/0487/20/OUT

Address: Land Adjacent To South View Humberston North East Lincolnshire

Proposal: Outline planning application to erect 14 dwellings with access to be considered (AMENDED PLANS - RED EDGE)

Case Officer: Lauren Birkwood

## Customer Details

Name: Mrs Margaret Tandy

Address: 5 South View Humberston Grimsby

## Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I cannot see how the revised number of houses can change any of our objections. Why can't you make it into a woodland to help our planet.

# Comments for Planning Application DM/0487/20/OUT

## Application Summary

Application Number: DM/0487/20/OUT

Address: Land Adjacent To South View Humberston North East Lincolnshire

Proposal: Outline planning application to erect 15 dwellings with all matters reserved

Case Officer: Lauren Birkwood

## Customer Details

Name: Mrs Margaret Tandy

Address: 5 South view Humberston Grimsby

## Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: What has changed since your last application was turned down the road is still very narrow and the field still is home to a lot of wildlife. This has been backwards and forward for the last fifty years isn't it about time it was put to rest once and forever.

We are hoping that common sense may prevail.

## Planning - IGE (ENGIE)

---

**From:** j.r.stubbs  
**Sent:** 08 August 2020 18:56  
**To:** Planning - IGE (ENGIE)  
**Subject:** land adjacent to south view Humberston N/E LINC'S

We are very disappointed to hear that once again we have been led to believe this matter was scrapped On the 18/7/2019 but you are still pushing ahead with this plan. We strongly disapprove that no consideration Has been given to the big increase of traffic into the new site and also the road being so narrow will make it Dangerous. We also feel very strongly about the wildlife living in the field. All the residence in South View Strongly protest about this unfavourable move fearing that it is possible that there could be an accident also there are children in the area. N/E Lincs council are trying to push ahead with this plan while our own HUMBERSTON PARISH COUNCIL rejected this plan . from JOHN &INGER STUBBS 7 SOUTH VIEW HUMBERSTON N/E/LINC'S DN36 4XA your ref.no.DM/0487/20/OUT



Virus-free. [www.avg.com](http://www.avg.com)

# Comments for Planning Application DM/0487/20/OUT

## Application Summary

Application Number: DM/0487/20/OUT

Address: Land Adjacent To South View Humberston North East Lincolnshire

Proposal: Outline planning application to erect 15 dwellings with access to be considered (AMENDED DESCRIPTION)

Case Officer: Lauren Birkwood

## Customer Details

Name: Mr Antony Hutton

Address: 10 South View Humberston Humberston

## Comment Details

Commenter Type: Neighbour

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

Comment Reasons:

Comment:Pros

Only 15 houses

Good size plots

Well laid out

Dyke along South View kept

Hedge along South View kept

Flood plan shows this site and South view will not flood even with 2m sea level rise

Cons

Loss of habitat for wildlife

More traffic

More pollution

More sewerage to increase blockages we already suffer from

Due to the above we are neutral as we feel it is going to be built on but at least this plan is not overdeveloped if it sticks to the 15 houses. Many of our concerns , The Dyke, the hedge trees are to stay but question of access remain.

For example are double yellows going to be put down opposite the entry/ exit so traffic coming off North Sea lane as it starts around the bend is not forced out into oncoming traffic from the entry exit to the new estate?

It could be worse or 50 houses

It could be better no building work but kids need housing same as we did

# Comments for Planning Application DM/0487/20/OUT

## Application Summary

Application Number: DM/0487/20/OUT

Address: Land Adjacent To South View Humberston North East Lincolnshire

Proposal: Outline planning application to erect 14 dwellings with access to be considered (AMENDED PLANS - RED EDGE)

Case Officer: Lauren Birkwood

## Customer Details

Name: Mr graham waters

Address: 11 southview humberston grimsby

## Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: i have no further comments to add to my previous objections which are still valid to this planned development

# Comments for Planning Application DM/0487/20/OUT

## Application Summary

Application Number: DM/0487/20/OUT

Address: Land Adjacent To South View Humberston North East Lincolnshire

Proposal: Outline planning application to erect 14 dwellings with access to be considered (AMENDED DESCRIPTION & PLANS)

Case Officer: Lauren Birkwood

## Customer Details

Name: Mr graham waters

Address: 11 southview humberston grimsby

## Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: road access is narrow cars parking in south view can restrict access to a variety of wide bodied vehicles ie emergency vehicles.

there is often difficulty in getting in/out of south view due to traffic sometimes turning into south view has caused traffic problems along north sea lane an increase in traffic accessing south view will only add to this problem.

at present the field is working as a flood plain converting this to a housing development where is the surface water going to go the drains in the area are already not coping with heavy rainfall as flooding often occurs in the area/. also the properties in south view are lower than the proposed site this will increase the risk of those properties being flooded.

there is a historic problem of there being issues with the sewerage system an increase on the system is further going to compound this problem.

# Comments for Planning Application DM/0487/20/OUT

## Application Summary

Application Number: DM/0487/20/OUT

Address: Land Adjacent To South View Humberston North East Lincolnshire

Proposal: Outline planning application to erect 15 dwellings with access to be considered (AMENDED DESCRIPTION)

Case Officer: Lauren Birkwood

## Customer Details

Name: Mr graham waters

Address: 11 southview humberston grimsby

## Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment:my concerns for the proposal are as follows

- 1) the road access to the fields is narrow and in a poor state of repair access for emergency vehicles is difficult
- 2)at present it can be difficult to get out onto north sea lane due to busy traffic this is going to be further increased by this development also turning into southview can cause traffic problems when traffic is busy
- 3)the field at present is a flood barrier houses in southview are lower than the field by building on this site flooding problems will be increased
- 4)the drainage is inadequate currently flooding does occur when there is heavy rainfall
- 5)what will happen to the dyke with this construction as this allievates the flooding problem at present
- 6)i believe that some of the trees and hedgerow has preservation orders on them
- 7) i believe that humberston has its quota for new builds why if this is the case are further developments being planned

# Comments for Planning Application DM/0487/20/OUT

## Application Summary

Application Number: DM/0487/20/OUT

Address: Land Adjacent To South View Humberston North East Lincolnshire

Proposal: Outline planning application to erect 14 dwellings with access to be considered  
(AMENDED DESCRIPTION & PLANS)

Case Officer: Lauren Birkwood

## Customer Details

Name: Mrs susan Emmitt

Address: 12 South View Humberston Grimsby, N.E.Lincs

## Comment Details

Commenter Type: Member of the Public

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

Comment Reasons:

Comment: Road is still too small for traffic. Bin section would be on display. Loss of privacy due to removal of hedge boundary enclosure.



1  
Dear Sir/Madam

My name is Mrs S.L. Emmott and I live at 12 South View Humberston. I am writing to you concerning the proposed building of 15 houses on the land adjacent to South View Humberston.

The ditch being filled in and the hedge, trees being taken away will make flooding more of a problem as they act as a soak away.

The road is narrow for multiple cars and vans etc causing congestion, the bigger trucks have difficulty getting down as there are plenty of cars already parked on the roads.

I believe this is not a viable building proposal.

Yours faithfully

Mrs S.L.E



**Planning - IGE (ENGIE)**

---

**From:** Martin Rylatt  
**Sent:** 16 December 2020 16:09  
**To:** Planning - IGE (ENGIE)  
**Subject:** DM/0487/20/OUT

Dear Sirs,

We would like to stand by the comments made in our previous letters to you regarding this site but now have one more comment to make.

Why don't you consider following Government guidelines and allow this land, which is in your ownership, in the centre of the village, to be trees. This would go in line with the Central Governments thinking to reduce the effect of carbon emissions and why don't you take a leaf out of the 'countryside' programmes file which is encouraging planting hundreds of thousands of trees across the country.

Martin Rylatt and Pauline Plumridge

# Comments for Planning Application DM/0487/20/OUT

## Application Summary

Application Number: DM/0487/20/OUT

Address: Land Adjacent To South View Humberston North East Lincolnshire

Proposal: Outline planning application to erect 15 dwellings with all matters reserved

Case Officer: Lauren Birkwood

## Customer Details

Name: Mr Martin Rylatt

Address: 13 South View Humberston Grimsby

## Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Martin Rylatt & Pauline Plumridge, 13 South View, Humberston, Grimsby. DN36 4XA

Re: DN/0487/20/OUT - Land adjacent to South View.

We do not support this application.

Please consider the following points when you make your decision regarding the future development of this site,

- Access - The access via South View is totally inadequate, being narrow, undulating and full of pot holes. The width of the road between No 14 and No 2 South View and No 15 and No 14 North Sea Lane is much less than the proposed new development.

If this plan is adopted and this development goes ahead could a stipulation be that 'sleeping policemen' are installed to keep the speed down and the current residents safe.

- Number of houses - 15 houses are proposed and shown on the outline plan. In the Local Plan the whole of the site has a capacity of 17, that leaves 2 houses for further development on the rest of the field, we note provision has been made to link into the rest of the field. Obviously this will not stop at 17, there will be plans for more, meaning even more traffic and even more problems.

- Road conditions - Try turning right out of South View, you'd best not be in a rush, it can take up to 5 minutes to get out, admittedly you could turn left and go round the Country Park roundabout but that brings other problems. Turning right into South View can be difficult too, traffic regularly backs up to the roundabout and there is a bus stop to contend with.

Vehicles are regularly parked in South View, especially visitors to Whitehall Cottages across the

road, this could prove very difficult for the emergency services to get through, if required, especially on the narrowest point of the road.

- Wildlife - Everyone knows the wildlife that is on this site, it is prolific and where will they go? It is a sanctuary in an urban development, they are unique and bring a lot of pleasure to a lot of people.

- Flooding - This site regularly floods, we have pictures to prove it. It will only get worse once this new development is there and everyone has their block paved drives. The properties in South View will suffer.

\*\*\*The application form should be filled in to reflect this in Section 5 - Assessment of Flood Risk, part 3 should reflect that it will increase the flood risk elsewhere - namely South View.

- Covenant - Conveniently forgotten but the land still has a legal Covenant on it.

- Privacy - We live at No 13 South View, right opposite the entrance to the new site. We will have car headlights shining straight into our lounge, dining room and sun lounge which will totally invade our privacy and degrade our quality of life.

- Government Guidance - You have supposedly reached your target number of new houses in Humberston, why on earth do you want 15 more?

Why not follow other guidance and plant trees instead, a much better plan for the site.

- Timing - The timing of this application isn't great, with all the worry of Covid 19 and the current pandemic the residents of South View really don't need this as well. Surely it could have waited until things were back to near normal.

- Heritage - The Heritage Officer has raised some very valid points about local history and the need for a dig within the field.

- Finally, we would like a site meeting with the Planners and Councillors so you can see for yourselves just how real these problems are. It's easy for me to tell you the road is narrow, come and see, the field floods - come and see, my privacy will be invaded - come and see for yourselves.

Up to now there is not one single letter of support for this development, surely this tells you something. How about considering planting trees instead of laying bricks?

It is also strange that you are considering your own application, as this land is currently owned by yourselves but no doubt will not be developed by you. Why not hand it back to the Parish as was

the original intention of the two old ladies who gave it away initially, for the pleasure of Humberston Parishioners, not the coffers of NE Lincs. Council.

# Comments for Planning Application DM/0487/20/OUT

## Application Summary

Application Number: DM/0487/20/OUT

Address: Land Adjacent To South View Humberston North East Lincolnshire

Proposal: Outline planning application to erect 15 dwellings with access to be considered (AMENDED DESCRIPTION)

Case Officer: Lauren Birkwood

## Customer Details

Name: Mr Martin Rylatt

Address: 13 South View Humberston Grimsby

## Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: South View Field

After an evening spent looking at archive information these are some facts that we have found out about the Field.

- The land does have a Covenant on it, it is a negative Covenant, (meaning something cannot be done) put on in 1922. At law, a restrictive Covenant passes with the land.
- The land was in the ownership of Mrs Bullivant when it was COMPULSORY PURCHASED by Cleethorpes Borough Council in 1976 for £2000, after they had repeatedly turned down planning applications from Mrs Bullivant. After a couple of years they tried to get permission for a caravan park which was refused and they then decided the land would remain an 'open space'.
- This field was never in the ownership of the Parish Council, they didn't give it away.
- This land was not left to the Parish of Humberston or the people who live there by two old lady's.
- An intended purchaser of the Council land would have to purchase it with the Covenant in place - therefore no outline planning can be granted due to the terms of the Covenant

We realise the closing date has gone by but we would like to add this to our original letter as it is new and relevant information, we understand that this is in order to be done..

Martin Rylatt & Pauline Plumridge

# Comments for Planning Application DM/0487/20/OUT

## Application Summary

Application Number: DM/0487/20/OUT

Address: Land Adjacent To South View Humberston North East Lincolnshire

Proposal: Outline planning application to erect 14 dwellings with access to be considered  
(AMENDED DESCRIPTION & PLANS)

Case Officer: Lauren Birkwood

## Customer Details

Name: Mr Martin Rylatt

Address: 13 South View Humberston Grimsby

## Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: All our objections in our previous letters are still exactly the same.

We are still concerned about access and safety and surely the amenity area shouldn't be having 20 wheelie bins stored on it, it will spoil the area and attract vermin. Also feel sorry for people in house opposite it, would you want to look out of your lounge window at 20 bins, who thought up this ludicrous idea??

With regard to leaving the existing hedgerow in, please could it be cut to 2.5 metres all the way along South View so it can be kept trimmed and be tidy and smart, not like it is at the moment, too high to be managed and out of hand.

The simple answer to all these problems is leave field to the wildlife and nature that occupy it at present.

Why have we only got 10 days to comment, are you hoping people don't react.

# Comments for Planning Application DM/0487/20/OUT

## Application Summary

Application Number: DM/0487/20/OUT

Address: Land Adjacent To South View Humberston North East Lincolnshire

Proposal: Outline planning application to erect 15 dwellings with access to be considered (AMENDED DESCRIPTION)

Case Officer: Lauren Birkwood

## Customer Details

Name: Mrs Sheila Young

Address: 14 South View Humberston Grimsby

## Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I would like to object vehemently to this as the access will be dangerous, it is very narrow opposite my house, not the width of the planned development and service vehicles have trouble getting past now. Vehicles often park outside my house from White Hall cottages, making it even more hazardous. It will cause traffic congestion getting on to North Sea Lane and more traffic turning in to South View will cause congestion on the Country Park roundabout. The access is not suitable.

The field floods in bad weather but is a sanctuary for wildlife which brings pleasure to many and should be left for the wildlife to enjoy. This is only a small plot, why develop it when it is so beautiful.



# Comments for Planning Application DM/0487/20/OUT

## Application Summary

Application Number: DM/0487/20/OUT

Address: Land Adjacent To South View Humberston North East Lincolnshire

Proposal: Outline planning application to erect 15 dwellings with access to be considered (AMENDED DESCRIPTION)

Case Officer: Lauren Birkwood

## Customer Details

Name: Mr Dave Todd

Address: 15 South View Humberston Grimsby

## Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Both my wife & I strongly object to the proposed development on Land adjacent to South View Humberston.

Our views have not changed from the previous application ,

Narrow road parking issues due to congestion of traffic

Access & Egress to South View already a problem and would be even greater if this development was to go ahead.

Existing drainage problems would only be enhanced with more housing.

The land earmarked is a wildlife sanctuary and should remain so.

To that end we strongly hope that this will be the last proposal that we have to object to as these development proposals have an unhealthy effect on ones well being and mental state.

Regards

Dave & Karen Todd

# Comments for Planning Application DM/0487/20/OUT

## Application Summary

Application Number: DM/0487/20/OUT

Address: Land Adjacent To South View Humberston North East Lincolnshire

Proposal: Outline planning application to erect 14 dwellings with access to be considered  
(AMENDED PLANS - RED EDGE)

Case Officer: Lauren Birkwood

## Customer Details

Name: Mr Dave Todd

Address: 15 South View Humberston Humberston

## Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Previous objections to this development remain unchanged.

# Comments for Planning Application DM/0487/20/OUT

## Application Summary

Application Number: DM/0487/20/OUT

Address: Land Adjacent To South View Humberston North East Lincolnshire

Proposal: Outline planning application to erect 15 dwellings with access to be considered (AMENDED DESCRIPTION)

Case Officer: Lauren Birkwood

## Customer Details

Name: Mrs Paula Nicholls

Address: 14 North Sea Lane Humberston Grimsby

## Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: My Property is on the side of South View and my drive access is from South view. The road is narrow and in poor repair. The thought of both construction vehicles and then aprox 2 cars per family using the road is frightening. This is a small and quite area from a very busy main road. The only access to north sea lance is a busy one and this is dangerous for both traffic and people. At times the traffic can back all the way to the roundabout at the country park access.

I have 2 small children. I will be worried for the safety of them while on the pavement. 2 cars passing on a small road will be extremely dangerous and will be an accident waiting to happen. How will their safety be ensured.

Also with new housing already taking place within only a few miles of each other and the quota for new housing already reached, where will children go to school. The facilities already in the area are at a maximum with no where to build new rooms and classes.

The road of South view is poorly maintained and narrow, i am truly frightened for the residents and children already located there. We all understand the need for over careful driving and no accidents have happened.

# Comments for Planning Application DM/0487/20/OUT

## Application Summary

Application Number: DM/0487/20/OUT

Address: Land Adjacent To South View Humberston North East Lincolnshire

Proposal: Outline planning application to erect 14 dwellings with access to be considered (AMENDED DESCRIPTION & PLANS)

Case Officer: Lauren Birkwood

## Customer Details

Name: Mrs Susan Gallagher

Address: 16 North Sea Lane Humberston Grimsby

## Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Our objections remain unaltered and are still the same as our two previous objections, the only difference on your part is that dwellings on this land have been reduced from 18 to 15 and now to 14.

We don't want houses here, leave it to the wildlife and the community to enjoy.

I hope that you will still take into consideration all the previous objections (approximately 100) when deciding on this proposal. Please also note we have only had one weeks notice to object again, or are you hoping not as many people will object this time round!!



28/07/2020.

Comments for Planning Application

Application No. DM/0487/20/OUT.

Address: Land adjacent South View, Humberston

Proposal: Outline Planning to erect 15 dwellings with all matters reserved

Case Officer: Lauren Birkwood.

Customer Details: Richard and Susan Gallagher

Address: 16 North Sea Lane, Humberston

Source: Objection to Planning Application

1. South View is totally unacceptable as an access point, due to the volume of traffic and configuration of the road, i.e. too narrow, cars parking on it, road goes round at a right angle blocking sight, it is an accident waiting to happen. Also note that heavy plant and machinery will have to use this narrow road too.

2. As things are now, getting out of South View on to North Sea Lane can be dangerous, due to volume of traffic, especially in holiday season and if another 15 homes are to be built, most of which will have 2 cars, it will only make matters worse.
3. This field soaks up a massive amount of water, but can still lead to flooding now, before it is concreted over.
4. The field is home to various wildlife and should be left as an area of natural beauty for all to enjoy.
5. N.E. Lincs council has already fulfilled its quota for housing so no need for anymore.
6. I agree with the Heritage Officer that an investigation should be undertaken

1  
before matters go any further.

7. It would be interesting to know what kind of covenant is placed on this land and if at all it can be built on! Perhaps the council can enlighten us.

R and S. Gallagher

# Comments for Planning Application DM/0487/20/OUT

## Application Summary

Application Number: DM/0487/20/OUT

Address: Land Adjacent To South View Humberston North East Lincolnshire

Proposal: Outline planning application to erect 14 dwellings with access to be considered (AMENDED PLANS - RED EDGE)

Case Officer: Lauren Birkwood

## Customer Details

Name: Mrs Susan Gallagher

Address: 16 North Sea Lane Humberston Grimsby

## Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: My objections to this development remain unchanged as previously stated. Let common sense prevail.



# Comments for Planning Application DM/0487/20/OUT

## Application Summary

Application Number: DM/0487/20/OUT

Address: Land Adjacent To South View Humberston North East Lincolnshire

Proposal: Outline planning application to erect 15 dwellings with access to be considered (AMENDED DESCRIPTION)

Case Officer: Lauren Birkwood

## Customer Details

Name: Mr pete freeman

Address: 28 north sea lane humberston n. e lincs

## Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment:we all know this is a wonderful wild life haven,and to trash it for 15 more homes would be senseless.i ask myself do we really need 15 more homes crammed onto this site,and the answer is no hundreds have been built in this area all ready.its no wonder there are traffic problems these roads cant take it.please donot take all our enjoyment of life and nature away.thank you p.freeman 28 north sea lane dn36 4uz

# Comments for Planning Application DM/0487/20/OUT

## Application Summary

Application Number: DM/0487/20/OUT

Address: Land Adjacent To South View Humberston North East Lincolnshire

Proposal: Outline planning application to erect 15 dwellings with all matters reserved

Case Officer: Lauren Birkwood

## Customer Details

Name: Miss Rebecca Braithwaite

Address: 42 north sea lane Humberston grimsby

## Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I am objecting on behalf of my father who has lived in Humberston since the 1960s. He knows that the area submitted for development is full of underground streams below the flood plain that also go underneath the Coachhouse. This area flooded before any development off Fieldhouse Road. Currently whenever there is heavy rain the garden of 42 North Sea Lane floods...this despite the fact there is a small dyke running along the back of the property next door. The potential for increased flooding surely will increase with development on this land as currently we have to wait for the excess water to naturally subside. Developed land will not have this capacity. This land is a small oasis of natural habitat for wildlife and wild plants/flowers which will be destroyed. Access to the development will be from a road built in the 1960s not designed for a large volume of traffic. New developments already happening along Humberston Avenue have wide access points onto the new housing development. This will not be possible. Why is the access to this proposed development not seen as an issue as it does not meet the same requirements as those others already approved.

Kind regards

Rebecca Braithwaite

# Comments for Planning Application DM/0487/20/OUT

## Application Summary

Application Number: DM/0487/20/OUT

Address: Land Adjacent To South View Humberston North East Lincolnshire

Proposal: Outline planning application to erect 15 dwellings with access to be considered (AMENDED DESCRIPTION)

Case Officer: Lauren Birkwood

## Customer Details

Name: Mrs June Blake

Address: 164 North Sea lane Humberston

## Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Too many houses being built in Humberston already, it's a village not a town

# Comments for Planning Application DM/0487/20/OUT

## Application Summary

Application Number: DM/0487/20/OUT

Address: Land Adjacent To South View Humberston North East Lincolnshire

Proposal: Outline planning application to erect 15 dwellings with access to be considered (AMENDED DESCRIPTION)

Case Officer: Lauren Birkwood

## Customer Details

Name: Mrs Emma Young

Address: 8 The Cloisters Humberston Grimsby

## Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Family members of mine live down the lane next to these fields and enjoy the quiet and privacy which comes with it. I feel content taking my children round and they often play in the field enjoying the outdoors and nature that sits within. This is often a walking spot for walking our dog too so I strongly object to the proposal

# Comments for Planning Application DM/0487/20/OUT

## Application Summary

Application Number: DM/0487/20/OUT

Address: Land Adjacent To South View Humberston North East Lincolnshire

Proposal: Outline planning application to erect 15 dwellings with access to be considered (AMENDED DESCRIPTION)

Case Officer: Lauren Birkwood

## Customer Details

Name: Mrs Susan Bryan

Address: 9 The Cloisters Humberston Grimsby

## Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I object to the latest planning above.

Humberston was a lovely village once that I loved, now buildings taking over.

It is a nature area, don't take it away.

Council get your act together with all these planning apps don't let these builders take over .

# Comments for Planning Application DM/0487/20/OUT

## Application Summary

Application Number: DM/0487/20/OUT

Address: Land Adjacent To South View Humberston North East Lincolnshire

Proposal: Outline planning application to erect 14 dwellings with access to be considered  
(AMENDED DESCRIPTION & PLANS)

Case Officer: Lauren Birkwood

## Customer Details

Name: Mrs Susan Bryan

Address: 9 The Cloisters Humberston Grimsby

## Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: There is a main sewer going across the plot.

It was designed as a free space for the population of Humberston.

The access road via South View cannot have emergency services coming up there as not wide enough.

# Comments for Planning Application DM/0487/20/OUT

## Application Summary

Application Number: DM/0487/20/OUT

Address: Land Adjacent To South View Humberston North East Lincolnshire

Proposal: Outline planning application to erect 15 dwellings with all matters reserved

Case Officer: Lauren Birkwood

## Customer Details

Name: Mrs Susan Bryan

Address: 9 The Cloisters Humberston Grimsby

## Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: The people of Humberston for recreational purposes and shouldn't be built on, plus the fact that there is a main sewer running across the plot so definitely is a no no.

Come on council get your act together.

# Comments for Planning Application DM/0487/20/OUT

## Application Summary

Application Number: DM/0487/20/OUT

Address: Land Adjacent To South View Humberston North East Lincolnshire

Proposal: Outline planning application to erect 15 dwellings with access to be considered  
(AMENDED DESCRIPTION)

Case Officer: Lauren Birkwood

## Customer Details

Name: Mr Steven Ibbotson

Address: 12 South Sea Lane Humberston

## Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: The application site known as the paddock was donated to the people of Humberston and carries a covenant stopping any building taking place.

If this is the case then the council have no right to Apply for planning and should bring the area into use as open space

How can the council in their wisdom, look to have this removed at the detriment to Local residents



# Comments for Planning Application DM/0487/20/OUT

## Application Summary

Application Number: DM/0487/20/OUT

Address: Land Adjacent To South View Humberston North East Lincolnshire

Proposal: Outline planning application to erect 15 dwellings with access to be considered (AMENDED DESCRIPTION)

Case Officer: Lauren Birkwood

## Customer Details

Name: Mr John Hill

Address: 15 St Christophers Road Humberston Cleethorpes

## Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Wildlife haven, possibly the last one in the village, also there is a covenant on the land something that was put in place for the good of the village. Access from South View is not wide enough, if a resident parked outside their home emergency and council refuse vehicles will have trouble getting through. There is enough building going on and projected builds within and around the village to sustain required housing.

# Comments for Planning Application DM/0487/20/OUT

## Application Summary

Application Number: DM/0487/20/OUT

Address: Land Adjacent To South View Humberston North East Lincolnshire

Proposal: Outline planning application to erect 15 dwellings with access to be considered (AMENDED DESCRIPTION)

Case Officer: Lauren Birkwood

## Customer Details

Name: Mrs Gill Norvock

Address: 11 St Johns Road Humberston Grimsby

## Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I think this development will be detrimental to the area, there are plenty of other new housing projects in the surrounding area we do not need another. Think of the traffic chaos with more cars on the road in this area. We have busy roads now it will make it even worse. Plus this site is a well known wildlife area to us local residents. Please don't let them take away this little oasis of green.

# Comments for Planning Application DM/0487/20/OUT

## Application Summary

Application Number: DM/0487/20/OUT

Address: Land Adjacent To South View Humberston North East Lincolnshire

Proposal: Outline planning application to erect 15 dwellings with access to be considered (AMENDED DESCRIPTION)

Case Officer: Lauren Birkwood

## Customer Details

Name: Mrs sylvia johnson

Address: 16st johns road humberston grimsby

## Comment Details

Commenter Type: Parish Council

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment:I totally object to the building of houses on land close to South View. Absolutely disgraceful, where is the wildlife going to go when you rip up the fields

# Comments for Planning Application DM/0487/20/OUT

## Application Summary

Application Number: DM/0487/20/OUT

Address: Land Adjacent To South View Humberston North East Lincolnshire

Proposal: Outline planning application to erect 15 dwellings with access to be considered (AMENDED DESCRIPTION)

Case Officer: Lauren Birkwood

## Customer Details

Name: Miss SARAH CLIFTON

Address: 1A SHERATON DRIVE HUMBERSTON N.LINCS

## Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I wish to record my objections with regards this application. I am situated in Sheraton drive and am concerned primarily about access to this site which is along South View. I feel the access would not be suitable for the traffic which would be generated by another 15 dwellings. I am also concerned about extra traffic having access/egress onto an already busy North Sea Lane at this location. I feel there may also be drainage issues on the land and sewerage issues. The area currently supports a variety of wildlife which I see regularly on my Dog walks. This will yet again be displaced, as it has been recently with all the building work going on in Humberston already. I believe that we have enough new housing being built in the area and feel that any more allowed in the village would result in a dramatic change to the overall character of Humberston Village and should therefore be refused.

Thanks in advance &

Kind Regards

Miss Sarah Clifton

# Comments for Planning Application DM/0487/20/OUT

## Application Summary

Application Number: DM/0487/20/OUT

Address: Land Adjacent To South View Humberston North East Lincolnshire

Proposal: Outline planning application to erect 15 dwellings with access to be considered  
(AMENDED DESCRIPTION)

Case Officer: Lauren Birkwood

## Customer Details

Name: Mrs Claire Morgan

Address: 1b Sheraton Drive Humberston Grimsby

## Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Concerns for wildlife that reside in the area, roads not built for extra traffic, pollution and noise effects to the area, school sizes and local amenities not big enough for more housing, strongly object

# Comments for Planning Application DM/0487/20/OUT

## Application Summary

Application Number: DM/0487/20/OUT

Address: Land Adjacent To South View Humberston North East Lincolnshire

Proposal: Outline planning application to erect 15 dwellings with all matters reserved

Case Officer: Lauren Birkwood

## Customer Details

Name: Mrs Caroline Graham

Address: 22 Sheraton Drive Humberston Grimsby

## Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: This area has an abundance of wildlife - bats, badgers, foxes, butterflies, birds, bees etc

There are not many unspoilt areas left in this village now - there has been so much building.

Interestingly, some of the builds taking place in Humberston still are to sell despite being on the market a long time. Do we really need more dwellings when there are so many unsold already?

Went to object to the meeting last time and the objection was backed by the parish council. I cant see what has changed in the year since - except it's for 3 less houses this time. I also feel it's an underhand tactic doing this in the middle of a pandemic so normal meetings cannot happen and therefore be attended by local residents with no internet access. Why cant this wait until the pandemic calms down....or is it because you dont want lots of people turning up to oppose it at your planning meeting like last time....?!

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

From: tracy ranson

Sent: 30 July 2020 12:55

To: Planning - IGE (ENGIE) <[planning@nelincs.gov.uk](mailto:planning@nelincs.gov.uk)>

Subject: Planning Application Reference:DM/0487/20/OUT

Dear Sir/Madam

Please note my objection to the proposed planning to build 15 dwellings on the land adjacent to South View.

This area is the habitat of numerous wild animals; foxes, badgers, hedgehogs etc.

Wild animal habitats are being squeezed all the time.  
They also need somewhere to live.

Please consider the dwindling numbers of hedgehogs & badgers. We need to look after our wildlife.  
After all it is their planet too.

Yours faithfully

Tracy Ranson

23 Sheraton Drive  
Humberston  
DN36 4TN

# Comments for Planning Application DM/0487/20/OUT

## Application Summary

Application Number: DM/0487/20/OUT

Address: Land Adjacent To South View Humberston North East Lincolnshire

Proposal: Outline planning application to erect 15 dwellings with access to be considered (AMENDED DESCRIPTION)

Case Officer: Lauren Birkwood

## Customer Details

Name: Mrs Tina Barwick

Address: 26 Sheraton Drive Humberston Grimsby

## Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Having lived at my present address for 17 years my family and I have enjoyed the field as dog walkers, and love the nature/wildlife aspect of this small piece of Humberston. I cannot believe that this application has been re submitted as it seems crazy to add yet more housing in the centre of our village. Humberston has so many new homes being built and surely more, with access from a small cul de sac should not be necessary. I have seen the flooding of the field and have experienced drainage problems in the past and I am not convinced in the documents you have provided that adequate provision has been given to support that these buildings will not affect the drainage to existing properties. I also don't think that at the moment, with not being able to have public meetings/consultations, it is right that a project that will have a huge impact on many people can be decided fairly. Many residents may not have access to the internet, and may not be able to express their views without the ability to have a debate at a public meeting/consultation. I also feel this may open the door to yet more houses being built on the rest of the site. We should at least be allowed to keep the last green field site left in Humberston, and what about the covenant?



# Comments for Planning Application DM/0487/20/OUT

## Application Summary

Application Number: DM/0487/20/OUT

Address: Land Adjacent To South View Humberston North East Lincolnshire

Proposal: Outline planning application to erect 15 dwellings with all matters reserved

Case Officer: Lauren Birkwood

## Customer Details

Name: Mrs Jean Swain

Address: 30 Sheraton drive Humberston Grimsby

## Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I wish to object, yet again to the building of 15 houses on the Field ,as above,

With it being such a small plot I can't see any point in disturbing all the wildlife in this unique part of Humberston,

Possibly the only small space of greenery and wild life left in the area,,

After all the objections last year the Local parish councillors agreed with us , but why has all that being forgotten in less than a year !

Please save the last remaining small Natural area of Humberston Or at least think of a better use !  
Maybe keeping it as a wildlife heaven and attracting more wildlife .

# Comments for Planning Application DM/0487/20/OUT

## Application Summary

Application Number: DM/0487/20/OUT

Address: Land Adjacent To South View Humberston North East Lincolnshire

Proposal: Outline planning application to erect 15 dwellings with access to be considered (AMENDED DESCRIPTION)

Case Officer: Lauren Birkwood

## Customer Details

Name: Ms Sharon Cole

Address: 28 Sheraton Drive Humberston Grimsby

## Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: This is ridiculous. The roads won't take the 38 ton vehicles, and look how long it took the council to repair those.

The parish council represent the people, and have decided not to support this application. When are these politicians going to start listening to the will of the people. There is no need to pass this application as there is more than enough building going on in the village. Listen to the people or run the risk of the people rejecting you at the next election. People have long memories.

One possible way is to go for a judicial review on the proposed development. There is protected wildlife on the proposed area and accepting this proposal will go against current legislation.

# Comments for Planning Application DM/0487/20/OUT

## Application Summary

Application Number: DM/0487/20/OUT

Address: Land Adjacent To South View Humberston North East Lincolnshire

Proposal: Outline planning application to erect 15 dwellings with access to be considered (AMENDED DESCRIPTION)

Case Officer: Lauren Birkwood

## Customer Details

Name: Mr Nigel Winn

Address: 28 Sheraton Drive Humberston Grimsby

## Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I would like to object to the building of 15 homes on the field off South View, Humberston.

My family home is in Sheraton drive, and I back directly on to the field. My family have held the lease to the paddock for around 50 years until it was not renewed by the council several years ago. Until then the field was looking good, home to several horses over the years, a playground for children to come and meet and feed the animals, and all fences maintained and replaced.

South View is a small, quiet street off North Sea lane. It's a narrow road with many cars etc parked along it in the evenings. It is the proposed access road for this new development and is totally inappropriate. This was also the conclusion of your planning committee around 20 years ago when the first planning application went in, and when traffic was much less. Southview is struggling to cope with the amount of traffic it has now. With the addition of 15 new houses, and approximately two or more cars per house, this would have a devastating effect on not only South View but also North Sea Lane and Grimsby Road which already have their own traffic issues on a daily basis. I think you'll find South View is not fit for purpose, as it's dimensions are too small. With multiple car households common, there's not enough off street parking spaces for the new homes either, on top of those already parked along South View.

Another worry is that the field often floods during heavy rain etc.

While this is not indicated in initial paperwork, anecdotally the field regularly floods, and I know residents are worried the impact it would also have on existing homes and on drainage too. I am one of several houses around the field that I know of, which a couple of weeks ago, when we had rain, had sewerage coming up through our drains. There is also a stream right next to South View alongside the hedge on one side- if this is to be filled in it could cause further issues. Anyone who lives in Humberston will know how much the village floods with just a small amount of rain. All our gardens flood very easily, and I don't know of many residents in the area who are not worried how

much worse this is going to be if they start concreting over the paddock.

The third reason is ecological.

While, as mentioned in the local plan it's not a specific bird habit, it is home to various other protected species. Foxes have lived in the field for as long as my family can remember. Badgers are also living in the field- a rare sight in urban areas but we get to see them on a regular basis. Many small bats also emerge on summer evenings.

If the site is developed their dens, sets and trees will be destroyed, effectively killing them. As this site is not green belt land they can't simply be pushed out into neighbouring countryside as with other developments - it's surrounded by homes and roads on all four sides. This is devastating! Other species present include frogs and toads, bees, hedgehogs and birds including owls.

I appreciate the council has to build a number of homes across the area over the next few years, and also that this site is in the local plan. However, I feel this small site - unique to the village as one of the last remaining fields from the days when it was a farming community- is inappropriate. Though this field is not an official recreation area, it is used by dog walkers, children playing and by locals using the right of way, which would be kept but moved slightly I understand. I believe it could be identified as Local Green Space, as mentioned in the Local Government National Planning Framework( rule 100). It meets the criteria for this (rule 174-5) - it's an 'historical site' (as per old maps where it's called West Clover ) home to 'rich wildlife', not an 'extensive tract of land' and 'significant harm' would result if development happens. And there is no 'exceptional' reason this should happen- 15 extra homes is not essential when only a matter of yards away there are hundreds of new homes being built, which more than covers the councils target for new homes in the area. Also, there's an indication in the documents that the rest of the site could be developed too if this one goes ahead, meaning it could easily pave the way for double the number of homes and traffic.

(Could we mitigate that this does not happen?)

Another objection comes down to the existent of a local Covenant which I'm sure you're aware of. It indicates no more homes should be built in this area. I understand legally, this would need to be lifted for it to go ahead, and I urge the council to allow this to remain in place.

Finally, with regards the Local Plan, locals were not specifically notified of these development for this area before it was put in the local plan, and while I appreciate notifications on the entire Local Plan would have been placed, those not politically engaged had no idea it was a possibility that they should have commented on back then.

Please decline the application.

# Comments for Planning Application DM/0487/20/OUT

## Application Summary

Application Number: DM/0487/20/OUT

Address: Land Adjacent To South View Humberston North East Lincolnshire

Proposal: Outline planning application to erect 15 dwellings with access to be considered (AMENDED DESCRIPTION)

Case Officer: Lauren Birkwood

## Customer Details

Name: Mrs Debra Yeatman

Address: 32 Sheraton Drive Grimsby

## Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I really concerned about drainage in the area. If the field is concreted over with a housing estate where is all the excess water going to go? Living behind the field will it run off into my back garden? When it rains heavily the field floods so it will want to go somewhere.

Also I thought Humberston was a village how many green spaces do we have left? Carrington Drive area and Humberston Avenue are currently being built on what extra amenities are you proposing to support all this development?

Finally I have seen the wildlife such as foxes and badgers in the field what will happen to them.?

I would like to know why developing this site for housing is so important for the village?

# Comments for Planning Application DM/0487/20/OUT

## Application Summary

Application Number: DM/0487/20/OUT

Address: Land Adjacent To South View Humberston North East Lincolnshire

Proposal: Outline planning application to erect 15 dwellings with access to be considered (AMENDED DESCRIPTION)

Case Officer: Lauren Birkwood

## Customer Details

Name: Mr Matthew Winn

Address: 28 Sheraton Drive Humberston Grimsby

## Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I would like to object to the building of houses on the field off South View, Humberston for a range of reasons.

I previously objected to last year's application for a similar plan which was withdrawn council with locals (which never happened).

My family home is in Sheraton drive, backing on to the field.

Firstly, you don't need this site to be built on as you have already achieved the new build numbers with another site close by. Stop the madness of thinking you can build here.. It is very unique to the village as one of the last remaining fields from the days when it was a farming community. Building here is an absolute non starter:

The first reason is ecological.

While, as mentioned in the local plan it's not a specific bird habitat, it is home to various other protected species.

There are numerous fox sets with many cubs. Every year locals watch the cubs playing in the field and bring children to see this. Foxes have lived in the field for 25 years. Year after year they've brought their cubs to visit our garden including this year.

Badgers are also present- a rare sight in urban areas but both my mother and neighbours have glimpsed them over the past few months and years, in their gardens at night. We've even had our videos played on the news programmes on television

Many small bats also emerge on summer evenings.

If the site is developed their dens, sets and trees will be destroyed, effectively killing them. As this site is not green belt land they can't simply be pushed out into neighbouring countryside as with other developments - it's surrounded by homes and roads on all four sides.

This is devastating!

Other species present include frogs and toads, bees, hedgehogs and birds including owls.

My second reason for objection is access.

South View is a small, quiet close off North Sea lane.

It's a narrow road with many cars etc parked along it in the evenings. And while the planned new road will meet pavement and road rules including width, I don't believe South View is an appropriate road for more traffic.

Also with multiple car households common, there are not enough off street parking spaces for the new homes either, on top of those already parked along South View. Extra traffic will also have to get onto the busy North Sea lane, with turning right already often a problem.

Another massive worry is that the field often floods during heavy rain etc. While this is not indicated in initial paperwork, anecdotally the field regularly floods, and I know residents are worried the impact it would also have on existing homes and on drainage too. There is also a stream right next to South View alongside the hedge on one side- if this is to be filled in it could cause further issues. There are sewers beneath the site too.

Thirdly, this field is not an official recreation area.

However, it is used by occasional dog walkers, children playing and by locals using the right of way, which would be kept but moved slightly I understand. It was previously horse grazing, when I was growing up, and more recently donkeys from the beach were kept there.

I believe it could be identified as Local Green Space, as mentioned in the Local Government National Planning Framework( rule 100).

It meets the criteria for this (rule 174-5) - it's an 'historical site' (as per old maps where it's called West Clover ) home to 'rich wildlife', not an 'extensive tract of land' and 'significant harm' would result if development happens.

And there is no 'exceptional' reason this should happen- 15 extra homes is not essential when so much other building for hundreds of homes is happening nearby in Humberston.

Also, there's an indication in the documents that the rest of the site could be developed too if this one goes ahead, meaning it could easily pave the way for double the number of homes and traffic.

This was never in the local plan!

(Could we mitigate that this does not happen?)

Another objection comes down to the existent of a local Covenant which I'm sure you're aware of. It indicates no more homes should be built in this area.

I understand legally, this would need to be lifted for it to go ahead, and I urge the council to allow this to remain in place.

Finally, with regards the Local Plan, locals were not specifically notified of these development for this area before it was put in the local plan, and while I appreciate notifications on the entire Local Plan would have been placed, those not politically engaged had no idea it was a possibility that they should have commented on back then.

Please decline building on this small and unique site!



# Comments for Planning Application DM/0487/20/OUT

## Application Summary

Application Number: DM/0487/20/OUT

Address: Land Adjacent To South View Humberston North East Lincolnshire

Proposal: Outline planning application to erect 15 dwellings with access to be considered (AMENDED DESCRIPTION)

Case Officer: Lauren Birkwood

## Customer Details

Name: Mr Tim Smith

Address: 14 Tetney Road Humberston Grimsby

## Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I wish to object to the above planning application. Protected animals are living in the field. It is obvious to anyone, that South View is totally inappropriate as an access point to the proposed development. Emergency services would struggle to get down to the new houses, which means putting people's lives at risk.

If you drive around the village when it's been raining you will see how much flooding occurs not only in the streets but in the residents gardens. I know of several incidents where sewerage has been coming up out of the drains because of flooding. Building on that land is only going to make things worse.

# Comments for Planning Application DM/0487/20/OUT

## Application Summary

Application Number: DM/0487/20/OUT

Address: Land Adjacent To South View Humberston North East Lincolnshire

Proposal: Outline planning application to erect 15 dwellings with access to be considered (AMENDED DESCRIPTION)

Case Officer: Lauren Birkwood

## Customer Details

Name: Mrs Jane Tapply

Address: 78 Tetney Rd Humberston

## Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I wish to object to this application as the area is a beautiful amenity and the area is not in need of anymore housing due to the large amount being built in Humberston already.

# Comments for Planning Application DM/0487/20/OUT

## Application Summary

Application Number: DM/0487/20/OUT

Address: Land Adjacent To South View Humberston North East Lincolnshire

Proposal: Outline planning application to erect 15 dwellings with access to be considered (AMENDED DESCRIPTION)

Case Officer: Lauren Birkwood

## Customer Details

Name: Mrs Nicola Wall

Address: 13a Church Ave Humberston Grimsby

## Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: We strongly object to the building of 15 properties on the field adjoining South View Humberston.

Since moving into my home nearly 30 years ago we have witnessed a gradual reduction in green areas of land throughout the village due to the trend of building on any open space. At that time of purchasing our property we were told that it was unlikely that the horse paddock (as it was then called) would be built on due to a covenant, naturally we had hoped this would be the case.

From my garden I can watch and enjoy the various species of wildlife. The foxes and their cubs have a den on the proposed building site and frequently come into my garden to play. The number of bats flying at twilight has increased, indeed they are back to the numbers seen in the 90's and are obviously breeding and flourishing in this natural hedgerow habitat. This year, whilst walking through the paddock I caught a glimpse of a deer- how amazing! The call of the owls and other birds is wonderful and enables the residents of the area and their families to connect with nature. Due to the natural environment there has also been an increase in the numbers of bees seen in our garden and the paddock its self. Another issue for us is that in times of heavy rain the bottom of our garden regularly floods and we have concerns that with the removal of the hedgerows and trees this problem may be exacerbated.

We use the local shops and facilities down Fieldhouse Road and often use the paddock path as a cut through to reach Church Avenue. This route is a Public Right of Way and is well used by dog walkers. The local road infra structure cannot sustain an increase in traffic or building material vehicles. There are always difficulties with parking outside the chemists and the road itself is often blocked due to loading or the turning of vehicles. During the Lockdown and now under 'social

distancing' this lack of parking has caused increased difficulties. As an area with an ageing demographic there is not enough parking to support its current residents, let alone an increased number.

I do not want my garden to be overlooked or light pollution to affect my environment or privacy. I value my connection to nature and the environment even if others who make decisions or money, but live elsewhere, don't.

There needs to be somewhere in OUR VILLAGE that maintains the natural habitat and we sincerely hope that the paddock remains in tact to do, not only for us, but future generations.

Nicola and Brian Wall

Sent from my iPad

# Comments for Planning Application DM/0487/20/OUT

## Application Summary

Application Number: DM/0487/20/OUT

Address: Land Adjacent To South View Humberston North East Lincolnshire

Proposal: Outline planning application to erect 15 dwellings with access to be considered (AMENDED DESCRIPTION)

Case Officer: Lauren Birkwood

## Customer Details

Name: Dr Fasiha Kiran

Address: 15 Church Avenue Humberston

## Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: we live just behind this area and we object on this planning as it is a natural habitat area and is going to affect some species habitat. We also object because we have a lot of privacy in our back garden and as muslims we do hijab, currently we don't have to worry about hijab in our back garden due to privacy but building houses is going to expose our house means we would have to be wrapped up all the time in our own house. This is a very small and congested area and building these houses is going to create traffic congestion on Fieldhouse Road adjacent to it. This dwelling is going to damage the peace, tranquility of our lovely neighbourhood and make it a busy, crowded neighbourhood. So we are not in favour of any dwellings in this area now and in future. Thanks.

# Comments for Planning Application DM/0487/20/OUT

## Application Summary

Application Number: DM/0487/20/OUT

Address: Land Adjacent To South View Humberston North East Lincolnshire

Proposal: Outline planning application to erect 15 dwellings with access to be considered (AMENDED DESCRIPTION)

Case Officer: Lauren Birkwood

## Customer Details

Name: Mr Tim Stewart

Address: Clarendon Hall, 19 Church Avenue, Humberston Grimsby, North East Lincolnshire DN36 4DA

## Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: This oasis of wildness should be preserved for the benefit of all those in the surrounding area and any that may visit. There is no overriding pressure in the local conurbation to destroy this plot for the benefit of a few extra homes. It should continue in use as though it were common land as it has been used as such for many years. The public right of way and visual amenity add richness and variety, to that which is Humberston.

Over many decades, it has been the natural home and habitat for various flora and fauna. Where are the families of foxes, toads and bats to forage and live now?

The proposed development borders the Clarendon Hall Care and Nursing Home, along two elevations. The residents of this home enjoy the peace, tranquility and privacy afforded by this adjacent parcel of undeveloped land and the vistas thereof. Many rooms will overlook and be overlooked by the new housing units. Does anyone care?

# Comments for Planning Application DM/0487/20/OUT

## Application Summary

Application Number: DM/0487/20/OUT

Address: Land Adjacent To South View Humberston North East Lincolnshire

Proposal: Outline planning application to erect 15 dwellings with access to be considered (AMENDED DESCRIPTION)

Case Officer: Lauren Birkwood

## Customer Details

Name: Mrs Laura Samuels

Address: 5 Iona Drive Humberston Grimsby

## Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: There are enough new homes being built on Humberston and we need a certain amount of land left to nature to balance it out. Too many buildings and flooding will become a regular occurrence with climate change etc. To build on this land is another stab in the heart of the natural beauty of a village which is losing its character!

# Comments for Planning Application DM/0487/20/OUT

## Application Summary

Application Number: DM/0487/20/OUT

Address: Land Adjacent To South View Humberston North East Lincolnshire

Proposal: Outline planning application to erect 15 dwellings with access to be considered (AMENDED DESCRIPTION)

Case Officer: Lauren Birkwood

## Customer Details

Name: Ms Ellen Thinnesen

Address: 24 Church Avenue Humberston Grimsby

## Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Our village is slowly being developed beyond a village, North Sea Lane is already much busier and it is almost impossible to get out of our driveway. More and more people will move out of Humberston if building work keeps happening.



# Comments for Planning Application DM/0487/20/OUT

## Application Summary

Application Number: DM/0487/20/OUT

Address: Land Adjacent To South View Humberston North East Lincolnshire

Proposal: Outline planning application to erect 15 dwellings with access to be considered (AMENDED DESCRIPTION)

Case Officer: Lauren Birkwood

## Customer Details

Name: Mr Peter Hyde

Address: 29 Church Lane Humberston

## Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I Object to the proposal on the following grounds.

Being a semi rural village Humberston has always found itself as a varied and plentiful habitat for many forms of wildlife, and until a few years ago it was not uncommon to see badger, deer, stoats, owls and many other forms of birds and mammals. Unfortunately since all the development which has been allowed to happen this wildlife has nearly all but vanished from everyday life. The site in question is one of only a few pockets of natural habitat left in the village and creates a vital refuge for our local fauna.

My other concern is the access to site, Humberston is a village with a large elderly and family community, and with these houses adding to the current high levels of traffic through the village it is only a matter of time before there is a fatal accident, the main village infrastructure and roads were not built to be able to cope with all the extra housing, and these have not been improved since any of the developments have been given the go ahead.

While we all appreciate the need to build more houses, it is also vitally important we don't lose touch with nature and allow these little pockets of land to become developed. I urge the planning department to strongly decline this application, and why not work with the developers to redevelop one of the many areas of disused and abandoned sites there are across the region.

# Comments for Planning Application DM/0487/20/OUT

## Application Summary

Application Number: DM/0487/20/OUT

Address: Land Adjacent To South View Humberston North East Lincolnshire

Proposal: Outline planning application to erect 15 dwellings with access to be considered (AMENDED DESCRIPTION)

Case Officer: Lauren Birkwood

## Customer Details

Name: Mrs Moira Goy

Address: 1 Richardson Close Humberston Grimsby

## Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I have just inherited the property at the above address. I am acutely aware of all the local issues as my late mother resided in the property for 50 years. I have seen all the problems created by persistent building in the area and constant erosion of open spaces. Humberston has evolved from a quaint dormitory village serving Grimsby & Cleethorpes to a place that is expanding beyond reasonable population numbers. Building works & the transport of building materials, demand for extra school places & all the extra traffic is ruining the local environment. A lot of local roads are narrow & cannot support an increase in traffic. The surface state of lots of the smaller roads bears testament to this fact. In order to retain the natural beauty of the area no more building must be allowed in open spaces thus multiplying the negative issues already created. I therefore vehemently oppose this planning application.

# Comments for Planning Application DM/0487/20/OUT

## Application Summary

Application Number: DM/0487/20/OUT

Address: Land Adjacent To South View Humberston North East Lincolnshire

Proposal: Outline planning application to erect 15 dwellings with access to be considered (AMENDED DESCRIPTION)

Case Officer: Lauren Birkwood

## Customer Details

Name: Ms Sarah Pulfrey

Address: 5 Hurstlea Drive Humberston Grimsby

## Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: There are enough houses being built in Humberston and this land seems to have some protection surrounding it. Also has lots of wildlife that live there. Absolutely ridiculous, I'm surrounded by new houses being built, there won't be any green land/fields/ paddocks left in the area soon.

# Comments for Planning Application DM/0487/20/OUT

## Application Summary

Application Number: DM/0487/20/OUT

Address: Land Adjacent To South View Humberston North East Lincolnshire

Proposal: Outline planning application to erect 15 dwellings with access to be considered  
(AMENDED DESCRIPTION)

Case Officer: Lauren Birkwood

## Customer Details

Name: Miss Carole Ladd

Address: 55 Queen Elizabeth Road Humberston Grimsby

## Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: There are already too many new properties in this area. There is too much traffic and no extra infrastructure to cope with the extra people.

# Comments for Planning Application DM/0487/20/OUT

## Application Summary

Application Number: DM/0487/20/OUT

Address: Land Adjacent To South View Humberston North East Lincolnshire

Proposal: Outline planning application to erect 15 dwellings with access to be considered (AMENDED DESCRIPTION)

Case Officer: Lauren Birkwood

## Customer Details

Name: Miss Carole Ladd

Address: 55 Queen Elizabeth Road Humberston Grimsby

## Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: There are far too many new houses in this area. Already too much traffic and no new infrastructure.

# Comments for Planning Application DM/0487/20/OUT

## Application Summary

Application Number: DM/0487/20/OUT

Address: Land Adjacent To South View Humberston North East Lincolnshire

Proposal: Outline planning application to erect 15 dwellings with access to be considered (AMENDED DESCRIPTION)

Case Officer: Lauren Birkwood

## Customer Details

Name: Mrs Leigh Minns

Address: 11 Coulam Place, Humberston Grimsby

## Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I am aware that there is a covenant on this land that needs to be upheld. I was born and have spent my whole life in our beautiful village and its lovely fields, wildlife and peaceful surroundings. The village has been gradually destroyed the amount of new buildings for which the infrastructure cannot cope. New housing estates have been built including the end of Humberston avenue and the Old farm at the end of Midfield Road which used to be a beautiful sanctuary for wildlife that surrounded the school. New housing is going up at the back of Carrington drive and the whole village is growing much too quickly.

In the words of one of the other commentators the South View land is probably one of the last safe sanctuaries left for our dwindling wild life. We need this protected NOT built on. The roads are more congested and dangerous for pedestrians due to expansion of our village. Our wonderful schools cannot accommodate the rising influx of new pupils. The area is predominantly bungalows so building 15 more houses will create an issue of privacy and noise pollution for the surrounding houses. Please do not build on this land, there are far better options out there!

# Comments for Planning Application DM/0487/20/OUT

## Application Summary

Application Number: DM/0487/20/OUT

Address: Land Adjacent To South View Humberston North East Lincolnshire

Proposal: Outline planning application to erect 15 dwellings with all matters reserved

Case Officer: Lauren Birkwood

## Customer Details

Name: Mrs Helen Barley

Address: 10 Cherry Close Humberston

## Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: loss of wildlife habitat, especially badgers which we have seen a lot of recently who won't have anywhere to go.

loss of privacy for homes in South View and surrounding homes.

increased traffic onto the small road of South View.

flooding fears.

A strain on local schools

There are enough houses in Humberston! Stop building it's getting ridiculous! Company's are struggling to sell the new builds off Humberston Ave as it is we don't need anymore especially on the lovely patches of land that we have left. There are enough old run down houses that could do with re-building.

# Comments for Planning Application DM/0487/20/OUT

## Application Summary

Application Number: DM/0487/20/OUT

Address: Land Adjacent To South View Humberston North East Lincolnshire

Proposal: Outline planning application to erect 15 dwellings with access to be considered  
(AMENDED DESCRIPTION)

Case Officer: Lauren Birkwood

## Customer Details

Name: Mrs Saranne Brewin

Address: 100 Poplar Road Cleethorpes

## Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment:I object.



# Comments for Planning Application DM/0487/20/OUT

## Application Summary

Application Number: DM/0487/20/OUT

Address: Land Adjacent To South View Humberston North East Lincolnshire

Proposal: Outline planning application to erect 15 dwellings with access to be considered (AMENDED DESCRIPTION)

Case Officer: Lauren Birkwood

## Customer Details

Name: Mrs Maureen Edwards

Address: 4 Kenford court New Waltham Grimsby

## Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: More than enough housing developments in this area - no thought for wildlife and nature. Flood plains being built on with dire consequences

# Comments for Planning Application DM/0487/20/OUT

## Application Summary

Application Number: DM/0487/20/OUT

Address: Land Adjacent To South View Humberston North East Lincolnshire

Proposal: Outline planning application to erect 15 dwellings with all matters reserved

Case Officer: Lauren Birkwood

## Customer Details

Name: Mrs Hayley Grant

Address: 16 Amelia Court Humberston Grimsby

## Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I object to this application. NELC have filled their quota already on the Government's plan for Humberston and Humberston does not need any more housing.

The diversity of wildlife on this land is vast and we value our green spaces, that make a village.

The most important aspect is the extra traffic that this will create.

Please use Brown sites, not eating into wildlife rich green space

# Comments for Planning Application DM/0487/20/OUT

## Application Summary

Application Number: DM/0487/20/OUT

Address: Land Adjacent To South View Humberston North East Lincolnshire

Proposal: Outline planning application to erect 15 dwellings with all matters reserved

Case Officer: Lauren Birkwood

## Customer Details

Name: Mrs Jo Turton

Address: 2 poplar drive Humberston Grimsby

## Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: It's a green space for wild life, there are enough houses in the area and quiet a few for sale, But my main objection is losing a area for wild life, we shouldn't just build without caring about the environment . So Don't Build, save the bees, and butterflies and all the other creatures.

# Comments for Planning Application DM/0487/20/OUT

## Application Summary

Application Number: DM/0487/20/OUT

Address: Land Adjacent To South View Humberston North East Lincolnshire

Proposal: Outline planning application to erect 15 dwellings with access to be considered (AMENDED DESCRIPTION)

Case Officer: Lauren Birkwood

## Customer Details

Name: Mr Malcolm Perkins

Address: 1 Charles Avenue New Waltham Grimsby

## Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I have just watched BBC news informing about many UK mammals are under threat, we need pockets of land like this, all the many fields the other side of Humberston Ave are filled with housing developments, enough is enough.

# Comments for Planning Application DM/0487/20/OUT

## Application Summary

Application Number: DM/0487/20/OUT

Address: Land Adjacent To South View Humberston North East Lincolnshire

Proposal: Outline planning application to erect 15 dwellings with all matters reserved

Case Officer: Lauren Birkwood

## Customer Details

Name: Miss Rachael Johnson

Address: 28 Midfield Road Humberston Grimsby

## Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Been going down there for the past 19 years and the ammount of wildlife that is in that patch is incredible, newts that are protected by law, toads, fox dens, pheasants and all other creatures big and small this does not need to go ahead one bit and makes me angry that there are so many run down and derelict homes in grimsby and cleethorpes that could be made into new ones yet they build new. It really does sadden me. We do not need extra housing in the area. The schools will struggle to cope and the traffic build-up is overwhelming already. We should not be taking away beautiful green spaces like this over and over again with unnecessary and unfordable housing. Leave villages alone and the greater ageing community to have peace and quiet. When the chartdale development happend the roads become dangerous, unsafe and the road service torn apart. The homes are not fitting with the area and the build quality terrible. Not to mention the youths with no respect running rampant around the area and the antisocial behaviour increasing. When will building on green spaces stop. The health impact also on the aging community would be worse also as the dust noise and other factors are not healthy for anyone. Please stop this development happening.

# Comments for Planning Application DM/0487/20/OUT

## Application Summary

Application Number: DM/0487/20/OUT

Address: Land Adjacent To South View Humberston North East Lincolnshire

Proposal: Outline planning application to erect 15 dwellings with access to be considered (AMENDED DESCRIPTION)

Case Officer: Lauren Birkwood

## Customer Details

Name: Mr Will Gibbs

Address: 29 danesfield avenue Waltham

## Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: To remove the field would be absurd as it is a good location for the wildlife in the area. There's not many places left for wildlife to flourish in the area. It also provides a lovely footpath for the people in Humberston and a good shortcut to Sheraton Drive from The Countryman. The risk of floods is immense as the area is already bad enough as it is.

# Comments for Planning Application DM/0487/20/OUT

## Application Summary

Application Number: DM/0487/20/OUT

Address: Land Adjacent To South View Humberston North East Lincolnshire

Proposal: Outline planning application to erect 15 dwellings with all matters reserved

Case Officer: Lauren Birkwood

## Customer Details

Name: Mr James Siddle

Address: 53 NorthSea Lane Cleethorpes

## Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I object due to several reasons, 1, The additional traffic coming onto & off Southview joining North sea lane which is already heavily congested on most days, 2, the loss of yet another green area of land in Humberston which has various wildlife living on it should be left alone, or let to be used for its intention and previous use of paddocks for grazing - which is what I believe it was left / inherited by the council for - so that it never got built on.

3, Humberston is fast becoming over populated and over built, it is losing its appeal as a village to live in, it will soon be a town in its own right if we keep seeing developments of any size.

Please stop over developing this area, start on what needs redeveloping in this town first.

# Comments for Planning Application DM/0487/20/OUT

## Application Summary

Application Number: DM/0487/20/OUT

Address: Land Adjacent To South View Humberston North East Lincolnshire

Proposal: Outline planning application to erect 15 dwellings with access to be considered (AMENDED DESCRIPTION)

Case Officer: Lauren Birkwood

## Customer Details

Name: Mrs Alison Cook

Address: 57 North Sea Lane Cleethorpes

## Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I am writing to express my concern at yet another green space being given up for housing development. The area concerned is a haven for wildlife and one of the few remaining natural green spaces left. Daily news reports reflect the importance of protecting wildlife with fears over animal habitats and yet once again, the council are considering building on valuable natural land when there are so many derelict wastelands in the Grimsby area. The development will also lead to an increase in traffic on North Sea Lane - the road is already very busy and gets busier during the summer - with the prospect of heavy lorries and building equipment adding to that. All around Grimsby and Cleethorpes we are seeing fields and green spaces being lost without any thought and consideration for the wildlife that live there. This is very sad especially when during the recent lockdown everyone noticed more birds, bird song and wildlife returning in our gardens.



# Comments for Planning Application DM/0487/20/OUT

## Application Summary

Application Number: DM/0487/20/OUT

Address: Land Adjacent To South View Humberston North East Lincolnshire

Proposal: Outline planning application to erect 14 dwellings with access to be considered (AMENDED PLANS - RED EDGE)

Case Officer: Lauren Birkwood

## Customer Details

Name: Mr Jim Wright

Address: 33 Parker Street Cleethorpes

## Comment Details

Commenter Type: Member of the Public

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

Comment Reasons:

Comment:

It would be disappointing if the village were to lose another of its wildlife sanctuaries - especially after the imminent loss of a similar habitat in nearby Forest Way.

In summer, this South View field is fantastic for an array of songbirds and probably one of few remaining foraging habitats for the Song Thrush - a species now probably extinct in most of the wards of North East Lincolnshire.

However, if the scheme is to be approved, the loss of biodiversity will not be too severe so long as the recommendations outlined in the ecology report are adopted as firm and binding planning conditions.

Too often in the past, specific recommendations have been so watered down in the schedule of consent conditions as to become effectively useless.

In some cases (for instance, the recent approval for new chalet at the Fitties), they have been ignored completely.

On the plus side, NELC/Engie will probably be much more mindful of ecological fragility than a private housebuilder so there is some hope.

Indeed, if a development were to proceed with sensitivity, it could potentially be an award-winning showcase project and set an example both to other housebuilders and to other local authorities.

As such it would bring favourable publicity in wildlife magazines such as those published by the RSPB.

But everything hinges on those vital recommendations being adopted. If the application is to be approved, please, please, please adopt them!

# Comments for Planning Application DM/0487/20/OUT

## Application Summary

Application Number: DM/0487/20/OUT

Address: Land Adjacent To South View Humberston North East Lincolnshire

Proposal: Outline planning application to erect 15 dwellings with access to be considered (AMENDED DESCRIPTION)

Case Officer: Lauren Birkwood

## Customer Details

Name: Miss Judith Brammer

Address: 25 Bedford Road Cleethorpes

## Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Humberston has enough houses and there isn't the infrastructure to support more. What was a lovely rural village is now ruined, this area is one of the few wildlife havens left home to badgers, foxes, bats, owls, hedgehogs and other wildlife. It is a crucial part of the local eco-system and also provides a much needed tranquil place for humans. There are enough new builds occurring, time to leave some vital space for nature. With many of these species now on the endangered list building more overpriced houses is unnecessary and purely for short term profit.

# Comments for Planning Application DM/0487/20/OUT

## Application Summary

Application Number: DM/0487/20/OUT

Address: Land Adjacent To South View Humberston North East Lincolnshire

Proposal: Outline planning application to erect 14 dwellings with access to be considered  
(AMENDED DESCRIPTION & PLANS)

Case Officer: Lauren Birkwood

## Customer Details

Name: Mr trevor gibson

Address: 24 seaford road cleethorpes cleethorpes

## Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I have visited the site and cannot understand why the highways dept have not objected  
The access road is totally unsuitable for the traffic that this development will produce.

The carriageway access width is extremely narrow and without the benefit of a T.R.O then any on street vehicular parking will prevent the type of lorries that even on-line purchases produce will create much discontent, for these lorries are getting bigger and bigger inline with the increase of purchases. The situation wants to be looked at with a view of the future trends

I would further mention the protection of Green Areas and the policy of protecting such places should be implemented for in the words of Super Markets "once they have gone they have all gone forever" I have further concerns but too long to mention as a comment t c gibson

# Comments for Planning Application DM/0487/20/OUT

## Application Summary

Application Number: DM/0487/20/OUT

Address: Land Adjacent To South View Humberston North East Lincolnshire

Proposal: Outline planning application to erect 14 dwellings with access to be considered (AMENDED PLANS - RED EDGE)

Case Officer: Lauren Birkwood

## Customer Details

Name: Mr trevor gibson

Address: 24 seaford road cleethorpes

## Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Hi there I wish to object to the most recent application I have closely inspected the site and the proposal causes me great concern to the current residents of South View. It would appear that although the applicant deems it necessary to have a carriageway width of some 5.5 metres within the proposed development site it is alright to have the only access carriageway width of a over half a metre less is acceptable Strange!

This narrowness of this roadway will create great difficulties to the householders for they are not permitted to park on the footpath so the carriageway will be even less thereby making vehicular movements long the roadway. I further observe that it has found necessary to have wider access onto North Sea Lane so that suggests that they are also concerned over the existing carriageway width. But the lack of comments from the Highways Dept does make one worried about their diligence. Without the benefit of a T.R.O. just normal traffic visiting the area will be extremely tricky let alone construct or maintenance lorries

In view of the current total lack of a footpath on the South side makes you wonder why it was ever adopted in the first place?

The current trend of On-Line buying has resulted in bigger and bigger lorries being used a fact that you cannot ignore when considering the application. I would also draw your attention to the policy of maintaining Green Areas that Councils should adhere to for in the words of Supermarkets "Once the gone their gone" and cannot be recovered. I would like my comments to be read to the Committee when it meets please advise just how that is to be done Thank you trevor gibson

/

# Comments for Planning Application DM/0487/20/OUT

## Application Summary

Application Number: DM/0487/20/OUT

Address: Land Adjacent To South View Humberston North East Lincolnshire

Proposal: Outline planning application to erect 15 dwellings with access to be considered  
(AMENDED DESCRIPTION)

Case Officer: Lauren Birkwood

## Customer Details

Name: Mrs Janice Skudder

Address: 54 parker street Cleethorpes

## Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I object this, it's a disgrace that they are wanting to kill off the wildlife just for more houses that are not needed!!!

## Angela Tynan (Engie)

---

**From:** Lauren Birkwood (Engie)  
**Sent:** 30 July 2020 13:41  
**To:** Planning - IGE (ENGIE)  
**Subject:** FW: Planning -South View Humberston

Please put as a neighbour comment from 24 Seaford Road, Cleethorpes – Thanks 😊

**Lauren Birkwood MSc**  
 Senior Town Planner  
 Development Management Services  
 Places & Communities North – NEL  
[lauren.birkwood@nelincs.gov.uk](mailto:lauren.birkwood@nelincs.gov.uk)  
 Tel. +44 (0) 147 2324226



Working in Partnership

[engie.co.uk](http://engie.co.uk)

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

---

**From:** trevor gibson  
**Sent:** 30 July 2020 10:56  
**To:** Lauren Birkwood (Engie) <Lauren.Birkwood@nelincs.gov.uk>  
**Subject:** Re: Planning -South View Humberston

I would just like to make some thoughts about the application to build houses on the area of land known locally as The Paddock

The access is totally unsuitable for the traffic that would be generated by the extra dwellings for in this age of Online buy the items are getting bigger and more frequent and the carriageways are not getting wider to accommodate them. Also I would remind the L.A. that there is a policy of retaining green spaces for future residents to enjoy. In the words of Supermarkets "once it's gone it's gone" This is the last open space in this area of Humberston. Please take my comments in the way that it is intended to protect future generations. t gibson



# Comments for Planning Application DM/0487/20/OUT

## Application Summary

Application Number: DM/0487/20/OUT

Address: Land Adjacent To South View Humberston North East Lincolnshire

Proposal: Outline planning application to erect 15 dwellings with access to be considered (AMENDED DESCRIPTION)

Case Officer: Lauren Birkwood

## Customer Details

Name: Ms Toni Thompson

Address: 30 Oole road Cleethorpes

## Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: How many houses and communities does this developer want to ruin ? He's already distorted peoples life's in sea view street Cleethorpes , he does not obey planning regulations ever if this is passed I feel so badly for his neighbours

The whole neighbourhood of st peters ave sea view street high gate and Cambridge street are suffering because of his developement noise dust dirt

# Comments for Planning Application DM/0487/20/OUT

## Application Summary

Application Number: DM/0487/20/OUT

Address: Land Adjacent To South View Humberston North East Lincolnshire

Proposal: Outline planning application to erect 15 dwellings with access to be considered (AMENDED DESCRIPTION)

Case Officer: Lauren Birkwood

## Customer Details

Name: Mr roger Ward

Address: 9 Summerfield Kings Road Cleethorpes

## Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment:I was once a residence of Humberston and a Parish councillor the land proposed for houses. was on the agenda at the Parish 5 years + ago and was turned down then with all the reasons penned. It was left for the people of Humberston by a previous benevolent entrepreneur for their recreation. Leave it alone N E LINCS COUNCIL

# Comments for Planning Application DM/0487/20/OUT

## Application Summary

Application Number: DM/0487/20/OUT

Address: Land Adjacent To South View Humberston North East Lincolnshire

Proposal: Outline planning application to erect 15 dwellings with access to be considered  
(AMENDED DESCRIPTION)

Case Officer: Lauren Birkwood

## Customer Details

Name: Mr Andrew Bray

Address: 124 Blundell Avenue Cleethropes

## Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: It was nice before. It doesn't need more houses.

# Comments for Planning Application DM/0487/20/OUT

## Application Summary

Application Number: DM/0487/20/OUT

Address: Land Adjacent To South View Humberston North East Lincolnshire

Proposal: Outline planning application to erect 15 dwellings with access to be considered (AMENDED DESCRIPTION)

Case Officer: Lauren Birkwood

## Customer Details

Name: Mr Graham Telford

Address: 7 Park Lane Cleethorpes

## Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: It has come to my attention that the field in Humberston, application DM/0487/20/OUT is to be lost to yet more building of houses.

Do we really need more houses in an area where traffic is already a problem, particularly regarding school runs?

Has any one been consulted regarding re-routing of the public footpath and the consequences of possible future flooding?

Many residents bought homes knowing that they would be private, overlooking a field which has a covenant preventing any sort of building.

This final field in Humberston has always been a haven for protected wildlife. Has anyone actually carried out a survey on this issue?

Graham Telford

# Comments for Planning Application DM/0487/20/OUT

## Application Summary

Application Number: DM/0487/20/OUT

Address: Land Adjacent To South View Humberston North East Lincolnshire

Proposal: Outline planning application to erect 15 dwellings with access to be considered (AMENDED DESCRIPTION)

Case Officer: Lauren Birkwood

## Customer Details

Name: Mr Robert Atkinson

Address: 34 Park lane Cleethorpes

## Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment:I object to the building of dwellings here. It is an area of tranquility for local people. Protected wildlife reside and frequent the area. It is an area which provides flood/drainage relief. Access is not adequate for multiple vehicles. Particularly larger vehicles such as emergency and delivery vehicles. Biodiversity will be affected in the area. Adequate building land is already available nearby and being built on. Is it correct that a covenant exists on the land? If so how can building be justified with all of the above issues taken into account along with breaking the covenant. Please have some thought and consideration for local residents needs and desires.

# Comments for Planning Application DM/0487/20/OUT

## Application Summary

Application Number: DM/0487/20/OUT

Address: Land Adjacent To South View Humberston North East Lincolnshire

Proposal: Outline planning application to erect 15 dwellings with access to be considered (AMENDED DESCRIPTION)

Case Officer: Lauren Birkwood

## Customer Details

Name: Mr Barry Kendall

Address: 4 Cottesmore Road Cleethorpes

## Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Although not designated as such this area provides a soak away as the area and houses / gardens floods when there is a heavy rainfall, this will be made much worse if this area is concreted over with housing.

South view, where the access to the new homes will be, has a very narrow road and cannot be widened. Can fire engines and ambulances safely access this area.

Also there is currently an abundance of wildlife in this paddock area, not just horses.

How many houses are required in Humberston as there have been numerous just built.

# Comments for Planning Application DM/0487/20/OUT

## Application Summary

Application Number: DM/0487/20/OUT

Address: Land Adjacent To South View Humberston North East Lincolnshire

Proposal: Outline planning application to erect 15 dwellings with access to be considered (AMENDED DESCRIPTION)

Case Officer: Lauren Birkwood

## Customer Details

Name: Mrs Carole Miller

Address: 42 primrose way Cleethorpes

## Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I strongly object to the building of 15 properties on the green field area adjacent to South View Humberston. This is a small area that is home to an abundance of wildlife, surely we should be preserving these habitats and not destroying them, do we really need more housing our schools are full already. ??...

# Comments for Planning Application DM/0487/20/OUT

## Application Summary

Application Number: DM/0487/20/OUT

Address: Land Adjacent To South View Humberston North East Lincolnshire

Proposal: Outline planning application to erect 15 dwellings with access to be considered  
(AMENDED DESCRIPTION)

Case Officer: Lauren Birkwood

## Customer Details

Name: Mrs Saranne Brewin

Address: 100 Poplar Road Cleethorpes

## Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment:I object.



# Comments for Planning Application DM/0487/20/OUT

## Application Summary

Application Number: DM/0487/20/OUT

Address: Land Adjacent To South View Humberston North East Lincolnshire

Proposal: Outline planning application to erect 15 dwellings with access to be considered  
(AMENDED DESCRIPTION)

Case Officer: Lauren Birkwood

## Customer Details

Name: Mrs Mary Walster

Address: 104 highgate Cleethorpes

## Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I've been going for walks on these fields for many years and it would be so upsetting to see all the beautiful wildlife in their natural habitat be destroyed, just for greed

# Comments for Planning Application DM/0487/20/OUT

## Application Summary

Application Number: DM/0487/20/OUT

Address: Land Adjacent To South View Humberston North East Lincolnshire

Proposal: Outline planning application to erect 15 dwellings with access to be considered  
(AMENDED DESCRIPTION)

Case Officer: Lauren Birkwood

## Customer Details

Name: Mrs Mary Thomas

Address: 108 highgate Cleethorpes

## Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment:I think we have lost enough of our fields for the sake of over priced chunked up houses that are an eyesore,I would much rather have these fields than these new builds that have no character. Humberston will soon be just one big estate

# Comments for Planning Application DM/0487/20/OUT

## Application Summary

Application Number: DM/0487/20/OUT

Address: Land Adjacent To South View Humberston North East Lincolnshire

Proposal: Outline planning application to erect 15 dwellings with access to be considered  
(AMENDED DESCRIPTION)

Case Officer: Lauren Birkwood

## Customer Details

Name: Miss Katie Skudder

Address: 51 Trinity Road Cleethorpes

## Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment:I object

# Comments for Planning Application DM/0487/20/OUT

## Application Summary

Application Number: DM/0487/20/OUT

Address: Land Adjacent To South View Humberston North East Lincolnshire

Proposal: Outline planning application to erect 14 dwellings with access to be considered (AMENDED PLANS - RED EDGE)

Case Officer: Lauren Birkwood

## Customer Details

Name: Mr Darren Bates

Address: 308 Grimsby Road Grimsby

## Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment:DO NOT give permission to build on this land. The council MUST consider the disruption the proposed application will cause to the area. Every resident in the local area objects to any building work, as a community we DO NOT want any more disruption to a once peaceful village. Also, consideration must be had for the old folks home which backs onto the proposed area, please give the residents the peace and quiet they justly deserve.

# Comments for Planning Application DM/0487/20/OUT

## Application Summary

Application Number: DM/0487/20/OUT

Address: Land Adjacent To South View Humberston North East Lincolnshire

Proposal: Outline planning application to erect 15 dwellings with access to be considered (AMENDED DESCRIPTION)

Case Officer: Lauren Birkwood

## Customer Details

Name: Mr Darren Bates

Address: 308 Grimsby Rd, Humberston Grimsby

## Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: My family and I strongly object to this proposal. As a community we need to hang on to as much natural wildlife area as possible. Please stop building house's on every bit of land you can get your hands on. Our community has had enough distribution by building works over the years!!!

# Comments for Planning Application DM/0487/20/OUT

## Application Summary

Application Number: DM/0487/20/OUT

Address: Land Adjacent To South View Humberston North East Lincolnshire

Proposal: Outline planning application to erect 15 dwellings with access to be considered (AMENDED DESCRIPTION)

Case Officer: Lauren Birkwood

## Customer Details

Name: Mr William Fisher

Address: Armstrong house Armstrong st Grimsby

## Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I'd like To object to this as the village floods with just a small amount of rain. All the gardens flood very easily, and There are many residents in the area who are concerned over how much worse this is going to be when they start concreting over the paddock.

Furthermore, the residents of South view, where the access to the new homes will be, along with the Fire Brigade and ambulance service have Expressed severe reservations about safe access to this site. The road is very narrow and is not, and cannot be widened.

There is very little open land in the area and wildlife will therefore suffer too.

# Comments for Planning Application DM/0487/20/OUT

## Application Summary

Application Number: DM/0487/20/OUT

Address: Land Adjacent To South View Humberston North East Lincolnshire

Proposal: Outline planning application to erect 15 dwellings with access to be considered (AMENDED DESCRIPTION)

Case Officer: Lauren Birkwood

## Customer Details

Name: Mrs Dianne Brown

Address: 3 Chippendale Close Grimsby

## Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Please don't take our fields it will displace the wildlife and then people will want them culling because they have nowhere else to go - we need a diversity of wildlife and need to work with them not just think about money and profit surely mother earth is a priority especially learning the lessons from Vivid going forward

# Comments for Planning Application DM/0487/20/OUT

## Application Summary

Application Number: DM/0487/20/OUT

Address: Land Adjacent To South View Humberston North East Lincolnshire

Proposal: Outline planning application to erect 15 dwellings with all matters reserved

Case Officer: Lauren Birkwood

## Customer Details

Name: Mr Daniel Graham

Address: 6 Chippendale Close Humberston Grimsby

## Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: My children play in the field and walk the dog there. It is brimming with different wildlife and should not be built on just to make money. There are less and less areas for children to play - build dens in the bushes - see all of the wildlife that there is, because green spaces are being built on all the time. I see no need for more housing in Humberston - there is plenty already.



# Comments for Planning Application DM/0487/20/OUT

## Application Summary

Application Number: DM/0487/20/OUT

Address: Land Adjacent To South View Humberston North East Lincolnshire

Proposal: Outline planning application to erect 15 dwellings with access to be considered (AMENDED DESCRIPTION)

Case Officer: Lauren Birkwood

## Customer Details

Name: Mrs Rebekah Palmer

Address: 1 Becklands avenue Grimsby

## Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I walk my dog here regular here with my friend and we have seen badgers and beautiful wildlife it would be such a shame to see Humberston become an built up estate

# Comments for Planning Application DM/0487/20/OUT

## Application Summary

Application Number: DM/0487/20/OUT

Address: Land Adjacent To South View Humberston North East Lincolnshire

Proposal: Outline planning application to erect 15 dwellings with access to be considered (AMENDED DESCRIPTION)

Case Officer: Lauren Birkwood

## Customer Details

Name: Miss Jane Allen

Address: 125 Mendip Avenue GRIMSBY

## Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: this area is a wildlife haven, home to badgers, foxes, bats, owls and other wildlife. It is a crucial part of the local eco-system and also provides a much needed tranquil place for humans. There are enough new builds occurring, time to leave some vital space for nature!

# Comments for Planning Application DM/0487/20/OUT

## Application Summary

Application Number: DM/0487/20/OUT

Address: Land Adjacent To South View Humberston North East Lincolnshire

Proposal: Outline planning application to erect 15 dwellings with access to be considered (AMENDED DESCRIPTION)

Case Officer: Lauren Birkwood

## Customer Details

Name: Mr Allen Oldham

Address: 12 Stainton Drive Immingham

## Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I know this area very well and have friends living nearby.

The land proposed for building is full of wildlife. The wildlife has lived there since new building had been built nearby, to take this home from them will only cause harm and possibly death to them.

Also, the land is subject to flooding and building houses there will only spread the flooding to nearby houses.

I (and hundreds of others), can not understand how people can even think of destroying wildlife habitats in the world as it is.

# Comments for Planning Application DM/0487/20/OUT

## Application Summary

Application Number: DM/0487/20/OUT

Address: Land Adjacent To South View Humberston North East Lincolnshire

Proposal: Outline planning application to erect 15 dwellings with access to be considered (AMENDED DESCRIPTION)

Case Officer: Lauren Birkwood

## Customer Details

Name: Mr Stephen Boulton

Address: 14 guernsey grove Immingham Grimsby

## Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I visit friends in the area weekly,

And I am most upset that the only small piece of natural land left in Humberston, is going to be built on

I have checked and apparently all the housing allocation for the area has already been met!

And why! as this is just a small field does it have to be built on! it's not like you are able to build loads of houses on the field,

Please think of the wildlife of which is clearly visible at all time

Please save the wildlife and the world,

And for the people in South view it's will be such a disaster for them!

This is just pure greed on the councils side,

Why don't you even think of a small children nature park In place of the houses,

Guess you are trying to spoil Humberston in every way,

I strongly object the building of these houses,

# Comments for Planning Application DM/0487/20/OUT

## Application Summary

Application Number: DM/0487/20/OUT

Address: Land Adjacent To South View Humberston North East Lincolnshire

Proposal: Outline planning application to erect 15 dwellings with access to be considered (AMENDED DESCRIPTION)

Case Officer: Lauren Birkwood

## Customer Details

Name: Dr Rajeev Maliyil

Address: Fir Close 76; Station Road Great Coates Grimsby

## Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: This development will not only increase the flooding risk in an area that is already affected by this blight.

Due to the narrow access, emergency services will not be able to reach the development in a timely fashion, with foreseeable consequences.

# Comments for Planning Application DM/0487/20/OUT

## Application Summary

Application Number: DM/0487/20/OUT

Address: Land Adjacent To South View Humberston North East Lincolnshire

Proposal: Outline planning application to erect 15 dwellings with access to be considered (AMENDED DESCRIPTION)

Case Officer: Lauren Birkwood

## Customer Details

Name: Mrs Nicola Fish

Address: Oak Tree Barn Moor Lane Branston

## Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I'm writing to oppose the planning application for 15 new houses on land adjacent to South View. My friend lives on a house very nearby in Sheraton Drive and she sees a huge amount of wildlife in her garden on a daily basis, which she knows comes from this area of proposed development. To destroy the homes of so many animals is unbearable to her. She has regular foxes, badgers and bats, to name just a few.

Please reconsider the development.

Many thanks

# Comments for Planning Application DM/0487/20/OUT

## Application Summary

Application Number: DM/0487/20/OUT

Address: Land Adjacent To South View Humberston North East Lincolnshire

Proposal: Outline planning application to erect 15 dwellings with access to be considered (AMENDED DESCRIPTION)

Case Officer: Lauren Birkwood

## Customer Details

Name: Mrs Rachel Brewster-Wright

Address: 40 Oakdale Road Liverpool

## Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I would like to register my objection against the proposed plans for the same but even more urgent reasons than last year when a previous application was made to build on this land.

My objection is mainly environmental as it will have a devastating impact on the wildlife and whole eco-system locally and will be in direct conflict with the national government's rulings and guidance due to the presence of protected species such as badgers, newts, foxes, owls and many many more.

<https://www.gov.uk/guidance/badgers-surveys-and-mitigation-for-development-projects>

At a time when at least a quarter of our natural wildlife both locally and nationally is facing, not just dwindling numbers, but complete extinction and a climate emergency has been declared globally, it is madness to continue to destroy these rare green spaces where they still exist.

<https://www.theguardian.com/environment/2020/jul/30/quarter-of-native-uk-mammals-at-imminent-risk-of-extinction>

My other objections to the plans are due to points such as a lack of suitable access and the impact on the safety of human life in terms of increased traffic around the site which is not fit for purpose. I am sure these will also have been addressed by others too.

Having spent many happy days of my childhood growing up playing in that field, watching the wildlife and gaining knowledge of the eco-systems from this green space, and knowing how much joy and education it brought to me as a school child and countless others in the area, it would be

devastating to see the local council putting profit before people at a time when we are all seeing the value of green space and healthier living, more than ever before.

There are clear links between the physical and mental health of the local community and having access to green spaces nearby.

The long term financial savings and benefits to the local NHS and healthcare system by looking after these green spaces will also directly contribute to the prevention and lessening of illnesses such as obesity, depression and anxiety and should not be dismissed.



# Comments for Planning Application DM/0487/20/OUT

## Application Summary

Application Number: DM/0487/20/OUT

Address: Land Adjacent To South View Humberston North East Lincolnshire

Proposal: Outline planning application to erect 15 dwellings with access to be considered (AMENDED DESCRIPTION)

Case Officer: Lauren Birkwood

## Customer Details

Name: Mr Joshua Lemay

Address: 44/252 Botany Road Alexandria

## Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I heavily object to the proposed building plan presented here. I have visited this area with my partner as her family lives immediately adjacent to the field and saw firsthand what a wonderful place it is. Why anyone would want to destroy that with more stock standard, bland, unnecessary housing is beyond me. I also question the motives of the council, as apparently one of the council employees is the one wanting to build there? Extreme bias and financial favoritism isn't a good look on anyone. As is, the land currently contains multiple forms of wildlife that are being overlooked. Where do you expect them to go? Are they going to have new "homes" built for them, as well? Doubtful, and honestly also abhorrent to disregard these animal lives. There's also a historical covenant to not build on this land, which I feel is brazenly being taken advantage of. Respecting history and the beauty of nature is important, even in this day and age. A similar building proposal to this was knocked down previously, too. Continuing to try to sneak this by year after year is disrespectful to the community as a whole. Not to mention the council "fast tracking" the building proposal in an attempt at bypassing objections by hoping no one notices or has time to do anything about it. Shameful and against the spirit of the community and everything it stands for. Please reconsider, and also respect the wishes of the community and stop trying to pull a fast one on everyone year after year by reintroducing this one. There's a reason it was rejected previously.

**From:** sarah swain **Sent:** 05 August 2020 06:58

**To:** Sarah Perry (Engie) <[Sarah.Perry@Nelincs.gov.uk](mailto:Sarah.Perry@Nelincs.gov.uk)>; Cllr Stanley Shreeve (NELC) <[Stanley.Shreeve@Nelincs.gov.uk](mailto:Stanley.Shreeve@Nelincs.gov.uk)>; Cllr Stephen Harness (NELC) <[Stephen.Harness@Nelincs.gov.uk](mailto:Stephen.Harness@Nelincs.gov.uk)>; Cllr John Fenty (NELC) <[John.Fenty@nelincs.gov.uk](mailto:John.Fenty@nelincs.gov.uk)>

**Subject:** DM/0487/20/OUT

Hello Sarah and councillors,

I'm a resident concerned about the above application in South View, Humberston, recently discussed by the parish council and out for consultation with public.

I wondered if some kind of ecological survey will be done on the land, such as those done in other areas already eg, from heritage, environment, roads etc.

Badgers are among the abundant wildlife present and I understand there are rules on what needs to be done to handle them, it's one of the things residents are very upset about.

I wondered if you can let me know,

Thank you,

44/252 botany Road, Alexandria, NSW, 2015, Australia (Or my family home is at 30 Sheraton Drive, Humberston, DN36 4TW.)

# Comments for Planning Application DM/0487/20/OUT

## Application Summary

Application Number: DM/0487/20/OUT

Address: Land Adjacent To South View Humberston North East Lincolnshire

Proposal: Outline planning application to erect 15 dwellings with all matters reserved

Case Officer: Lauren Birkwood

## Customer Details

Name: Miss SARAH SWAIN

Address: 44/252 BOTANY ROAD ALEXANDRIA

## Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I would like to object to the building of 15 homes on the field off South View, Humberston for a range of reasons.

I previously objected to last year's application for a similar plan which was withdrawn council with locals (which never happened).

My family home is in Sheraton drive, backing on to the field, though I now live in Sydney, Australia. Firstly, I appreciate the council has to build a number of homes across the area over the next few years, and also that this site is in the local plan.

However, I feel this small site - unique to the village as one of the last remaining fields from the days when it was a farming community - is inappropriate.

The first reason is ecological.

While, as mentioned in the local plan it's not a specific bird habitat, it is home to various other protected species.

Foxes have lived in the field for 25 years. Year after year they've brought their cubs to visit our garden including this year.

Badgers are also present - a rare sight in urban areas but both my mother and neighbours have glimpsed them over the past few months and years, in their gardens at night.

Many small bats also emerge on summer evenings.

If the site is developed their dens, sets and trees will be destroyed, effectively killing them. As this site is not green belt land they can't simply be pushed out into neighbouring countryside as with other developments - it's surrounded by homes and roads on all four sides.

This is devastating!

Other species present include frogs and toads, bees, hedgehogs and birds including owls.

My second reason for objection is access.

South View is a small, quiet close off North Sea lane.

It's a narrow road with many cars etc parked along it in the evenings.

And while the planned new road will meet pavement and road rules including width, I don't believe South View is an appropriate road for more traffic,

Also with multiple car households common, there are not enough off street parking spaces for the new homes either, on top of those already parked along South View.

Extra traffic will also have to get onto the busy North Sea lane, with turning right already often a problem.

Another worry is that the field often floods during heavy rain etc.

While this is not indicated in initial paperwork, anecdotally the field regularly floods, and I know residents are worried the impact it would also have on existing homes and on drainage too. There is also a stream right next to South View alongside the hedge on one side- if this is to be filled in it could cause further issues. There are sewers beneath the site too.

Thirdly, this field is not an official recreation area.

However, it is used by occasional dog walkers, children playing and by locals using the right of way, which would be kept but moved slightly I understand. It was previously horse grazing, when I was growing up, and more recently donkeys from the beach were kept there.

I believe it could be identified as Local Green Space, as mentioned in the Local Government National Planning Framework( rule 100).

It meets the criteria for this (rule 174-5) - it's an 'historical site' (as per old maps where it's called West Clover ) home to 'rich wildlife', not an 'extensive tract of land' and 'significant harm' would result if development happens.

And there is no 'exceptional' reason this should happen- 15 extra homes is not essential when so much other building for hundreds of homes is happening nearby in Humberston.

Also, there's an indication in the documents that the rest of the site could be developed too if this one goes ahead, meaning it could easily pave the way for double the number of homes and traffic.

This was never in the local plan!

(Could we mitigate that this does not happen?)

Another objection comes down to the existent of a local Covenant which I'm sure you're aware of. It indicates no more homes should be built in this area.

I understand legally, this would need to be lifted for it to go ahead, and I urge the council to allow this to remain in place.

Finally, with regards the Local Plan, locals were not specifically notified of these development for this area before it was put in the local plan, and while I appreciate notifications on the entire Local Plan would have been placed, those not politically engaged had no idea it was a possibility that they should have commented on back then.

Please decline building on this small and unique site!

# Comments for Planning Application DM/0487/20/OUT

## Application Summary

Application Number: DM/0487/20/OUT

Address: Land Adjacent To South View Humberston North East Lincolnshire

Proposal: Outline planning application to erect 15 dwellings with access to be considered  
(AMENDED DESCRIPTION)

Case Officer: Lauren Birkwood

## Customer Details

Name: Mrs Laura Jones

Address: Humberston Grimsby

## Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: This field has become home to many wildlife species... badgers barn owls foxes etc  
There is enough houses been built within the area. So no need for these.

There is a care home who privacy will be over looked..

**PLANNING COMMITTEE - 6th January 2021**

**ITEM: 2**                      **RECOMMENDATION: Refused**

**APPLICATION No: DM/0955/20/OUT**

**APPLICATION TYPE: Outline Application**

**APPLICATION SITE: Land At, Grimsby Road, Waltham, North East Lincolnshire,**

**PROPOSAL: Outline application for a residential development of 17 number dwellings with all matters reserved**

**APPLICANT:**

Mr Peter Strawson  
Idyllic Estates Ltd  
East Ravendale Farm  
East Ravendale  
DN37 0RX

**AGENT:**

Mr Matt Deakins  
Ross Davy Associates  
Pelham House  
1 Grosvenor Street  
Grimsby  
DN32 0QH

**DEPOSITED: 11th November 2020**

**ACCEPTED: 11th November 2020**

**TARGET DATE: 10th February 2021**

**PUBLICITY EXPIRY: 14th December 2020**

**AGREED EXTENSION OF TIME DATE:**

**CONSULTATION EXPIRY: 9th December 2020**    **CASE OFFICER: Richard Limmer**

**PROPOSAL**

The application is in outline form with all matters reserved for the erection of up to 17 dwellings on land adjacent to Grimsby Road in Waltham. The proposal includes a s.106 Heads of Terms for off-site works to the highway, financial contribution towards education provision and affordable housing.

The application has been called into Committee by Councillor Keith Brookes as it is considered that there is need for the type of housing proposed in the area and that it should be given the opportunity for Councillors to hear the information about the proposal.

## **SITE**

The site is located to the west of Grimsby Road in Waltham opposite the junction with Fairway. The site is currently an agricultural field with open boundaries to the north and south, new landscaping to the east and a large hedge to the west adjacent to Grimsby Road. Whilst the boundary to the south is currently open the land adjacent benefits from planning permission for residential development and that development is now well under way.

## **RELEVANT PLANNING HISTORY**

On this site;

DM/1160/17/OUT - Residential development - withdrawn

DM/0521/18/OUT - outline for 16 dwellings - Refused. Appeal dismissed. Inspectors decision letter attached.

Adjacent site to the south;

DM/0579/16/OUT - Residential development - refused - allowed at appeal

DM/0285/18/REM - reserved matters for residential development - approved

Various amendments to DM/0285/18/REM

## **RELEVANT PLANNING POLICIES AND BACKGROUND PAPERS**

National Planning Policy Framework (February 2019)

NPPF5 - Delivering a sufficient supply of homes

NPPF12 - Achieving well designed places

NPPF14 - Climate, flooding & coastal change

NPPF15 - Conserv. & enhance the natural environ.

NPPF16 - Conserv. & enhance the historic environ.

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

PO5 - Development boundaries

PO6 - Infrastructure

PO22 - Good design in new developments

PO33 - Flood risk

PO34 - Water management

PO39 - Conserve and enhance historic environ

PO41 - Biodiversity and Geodiversity

PO42 - Landscape

Section 38(6) of the Planning and Compulsory Purchase Act 2004 states "if regard is to be had to the development plan for the purpose of any determination to be made under

the planning Acts the determination must be made in accordance with the plan unless material considerations indicate otherwise". This is recognised in paragraph 11 of the NPPF, with paragraph 12 stating that the framework does not change the statutory status of the development plan as the starting point for decision making. The development plan for the area is comprised of the North East Lincolnshire Local Plan 2013-2032 (Adopted 2018).

## **REPRESENTATIONS RECEIVED**

Anglian Water - No objections

Police - No comments

Drainage Officer - No objections in principle, details required at the detailed stage.

Environmental Health - No objections, recommend conditions

Trees Officer - No objections, details required at the detailed stage.

Highways Officer - No objections, recommend conditions

Phillips66 - No objections

Chrysaor Gas - Proximity to pipeline noted.

Heritage - Insufficient information has been submitted to properly assess the proposed development in particular regard to archaeology.

Waltham Parish Council - object to the proposed development due to the following reasons:

- Not allocated on the NELLP 2018 or the Waltham Community Led Plan;
- Impact on the character of the area by the erosion of the strategic gap between Waltham and Scartho.
- Over intensive and subsequent impact on village services and village infrastructure.

Neighbours

67 Waltham Road - objects to the proposed development with specific concerns over the following matters:

- Outside the village boundary and not allocated on the Waltham Community Led Plan;
- Impact on the visual character of the area;
- Impact on and capacity of the village services and amenities.



## **APPRAISAL**

### Planning Considerations

- 1) The Principle of the Development and impact upon the character and form of the locality
- 2) The impact upon residential amenity
- 3) Highways Safety
- 4) Drainage
- 5) Ecology
- 6) Heritage
- 7) Other considerations

- 1) The Principle of the Development and impact on the form and character of the locality.

The main issue is whether or not the site is appropriate for the proposed development in the light of national and local planning policies and guidance having regard to location.

The Local Plan is the North East Lincolnshire Local Plan (NELLP) 2013-2032. The site lies to the western edge abutting the development limit of Waltham. Policy 3 states "The urban area provides the greatest accessibility to key services and amenities and has historically delivered the greatest number of new homes.

The spatial vision set out in the Local Plan recognises the need to provide housing to address demographic change and improve prospects for economic growth; whilst providing choice within the housing market; and being sensitive to the scale and character of settlements. To help achieve this Strategic Policies S04 and S06 seek to significantly boost housing supply to meet housing needs whilst enhancing the environment and causing minimum harm.

Policy 2 of the Local Plan establishes an objectively assessed housing requirement of at least 9,742 over the plan period. The timescale for delivery is linked to expected increases in jobs growth and, to ensure flexibility, a forecast housing requirement of 13,340 new homes based on the Jobs-Led Scenario 1 - UR (medium growth) forecast has been provided for.

Policies 3 and 4 of the Local Plan set out a hierarchy of settlements as a framework for decisions on the location and scale of development and investment in services and facilities. Development should be commensurate with a settlement's position in the settlement hierarchy. Minimising impacts on the character of open countryside; taking account of the setting of settlements; the existing character and form of settlements; preventing coalescence; and taking account of logical physical defining boundaries; are amongst the key criteria taken into account in defining settlement boundaries.

Policy 5 establishes development boundaries for settlements and sets out criteria for considering proposals for development. Beyond the development boundaries land is regarded as open countryside and policy only allows for development to be supported where it recognises the distinctive open character, landscape quality and role these areas play in providing the individual settings for independent settlements and subject to a number of other criteria. Policy 13 of the Local Plan specifically identifies housing sites.

The application site is outside any identified development boundary and is therefore in the open countryside for the purposes of the spatial strategy. It is not one of the allocated sites and has not been identified for development through a neighbourhood planning process. Accordingly as a matter of principle there is significant conflict with Policies 2, 3, 4, 5 and 13 of the Local Plan. Nor does the proposal satisfy the criteria for affordable housing as a specific need for an exception site in this location has not been demonstrated, albeit a proportion of affordable housing would be provided.

The Local Plan advises that continued commitment to retaining the individual identity of settlements and preventing coalescence is considered to be important over the plan period. The spatial vision seeks to ensure that open countryside that separates settlements will be protected to maintain the sense of separation.

Policy 5 of the NELLP requires that consideration is given to (A) the size, scale, and density of the proposed development and (I) impact on areas of heritage, landscape, biodiversity and geodiversity value, including open land that contributes to settlement character. In this respect the site is located beyond the development limit of the urban area and falls within an area of open countryside which forms an important gap between Waltham and Grimsby. Policy 40 of the NELLP provides within criterion 4 that "the Council will protect the setting and separate identity of settlements; require buffers between potentially conflicting uses; prevent coalescence of settlements; retain the openness of land; and control the nature and scale of urban and rural development." Amongst other parcels of land, the land between Grimsby and Waltham, where this application sits is part of this important gap.

In this respect the proposal site extends the built form of Waltham out into the open countryside between Waltham, New Waltham and Scartho. As noted in Policy 40 and the Councils Landscape Character Assessment (which supported the Local Plan) there is an overriding need to retain a strategic gap to prevent the potential for a coalescence of Waltham with New Waltham and Scartho. The site presently has its northern and eastern

sides entirely open, providing clear views into the site across open fields. Notwithstanding the proposed landscape planting these views would be substantially changed providing a hard built up edge, detrimental to the existing open landscape character. The proposed development would not only introduce built form but also associated infrastructure, including lighting and planting which will affect the character of the landscape and visual amenity. The proposal would urbanise the existing site and substantially change its visual appearance when viewed from outside of the site. As the site exists there is a clear boundary between the built form of the properties on Grimsby Road and the open agricultural land to the east. Given the strong linear pattern of the development in the area and the uniform extent of rear gardens there is a clear and defensible boundary to the south of the urban area in this location. The site is visible from various points in the wider area.

The proposal would therefore result in a notable intrusion into the open countryside, increasing the urban form and expanding into this area of open land which serves a key role in preserving the separation of the distinct settlement of Waltham. Consequently the proposed development would have a significant harmful effect on the character and appearance of the site, village and surrounding area. Therefore, it would be contrary to Policies 5, 22 and 40 of the NELLP 2013-2032 and the relevant guidance within the National Planning Policy Framework. Amongst other matters, these policies and guidance seek to ensure that development has no significant adverse impact on its surroundings and protects and maintains the character of the area. It is not sustainable development.

It is also noted that this site was subject to planning application DM/0521/18/OUT which was an outline application for 16 dwellings which was refused and dismissed at appeal. The appeal decision is attached to this report. This application in its presentation is nearly the exactly the same format to the previous application and there has been no fundamental change on the ground or in terms of Planning Policy. The considerations and findings of the Planning Inspector carry significant weight in the decision making process for this planning application.

## 2) Impact upon residential amenity

Policy 5 requires consideration of the impact of proposals upon neighbouring land uses by reason of noise, air quality, disturbance or visual intrusion. In this respect the proposals location, scale and massing is considered to be acceptable in terms of any impacts upon the neighbouring properties and land uses. The activity at the site would continue the existing neighbour residential use and would not result in any adverse impacts. The proposal has details of layout which would provide sufficient separation distances to neighbouring properties to ensure that there would not be any significant effects of overlooking, over shadowing or oppression to warrant refusal on these grounds. The neighbour letters in respect of the topography of the site in relation to existing properties is noted however as bungalow development it is not considered that the relationship between properties would be of a significant effect to warrant refusal on these grounds. The proposal is therefore considered to be acceptable in this respect

with Policy 5 of the NELLP.

### 3) Impact upon Highways Safety

Policy 5 1(B) requires that consideration is given to the access and traffic generation of the proposal. Policy 36 requires that proposals provide for sustainable transport usage. The application has been considered by the Highways Officer and no objections have been raised. In particular there should be no adverse impact on the highway network. It is not deemed that the number of dwellings proposed will create a severe impact on the surrounding highway network with less than 30 two way trips being undertaken during peak hours. Therefore subject to suitable conditions to control the construction activity and form of the access/ road works it is not considered that there would be any detrimental effect upon highways safety. The proposal is therefore considered to comply in this respect with the requirements of Policy 5 1(B) of the NELLP 2013-2032.

### 4) Drainage

Policy 33 and 34 requires that development proposals consider how the water will be used on site and that appropriate methods for management and drainage are incorporated into the design. It is noted that the application being considered has been submitted in outline form with all matters reserved. The Drainage Engineers have considered the proposed development and considered that a sustainable drainage system can be delivered on the site which can be secured by suitable conditions. The proposed development would then accord with Policies 33 and 34 of the NELLP 2013-2032.

### 5) Ecology

Policy 41 seeks to provide protection to biodiversity. The proposal site is formed by an agricultural field with associated boundary hedgerow and field verges providing the main potential habitats. The application is not designated as a site of any particular ecological interest or to support any protected species. As such there is not in principle objection to the development of the site as proposed. However as no ecological survey work has been provided there is insufficient evidence to allow for a full consideration of the potential effects upon biodiversity. NPPF paragraph 170 provides guidance and in sub paragraph 'd' requires that proposals minimise impacts on and provide net gains for biodiversity. As such it is considered that insufficient information is available to conclude on the potential ecological effect of the proposal. In the absence of sufficient evidence to establish that development as proposed would not adversely affect ecological interest the proposal is considered to be contrary to Policy 41 of the NELLP 2013-2032 and the guidance in the NPPF paragraph 170.

### 6) Heritage

Archaeological comments have been made previously on this site recommending archaeological work. This field contains probable archaeological sites identified by the

Royal Commission for Historic Monuments in England (RCHME, later Historic England). There have also been finds which indicate potentially significant prehistoric settlement here although the extent and nature of these are unknown. It is my recommendation that a geophysical survey is undertaken, if the ground conditions are acceptable, in order to potentially establish the presence/ absence of archaeology on this site. Further intrusive evaluation work will be required dependant on the results of the geophysics survey.

Insufficient information is available at present with which to make any reliable observation regarding the impact of this development upon any archaeological remains. It is recommend that further information is required from the applicant in the form of an archaeological evaluation to be considered alongside the application. This evaluation should provide the local planning authority with sufficient information to enable it to make a reasoned decision on this planning application. This has not occurred and as a result the application is contrary to Policies 5 and 39 of the NELLP and section 16 of the NPPF.

#### 7) Other considerations

The application has been submitted with a s.106 legal agreement head of terms which includes the provision of affordable housing inline with the requirements of Policy 18 of the NELLP, this in principle is considered to be acceptable.

The ability of services such as doctors and schools to accommodate additional demand has been raised by the Parish Council and neighbouring properties as an objection. The proposal has been consulted on with the Schools Officer with a response advising that subject to appropriate developer contributions no objections are raised. With regard to health facilities it is not considered that there are planning issues against the proposal. The contribution towards education could be secured by a s.106. This would be compliant with Policy 6 (Infrastructure).

The proximity of pipelines to the site has been raised. The proposal has been designed to ensure that the pipeline falls outside of the proposed developed area. Phillips 66 have not raised any objections to the proposed development and final confirmation from Chrysaor Gas is awaited.

Agricultural land use and the loss of land has been raised. In this respect it is noted that the site on the large scale mapping falls within agricultural land class 3. The site in question is a field of approximately 1.35 Hectares. Should the proposal have been found to be acceptable in all other respects it is not considered that the loss of this small parcel of land from agricultural use would be of such weight to warrant refusal of the application on this matter.

### **CONCLUSION**

There is a clear boundary between the built form of the properties on Waltham Road and the open agricultural land to the east where the site sits. Given the strong linear pattern of the Grimsby Road there is a clear and defensible boundary to the east of the urban

area in this location. The proposal would therefore result in a significant intrusion into the open countryside, increasing the urban form and expanding into this area of open land which serves a key role in preserving the separation of the distinct settlement of Waltham, New Waltham and Scartho.

The proposed residential development would extend into the open countryside and have a significantly detrimental impact on the visual character and appearance of the area. The proposed development therefore represents an unsustainable form of development in the countryside and an area of strategic gap between existing settlements. No sufficient special reason has been given to justify the siting of this residential development in this location. North East Lincolnshire does not have a shortfall in housing supply.

The application also fails to consider both heritage and ecology and the potential impacts that the proposed development would have on both elements. These matters are of considerable importance and fundamental to both the NELLP and the NPPF is achieving sustainable development.

The proposal is therefore considered to be contrary to the requirements of policies 5, 22, 39, 40, 41 and 42 of North East Lincolnshire Local Plan 2013-2032 (Adopted 2018) and the core principles as set out in the National Planning Policy Framework 2018.

This approach has been supported by the Planning Inspector in the previous planning application DM/0521/18/OUT on the site and there has been no material change that justifies a different decision on the site.

## **RECOMMENDATION**

### **Refused**

(1) The proposed residential development would extend into the open countryside and have a significantly detrimental impact on the visual character and appearance of the area. The proposed development therefore represents an unsustainable form of development in the countryside. No sufficient special reason has been given to justify the siting of this residential development in this location. North East Lincolnshire does not have a shortfall in housing supply. The proposal is therefore considered to be contrary to the requirements of policies 5, 22 and 40 of North East Lincolnshire Local Plan 2013-2032 (Adopted 2018) and the core principles as set out in the National Planning Policy Framework 2018.

(2) The development has not been assessed in terms of ecology. There is therefore insufficient evidence to allow for a full consideration of the potential impacts on biodiversity and without such an assessment the proposal is contrary to Policy 41 of the North East Lincolnshire Local Plan 2013-2032 and advice contained in the National Planning Policy Framework 2018.

(3) The development has not been assessed in terms of heritage and archaeology. There is insufficient evidence to allow for a full consideration of the potential impacts on heritage and archaeology and without such an assessment the proposal is contrary to Policy 39 of the North East Lincolnshire Local Plan 2013-2032 and advice contained in the National Planning Policy Framework 2018.

## **Informatives**

### **1 Informative**

This application has been considered using the following plans:

RD4036-01 Rev K - Block plan

RD4036-03 Rev B - Site location plan

RD4036-04 Rev A - Existing site plan

RD4036-05 Rev F - Context plan

### **2 Added Value Statement**

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

The issues that have arisen in this planning application are matters of principle which could not be overcome.

## Appeal Decision

Site visit made on 17 September 2019

by K Savage BA MPlan MRTPI

an Inspector appointed by the Secretary of State

Decision date: 04 November 2019

Appeal Ref: APP/B2002/W/19/3225246

Land at Grimsby Road, Waltham, NE Lincs DN37 OPT

- The appeal is made under section 78 of the Town and Country Planning Act 1990 against a refusal to grant outline planning permission.
- The appeal is made by Mr Peter Strawson (Peter Strawson Ltd) against the decision of North East Lincolnshire Council.
- The application Ref DM/0521/18/OUT, dated 22 June 2018, was refused by notice dated 5 October 2018.
- The development proposed is a residential development of 16 number dwellings.

### Decision

1. The appeal is dismissed.

### Procedural Matters

2. I have used the site address given on the appeal form as it is more complete than that given on the application form.
3. The application was made in outline with all matters reserved. Accordingly, whilst I have had regard to the submitted plans, I acknowledge that they are only for illustrative purposes.

### Main Issues

4. **Based on the Council's reasons for refusal, but also having regard to the evidence before me, I consider the main issues are:**
  - Whether the proposal would represent a suitable location for housing, having regard to local and national policy and, in particular its effect on the character and appearance of the area;
  - The effect of the proposal on ecology and biodiversity;
  - The effect of the proposal on flood risk and drainage;
  - Whether, if necessary, the proposal would make adequate provision for affordable housing and local infrastructure, having regard to relevant development plan policies.

### Reasons

#### *Location for housing/character and appearance*

5. The appeal site is an open, agricultural field adjacent to Grimsby Road in Waltham. The western, roadside boundary is defined by a tall, established



- hedgerow. The boundaries are open to the north and south, whilst there is a recently planted band of young trees along the eastern boundary, beyond which is open countryside. The area immediately to the south is under construction to provide residential development. Permission is sought for up to 16 dwellings, indicated by the appellant to be bungalows, though the actual scale and appearance of the dwellings are reserved for future consideration.
6. The development plan consists of the North East Lincolnshire Local Plan 2013-2032 (adopted 2018) (the LP) which, through a suite of policies, sets out the spatial strategy for the area. The settlement boundaries are established by Policy 5. Notwithstanding **the appellant's arguments that the site should have** been included in the settlement under the LP, it is not an allocated site under Policy 13 and, though adjacent, it is outside the development boundary for Waltham and is therefore in the open countryside for the purposes of the spatial strategy.
  7. As such, whilst not explicit in the reasons for refusal, the Council argues in its statement of case that the proposal would not accord with the spatial strategy and settlement hierarchy. Policy 2 of the LP sets out the requirement to provide 9,742 homes between 2013 and 2032. Policy 3 defines the settlement hierarchy. Waltham is classed as a Local Service Centre forming part of the **'arc' of settlements** surrounding the Grimsby and Cleethorpes Urban Area, which offer a good range of basic services and amenities, combined with good accessibility to the wider services available in the urban area. The policy adds that development should be commensurate with a settlement's position in the hierarchy.
  8. Policy 4 sets out the distribution of housing growth, within which the Arc Settlements are expected to take between 30-35% of new homes in and on the fringes of the settlements, and would involve development principally of greenfield sites adjacent to but within the defined settlement development area boundary.
  9. Under Policy 5, proposals within or outside development boundaries will be supported where it supports a prosperous rural economy, community facilities, leisure or tourism development, meets a specific affordable housing need, or has been identified through a neighbourhood plan process. None of these criteria are advanced by the appellant in support of the proposal, and no evidence of local affordable housing need has been put before me, though I address affordable housing provision generally later in my decision. Development will also be considered under Policy 5 with regard to suitability and sustainability, having regard to matters including size, scale and density, impact on neighbouring land uses by reason of visual intrusion and the effect on the landscape, including open land that contributes to settlement character.
  10. The site also forms part of the open countryside between Waltham and New Waltham which is defined as a strategic gap under Policy 40 of the LP, the purposes of which are to provide buffers between potentially conflicting uses; prevent coalescence of settlements; retain the openness of land; and control the nature and scale of urban and rural development. The open nature of the appeal site, and its physical and visual connection to the wider countryside, means there would be an inevitable change to its character from its development for housing.

11. Grimsby Road and the existing hedgerow define the edge of the settlement. The proposal, through its location behind the hedgerow, and in the same manner as the adjacent development, would not address or engage with the public realm, in contrast to the existing dwellings on the opposite side of Grimsby Road. As such, the proposal would appear detached from and unrelated to the existing settlement. I recognise that the existing hedge is tall and thick and would limit the prominence of the proposed dwellings, though this would be less effective when the hedgerow is not in leaf or if it were cut back. The dwellings would also be visible from the site entrance and in views from upper windows of properties on Grimsby Road, where the detached nature of the proposal and incursion into open countryside would be apparent.
12. I understand the aims of the Council to preserve the strategic gaps between settlements and to enhance the green infrastructure network. Whilst there would be encroachment into the strategic gap, the small area of the site relative to the width of the gap means the proposal would not lead to an evident coalescence of Waltham and New Waltham. However, there would still be conflict with Policy 40 in so far as the development would fail to retain the openness of the land due to the nature of urban development proposed.
13. It is a material consideration that dwellings are under construction immediately to the south of the appeal site, which were granted on appeal<sup>1</sup>. I note this decision was granted prior to the adoption of the LP, and was considered against now superseded policies of the North East Lincolnshire Local Plan 2003 and at a time when the Council could not demonstrate a 5 year supply of deliverable housing land, which engaged the tilted balance of the National Planning Policy Framework (the Framework). I note that the Inspector considered, as I have done, that the scale of the proposal would not have a significant effect on the strategic gap, and that proposed landscaping would limit views of the site from the open countryside to the north and east. However, the Inspector did conclude that there would be limited harm to character and visual amenity from the proposal.
14. I accept that the hedgerow and nascent band of trees to the east of the site would soften the edges of the development, preventing it from appearing exposed in the landscape and containing it over time. As such, the impact of the appeal scheme would be localised. Nevertheless, the proposal would demonstrably extend an urban form of development into the open countryside beyond the existing physical and planning boundaries of the settlement. The proposal would intrude upon appreciation of the open countryside and so would cause some limited harm to the character and appearance of the area.
15. I acknowledge that, in locational terms, the proposal would be relatively accessible to a good number of local services, which could be reached by public transport and reduce reliance on the private motor vehicle, and I note the intention to utilise utilities and site infrastructure already being introduced on the adjacent land. However, it is an expectation of the spatial strategy that development is located where it is accessible to local services and reliance on the private car can be reduced, which limits the extent to which this weighs in favour of the proposal.

---

<sup>1</sup> APP/B2002/W/17/3171223 – Allowed 17 August 2017

16. The Council indicates that it can demonstrate a 7.2 years supply<sup>2</sup> of deliverable housing land, inclusive of past shortfall and applying a 20% buffer. The appellant appears to question this, but incorrectly refers to the government requirement being to demonstrate a 7 year supply, rather than a minimum 5 year supply as set out under Paragraph 73 of the Framework. Notwithstanding this, the appellant offers no substantive evidence to demonstrate the supply is **other than 7.2 years, and therefore I have no reason to doubt the Council's** housing supply position. I also note the similar conclusions on housing land supply of my colleague Inspector in an appeal at Laceby<sup>3</sup>. As such, I find that the Council can demonstrate an appropriate supply of deliverable housing sites and the relevant policies are up-to-date for the purposes of this appeal.
17. Taking these considerations together, although the proposal would be in a relatively accessible location, it would conflict with the LP in terms of its location outside of the settlement boundary and would lead to limited harm to the character and appearance of the area. Therefore, the proposal would not represent a suitable location for housing under the spatial strategy and, consequently, would conflict with the requirements of Policies 2, 3, 4, 5, 13 and 40 of the LP. It would also conflict with Policy 22 of the LP, which requires development to achieve a high standard of sustainable design informed by a thorough consideration of the particular site's context.

#### *Effect on ecology and biodiversity*

18. The appeal site is not subject to any designation as a site of ecological interest. An ecological appraisal has been submitted with the appeal, which indicates no significant evidence of bats, amphibians, reptiles or barn owls. Some limited evidence of badger activity is noted, along with nesting by common bird species in the existing hedgerow. As such, the appraisal's recommendations are largely limited to the adoption of good working practices or adherence to method statements to avoid disturbance to species which may be present, retention of the hedgerow and provision of bat boxes within the development. **Despite the Council's continued** dissatisfaction with the information provided, it offers no evidence of its own. As such, I have no reason to doubt the **appellant's evidence and I find that any effect on biodiversity could be** overcome through planning conditions to secure the recommended measures.
19. Therefore, I conclude that the proposal would not have an adverse effect on biodiversity and so would accord with Policy 41 of the LP which, among other things, seeks to minimise the loss of biodiversity features, ensure appropriate mitigation and compensation measures are provided and create opportunities to retain, protect, restore and enhance features of biodiversity value. The proposal would also comply with the similar aims of Paragraph 170 of the Framework.

#### *Effect on Flood Risk and Drainage*

20. Policy 33 of the LP requires that in order to minimise flood risk impacts and mitigate against the likely effects of climate change, developments should demonstrate there is no unacceptable increased risk of flooding to the development site or to existing properties and that Sustainable Drainage Systems have been incorporated into the development unless their use has

<sup>2</sup> North East Lincolnshire Five Year Housing Land Supply Assessment (April 2018)

<sup>3</sup> Appeal Ref: APP/B2002/W/18/3196126 – Dismissed 4 September 2018

been deemed inappropriate. Policy 34 requires proposals to consider how water will be used on the site and to ensure that appropriate methods for management are incorporated into the design.

21. **The Council was not satisfied with the appellant's information** in respect of flooding and drainage, claiming discharge rates would be too high, and the proposed open ditch would change the hydrology of the area. The appellant has provided a brief flood risk assessment, drainage plans and storm sewer design calculations. There is very limited commentary or explanation of the overall approach to drainage or how the plans and calculations relate to each other. From the plans, it appears that the proposed dwellings would connect to a main sewer under the access road also serving the development to the south, with attenuation into a swale near the tree group, which appeared in the process of being dug out when I visited the site.
22. The appellant argues that the use of the drainage infrastructure installed as part of the adjacent development has been approved by **the Council's drainage officer**. However, the drainage officer objects to the proposal, stating, albeit without explanation, that there is no sustainability in the surface water drainage system.
23. The evidence before me is inconclusive. In particular, there is no detail as to whether the proposed infrastructure has the capacity to deal with both this proposal and the dwellings being built next to the site. As such, I cannot be certain that the proposal would adequately minimise flood risk or manage water on site, or require additional on-site infrastructure. Given the degree of uncertainty in this respect, I am not satisfied that this is a matter which could be resolved through a planning condition. I therefore conclude that the proposal would conflict with Policies 33 and 34 of the LP which aim to minimise flood risk and ensure adequate drainage is provided.

#### *Affordable housing and infrastructure*

24. Though not forming a reason for refusal, the Council has advised that a financial contribution would be required towards the provision of educational facilities to address demand for school places arising from the development, in accordance with Policy 6 of the LP to ensure the delivery of infrastructure, services and community facilities necessary to develop and maintain sustainable communities. In addition, Policy 18 of the LP relates to the provision of affordable housing. The site is identified as being within a high market value area and a greenfield site for the purposes of the policy, which translates to a requirement for 20% affordable housing on site.
25. The appellant confirmed a willingness to provide these contributions in a draft Heads of Terms. A draft Section 106 Agreement has also been submitted. However, this agreement is incomplete as it is not signed or dated and contains no undertakings related to affordable housing, nor is justification offered for departing from the requirements of Policy 18. Moreover, within the agreement, **'Planning Application' is defined as that registered on 21 June 2016 under reference DM/0579/OUT, and 'Planning Appeal' is defined as that under reference APP/B2002/W/17/3171223**, neither of which relate to this appeal. As the agreement is not complete, it attracts no weight in my decision.
26. On the evidence before me, it appears the need for the contributions sought by the Council satisfies the tests of the CIL Regulations 2010 and the Framework.

In the absence of a completed planning obligation, the development would not secure the contributions towards education in conflict with Policy 6 of the LP, and would fail to deliver affordable housing in conflict with Policy 18 of the LP. Whilst these are further concerns I raise against the proposal, I am mindful that with a revised obligation these matters could be readily addressed.

#### Other Matters

27. The Council did not refuse the development in respect of the effect on **neighbours' living conditions or highway safety. The evidence before me does not lead me to different conclusions in these matters. I note the Council's** separate indication that off-site highway works could be secured by condition to extend the public footpath to the eastern side of Grimsby Road, upgrade the bus stop on this side to provide level access and provide a real-time display.
28. Other appeal decisions have been referred to me to which I have had regard. Ultimately, those decisions relate to different sites or circumstances and are not directly comparable to the appeal before me, which I have considered on its own planning merits.

#### Planning Balance

29. **In light of the Council's housing** supply position, the delivery of housing through this proposal would not be essential to meet housing delivery targets, but I accept that the proposal would still assist in meeting those targets, and I note the submissions of the local estate agent as to the potential demand for bungalows in the area. However, the scale of the development means these **would be no more than limited benefits in the proposal's favour.** There would also be economic benefits associated with the construction of the dwellings and from use of local services by future occupants, though given the scale of the proposal, such benefits would again be limited overall, as would the relative accessibility of the site to local services and public transport.
30. I conclude that the identified harms arising from the proposal, including the conflict with the settlement strategy, effect on character and appearance, flood risk and lack of affordable housing, result in conflict with the development plan that is not outweighed by the other material considerations in this case, including the contribution to housing supply and the economic benefits previously identified.

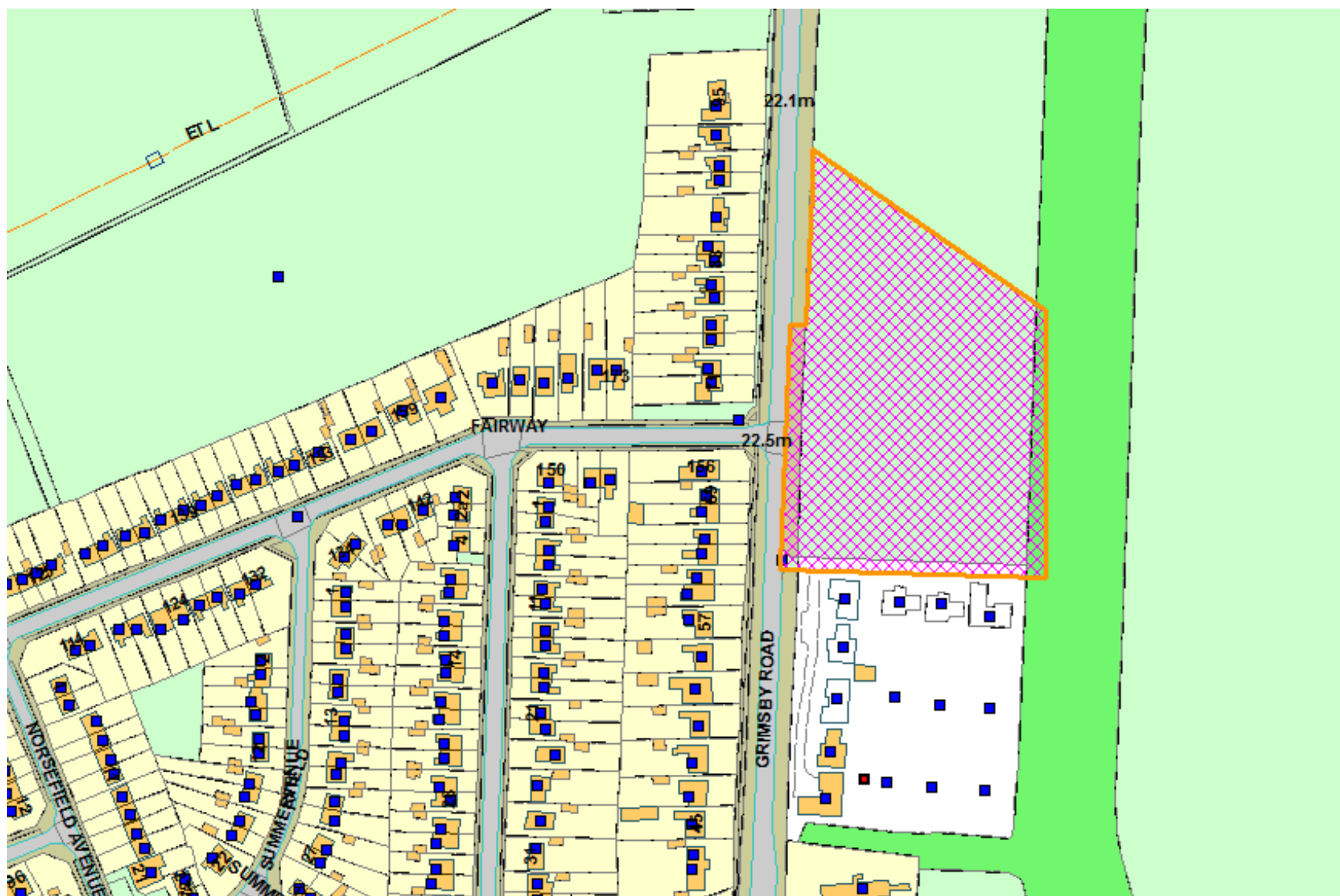
#### Conclusion

31. For the reasons given, the proposal would result in conflict with the development plan and other material considerations, including the Framework, do not indicate that a decision should be taken at variance with this. The appeal is therefore dismissed.

*K. Savage*

INSPECTOR

## DM/0955/20/OUT – LAND AT GRIMSBY ROAD, WALTHAM





## DM/0955/20/OUT LAND AT GRIMSBY ROAD, WALTHAM



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



Telephone: 01472 326289 – Option 1

## **REQUEST FOR APPLICATIONS TO BE HEARD AT PLANNING COMMITTEE**

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

Application Number	Reason for Referring to Planning Committee
<b>DM/0955/20/OUT</b>	<b>I ASK THAT THIS APPLICATION FOR 17 BUNGALOWS BE TAKEN TO THE PLANNING COMMITTEE . THERE IS A NEED FOR THAT TYPE OF HOUSING IN THE AREA AND FEEL THAT IT SHOULD BE GIVEN THE OPPORTUNITY FOR COUNCILLORS TO HEAR THE INFORMATION.</b>

**Contact Details: -**

**Signature ...Cllr K Brookes.....30/11/2020..... Date**  
.....

**Name ...Cllr Keith Brookes.....**

**Address: .....58 Bolingbroke Road Cleethorpes**  
**DN350HQ.....**



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

.....

**Angela Tynan (Engie)**

---

**From:** Waltham Parish Council <walthampc@btconnect.com>  
**Sent:** 24 November 2020 20:08  
**To:** Planning - IGE (ENGIE)  
**Subject:** Waltham Parish Council Comment - DM/0955/20/OUT

Good morning,

Please may I submit the following comment on behalf of Waltham Parish Council.

Planning Application Reference: DM/0955/20/OUT Proposal: Outline application for a residential development of 17 number dwellings with all matters reserved Location: Land at Grimsby Road Waltham North East Lincolnshire.

**Waltham Parish Council recommends refusal of this application on grounds that this further application (phase 3) is an erosion into the identified strategic gap between Waltham and Grimsby. This land is not identified in the adopted Local Plan or within the Waltham Parish Community Led Plan as an area suitable for development. The Parish Council feel that these additional 17 homes will represent an over-intensification of the infrastructure of the village.**

Kind Regards

Tanya

Tanya Kuzemczak  
 Clerk to the Parish Council

Tel: 07713 985277

Waltham Parish Council  
 Parish Office  
 Kirkgate Car Park  
 Kirkgate, Waltham  
 Grimsby  
 North East Lincolnshire,  
 DN37 0LS

[www.walthamparishcouncil.org.uk](http://www.walthamparishcouncil.org.uk)

The information in this message including any attachments may be confidential or privileged and is for the use of the named recipient only. If you are not the named or intended recipient you may not copy, distribute, or deliver this message to anyone or take any action in reliance on it. If you receive this message in error please contact Waltham Parish Council immediately by email or telephone 01472 826233 and delete it from your system.  
 Scanned by Anti Virus Software.

# Comments for Planning Application DM/0955/20/OUT

## Application Summary

Application Number: DM/0955/20/OUT

Address: Land At Grimsby Road Waltham North East Lincolnshire

Proposal: Outline application for a residential development of 17 number dwellings with all matters reserved

Case Officer: Richard Limmer

## Customer Details

Name: Mr Paul Wisken

Address: 67 Grimsby Road Waltham Grimsby

## Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I wish to strongly object to this application, this is an erosion into the identified strategic gap between Waltham and Grimsby. This land is not identified in the adopted Local Plan or within the Waltham Parish Community Led Plan as an area suitable for development. The developer has not completed Phase 2 of his development or even started Phase 1 on the adjoining field. There is no need for these additional properties, as if there was then these 2 developments would have been completed by now. I feel that these additional 17 homes will represent an over-intensification of the infrastructure of the village.

# Comments for Planning Application DM/0955/20/OUT

## Application Summary

Application Number: DM/0955/20/OUT

Address: Land At Grimsby Road Waltham North East Lincolnshire

Proposal: Outline application for a residential development of 17 number dwellings with all matters reserved

Case Officer: Richard Limmer

## Customer Details

Name: Mr Tim Cottingham

Address: 59 Grimsby Road Waltham Grimsby

## Comment Details

Commenter Type: Member of the Public

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

Comment Reasons:

Comment: Many thanks for the opportunity to comment on this application.

New houses should be built with sustainability at the forefront and I'm not seeing enough of this in the application.

Homes like these should be built with solar panels from the outset, not tacked on as an afterthought. There are homes on the plan that do not appear to have a South facing roof so wouldn't really benefit from panels anyway.

Gas heating in new build houses will be banned by 2025, so why not take the opportunity now and forget the gas boilers and install heat pumps and energy-efficient measures to heat them. Cheaper and more efficient to fit them during the build than tack them on at a later date.

The current development is already taking way longer than anyone expected. It'll be 2025 before you know it. Who would want to buy a house that is virtually 'out of date'?

**PLANNING COMMITTEE - 6th January 2021**

**ITEM: 3**                      **RECOMMENDATION: Approval with Conditions**

**APPLICATION No: DM/0851/19/FUL**

**APPLICATION TYPE: Full Application**

**APPLICATION SITE: 41 Humberston Avenue, Humberston, Grimsby, North East Lincolnshire, DN36 4SW**

**PROPOSAL: Erect single storey rear extension to include two roof lights, erect detached double garage and install new front boundary treatments to include a 1.8m high timber gate, two 2m high stone pillars and related 1m high fencing with hedging behind (Amended Plans showing revised garage position, clarification of landscaping to front and side boundary, gate access details)[Further amendments showing garage dimensions and raft foundation for proposed garage].**

**APPLICANT:**

Mr Gary Croft  
41 Humberston Avenue  
Humberston  
Grimsby  
DN36 4SW

**AGENT:**

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

**DEPOSITED: 13th September 2019**

**ACCEPTED: 16th September 2019**

**TARGET DATE: 11th November 2019**

**PUBLICITY EXPIRY: 24th November 2020**

**AGREED EXTENSION OF TIME DATE:**

**CONSULTATION EXPIRY: 10th October 2019**

**CASE OFFICER: Owen Toop**

**PROPOSAL**

This proposal relates to the erection of a single storey rear extension to include two roof lights, the erection of a detached double garage, and the installation of new front boundary treatments to include a 1.8m high timber gate, two 2m high stone pillars and related 1m high fencing with hedging behind and pedestrian gate. The access/driveway

is to be modified.

This application is brought to the attention of planning committee due to the number of neighbour objections.

## **SITE**

The site is located in an established residential area on the north side of Humberston Avenue. The host dwelling is a detached property with a large rear garden. Bordering the site on all sides are detached neighbouring properties and to the south across the street are also detached residential properties.

Currently the site includes a shared access to the south east of the dwellinghouse which leads onto 41A Humberston Avenue to the north. The principal boundary treatments forming the frontage are a mixture of shrubs and mature trees. These trees are subject to tree preservation order protection.

A separate application for a new dwelling to the north and rear of the host dwellinghouse is pending consideration.

## **RELEVANT PLANNING HISTORY**

None relevant to the proposal.

## **RELEVANT PLANNING POLICIES AND BACKGROUND PAPERS**

National Planning Policy Framework (February 2019)

NPPF12 - Achieving well designed places

NPPF15 - Conserv. & enhance the natural environ.

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

PO5 - Development boundaries

PO22 - Good design in new developments

PO34 - Water management

PO42 - Landscape

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

for the area is comprised of the North East Lincolnshire Local Plan 2013-2032 (Adopted 2018).

## **REPRESENTATIONS RECEIVED**

Highways Department - Approval no conditions.

Trees and Woodlands Officer - Supports the landscaping proposals.

Drainage Department - No objections to the proposal and supports the use of a soakaway.

Humberston Parish Council - No objections.

Neighbour Representations -

2 Abbots Grange - Objects to the proposal in terms of the garage affecting the character of Humberston Avenue due to its positioning on site. Comments also relate to the impact of the garage upon services owned by 39A Humberston Avenue.

1a Abbots Grange - Objects to the proposal in terms of the positioning of the garage. Comments also pertain to the design of the scheme and make reference to a separate application considering permission for new dwellings. This neighbour objects to the proposal and is concerned with alterations to the access, impacts on trees and considers the proposal to be over-intensification.

1b Abbots Grange, Hedgehog Hollow - has suggested an alternative location of the garage to the rear of the main property.

39 Humberston Avenue - Objects to the positioning of the garage in terms of design.

39a Humberston Avenue - Objects to the proposal and has raises a boundary dispute in relation to works being carried out on land stated as belonging to 39A Humberston Avenue. Also objects on the positioning of the garage.

41a Humberston Avenue - Objects to the proposal and has raised concerns in respect of the access being restricted, impact to a number of services within the driveway and has raised right of way concerns in respect of hedges being removed.

## **APPRAISAL**

The material considerations are as follows:

- 1) Principle of Development;
- 2) Design, Access and Impact to the Character of the Area;

3) Landscaping;

4) Impact to Neighbours;

5) Other Matters;

1) Principle of Development;

The proposal is located within the development area of Humberston as designated in Policy 5 of the North East Lincolnshire Local Plan, 2013-2032 (NELLP) and relates to the erection of a single storey rear extension, double garage to the side and alterations to an existing access drive to include boundary treatments, landscaping and various alterations. The proposal is in close proximity to protected trees. The principle of development is therefore acceptable provided that there are no detrimental impacts in regards to design and landscaping (Policies 22 and 42) and that there are no detrimental impacts in terms of neighbouring residential amenity (Policy 5).

2) Design, Access and Impact to the Character of the Area;

The proposal relates to the erection of a single storey extension and double garage, as well as alterations to an existing access which includes a sliding gate.

First of all in terms of the double garage, it should be acknowledged that amended plans were submitted following concerns raised in terms of design. The initial proposal sought to place the double garage to the front of the principal elevation in close proximity to the front boundary and mature trees. The garage has since been changed in amended plans and repositioned to the side, where the visual impact is now substantially reduced.

In terms of its size and scale, the double garage would have a height of approximately 4.66m (approximately 2.35m to its eaves), a width of approximately 6.1m and a length of approximately 6.1m. In terms of materials, the double garage would incorporate a mix of white render and red facing brickwork and red rosemary tiles to match the existing dwelling.

It should be acknowledged that double garages are a common feature of Humberston Avenue. The amended plans have considered the initial proposal in this respect and repositioned the garage. Given its position set back from the street scene and its subservient nature to the detached property, it is considered that the proposal would not present any detrimental impacts to the character of the area.

The proposal also relates to the erection of a single storey rear extension with adjoining canopy and terrace. The extension would be clad in black timber and include grey rooflights and grey anthracite doors and windows. Given the single storey nature of the works to the rear which would be screened from the street, it is not considered that the



proposal would present any detrimental impacts to the character of the area.

The current access is located at the south east entrance and is divided by a hedge. As such access into 41 and 41a is confined to two smaller entrances with low visibility due to the existing mature trees and shrubs at the southern boundary. In terms of the access, the initial proposal sought to remove the hedge, provide a new 1.8m high access gate with 2 stone pillars adjacent to the footway with an intercom post. Due to concerns raised in terms of the high boundary treatments, the potential impact to the street scene and concerns from highways officers in discussions in relation to the access, the applicant has submitted amended plans.

The amended plans now show a new tarmac apron and the access gate has been set back from the main street scene. This provides parking on site. Hedge planting is proposed to the frontage. This amended design and layout follows negotiation and is considered acceptable in the context of Humberston Avenue and to the Highways Officer, in the interests of safety.

Having considered the above, it is considered that there are no detrimental impacts in terms of design and highways and the proposal accords with Policy 22 of the NELLP.

### 3) Landscaping;

There are a number of large mature trees on the site; in particular of interest are those at the front boundary. The Tree officer was consulted as part of the application and the subsequent amended plans. New landscaping features including the planting of a scots pine tree. Hedging is proposed along the front boundary along with low fencing. As a result of the amendments which include the proposed garage being set away from the front boundary the tree officer is content with the scheme. Landscaping is an important part of Humberston Avenue and the proposal would allow a softer boundary at the front to remain.

It is therefore considered that the proposal accords with Policy 42 of the NELLP.

### 4) Impact to Neighbours;

The proposal is set within an established residential area; Humberston Avenue. To the north of the host dwelling is 41a Humberston Avenue. The neighbour has raised concerns in relation to the alterations to the access and the impact to the services. The neighbour has also questioned the removal of the hedge.

The access onto 41 Humberston Avenue currently is divided by an existing hedge. It is proposed to be removed and the access recreated with a new gate functioning for the two properties. In respect of highways amenity, it should be acknowledged that the widening works to the access and drive would provide betterment. The Highways Officer has made comment in support of the proposal given the amendments. Vehicles would be able to pull off unimpeded from Humberston Avenue.

The neighbour has expressed comments in relation to access restriction. It is considered that the widening works have provided a betterment in terms of access. In regard to the new gate, it should be acknowledged that the access is shared between the applicant and this neighbour. Any restricted access from the gate would be a matter between the applicant and the neighbour and not a planning or highway matter. In relation to services and potential impacts from the construction works, it is also considered that this is a private matter.

In relation to the proposed single storey rear extension and canopy, it is considered that there is sufficient screening and separation distance between the works and this neighbour. The same can be said for the proposed double garage. As such there are no detrimental impacts in terms of massing or overlooking to this neighbour.

Directly to the east of the proposal is 43 Humberston Avenue. No representations have been received from this neighbour. Given the nature of the works and their position it is not considered that there are any detrimental impacts in regard to their residential amenity.

Further to the north east is 39A Humberston Avenue who have expressed concerns and objected the proposal in relation to the design of the double garage. It should be noted that it is not considered there are any detrimental impacts in regards to design and impact to the character of the area as acknowledged in section 2 of this report.

The neighbour has also stated that the land where the garage is proposed is within their ownership. It should be noted that the applicant has signed certificate A and confirmed that the land is in their ownership. They have made the required declaration.

This neighbour has also expressed concern for the removal of the hedge due to the proximity of the double garage following the amended plans and subsequent consultation. These plans indicate that the hedge will be retained, they list measurements of the footprint of the garage, and provide construction methods for the double garage indicating it be constructed on a raft.

The maturity of the hedge is acknowledged and the comments regarding its importance for the neighbour are recognised. At the same time the removal of the hedge could be undertaken without the need for planning permission and there are no conditions or preservation orders affecting the hedge. Nevertheless the applicant has undertaken the above measures to try to ensure the retention of the hedge. The plans are accepted but no conditions are recommended over its ultimate retention as it is considered that this is not required to make the proposal acceptable in amenity terms.

To the west of the proposal is 39 Humberston Avenue. The neighbour has also raised concerns in respect of the garage. It should be noted that there are no detrimental impacts in terms of design as stated above in this report.

Other neighbour comments are from properties at Abbotts Grange; notably these are from 1a, 1b (Hedgehogs Hollow) and 2. 1a is located to the north east of the proposal of which the closest element is the single storey extension. Due to the single storey nature and position, it is not considered that there are any detrimental impacts in regards to neighbouring amenity. It should be acknowledged that 1a has expressed comments in relation to a separate application and objected to it. That application is pending consideration and is not to be taken into consideration as part of this application. The neighbour has raised concerns in relation to the double garage. It should be acknowledged that there are no detrimental impacts in regards to design or residential amenity.

Number 2 Abbotts Grange has raised concerns in relation to the proposed double garage and its potential impact onto existing services and the street scene. It should be acknowledged that the garage is within the site boundary and notably the double garage would not cause detriment to the street scene. 1b has recommended an alternative location to the rear of the main property for the proposed garage.

All comments received have been taken into account but having regard to the above, the proposal would not have an acceptable impact on residential amenity and accords with Policy 5 of the NELLP.

#### 5) Other Matters;

The proposal would include a soakaway as part of its surface water drainage strategy. The drainage team have assessed the proposal and are content with the proposal. As such the proposal accords with Policy 34 of the NELLP provided that the surface water drainage strategy is implemented with a planning condition.

## **CONCLUSION**

The proposal relates to various alterations at 41 Humberston Avenue. This includes alterations to the front boundary treatments, the erection of a double garage to the side, and the erection of a single storey extension and canopy.

The proposal would not present any detrimental impacts in regards to neighbouring amenity, design, highway amenity or landscaping and so is considered to accord with Policies 5, 22, 34 and 42 of the NELLP and is recommended for approval with conditions.

## **RECOMMENDATION**

### **Approval with Conditions**

(1) Condition

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

Reason

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

(2) Condition

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

Site Location Plan (Amended) - 19-176-0001

Existing and Proposed Block Plans (Amended) - 19-176-0002

Proposed Plans and Elevations (Amended) - 19-176-0004 B

Proposed Site Plan (Amended) - 19-176-0005 D

Reason

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

(3) Condition

The proposed development shall be constructed using materials, as detailed on the approved plans and described in the application form, unless otherwise first approved in writing by the Local Planning Authority.

Reason

This condition is imposed in the interests of design considerations in the context of the existing buildings in order to comply with Policies 5 and 22 of the North East Lincolnshire Local Plan 2013-2032.

(4) Condition

The proposal shall be carried out in accordance with the details submitted in the surface water drainage strategy: 19-176-0005 D. The drainage scheme shall be implemented prior to first use of the extension and garage and retained hereafter.

Reason

In the interest of flood risk and in order to accord with Policies 5 and 34 of the North East Lincolnshire Local Plan, 2013-2032.

(5) Condition

Landscaping shall be carried out in accordance with the Site Plan 19-176-0005 D and the

landscaping shall be completed within 12 months of development beginning or a longer period as may be first agreed in writing by the Local Planning Authority. All trees, hedges, shrubs and bushes shall be adequately maintained for 5 years or until all construction is complete (whichever is the longer). During that period all losses shall be replaced in the next planting season. All boundary treatments shall be implemented in accordance with the details approved prior to the occupation of the dwelling.

#### Reason

In the interest of visual amenity and to accord with Policy 42 of the North East Lincolnshire Local Plan, 2013-2032.

### **Informatives**

#### 1 Reason for Approval

The Local Planning Authority has had regard to development plan policies and especially those in the North East Lincolnshire Local Plan. The proposal would not harm the area character or residential amenity and is acceptable under all other planning considerations. This proposal is approved in accordance with the North East Lincolnshire Local Plan 2013-2032 (adopted 2018), in particular policies 5, 22, 34 and 42.

#### 2 Added Value Statement

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

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

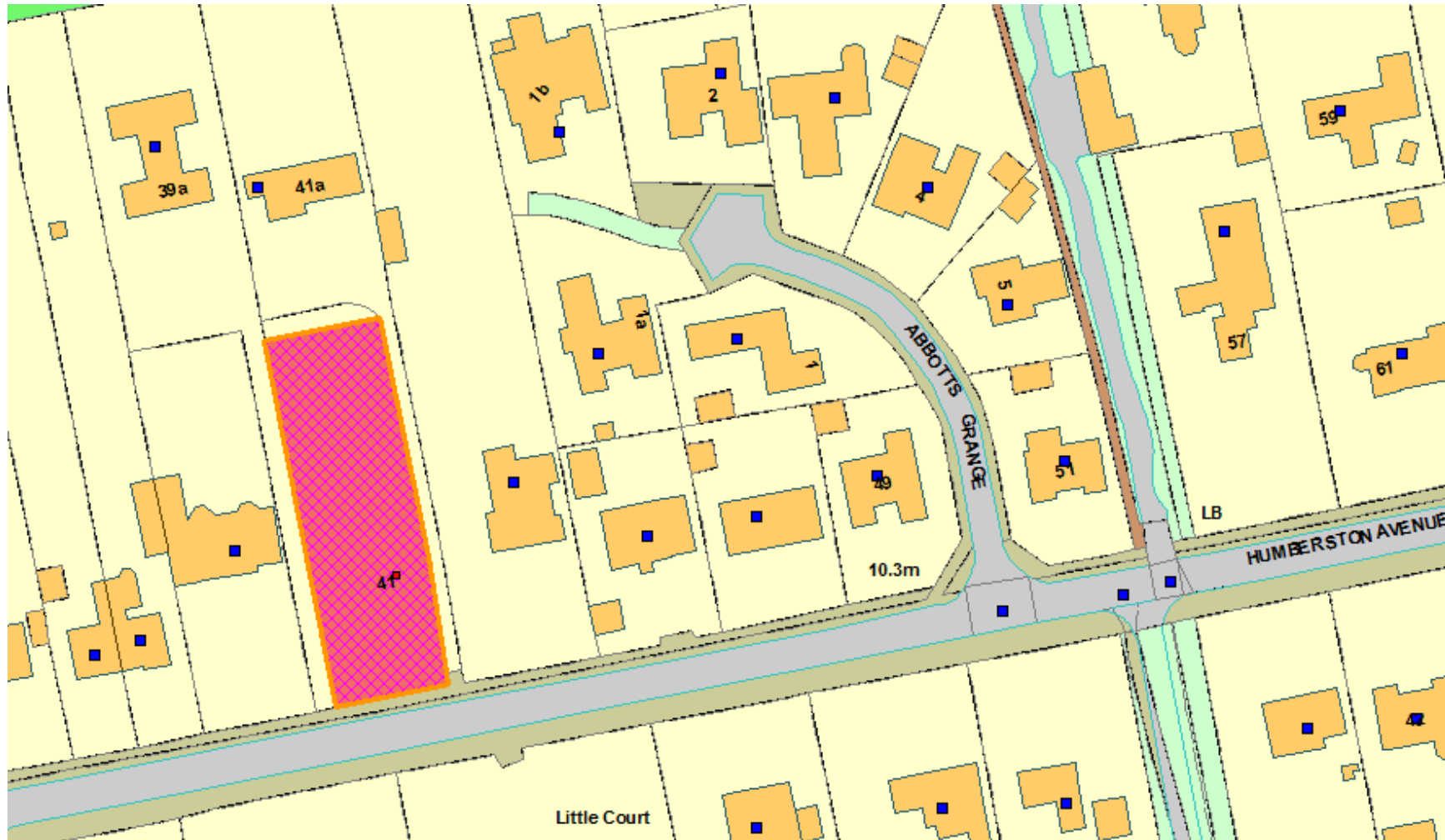
#### 3 Informative

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

#### 4 Informative

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

DM/0851/19/FUL – 41 HUMBERSTON AVENUE, HUMBERSTON



DM/0851/19/FUL – 41 HUMBERSTON AVENUE, HUMBERSTON





# Humberston Parish Council

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

TO: [planning@nelincs.gov.uk](mailto:planning@nelincs.gov.uk)

## Planning Consultation Comments

19<sup>th</sup> February 2020

Dear Sirs,

The Parish Council considered the following applications at its meeting held on Tuesday 18<sup>th</sup> February 2020 and wishes to submit the comments as shown:

**Planning Application Reference: DM/0851/19/FUL**

**Proposal: Erect single storey rear extension to include two roof lights, erect detached double garage and install new front boundary treatments to include a 1.8m high timber gate, two 2m high stone pillars and related 1m high fencing with hedging behind  
(Amended Plans showing re-arranged layout and access, and reduction of footprint to rear extension)**

**Location: 41 Humberston Avenue Humberston**

*No objections.*

Yours faithfully,

*KJ Peers*

**KJ Peers**

**Clerk to the Council**

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





# Humberston Parish Council

Clerk to the Council – Kathy Peers

TO: [planning@nelincs.gov.uk](mailto:planning@nelincs.gov.uk)

## Planning Consultation Comments

3<sup>rd</sup> October 2019

Dear Sirs,

The Parish Council considered the following applications at its meeting held on Tuesday 1<sup>st</sup> October 2019 and wishes to submit the comments as shown:

**Planning Application Reference: DM/0851/19/FUL**

**Proposal: Erect single storey rear extension to include two roof lights, erect detached double garage and install new front boundary treatment**

**Location: 41 Humberston Avenue Humberston Grimsby North East Lincolnshire**

*No objections.*

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

Yours faithfully,

**KJ Peers**

**Clerk to the Council**

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

21<sup>st</sup> February 2020



Mr Owen Toop, Case Officer

41 Humberston Avenue, Humberston, DM/0851/19/FUL

I would like to submit comments in order to object to this proposal.

I used to own 39 Humberston Avenue and my husband and I built 39A Humberston Avenue. We installed services to 39A on the land we owned on the boundary.

I am therefore writing to object to the positioning of the garaging on the amended plans as the double garage appears to impact upon the boundary and subsequent services owned by 39A.

Whilst 41 is a large detached property and would benefit from having a double garage, I am also of the opinion for aesthetic reasons and for the general amenity of the Avenue going forward, design wise garaging would be best placed to the rear and therefore out of sight.

Yours sincerely

Mrs S Grundy

2 Abbotts Grange, Humberston

# Comments for Planning Application DM/0851/19/FUL

## Application Summary

Application Number: DM/0851/19/FUL

Address: 41 Humberston Avenue Humberston Grimsby North East Lincolnshire DN36 4SW

Proposal: Erect single storey rear extension to include two roof lights, erect detached double garage and install new front boundary treatments to include a 1.8m high timber gate, two 2m high stone pillars and related 1m high fencing with hedging behind (Amended Plans showing re-arranged layout and access, and reduction of footprint to rear extension)

Case Officer: Owen Toop

## Customer Details

Name: Mrs Sally Carroll

Address: 1a Abbotts Grange Humberston Grimsby

## Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment:Dated 21st February 2020

Case officer Owen Toop; Engie.

DM/0851/19/FUL amended plans to 41 Humberston Avenue

Further to my earlier comments I would like to add a further comment in relation to the proposed plans and the positioning of the double garage. As such, I am objecting to the current position and feel the garaging would be better placed to the rear of the property rather than the current position.

Sally Carroll

1A Abbotts Grange, Humberston

# Comments for Planning Application DM/0851/19/FUL

## Application Summary

Application Number: DM/0851/19/FUL

Address: 41 Humberston Avenue Humberston Grimsby North East Lincolnshire DN36 4SW

Proposal: Erect single storey rear extension to include two roof lights, erect detached double garage and install new front boundary treatments to include a 1.8m high timber gate, two 2m high stone pillars and related 1m high fencing with hedging behind (Amended Plans showing re-arranged layout and access, and reduction of footprint to rear extension)

Case Officer: Owen Toop

## Customer Details

Name: Mrs Sally Carroll

Address: 1a Abbotts Grange Humberston Grimsby

## Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment:Dated 15th February 2020

I write to object to the revised plans submitted in relation to DM/0887/19/FUL - 41 Humberston Avenue, Humberston.

I am concerned about the level of building under consideration in close proximity to my dwelling. Not only has 41 submitted plans but also 43. Given these proposals are to back land I am genuinely concerned about how this level of fragmentation, if approved, has the potential to change the character to this part of the Avenue. I would prefer to see the large detached host properties to Humberston Avenue maintain an appropriate level of amenity and believe the plans number 41 has submitted diminishes the host property substantially and to its detriment. In my opinion this proposal constitutes both an overdevelopment and an over-intensification.

I live in a one storey property and I am concerned that applicants appear to be trying to build 1.5 storey properties to back land, as is the case with this particular proposal, and would suggest one storey properties would be more suitable (if they have to be constructed at all). I did not buy my one storey property believing other people would be able to obtain the go ahead to build around me with properties greater in storey height than my own. This is of great concern to me. The plans number 41 has submitted appear to have windows that will overlook my property and result in a diminished level of privacy for my own dwelling. The property to the rear (41A) is also a one storey property as well as the one next to it (39A). Allowing something greater in height within this particular back land locality would therefore, design wise, seem to be at odds and appear dominating.

In terms of the Avenue and its back land areas with a view to safeguarding its charm; I feel the

loss of numerous large and mature trees from this site will also have a detrimental impact. From looking at the plans I would like to point out that the access is very limited and would be too narrow for a Fire Engine to pass through. I would never consider buying a property where it was not possible for the Fire Brigade to be able to gain access and believe many other home owners would feel the same. I cannot see how the plan submitted constitutes good, sustainable design. I sincerely hope the decision-makers involved with this proposal take my views on board in a considered manner and understand the reasons why I am objecting to it.

# Comments for Planning Application DM/0851/19/FUL

## Application Summary

Application Number: DM/0851/19/FUL

Address: 41 Humberston Avenue Humberston Grimsby North East Lincolnshire DN36 4SW

Proposal: Erect single storey rear extension to include two roof lights, erect detached double garage and install new front boundary treatments to include a 1.8m high timber gate, two 2m high stone pillars and related 1m high fencing with hedging behind (Amended Plans showing revised garage position, clarification of landscaping to front and side boundary, gate access details).

Case Officer: Owen Toop

## Customer Details

Name: Mr Peter Doswell

Address: Hedgehog Hollow 1b Abbotts Grange Humberston

## Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: With reference to the proposed plans dated 6th July

We would prefer to see the addition of garaging to the rear of 41 due to the applicant having:

1. suitable and available space within the rear garden (in contrast to insufficient space elsewhere)
2. garages to this position would be hidden without any negative aesthetic to Humberston Avenue
3. garaging to the rear would have ready access
4. lastly garaging being the preferable option over a possible infill property which would constitute an over-development of the plot.

Dated 20<sup>th</sup> February 2020

For the attention of Mr Owen Toop, Case Officer  
Engie, New Oxford House, Grimsby, NE Lincs



Dear Sir,

Re amended plans to 41 Humberston Avenue - DM/0851/19/FUL

I write to you to object to the positioning of the double garaging to the amended plans. I would prefer for the garages to be placed to the rear of 41, instead of the proposed positioning, believing aesthetically this would be preferable and more in-keeping with the principles of Good Design.

Yours faithfully

Angela Phillips

39 Humberston Avenue, Humberston



# Comments for Planning Application DM/0851/19/FUL

## Application Summary

Application Number: DM/0851/19/FUL

Address: 41 Humberston Avenue Humberston Grimsby North East Lincolnshire DN36 4SW

Proposal: Erect single storey rear extension to include two roof lights, erect detached double garage and install new front boundary treatments to include a 1.8m high timber gate, two 2m high stone pillars and related 1m high fencing with hedging behind

Case Officer: Owen Toop

## Customer Details

Name: Mr Mark Carrie

Address: 39a Humberston Avenue Grimsby

## Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I would like to object to this planning application due to being of the opinion that the double garage would be better placed in the rear garden of this property rather than being situated to the front of the house. I believe having the garages on the front of the property detracts from the aesthetic of the Avenue in general. Sometimes it is unavoidable if the property does not have a large rear garden however given the owner of number 41 has plenty of rear garden land and also access to the rear, I am of the opinion this would be the better option.

# Comments for Planning Application DM/0851/19/FUL

## Application Summary

Application Number: DM/0851/19/FUL

Address: 41 Humberston Avenue Humberston Grimsby North East Lincolnshire DN36 4SW

Proposal: Erect single storey rear extension to include two roof lights, erect detached double garage and install new front boundary treatments to include a 1.8m high timber gate, two 2m high stone pillars and related 1m high fencing with hedging behind (Amended Plans showing re-arranged layout and access, and reduction of footprint to rear extension)

Case Officer: Owen Toop

## Customer Details

Name: Mr Mark Carrie

Address: 39A Humberston Avenue Humberston Grimsby

## Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I have confirmed with my solicitor the boundary between 39A and 41, which the applicant at 41 plans to build upon, belongs to 39A. Therefore he will not have the necessary space to locate the double garage as per the plans on the amended application or have permission to remove any trees or hedging within this boundary.



Mr R Horner  
41A Humberston Avenue,  
Humberston  
GRIMSBY  
N.E. Lincolnshire

11.10.2019,

Mr Owen Toop  
North East Lincolnshire Planning  
George Street  
GRIMSBY  
DN3114B

### **PLANNING APPLICATION REFERENCE**

**DM/0851/19/FUL**

Thank you for your visit to review issues arising from the above planning application.

The driveway to 41A is restricted in width and is the only access for people and vehicles, public service vehicles, ambulances use it with care.

The revised design at the front could restrict access: services, water, sewage, gas, electricity, telephone lines are laid in the driveway specific to 41A. The driveway is graded to accommodate falls as required. The gradient is approx.

N.S. direction. The right of way status of the drive has required maintenance of hedges and surfaces to ensure access is maintained. Removal of hedges. Why is that proposed?

My concern is access, and security, continuity as it is my residence and has been for almost 50 years.

Yours sincerely

R. HORNER

Sketch of Site

A1A.

## PROPOSED SITE PLAN

Scale - 1:200

Shading below gate  
Stone cap on back /  
metal plate  
Metal Easement  
with wedge planting  
to front

## GATE &amp; BOUNDARY TREATMENT

Scale - 1:50



KEY:

Ownership Boundary:

Site Boundary:



Drawing Title: PROPOSED SITE PLAN	
Client: MR & CROFT	Project: REAR EXTENSION & EXTERNAL ALTERATIONS
Location: 41 HUMBERTON AVENUE, HUMBERTON	Revision: Scale/Date: 1:200 / A2
Drawing Number: 19/176/0005	Project Stage: Design By: 19/176/0005
Drawn By: 19/176/0005	Checked By: 19/176/0005
Date: 11/02/2019	

Hyde Architecture

**PLANNING COMMITTEE - 6th January 2021**

**ITEM: 4**                      **RECOMMENDATION: Approval with Conditions**

**APPLICATION No: DM/0896/20/FUL**

**APPLICATION TYPE: Full Application**

**APPLICATION SITE: 68 Weelsby Road, Grimsby, North East Lincolnshire, DN32 0PS**

**PROPOSAL: Erect single storey rear kitchen/dining extension to include the installation of rooflights**

**APPLICANT:**

Mr And Mrs Tipple  
68 Weelsby Road  
Grimsby  
North East Lincolnshire  
DN32 0PS

**AGENT:**

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

**DEPOSITED: 24th October 2020**

**ACCEPTED: 26th October 2020**

**TARGET DATE: 21st December 2020**

**PUBLICITY EXPIRY: 6th December 2020**

**AGREED EXTENSION OF TIME DATE: 11th  
January 2021**

**CONSULTATION EXPIRY: 29th November  
2020**

**CASE OFFICER: Emily Davidson**

**PROPOSAL**

The proposal is to erect a single storey extension to include the installation of rooflights. The materials proposed would match that of the existing property in terms of rendered walls and grey slate roof.

The application is presented to Planning Committee due to the number of objections received.

## **SITE**

68 Weelsby Road is an end terrace situated on the south side of the road. Weelsby Road itself is a street of residential character made up of varying house types. The boundaries of the property are secured with timber fencing and brick walls.

## **RELEVANT PLANNING HISTORY**

DC/70/08/PAR - Erect single storey extension to the rear - refused 31/03/2008

## **RELEVANT PLANNING POLICIES AND BACKGROUND PAPERS**

National Planning Policy Framework (February 2019)

NPPF1 - Introduction

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

PO5 - Development boundaries

PO22 - Good design in new developments

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

## **REPRESENTATIONS RECEIVED**

Consultee Representations

Heritage Officer - No heritage input required

Drainage Officer - Sustainable drainage informative recommended

Highways Officer - Approval, no conditions

Neighbour Representations

70 Weelsby Road - Objections raised on the grounds of tunnelling, loss of light, overhanging the boundary, flood risk, Party Wall Act, limitation of air movement and damp atmosphere to paving area, disturbance from construction works.

72 Weelsby Road - Objections raised on the grounds of affect build would have on sewers.

18 Summerfield Avenue - Objection on the grounds of loss of light, massing, loss of a view, impact on moisture levels and impact to flora and fauna in the garden.

Second comment from the same address objecting on grounds of massing and loss of light.

Weelsby Road (no further details given) - Objection on the grounds of loss of light, impact on plants and wildlife and not in keeping with the area.

## **APPRAISAL**

### **Principle of Development**

The site is located within the development boundary of Grimsby, therefore Part 1 of Policy 5 of the NELLP 2018 applies. Policy 5 does not preclude works of this nature in principle within the defined development boundaries. It is therefore considered in principle that the proposed development is acceptable subject to the site-specific impacts discussed below.

### **Design**

The host dwelling adjoins properties on Weelsby Road and Portland Avenue. The proposed extension is proportionate in size to the existing dwelling and would leave the property with sufficient amenity space.

Given the proposed extensions position, it is unlikely it would be viewed from Portland Avenue. Objections were raised as to whether the works would be in keeping with the area. Views would be limited from Weelsby Road given the extensions position. The materials proposed would match that of the existing dwelling which would ensure a satisfactory finish is achieved. Extensions of this nature are not unusual in the urban area, thus, it is considered that the proposal would be in line with Policy 5 and 22 of the NELLP 2018. There will be no adverse impact on the Wellow Conservation Area. The proposal is acceptable under Policy 39 of the NELLP in that regard.

Concerns were raised around whether guttering would overhang the neighbouring boundary. The applicant has confirmed this would not be the case and all the works would take place within the boundary of the host dwelling.

### **Neighbouring Amenity**

The host dwelling adjoins No.45 and 47 to the north, No.70 to the east, No.2 Portland Avenue to the south and No.66 to the west. Objections have been received from 70 and 72 Weelsby Road, 18 Summerfield Avenue and an unknown address on Weelsby Road.



The issues raised included tunnelling, loss of light, disturbance during construction, massing, overhanging of guttering, not in keeping design, Party Wall act, limitation of air movement, damp atmosphere, loss of a view, impact on sewers, impact on wildlife and plants and impacts on flood risk.

The proposed extension would adjoin the boundary of No.70. The main issue raised by objectors including No.70 was around loss of light. Light tests have been carried out by the objector. In response the proposal has been considered in terms of light and massing impact. This has included the submission of a light impact report by the applicants which states that there will not be an adverse affect on light. This is concurred with. With regard to massing the roof of the proposed extension would slope away from the boundary and incorporates a hipped design. Having regard to the overall size and scale of the extension it is not considered that there will be an adverse impact on the amenity of the neighbour. There are rooflights proposed facing No.70, however, given their position, it is not considered that there would be adverse overlooking. Concerns have been raised around noise and disturbance during the construction of the works. A condition is recommended to control working hours.

There is a degree of separation between the proposal and No.66. This, along with the existing boundaries would ensure that the impact from massing and overshadowing would remain at an acceptable level. There are no windows proposed facing west which would ensure overlooking is of an acceptable level.

The host property has a reasonably long rear garden. This would ensure there would be ample separation between No.2 Portland Avenue and the proposal. This distance would ensure massing and overshadowing would not impact this property. There are windows proposed facing south, however, with the distance along with the existing boundary treatments, overlooking would not be of a detrimental level.

The properties to the north would remain unaffected given the location of the works.

Issues around the Party Wall Act were raised by neighbouring properties. This does not form part of the planning consideration however, an informative has been placed on the application to draw the applicant's attention to this.

Other issues raised include limitation of air movement, creation of a damp atmosphere, loss of a view, impact of sewers and impacts on plants and wildlife. Whilst these comments are noted, they do not constitute grounds for a planning objection.

Taking into consideration that which is discussed above, it is considered that none of the surrounding properties amenity would be unduly harmed by the proposed works and is considered to be in accordance with Policy 5 of the NELLP 2018.

## Drainage

Flood risk issues have been raised by objectors. The drainage officer has requested a

sustainable drainage informative and the applicant has confirmed they would install water butts and has considered run off to a soakaway. It has been raised that the development could cause damage to the existing sewer. The adopted sewer records have been checked and there is not an adopted sewer on the site though there is a possibility that there is one that feeds into the adopted network. An informative is recommended for the applicant to check the sewer network.

#### Planning history

It is noted that an application in 2008 was refused based on the impact to neighbouring amenity and loss of light. This was for a smaller extension in terms of its length but with a different roof design. However this was sometime ago and the new application needs to be judged on its merits having regard to the details pertaining to it. For the reasons stated it is considered that the proposal is acceptable.

### **CONCLUSION**

The proposed extension would be of a reasonable size, scale and appearance and would not lead to any undue impacts on the neighbouring properties amenities or the character and appearance of the area. The application is therefore considered to be in accordance with Policies 5 and 22 of the NELLP 2018 and is recommended for approval.

### **RECOMMENDATION**

#### **Approval with Conditions**

##### (1) Condition

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

##### Reason

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

##### (2) Condition

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

Site Location, Block Plan, Existing and Proposed Plans and Elevations - 739-1 D

##### Reason

For the avoidance of doubt in the interests of proper planning and in accordance with policy 5 of the North East Lincolnshire Local Plan 2013-2032 (adopted 2018).

(3) Condition

The proposal shall be constructed using materials specified within/on application form received 24/10/2020 unless otherwise first approved in writing by the Local Planning Authority.

Reason

This condition is imposed in the interests of design considerations in the context of the existing buildings in order to comply with policy 5 of the North East Lincolnshire Local Plan 2013-2032 (adopted 2018).

(4) Condition

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

Reason

To protect the amenities of nearby residents and in accordance with policy 5 of the North East Lincolnshire Local Plan 2013-2032 (adopted 2018).

## **Informatives**

1 Reason for Approval

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

2 Added Value Statement

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

In accordance with paragraph 187 of the National Planning Policy Framework, the Local Authority has worked in a positive and proactive manner with the applicant to seek solutions to problems arising, by securing additional information to alleviate concerns.

3 Informative

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

4 Informative

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

5 Informative

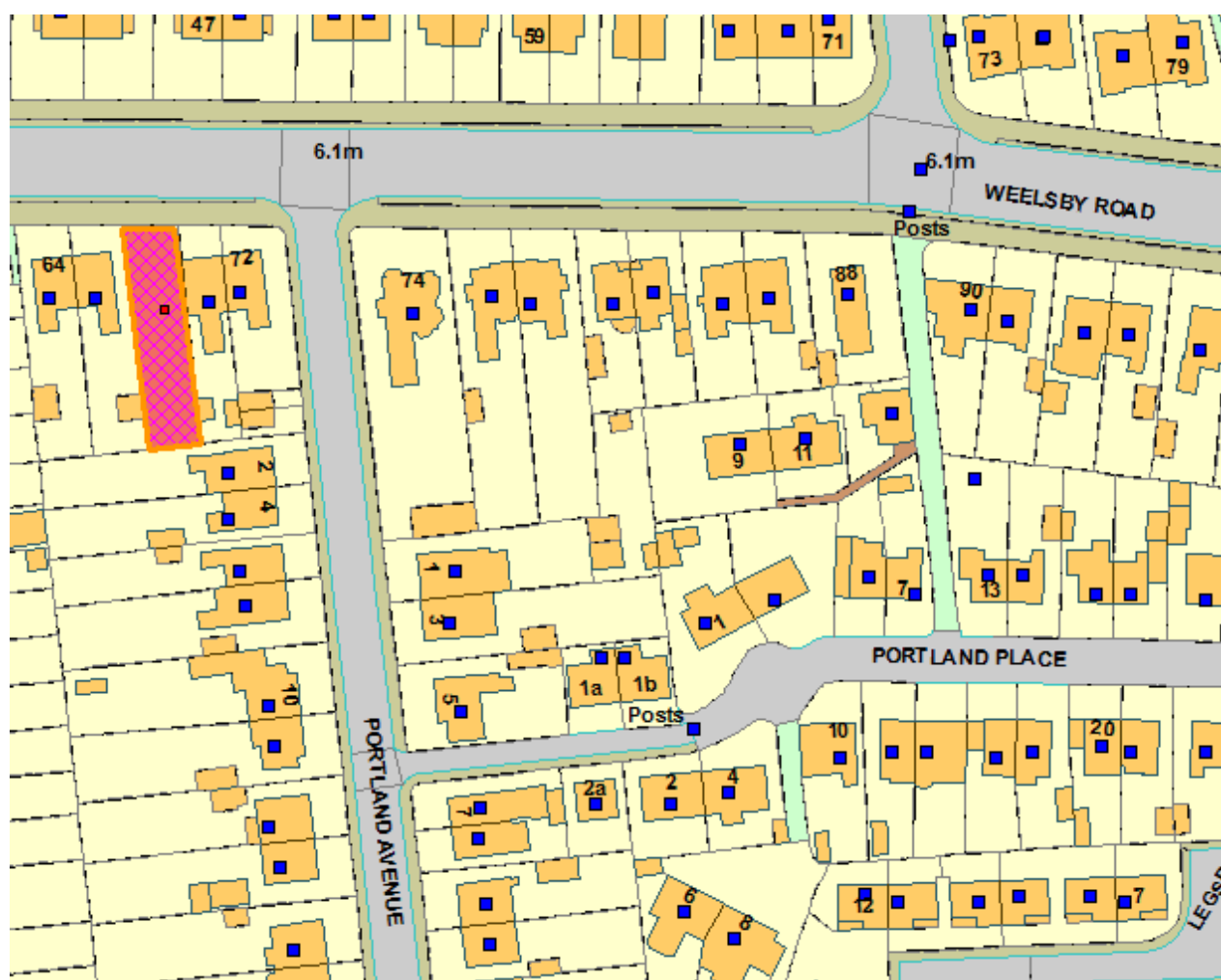
The use of water butts or similar sustainable surface water drainage arrangements such as a soakaway are encouraged on a proposal of this nature.

Please refer to the drainage officers comments.

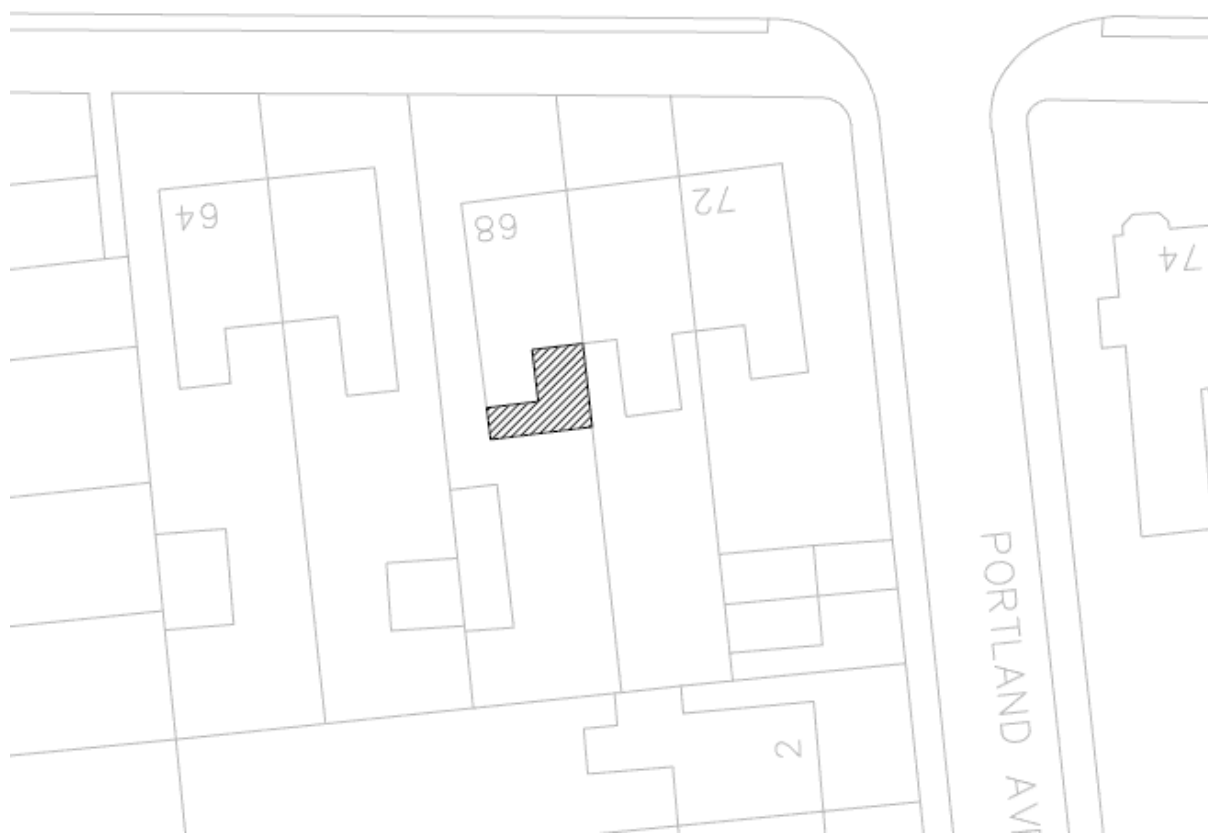
6 Informative

The applicant is advised to carry out checks on the location of any sewer networks which could be affected by the development.

DM/0896/20/FUL – 68 WEELSBY ROAD, GRIMSBY



DM/0896/20/FUL – 68 WEELSBY ROAD, GRIMSBY



Dear Emily Davidson,

**RE Proposed extension at 68 Weelsby Road, Grimsby**

**Reference DM/0896/20/FUL**

15<sup>th</sup> November 2020.

I wish to object the proposal plans submitted attached Plan A.

Whilst I am not opposed to some sort of extension, the current proposal will greatly impact on light entering my home and the extensive mass along the boundary will create a tunnel from my living room.

The Council will be well aware of the 45-degree code when designing extensions in such close proximity to neighbours, such a code intending protection from overshadowing.

I attach plan B showing the extension is **FAILING** both the 45 and 25-degree rules.

I would ask the applicant to revise their plans in consideration of a reduction of the extension in both depth and height.

The extension could easily be lowered to a 2.1Metre height fascia line.

I bring the following to your attention- Comments C1-C5 :

C1: As Plan A does not include guttering, if this is to be included and is to be situated close to the boundary, a certificate B should have been issued to the interested parties.

C2: The proposal will cover land currently benefiting from surface absorption . New guttering will direct water from the expansive roof into underground surface water drains serving 68,70,72. Could this be problematic in this flood risk area?

C3: Can the applicant assure me of protection of the one hundred and six year old party wall during construction. The proposed extension is very close to the wall and as such, its foundations could be undermined. In this event, will the applicant be liable for the rebuilding of the wall? A Party wall notice should have been issued and entered into regarding the proximity of the proposed new extension.

C4 Plan A indicates a boundary structure referred to as a mass, with a length of 5.8 Metres and a height of 2.5 Metres. The distance between this and the opposing wall at No 70 is 2.5 Meters. I am concerned that this structure will limit air movement and reduced light will not allow for burn-off of condensation, resulting, no doubt, in a damp atmosphere pervading the patio and living room area.

C5: Any demolition and construction work will generate noise and dust and invade privacy. To minimise these effects I will require a 1.8 Metre high screen fence for the duration of such works. I also expect any plant/machinery to be switched off when not in use and for contractors to avoid using loud radios in perpetuity. Saturday, Sunday and Bank Holiday working is unacceptable.

Trusting this objection will be carefully evaluated and that I can shortly view a revised plan showing much less impact on my property

Best Wishes

Shirley Taylor. 70 Weelsby Road, DN32OPS.

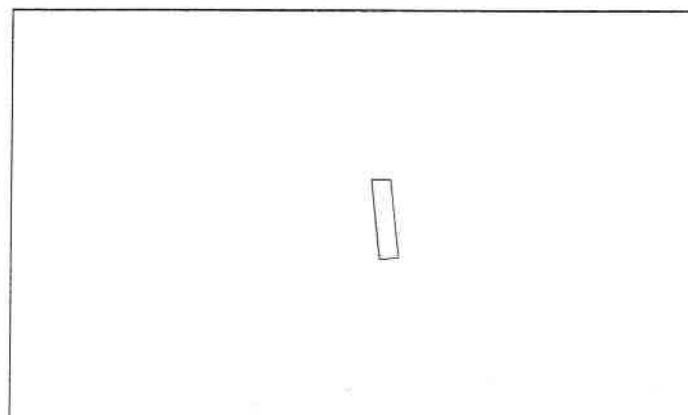
**PLAN A**88 Weelsby Road, Grimsby  
Proposed Rear Extension

Plans and Elevations

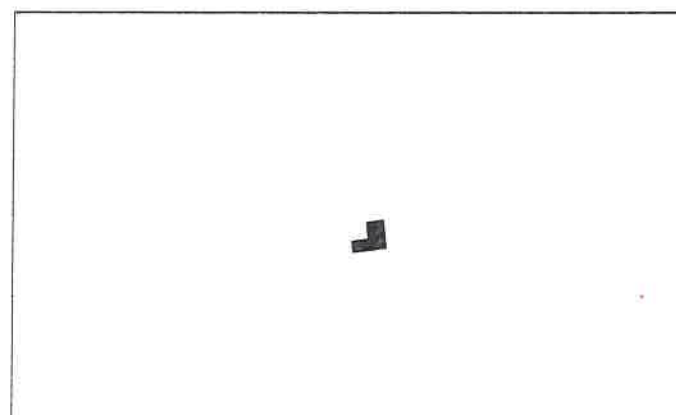
OS Crown Copyright Licence 100019980  
DO NOT SCALE FROM PRINTED DRAWING

As stated @A1

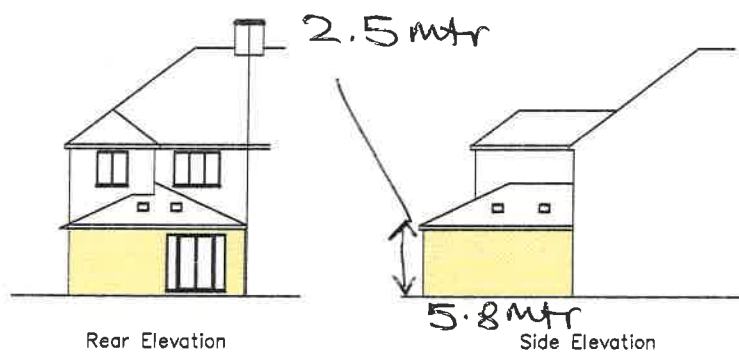
Sep 2019

739:1 **B**

Site Location Plan 1:1250



Site Block Plan 1:500

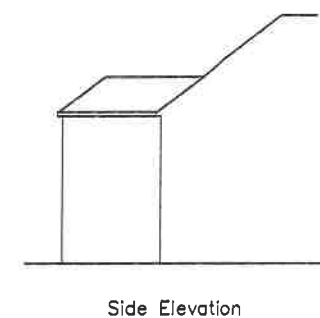


Rear Elevation

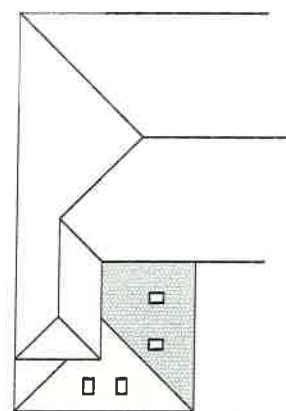
Side Elevation



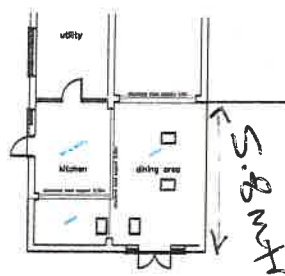
Rear Elevation



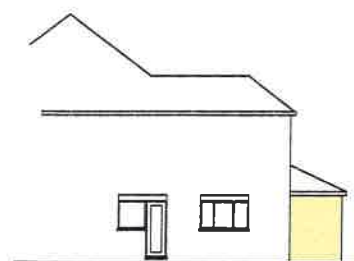
Side Elevation



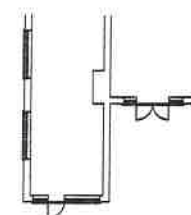
Roof Plan



Ground Floor Plan



Side Elevation



Ground Floor Plan

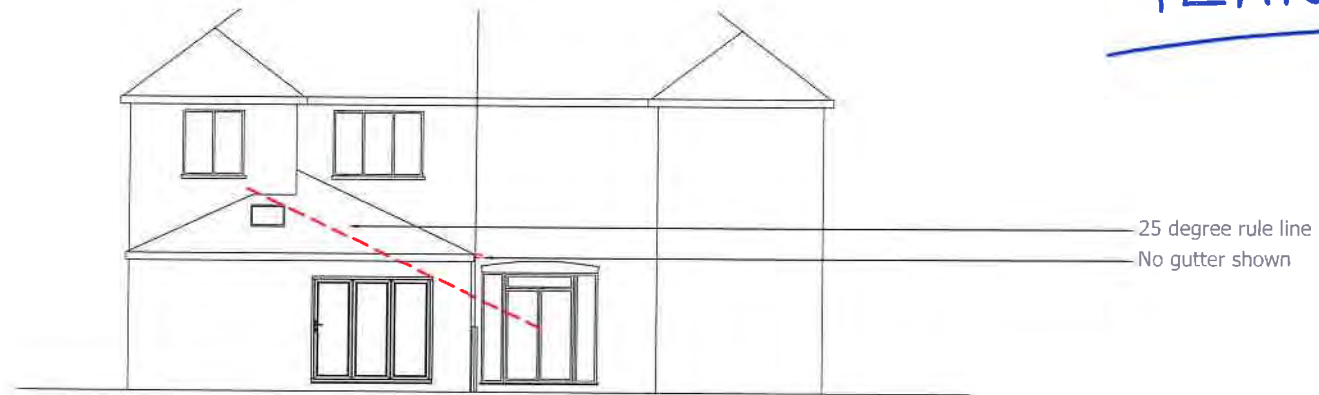


Side Elevation

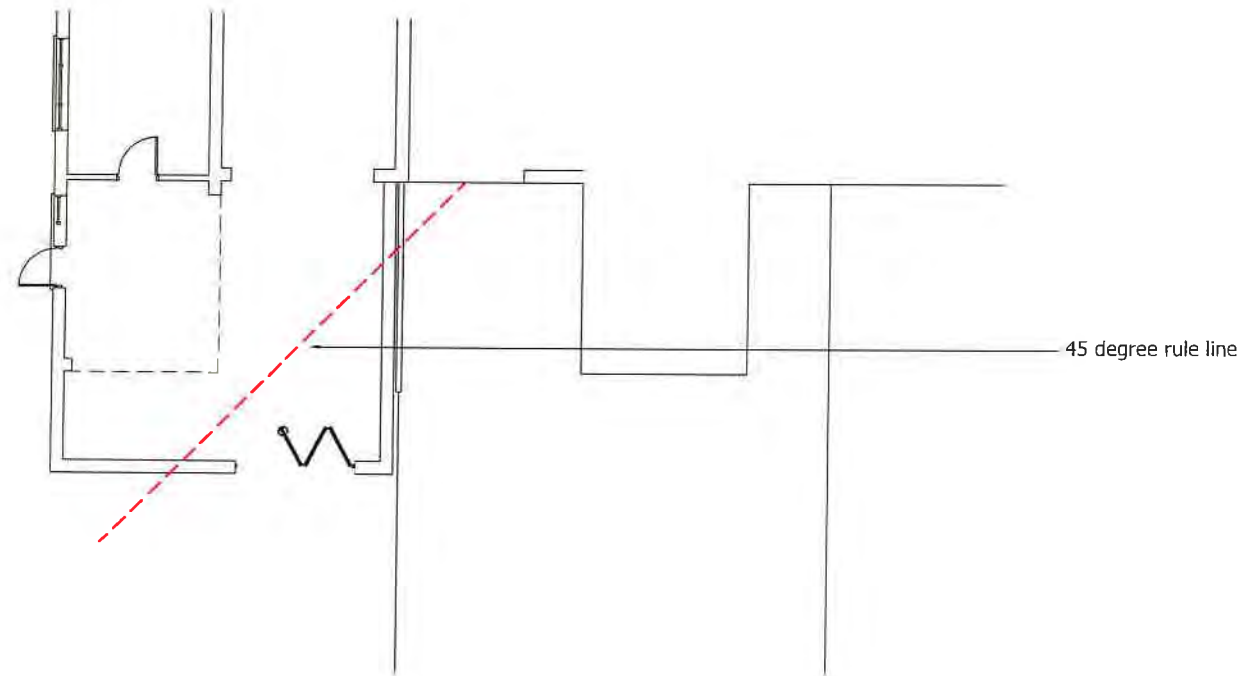
**Proposed Elevations****Existing Elevations**



# PLAN B



Rear Elevation 1:100



Ground Floor Plan 1:100

Project:	Alterations affecting 70 Weelsby Road, Grimsby	
Title:	Plans	Date: Nov 2020
Scale:	1:100 @ A3	
Drawing No:	01	Rev: -









## Comments for Planning Application DM/0896/20/FUL

### Application Summary

Application Number: DM/0896/20/FUL

Address: 68 Weelsby Road Grimsby North East Lincolnshire DN32 0PS

Proposal: Erect single storey rear kitchen/dining extension to include the installation of rooflights

Case Officer: Emily Davidson

### Customer Details

Name: Mrs Maureen Birch

Address: 72 Weelsby Road Grimsby Grimsby

### Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: There is a shared drain/sewer for the 3 properties of 68, 70 & 72.

I am concerned that the foundations will affect this.

## Comments for Planning Application DM/0896/20/FUL

### Application Summary

Application Number: DM/0896/20/FUL

Address: 68 Weelsby Road Grimsby North East Lincolnshire DN32 0PS

Proposal: Erect single storey rear kitchen/dining extension to include the installation of rooflights

Case Officer: Emily Davidson

### Customer Details

Name: Mrs Rachel Taylor

Address: 18 Summerfield Avenue Waltham Grimsby

### Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I am objecting against the proposed extension at 68 Weelsby road because the size of the extension would have a dramatic impact on the amount of light that enters the rear dining room at 70 Weelsby Road.

My Mother-in-Law enjoys her time sitting, enjoying her garden and the sun from her dining room, however with the proposed extension this would no longer be possible.

Rachel Taylor

Good Morning Emily

20/11/2020

Please find my Objection to proposed extension at 68 Weelsby Road, Grimsby

Ref: DM/0896/20/FUL.

Regards

Ian Taylor

18 Summerfield Avenue

Waltham

DN370NH

RE Proposed extension at 68 Weelsby Road, Grimsby

Ref DM/0896/20/FUL

I wish to **OBJECT** to the proposed extension on the following grounds:

- The length of the proposed extension
- The height of the planned side wall
- The Effect of light reduction in the dining room due to the proposed extension.
- The loss of existing views would adversely affect the residential amenity

The Plan that has been submitted (Fig 1) is incorrect as it shows an equal size of area that 68 and 70 have. Actually 68 Weelsby road has a larger area than 70 Weelsby Road see Fig 2 & 3.

If the proposed plans are passed this will create a feeling of a passage way on the rear of no 70. This will affect the light levels, moisture levels and subsequently effect the flora and fauna in the garden area.

The Proposed extension will break the 45-degree light rule (Fig1) and the 25-degree rule (Fig4) from the dining room, the current residents of 68 Weelsby Road were refused a previous extension on these grounds and I would ask this to be looked at.

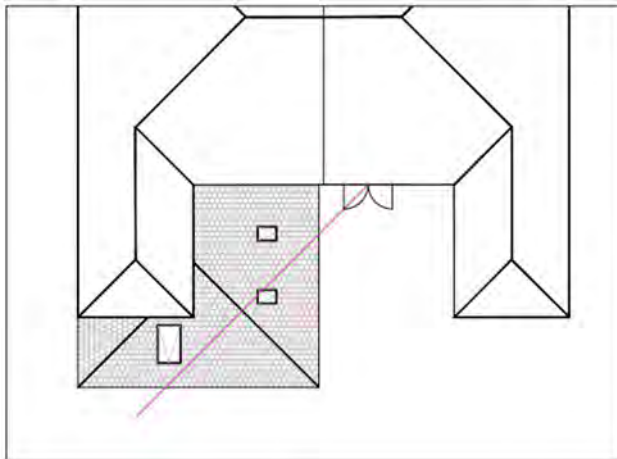


Fig 1



Fig 2



Fig3





The proposed development is over-bearing and out-of-scale in terms of its appearance compared with existing development in the vicinity

Ian Taylor

# Comments for Planning Application DM/0896/20/FUL

## Application Summary

Application Number: DM/0896/20/FUL

Address: 68 Weelsby Road Grimsby North East Lincolnshire DN32 0PS

Proposal: Erect single storey rear kitchen/dining extension to include the installation of rooflights

Case Officer: Emily Davidson

## Customer Details

Name: Mr Arnaud Du Bedat

Address: Weelsby Road Grimsby

## Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: The back gardens of all the properties on this side of Weelsby Rd (nr 72, 70, 68, etc.) were specifically organized with a southern exposure so that they could benefit from maximum sunlight. This enables the owners to enjoy sunshine throughout the year, adds value to the properties and is also a very important aspect for landscaping and land conservation purposes, as it affects the native plant life and seasonal growth of flora.

The proposed extension in nr 68 would definitely have a serious impact on the sunlight available in the back garden of nr 70, especially in the afternoon, when sunshine is most desirable. There would also be a significant reduction in the amount of light entering the rooms adjacent to the patio, making them darker and unpleasant.

With this loss of sunshine and daylight, it can be expected that the back garden of nr 70 will feel colder, damper and much less enjoyable to its elderly owner, and will also lose some of its flora and wildlife.

Aesthetics is another important consideration. Extensions must look natural and harmonious with their surroundings, which is not the case here. The proposal for nr 68 would create an odd-looking structure that would most likely have a significant impact on the value of surrounding properties.

I therefore believe that the proposed extension for nr 68 should be fully redrafted and that new plans should be submitted to take into account ALL the factors describe above.

**PLANNING COMMITTEE - 6th January 2021**

**ITEM: 5**                      **RECOMMENDATION: Approval with Conditions**

**APPLICATION No: DM/0897/20/FUL**

**APPLICATION TYPE: Full Application**

**APPLICATION SITE: 18 Oak Road, Healing, Grimsby, North East Lincolnshire, DN41 7RL**

**PROPOSAL: Demolish existing rear extension and erect two storey extension at the rear, creation of living accommodation at second floor and erect a single storey garage in rear garden**

**APPLICANT:**

Hayley Nielsen  
18 Oak Road  
Healing  
Grimsby  
North East Lincolnshire  
DN41 7RL

**AGENT:**

**DEPOSITED: 24th October 2020**

**ACCEPTED: 26th October 2020**

**TARGET DATE: 21st December 2020**

**PUBLICITY EXPIRY: 29th November 2020**

**AGREED EXTENSION OF TIME DATE: 11th January 2021**

**CONSULTATION EXPIRY: 22nd November 2020**

**CASE OFFICER: Emily Davidson**

**PROPOSAL**

The proposal is to demolish the existing rear extension and erect a two storey extension to the rear, creation of living accommodation at second floor level of the existing dwelling and erect a single storey garage in the rear garden. The existing extension has already been demolished. The materials used for both the extensions and the outbuilding would match that of the existing dwelling, rendered with brick detailed walls, tiled roof and PVC windows and doors.

The application is presented to Planning Committee due to the objections of the Parish Council and neighbouring residents.

## **SITE**

18 Oak Road is a semi-detached property located on the south side of the road. Oak Road is a street of residential character made up of predominantly semi-detached and detached properties. The boundaries of the property are secured by hedging.

## **RELEVANT PLANNING HISTORY**

No relevant planning history.

## **RELEVANT PLANNING POLICIES AND BACKGROUND PAPERS**

National Planning Policy Framework (February 2019)

NPPF1 - Introduction

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

PO5 - Development boundaries

PO22 - Good design in new developments

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

## **REPRESENTATIONS RECEIVED**

Consultee Representations

Heritage Officer - No heritage input required

Highways Officer - Approval, no conditions

Drainage Officer - Surface water drainage condition recommended

Healing Parish - The Parish Council supports neighbouring objections to this application, feeling it will have a detrimental impact upon neighbouring dwellings by nature of its size and scale and would wish to see it refused.

## Neighbour Representations

16 Oak Road - No objection, though would prefer no upstairs west side window which overlooks their property.

25 Oak Road - Objection on the grounds of maintenance, Party Wall agreement, loss of light and undermining of foundations.

20 Oak Road - Objection on the grounds of loss of light, loss of privacy, proximity to boundary and visual amenity.

21 Radcliffe Road - Objection on the grounds of size and design.

Fords Avenue (anonymous comment) - Objection on the rounds of flood risks, commencement of works and disposal of rubble.

## **APPRAISAL**

### Principle of Development

The site is located within the development boundary of Healing, therefore Part 1 of Policy 5 of the NELLP 2018 applies. Policy 5 does not preclude works of this nature in principle within the defined development boundaries. It is therefore considered in principle that the proposed development is acceptable subject to the site-specific impacts discussed below.

### Design

The host dwelling adjoins properties on Oak Road, Fords Avenue and The Avenue. Whilst the footprint of the building would increase should the works be carried out, it would still leave the property with ample amenity space.

Given the location of the works, views from Fords Avenue and The Avenue would be limited. Both the garage and extension would be visible from Oak Road itself. Objections have been raised as to whether the proposal would be in keeping with the surrounding area. The properties on Oak road vary in design and size. The proposed design would be similar to that of the rear of the properties opposite. The materials proposed would be in keeping with the existing property for both the extension and the garage, ensuring a satisfactory finish is achieved. It is not unusual to see examples similar to the proposed garage and extension in residential areas. All considered, it is not felt this proposal would look out of place in its surroundings. It would therefore not have a negative impact on either street scene or the wider character of the area and is in line with Policy 5 and 22 of the NELLP 2018.

### Neighbouring Amenity

The host dwelling adjoins No.27 to the north, No.20 to the east, No.49 Fords Avenue to

the south and No.16 and No.34a The Avenue to the west. Neighbour representations were received from No.16, 25, and 20 Oak Road, No.21 Radcliffe Road and an anonymous comment from a resident of Fords Avenue. The concerns raised included the following which will be addressed below. Loss of light to the windows and amenity space of No.20, along with the effect of tunnelling and overlooking. Not in keeping and dominating in the surrounding area (addressed above), proximity of both the garage and extension to the boundary and whether there would be allowances for maintenance and the need for a Party Wall agreement, undermining of neighbouring properties foundations, rubble being discarded to the rear of the property and the commencement of demolition works prior to the decision of the application.

The proposed extension would be located closet to No.20. Concern has been raised by both No.20 and others about the loss of light to the first-floor window. This window is to a bedroom which is considered a habitable room. Light tests were requested which show that there should not be an adverse impact on the first floor window. It is also taken into consideration that No.20's own first floor wing already has an impact on this window. The impact of tunnelling on the first floor window has also been raised but having regard to the extent of the extension it is not considered that this will be adverse. In conclusion, whilst it is accepted that there may be some impact by the very nature of a two extension in terms of loss of light and overshadowing and massing it is considered that the impact would not be of an unacceptable level. The two storey element would finish in line with the neighbouring ground floor extension with approximately 1m projecting past the neighbouring building line at single storey. This would mean that there would be minimal impact to the ground floor window of the neighbour and to the amenity space. There are no additional windows proposed facing directly onto No.20 which would ensure the level of overlooking would remain unchanged to that of the existing. This is because the south first floor windows proposed are of the same size and position in relation to the neighbour as existing. They look down the hosts property garden with any overlooking of the neighbour oblique as it is currently.

There would be a reasonable degree of separation between No.20 and the proposed garage. The garage would be single storey and mostly obscured by the existing boundary treatments. Thus, it is considered that there would not be a significant impact in terms of overshadowing, overlooking or massing in terms of the outbuilding.

The proposed garage would be closest to No.16. There are several trees and hedges within the garden on No.16 along the boundary which the garage is proposed to be closest to. This would mostly obscure the single storey outbuilding. This would ensure massing, overshadowing and overlooking are acceptable.

No.16 submitted comments requesting no windows to the second storey overlooking this property. There would be 2 windows proposed facing this elevation at first floor level, however, due to the nature of these windows and the layout of the properties to each other it is not considered that there will be adverse overlooking. There is a reasonable degree of separation between these two properties which would ensure massing and overshadowing would not have undue impacts.

Whilst No.34a the Avenue adjoins the boundary of the host dwelling, the proposed works have a significant degree of separation which would ensure there would be no negative impacts from overlooking, overshadowing or massing. This would also be true of No.29 Fords Avenue.

Most of the works would be obscured from view of No.27. Given the degree of separation from the proposed works, there would be no impacts in terms of overlooking, overshadowing and massing.

It is understood that demolition of the existing extension have been carried out in advance of a decision being made. The applicant was reminded that works should not be carried out until a decision has been issued on the planning application. It should however be noted that, the demolition could be carried out without the need for planning permission.

Issues were raised in relation to the Party Wall Act. This does not form part of the planning consideration, however, is brought to the applicant's attention in the way of an informative on the application. Further comments relate to maintenance of guttering, fencing, etc, the undermining of foundations, loss of a view and the disposal of rubble. Whilst these comments are noted in these regards, they are not justifiable grounds for a planning objection.

Taking into consideration that which is discussed above, it is considered that none of the surrounding properties amenity would be unduly harmed by the proposed works and is considered to be in accordance with Policy 5 of the NELLP 2018.

#### Drainage

Concerns were raised around the potential impact of flooding should the proposal be carried out. The drainage officer has suggested a sustainable drainage condition is put in place to mitigate this. This is recommended.

### **CONCLUSION**

The proposed extension would be of a reasonable size, scale and appearance and would not lead to any undue impacts on the neighbouring properties amenities or the character and appearance of the area. The application is therefore considered to be in accordance with Policies 5 and 22 of the NELLP 2018 and is recommended for approval.

### **RECOMMENDATION**

#### **Approval with Conditions**

(1) Condition

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

Reason

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

(2) Condition

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

Existing Site Location, Block Plan and Existing Floor Plans and Elevations - 100  
Proposed Site Plans, Floor Plans and Elevations - 101 rev A

Reason

For the avoidance of doubt in the interests of proper planning and in accordance with policy 5 of the North East Lincolnshire Local Plan 2013-2032 (adopted 2018).

(3) Condition

The proposal shall be constructed using materials specified within/on application form received 24/10/2020 unless otherwise first approved in writing by the Local Planning Authority.

Reason

This condition is imposed in the interests of design considerations in the context of the existing buildings in order to comply with policy 5 of the North East Lincolnshire Local Plan 2013-2032 (adopted 2018).

(4) Condition

Prior to the commencement of development, a final scheme of surface water drainage; following infiltration tests shall be approved in writing by the Local Planning Authority. Such scheme shall be implemented in full before the development is occupied.

Reason

To prevent an increased risk of flooding by ensuring the provision of a satisfactory means of surface water disposal in accordance with policy 5 of the North East Lincolnshire Local Plan 2013-2032 (adopted 2018).



## **Informatives**

### **1 Reason for Approval**

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

### **2 Added Value Statement**

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

In accordance with paragraph 187 of the National Planning Policy Framework, the Local Authority has worked in a positive and proactive manner with the applicant to seek solutions to problems arising, by securing additional information to alleviate concerns.

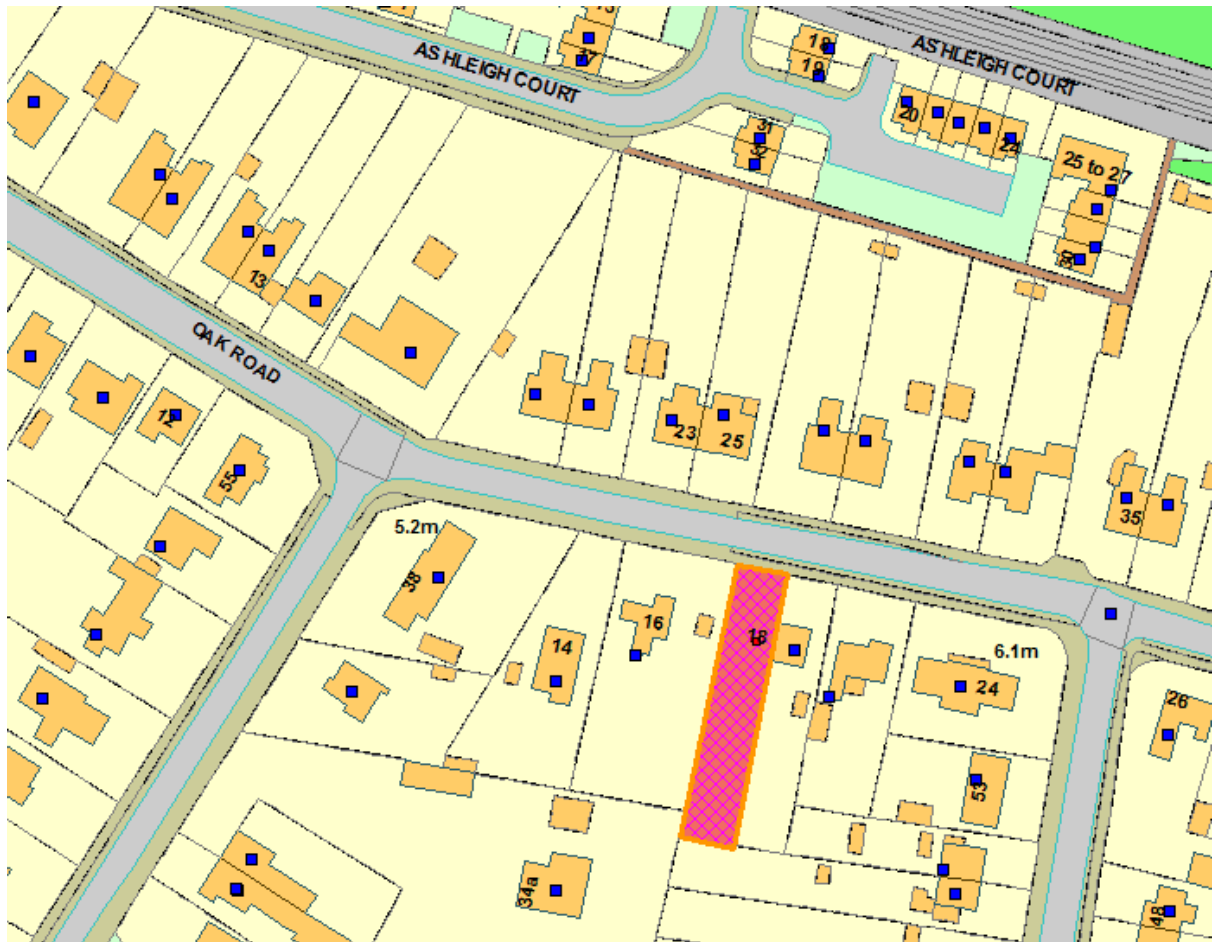
### **3 Informative**

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

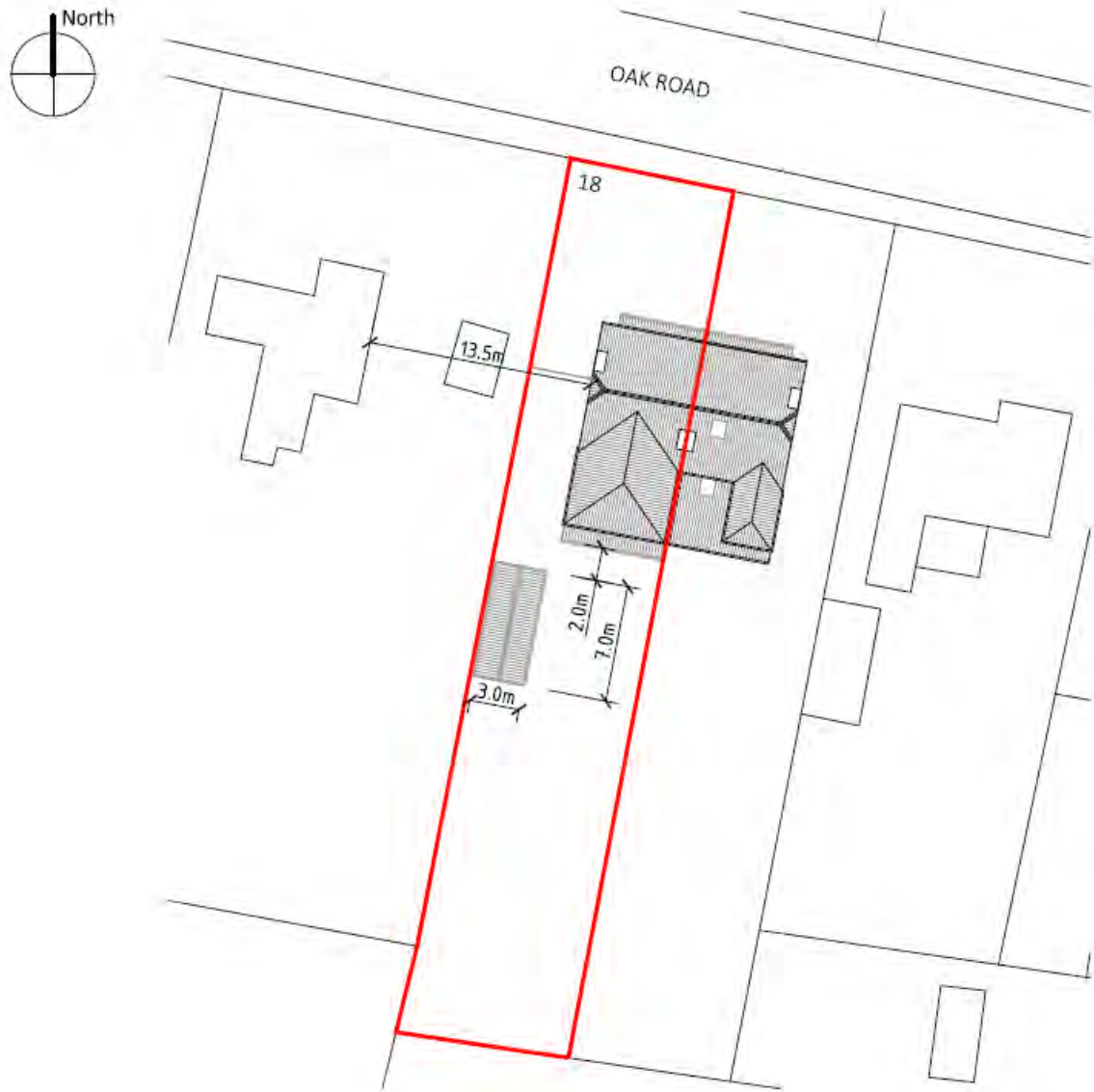
### **4 Informative**

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

DM/0897/20/FUL – 18 OAK ROAD, HEALING



DM/0897/20/FUL – 18 OAK ROAD, HEALING



# Healing Parish Council

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

9<sup>th</sup> December, 2020

Planning Dept. NELC  
 BY EMAIL

Dear Sirs,

The following applications were discussed at a meeting held of Healing Parish Council on Tuesday 8<sup>th</sup> November 2020 – the comments and observations from the Parish Council are shown as follows:

**Planning application reference: DM/0897/20/FUL**

**Proposal: Demolish existing rear extension and erect two storey extension at the rear, creation of living accommodation at second floor and erect a single storey garage in rear garden**

**Location: 18 Oak Road, Healing**

*The Parish Council supports neighbouring objections to this application, feeling it will have a detrimental impact upon neighbouring dwellings by nature of its size and scale and would wish to see it refused.*

Mrs. Kathy Peers  
 Clerk – Healing Parish Council

**Angela Tynan (Engie)**

---

**From:** Graeme Hytch  
**Sent:** 07 November 2020 12:31  
**To:** Planning - IGE (ENGIE)  
**Subject:** Planning application ref: DM/0897/20/FUL

Planning Application for 18 Oak Road Healing DM/0897/20/FUL

I live at 16 Oak Road DN41 7RL . I have no objection, though I would prefer that no upstairs west side window overlooks my property.

Yours truly,

*Graeme Hytch.*

# Comments for Planning Application DM/0897/20/FUL

## Application Summary

Application Number: DM/0897/20/FUL

Address: 18 Oak Road Healing Grimsby North East Lincolnshire DN41 7RL

Proposal: Demolish existing rear extension and erect two storey extension at the rear, creation of living accommodation at second floor and erect a single storey garage in rear garden

Case Officer: Emily Davidson

## Customer Details

Name: Mr Chris Charlton

Address: 25 Oak Road Healing

## Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Whilst I am not opposed to any extensions being built, there has to be some consideration given to neighbouring properties and their occupants, this planning application falls short of that for the reason explained below.

### Proposed ground floor plan

There has been no consideration given to gaining reasonable access to maintain both properties gutters, fascia, soffits and no means to maintain the rendered wall on the new extension from ground level to roof level.

I cannot see if a party wall surveyor has been to discuss the proposed extension relating to the lack of maintenance gap with the existing neighbours.

The neighbouring properties extension has been in place for a number of years therefore, the new proposed extension should be built to allow reasonable access by both parties and agreed by both parties.

### Proposed second floor plan

This existing bedroom window will have reduced natural light due to the proposed extension, and has clearly not been a consideration when drawing and submitting the plans, consideration should be given to reduce the depth of the second floor extension projecting past the existing building line.

There appears to be no consideration given to under mining of existing foundations on the neighbouring property, the extension should be reduced to prevent any undermining or settlement of the neighbouring property.

### Proposed Garage

No maintenance access available for new garage gutters, fascia and soffits. The garage should be moved away from the boundary line to give access without using neighbouring grounds.

There is more than sufficient room to move the garage away from the boundary.

## Planning - IGE (ENGIE)

---

**From:** steve  
**Sent:** 20 November 2020 18:23  
**To:** Planning - IGE (ENGIE)  
**Subject:** DM/0897/20/FUL

5

FAO Emily Davidson,

I have recently submitted an objection to the proposed extension at 18 Oak Road, Healing. In this email, in addition to the previously submitted information, I have included additional 'before and after' photographs to support our objection.

Kind regards, Steve Lilley











We are objecting to the proposed development on 5 counts:

#### Loss of Light

We would suffer high degree of loss of light to a habitable room on the first floor, as this is a bedroom in our home. As the property is south facing, the 2 storey extension in it's current design would block all natural light to this room from late afternoon, meaning the room would be very dark and lose the current abundance of light it receives whilst making the room feel as though we are in a tunnel. It would also impact on the solar gain to this room as it heats the fabric up during this time, which radiates during the night. The current patio is south facing and receives sunlight from morning to early evening. The size, height and proximity to the boundary will cause dense overshadowing onto the patio area from the afternoon onwards.

#### Privacy

The impact on privacy to our outside space to the rear of our property. The proposed first floor extension would be in line with our ground floor extension with windows positioned on this building line offering views directly onto our patio space. This will have a negative effect on the use of our outdoor space throughout the year.

#### Proximity to boundary

It appears that the guttering for the property will overhang our boundary line. This would also make maintenance to both properties guttering and render/brickwork impossible. We are unsure how the east facing wall will be rendered initially, or maintained in the future, as there will not be any access from our property to allow this. The proposed extension should be moved a suitable distance from the boundary line to alleviate this issue.

#### Visual amenity

Our property is situated in an attractive location which enjoys lots of natural light and sunlight, trees, mature hedges and sky lines. The surrounding properties which we can see are all built around the same era making them all 'in keeping' with each other. The size of the proposed build is over bearing and will dominate the landscape, while standing out as extremely modern in its appearance.

We are disappointed the applicants did not take up our invitations to discuss their proposal. There has been no consideration on the effect such a large scale build would have on our property, and the traditional look of all the surrounding properties. We have not had any consultation in regards to the applicants providing a comprehensive party wall agreement, in regards to any possible internal or external damage caused by the digging of footings, or by subsequent building works. The current proposal appears that some of the current boundary hedging will need to be removed but this has not been mentioned or discussed. We are not opposed to a more considerate and reasonable sized extension.

Sent from [Mail](#) for Windows 10

# Comments for Planning Application DM/0897/20/FUL

## Application Summary

Application Number: DM/0897/20/FUL

Address: 18 Oak Road Healing Grimsby North East Lincolnshire DN41 7RL

Proposal: Demolish existing rear extension and erect two storey extension at the rear, creation of living accommodation at second floor and erect a single storey garage in rear garden

Case Officer: Emily Davidson

## Customer Details

Name: Mr Steve Lilley

Address: 20 Oak Road Healing GRIMSBY

## Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: We are objecting to the proposed development on 5 counts:

### Loss of Light

We would suffer high degree of loss of light to a habitable room on the first floor, as this is a bedroom in our home. As the property is south facing, the 2 storey extension in it's current design would block all natural light to this room from late afternoon, meaning the room would be very dark and lose the current abundance of light it receives whilst making the room feel as though we are in a tunnel. It would also impact on the solar gain to this room as it heats the fabric up during this time, which radiates during the night. The current patio is south facing and receives sunlight from morning to early evening. The size, height and proximity to the boundary will cause dense overshadowing onto the patio area from the afternoon onwards.

### Privacy

The impact on privacy to our outside space to the rear of our property. The proposed first floor extension would be in line with our ground floor extension with windows positioned on this building line offering views directly onto our patio space. This will have a negative effect on the use of our outdoor space throughout the year.

### Proximity to boundary

It appears that the guttering for the property will overhang our boundary line. This would also make maintenance to both properties guttering and render/brickwork impossible. We are unsure how the east facing wall will be rendered initially, or maintained in the future, as there will not be any access from our property to allow this. The proposed extension should be moved a suitable distance from the boundary line to alleviate this issue.

### Visual amenity

Our property is situated in an attractive location which enjoys lots of natural light and sunlight, trees, mature hedges and sky lines. The surrounding properties which we can see are all built around the same era making them all 'in keeping' with each other. The size of the proposed build is over bearing and will dominate the landscape, while standing out as extremely modern in its appearance.

We are disappointed the applicants did not take up our invitations to discuss their proposal. There has been no consideration on the effect such a large scale build would have on our property, and the traditional look of all the surrounding properties. We have not had any consultation in regards to the applicants providing a comprehensive party wall agreement, in regards to any possible internal or external damage caused by the digging of footings, or by subsequent building works. The current proposal appears that some of the current boundary hedging will need to be removed but this has not been mentioned or discussed. We are not opposed to a more considerate and reasonable sized extension.

A supporting email will follow with further evidence.

# Comments for Planning Application DM/0897/20/FUL

## Application Summary

Application Number: DM/0897/20/FUL

Address: 18 Oak Road Healing Grimsby North East Lincolnshire DN41 7RL

Proposal: Demolish existing rear extension and erect two storey extension at the rear, creation of living accommodation at second floor and erect a single storey garage in rear garden

Case Officer: Emily Davidson

## Customer Details

Name: Mr Paul Abbott

Address: 21 Radcliffe Road Healing Grimsby

## Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: With regards to this and other recent planning applications for extensions in the village of Healing, I have observed that they are becoming larger and often not sympathetic to the original build. It seems to be that 'anything goes' lately.

## Comments for Planning Application DM/0897/20/FUL

### Application Summary

Application Number: DM/0897/20/FUL

Address: 18 Oak Road Healing Grimsby North East Lincolnshire DN41 7RL

Proposal: Demolish existing rear extension and erect two storey extension at the rear, creation of living accommodation at second floor and erect a single storey garage in rear garden

Case Officer: Emily Davidson

### Customer Details

Name: Dr Fords Neighbour

Address: Fords Avenue Healing

### Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: As the rear of this property borders our garden and Fords Avenue. A number of concerns have been raised by several neighbours on this road with regard flooding.

Once again we see that although the Flood Report states specific work must be done. It is therefore with disgust that we find, prior to the planning even closing for submissions, let alone there being any decision made that we, the residents of Fords Avenue are aware that the family owning the house have.

A) commenced the demolition of the house.

B) are dumping all rubble waste at the rear of the garden against our hedges.

This is illegal and surely a major potential risk to additional flooding.

Suggest this is assessed as soon as possible.

The flooding on Fords Avenue is hindered with many things including this flagrant breach of any form of adherence to our planning officers reports.



**PLANNING COMMITTEE - 6th January 2021**

**ITEM: 6**                      **RECOMMENDATION: Refused**

**APPLICATION No: DM/0881/20/FUL**

**APPLICATION TYPE: Full Application**

**APPLICATION SITE: Caravan At The Shepherds Purse, Bradley Road, Bradley, North East Lincolnshire, DN37 0AL**

**PROPOSAL: Continued siting of static caravan accommodation on site for a further temporary period of three years to provide living accommodation 'Amended plans December 2020'**

**APPLICANT:**

Mr Ron Shepherd  
The Shepherd's Purse  
Land Adj Netherwood  
Bradley Road  
Bradley  
North East Lincolnshire  
DN37 0AW

**AGENT:**

**DEPOSITED: 15th October 2020**

**ACCEPTED: 13th November 2020**

**TARGET DATE: 8th January 2021**

**PUBLICITY EXPIRY: 22nd December 2020**

**AGREED EXTENSION OF TIME DATE:**

**CONSULTATION EXPIRY: 21st December 2020**

**CASE OFFICER: Richard Limmer**

**PROPOSAL**

The proposal is for the continued siting of static caravan accommodation on site for a further temporary period of three years to provide living accommodation. It is important to note that the proposal includes two separate static caravans, both of which appear to be self-contained with bedroom, living room, bathroom and kitchen facilities.

The application has been brought to Planning Committee because the applicant is an Elected Member of the Council; Councillor Ron Shepherd.

## **SITE**

The site is located on Bradley Road, Bradley and consists of a paddock which has been developed into a smallholding by the applicant. The site is outside any defined settlement boundary and has one immediate neighbour, 'Netherwood' to the south.

Access to the site is gained from a gated track off Bradley Road.

The site is some 1.1 hectares (2.8 acres). The remaining land around the site is in agricultural use.

It is noted that there are now two separate static caravans on the site; one is occupied by the applicant and his wife and the second by their son.

## **RELEVANT PLANNING HISTORY**

There are a number of planning applications associated with the site as follows:-

DM/0117/17/FUL - Temporary use of static caravan as living accommodation - approved on temporary basis for 3 years (expired 28th April 2020)

DM/0697/15/FUL - application for temporary use of static caravan as living accommodation - refused permission in February 2016. Planning appeal dismissed in May 2016 - copy attached.

DC/710/10/WOL - application to retain static caravan and raised timber decking - refused permission in September 2010;

DC/289/10/WOL - application to retain static caravan and raised timer decking area - refused permission in June 2010;

DC/19/10/WOL - application to retain hard standing area - approved June 2010;

DC/737/08/WOL - application to install signs - approved in October 2008;

DC/722/08/WOL - resubmission of DC/1033/07/WOL to retain hard standing, chicken sheds, entrance gates and building - approved in October 2008;

DC/1033/07/WOL - application to retain existing hardstanding for parking, access tracks, chicken huts, greenhouses and sales shed, brick pillars and gates - refused in November 2007.

Additionally, an enforcement notice for the removal of a static caravan, was served in November 2010. the caravan was removed from site in June 2011.

## **RELEVANT PLANNING POLICIES AND BACKGROUND PAPERS**

National Planning Policy Framework (February 2019)

NPPF5 - Delivering a sufficient supply of homes

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

PO5 - Development boundaries

PO22 - Good design in new developments  
PO33 - Flood risk

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

## **REPRESENTATIONS RECEIVED**

Environmental Health - No comments

Drainage - No comments

Drainage Board - No objections

Crime Reduction Officer - No comments

Trees Officer - No comments

Heritage Officer - No comments

Highways Officer - No objections

Bradley Parish Council: Bradley Parish Council strongly object to the application for the reasons below :-

Feel this Application should be deemed invalid as there does not appear to be any evidence of any Planning applications for either a 4000l septic tank, which now appears to be already installed on the site according to the site plan provided by NELC and a second static caravan which again according to the NELC site plan is also already installed on the site together with the size of the original static caravan appearing to have doubled. Also feel that as any planning given in 2017 has now been lapsed for over 7 months (from April 28th 2020) with no action being taken by NELC Planning Enforcement. It is considered that a further application at this stage should include several other structures already on the site, as failure to reapply by the original deadline must have caused any existing permission to lapse. In addition to this and looking at this application as it stands then the following reasons of objection should apply :-

- The site is in an agricultural area outside all accepted planning boundaries, it is not listed/proposed on the new Local Plan for any kind of residential development.

- Because of the above and the fact that an application was previously submitted and turned down by NELC Planning Committee, then an appeal was launched, which was again turned down, but when a further application was submitted NELC Planning Committee granted it in 2017 ?
- We have not had any access to any Planning Applications for any kind of waste disposal on the site, we now believe the owner has registered the address for domestic waste collection.
- We are lead to believe that there is now a second family living in the second caravan illegally situated on the site.
- There have been so many applications for change of use on this site that it is unclear at this stage, exactly what business is being carried out and therefore why it should be necessary for a resident to be on the site. It certainly is not being used solely for the original business of growing vegetables etc which was applied for.
- When the previous application was submitted NELC Planning Dept stated that it had insufficient justification to permit a new residential development and at this stage the site is exactly the same as it was then.
- This site owner has consistently broken or ignored all rules and regulations connected with the business, why would he change his attitude now ?.
- When the previous Application was passed with conditions, Condition 1 stated that if no further application had been submitted at the point of expiry, April 28th 2020, then the site was to be cleared and returned back to its original use. The site owner has lived there 7months illegally, why has this been allowed?. Particularly when we questioned the submission of any renewal applications at the beginning of March and subsequently were told by NELC that an enforcement officer had attended the site and taken photographs all of which was being dealt with, this was before Covid 19's first lockdown !!.

Bradley Parish Council feel very strongly that it is time that this site owner was made to conform with all the rules and regulations attached to the site in the same way as any other resident of Bradley Parish. It is setting a very bad example for both Bradley Parish Council and NELC.

Neighbours and other representations

12 Wingate Road, Grimsby - Supports the proposal - We need more small businesses such as this. It has been a difficult year for all business due to the pandemic, this business is surviving even though they have had their own illnesses. It is suggested we start supporting local enterprise.

## **APPRAISAL**

### Planning Considerations

1. Principle of Development
2. Other Matters

#### 1. Principle of Development

The main consideration in this case is whether, having regard to national and local planning policy for residential development in the countryside, there is an essential need for two temporary static caravans to accommodate a rural worker and his family.

A site visit was conducted by Officers on 20th November, due to Covid 19 an internal inspection was not possible, however it appeared that the two static caravans were both self-contained with their own bedroom, living room, bathroom and kitchen facilities. The larger of the two units has been externally clad, the works appearing to be relatively recent, increasing its degree of permanence.

The application site forms part of an agricultural smallholding known as 'Shepherds Purse'. This is located within open countryside accessed from Bradley Road, northwest of the village of Waltham within the parish of Bradley. Currently on site is a small farm shop and a number of paddocked areas which contain livestock (6 sheep at the time of site visit) and a small number of chickens. The application site consists of an area of grassed land, this forms part of a larger field which contains a pond. There is also a small poly tunnel and a raised bed area for growing vegetables.

The site was purchased by the applicant in November 2006 and has been used for agricultural purposes since the 1970's. Planning permission was granted to convert the land as an agricultural smallholding in October 2008 with the original aim to create a farm shop and accommodate livestock.

In relation to new housing, Paragraph 79 of the NPPF restricts isolated new homes in the countryside unless there are special circumstances, one of which relates to the essential need for a rural worker to live permanently at or near their place of work in the countryside. Policy 5 of the NELLP does not readily permit any new dwellings in the open countryside. This proposal must therefore comply with Paragraph 79 of the NPPF.

To determine whether there is a continued essential need, it has to be established that there is a physical requirement for someone to be on the site at most times.

The applicant has resided at the site since shortly after the granting of planning permission DM/0117/17/FUL on 28th April 2017. That planning permission was granted on a temporary basis for 3 years in order to assess whether the business of a small holding on the site was indeed sustainable and warranted a dwelling on the site. As part

of that submission a business plan was presented that detailed a host of ventures that would be undertaken to sustain the business. Alongside the business case a justification statement was provided relating to animal welfare and security.

In the previous planning permission Officers considered the following;

In respect of animal welfare concerns, there are no relevant regulation in planning policy terms to specify a residential presence is necessary to achieve animal welfare standards. The site is relatively small, thus limiting the scale of the operation; specified numbers of animals are relatively low, and these are not present all of the time. It is therefore considered that the need for a full-time presence would be likely to be at the most, seasonal, relating to birthing. Whilst it is appreciated that emergencies do occur, given the scale of the smallholding, such occasions are likely to be rare and would not warrant a worker to be present full time.

No additional evidence has been presented during this planning application, and indeed during Officer site visits there were only 6 sheep and a small number of chickens present on the site.

In relation to security the applicant has stated that since moving on to the site that there has only been only one small 'break in' whereas previous to living on the site there had been 13. However in relation to business established at the site and any strong justification to live on site in relation to the need of that business again reference is made back to the previous planning permission DM/0117/17/FUL, Officers considered that;

The case for the residential caravan rests on the future development of the smallholding including the introduction of a crop nursery, expansion of the farm shop, creation of a workshop, livestock buildings, development of day care accommodation for dogs, as well as providing dog grooming services, the provision of caravan pitches and use of a fishing pond for day fishing. However, the applicant has not sought the necessary planning permissions for a number of these activities including any expansion of a shop to sell goods other than grown on site, the development of dog care and fishing facilities. As such there is no certainty that such operations would be established nor why, if successful, there would be a need for a permanent presence of a full-time worker on site for these operations.

In terms of the development of the business no further planning permission has been sought for such uses as the shop expansion, erection of any other buildings, dog day care or fishing facilities. Indeed it does not appear that any element of the business has been developed since the granting of DM/0117/17/FUL and no further information on the financial viability of the site has been provided.

The applicant has provided a cover letter on this application that details that due to very serious family illnesses they have not been in a position to develop the business as they had intended. This has been given due regard in the consideration of this planning application.

The applicant also cites Covid 19 as an influencing factor in the progression of the business. However, as planning application DM/0117/17/FUL only permitted a caravan for 3 years which ceased on the 28th April 2020, Covid 19 was not an influencing factor on the business during the permitted time for occupation relating to DM/0117/17/FUL.

It has not been demonstrated that there is an essential and proven need for a full-time worker on the smallholding, based both on the current situation and upon the proposed future expansion of the site. The smallholding is limited in size at only 1.1ha. This has not changed and therefore it is concluded that the proposed development would be contrary to the requirements of Paragraph 79 of the NPPF as well as Policy 5 of the NELLP. It is considered that there has been no material change in the planning circumstances since the recent appeal was dismissed.

Furthermore, this planning application is for two separate caravans, the above considerations conclude that a single unit cannot be justified and it is clear that a second would be wholly unsustainable and contrary to paragraph 79 of the NPPF and Policy 5 of the NELLP. Whilst it is understood that the second unit is occupied by the applicants son this is not justification and carries no weight.

The principle of accommodation on this site has been considered at various times in the planning history of the site and before temporary approval was granted in 2017. Particular reference should be made to the appeal decision under DM/0697/15/FUL. The Inspector concludes;

"The appellants have made significant financial investment into the existing enterprise and I recognise the benefits in terms of local employment, and the expansion of a rural enterprise. I also acknowledge that as a smallholding, the current use of the land is appropriate for its rural context. However, it has not been demonstrated that there is an essential and proven need for full-time worker on the small-holding, based on both the current situation and upon the proposed future expansion of the site."

No evidence has been provided, nor the site changed, that offers any compelling justification to conclude any differently to the Inspector back in 2015. Indeed the situation has worsened in that two static caravans have been positioned on site. The proposal therefore remains contrary to Policy 5 of the NELLP and the NPPF.

## 2. Other Matters

The site is located in the open countryside away from both the settlements of Waltham and Bradley, as such it benefits from few residential neighbours. There is however, Netherwood directly to the south of the site, which is a detached dwelling set in a large garden. To the boundary with the site there is a 2m high fence and various trees which provide a screen. Given the scale and position of the proposed static caravans they would not present any undue impacts to the neighbours residential amenities. In regard to the impact on neighbours the proposed development is considered to accord with

Policy 5 of the NELLP. With regard to highway safety the site is served by an existing access off Bradley Road which is acceptable.

## **CONCLUSION**

The proposal to retain the two existing static caravans for residential accommodation for a worker in association with the small holding 'Shepherds Purse' has been considered in detail and in light of the information supplied with this planning application. However, it is considered that there is no justification for the requirement of any accommodation, never mind two residential units, and it presents an unsustainable form of development. The proposal is contrary to Policy 5 of the NELLP and section 5 of the NPPF and is therefore recommended for refusal.

## **RECOMMENDATION**

### **Refused**

(1) The proposal for residential static caravan accommodation in the countryside, for which no functional need has been demonstrated, represents an unjustified visual intrusion into the open countryside and unsustainable development which is contrary to the aims and objectives of the National Planning Policy Framework and Policy 5 of the North East Lincolnshire Local Plan 2013-2032 (adopted 2018).



## Appeal Decisions

Site visit made on 16 May 2016

**by Claire Searson MSc PGDip BSc (Hons) MRTPI IHBC**

**an Inspector appointed by the Secretary of State for Communities and Local Government**

**Decision date: 30 June 2016**

**Appeal Ref: APP/B2002/W/16/3145014**

**Netherwood, Bradley, North East Lincolnshire, DN37 0AL**

- The appeal is made under section 78 of the Town and Country Planning Act 1990 against a refusal to grant planning permission.
- The appeal is made by Mr and Mrs R Shepherd against the decision of North East Lincolnshire Council.
- The application Ref DM/0697/15/FUL, dated 28 July 2015, was refused by notice dated 5 February 2016.
- The development proposed is described as "*Station static caravan accommodation on site for a temporary period of three years, to provide living accommodation while the business is built up. The business to comprise production and sale of fruit, vegetables, eggs, meat etc Also to provide dog day care facilities.*"

### Decision

1. The appeal is dismissed.

### Main Issues

2. The main issue is whether, having regard to national and local planning policy for residential development in the countryside, there is an essential need for a temporary static caravan to accommodate a rural worker.

### Reasons

3. The appeal site forms part of an agricultural smallholding known as '**Shepherds Purse.**' This is currently located within the open countryside, accessed from Bradley Way, north west of the village of Waltham. At my site visit I saw that there was a small farmshop on the site which is open to the public. There were also a number of paddock areas which contained livestock and poultry. The appeal site consists of an area of grassed land, this forms part of a larger field which contains a pond. The proposal is to site a static caravan for a temporary period of 3 years.
4. In relation to new housing, Paragraph 55 of the National Planning Policy Framework (the Framework) restricts isolated new homes in the countryside unless there are special circumstances, one of which relates to the essential need for a rural worker to live permanently at or near their place of work in the countryside. Saved Policies GEN2 and H7 of the North East Lincolnshire Local Plan 2003 (LP) seek to restrict isolated new dwellings in the countryside unless (amongst other things) there is a proven agricultural need which cannot be accommodated within a defined settlement. I therefore consider that these saved policies are largely consistent with the Framework.

5. To determine whether there is an essential need, it has to be established that there is a physical requirement for someone to be on the site at most times. The appellants submitted a business plan with the original application providing justification for the proposals which relates, in part, to the growth and development of the site including the provision of secure facilities for animals and livestock. This would enable the appellants to consolidate their operations at 3 separate locations into one single site. The reasoning for this also relates to security concerns after a number of break-ins.
6. In respect of animal welfare concerns, I am not aware that relevant regulations specify a residential presence is necessary to achieve animal welfare standards. The site is relatively small, thus limiting the scale of the operation here; specified numbers of animals are relatively low, and these would not all be present all of the time. I therefore consider that the need for a full-time presence would be likely to be at the most, seasonal, relating to birthing. While I appreciate that emergencies do occur, given the scale of the smallholding, I consider that such occasions are likely to be relatively rare.
7. Information has been provided in respect of concerns regarding the security of the site due, in part, to its proximity to Waltham. I understand that there have been 8 major break-ins and that the appellants have taken steps to increase security, including the installation of an alarm system and membership of 'Farmwatch.' I also noted the presence of CCTV at my site visit.
8. However, while I am sympathetic to these concerns, scant details of the break-ins are given and I am unclear with regard to the period in which these have taken place, and the nature of the break-ins, including the damage/theft caused. It is also unclear to me when the security systems were implemented, and therefore there is no evidence to suggest that these measures have proved inadequate, as part of demonstrating the need for a full-time permanent presence. There is also no evidence to suggest that proximity to Waltham has exacerbated the security issues. On this basis I do not consider that the provision of full-time accommodation for a rural worker is justified.
9. Furthermore, I see no reason why accommodation could not be secured within Waltham in order to address many of the appellant's concerns. I consider that the proximity of the village would mean that a rural worker could live within a reasonable distance to the site in order to deal with day-to-day management of this, as well as in case of emergency.
10. The case for such accommodation also relates to future development of the smallholding, including the introduction of a crop nursery, expansion of the farm shop, creation of a workshop, development of day care accommodation for dogs, as well as providing dog grooming services, the provision of caravan pitches and use of a fishing pond for day fishing.
11. I note comments that the accommodation would need to be provided before many of the operations can be developed. However, the appellant's have not sought the necessary planning permissions for the development of dog day care and fishing facilities and as such, there is no certainty that such operations would be established.
12. In respect of the licence for use of the site for caravanning, if a licence has been granted, I have no information regarding the scope of this. There is also

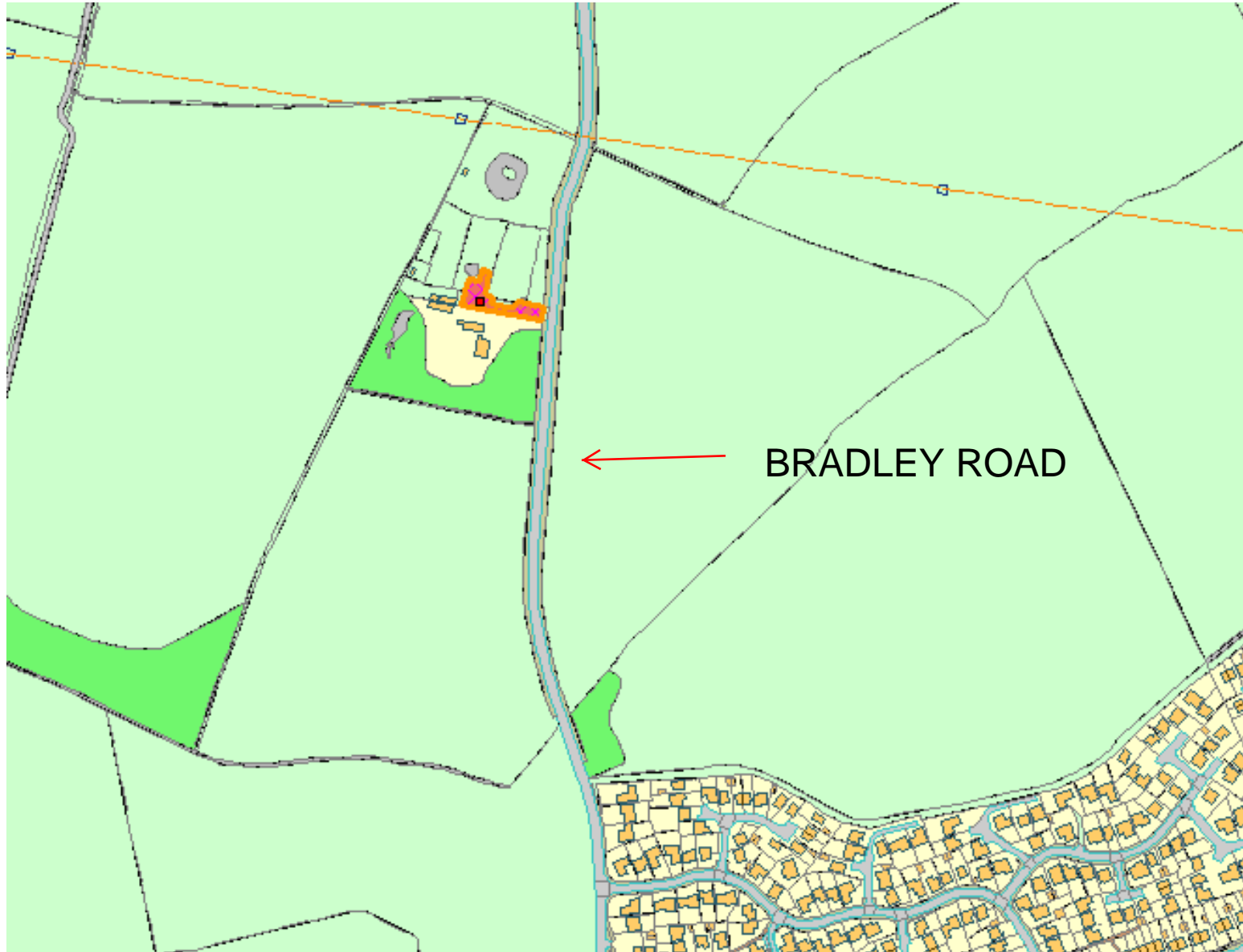
no evidence before me to suggest that such a use, or indeed many of the other proposed operations, would necessitate a permanent presence on site.

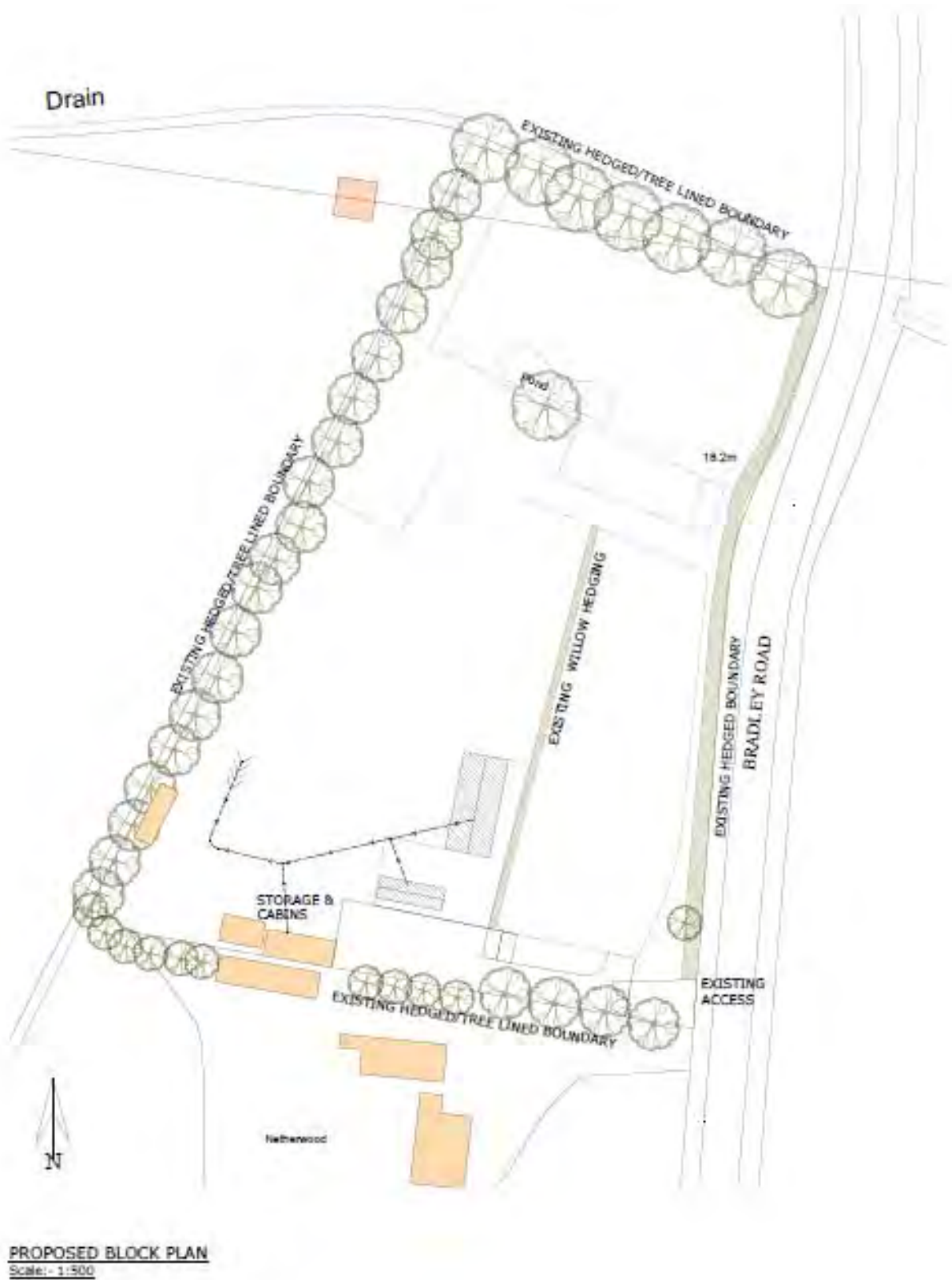
13. In terms of viability, information relating to financial budgets and forecasts has been submitted as part of the business plan. However, these costs have not been justified and it is unclear as to how they have been formulated. I also agree with the Council in respect of the lack of detail within this relating to tax, national insurance or other items such as vet fees. While the appellant notes that these are included under other costs such as sales and wages, I am not persuaded of this given the sums specified.
14. I also note that this information includes a significant proportion of income which would be derived from facilities which do not have the benefit of planning permission, as identified above. Therefore I consider that, at the very least, projected figures for 2016/2017 are unlikely to be realistic in this regard. Furthermore, if those activities without consent are excluded, the business would fail to make any profit and the balance would be negative. On this basis, I am therefore not persuaded that the business is viable.
15. I **accept that this may be a 'chicken and egg' situation**, and I note that the appellants have sought only a temporary permission and suggest that should the future enterprise fail, the permission would simply cease. However, none of the information I have before me would, at this stage, provide credible support to indicate that future uses are viable and, crucially, would necessitate a full time presence on site, even limited by a temporary planning permission.
16. The appellants have made significant financial investment into the existing enterprise and I recognise the benefits in terms of local employment, and the expansion of a rural enterprise. I also acknowledge that as a smallholding, the current use of the land is appropriate for its rural context. However, it has not been demonstrated that there is an essential and proven need for full-time worker on the small-holding, based on both the current situation and upon the proposed future expansion of the site.
17. On this basis, I therefore conclude that the proposed development would be contrary to the requirements of the Paragraph 55 of the Framework as well LP Policies GEN2 and H7.

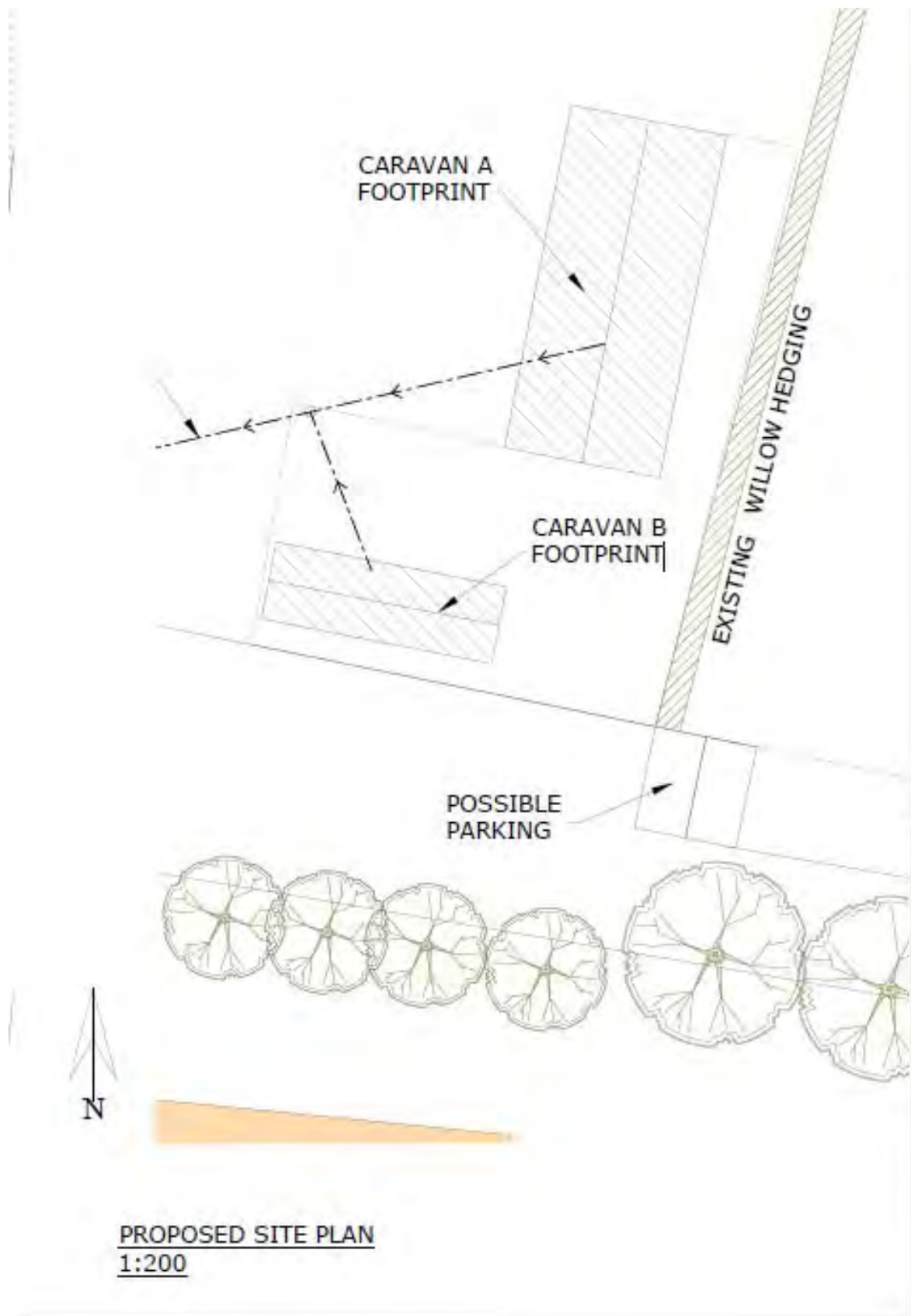
## **Conclusion**

18. For the reasons given above, and having considered all other matters raised, the appeal is dismissed.

*C Searson*  
INSPECTOR







# BRADLEY PARISH COUNCIL



AMENDED PLANNING APPLICATION – DM/0881/20/FUL

Location - Caravan at The Shepherds Purse, Bradley Road, Bradley, Grimsby.

Proposal – Continued siting of static caravan accommodation on site for a further temporary period of three years to provide living accommodation.

Bradley Parish Council strongly OBJECT to this Application for the reasons below :-

- We feel this Application should be deemed invalid as there does not appear to be any evidence of any Planning applications for either a 4000l septic tank, which now appears to be already installed on the site according to the site plan provided by NELC and a second static caravan which again according to the NELC site plan is also already installed on the site together with the size of the original static caravan appearing to have doubled. We also feel that as any planning given in 2017 has now been lapsed for over 7 months (from April 28<sup>th</sup> 2020) with no action being taken by NELC Planning even though Bradley Parish Council contacted them at the beginning of March 2020 asking if any further Applications had been submitted and were subsequently told that an enforcement Officer had already visited the site and taken photographs. Therefore it seems that a further application at this stage should include several other structures already on the site, as failure to reapply by the original deadline must have caused any existing permission to lapse.

In addition to this and looking at this application as it stands then the following reasons of objection should apply :-

- The site is in an agricultural area outside all accepted planning boundaries, it is not listed/proposed on the new Local Plan for any kind of residential development.
- Because of the above and the fact that an application was previously submitted and turned down by NELC Planning Committee, then an appeal was launched, which was again turned down, but when a further application was submitted NELC Planning Committee granted it in 2017 ?
- We have not had any access to any Planning Applications for any kind of waste disposal on the site, we now believe the owner has registered the address for domestic waste collection.
- We are lead to believe that there is now a second family living in the second caravan illegally situated on the site.
- There have been so many applications for change of use on this site that it is unclear at this stage, exactly what business is being carried out and therefore why it should be necessary for a resident to be on the site. It certainly is not being used solely for the original business of growing vegetables etc which was applied for.
- When the previous application was submitted NELC Planning Dept stated that it had insufficient justification to permit a new residential development and at this stage the site is exactly the same as it was then.
- This site owner has consistently broken or ignored all rules and regulations connected with the business, why would he change his attitude now ?.
- When the previous Application was passed with conditions, Condition 1 stated that if no further application had been submitted at the point of expiry, April 28<sup>th</sup> 2020, then the site was to be cleared and returned back to its original use. The site owner has lived there 7months illegally, why has this been allowed?. Particularly when we questioned the submission of any renewal applications at the beginning of March and subsequently were told by NELC that an enforcement officer had attended the site and taken photographs all of which was being dealt with, this was before Covid 19's first lockdown !!.

Bradley Parish Council feel very strongly that it is time that this site owner was made to conform with all the rules and regulations attached to the site in the



same way as any other resident of Bradley Parish. It is setting a very bad example for both Bradley Parish Council and NELC.

Therefore we STRONGLY OBJECT to this current Application.

Regards

Val Turner

*Chair Bradley Parish Council.*

08.12.2020.

# BRADLEY PARISH COUNCIL



PLANNING APPLICATION – DM/0881/20/FUL

Shepherds Purse – Application for a static caravan on the site for a further 3 years.

Bradley Parish Council strongly OBJECT to this Application for the reasons below :-

- The site is in an agricultural area outside all accepted planning boundaries, it is not listed/proposed on the new Local Plan for any kind of residential development.
- Because of the above and the fact that an application was previously submitted and turned down by NELC Planning Committee, then an appeal was launched, which was again turned down, but when a further application was submitted NELC Planning Committee granted it in 2017 ?
- We have not had any access to any Planning Applications for any kind of waste disposal on the site, we now believe the owner has registered the address for domestic waste collection.
- We are lead to believe that there is now a second family living in the second caravan illegally situated on the site.
- There have been so many applications for change of use on this site that we are unclear at this stage, exactly what business is being carried out and therefore why it should be necessary for a resident to be on the site. It certainly is not being used solely for the original business of growing vegetables etc which was applied for.

- When the previous application was submitted NELC Planning Dept stated that it had insufficient justification to permit a new residential development and at this stage the site is exactly the same as it was then.
- This site owner has consistently broken or ignored all rules and regulations connected with the business, why would he change his attitude now ?.
- When the previous Application was passed with conditions, Condition 1 stated that if no further application had been submitted at the point of expiry, April 28<sup>th</sup> 2020, then the site was to be cleared and returned back to its original use. The site owner has lived there 7months illegally, why has this been allowed?. Particularly when we questioned the submission of any renewal applications at the beginning of March and subsequently were told by NELC that an enforcement officer had attended the site and taken photographs all of which was being dealt with, this was before Covid 19's first lockdown !!.

Bradley Parish Council feel very strongly that it is time that this site owner was made to conform with all the rules and regulations attached to the site in the same way as any other resident of Bradley Parish. It is setting a very bad example for both Bradley Parish Council and NELC.

Therefore we STRONGLY OBJECT to this current Application.

Regards

Val Turner

*Chair Bradley Parish Council.*

## Comments for Planning Application DM/0881/20/FUL

### Application Summary

Application Number: DM/0881/20/FUL

Address: Caravan At The Shepherds Purse Bradley Road Bradley North East Lincolnshire DN37 0AL

Proposal: Continued siting of static caravan accommodation on site for a further temporary period of three years to provide living accommodation 'Amended plans December 2020'

Case Officer: Richard Limmer

### Customer Details

Name: Mr mathew croft

Address: 12 wingate road willows estate grimsby

### Comment Details

Commenter Type: Member of the Public

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment: We need more small businesses such as this. It has been a difficult year for all business due to the pandemic, this business is surviving even though they have had their own illnesses. I suggest we start supporting local enterprise.

**PLANNING COMMITTEE - 6th January 2021**

**ITEM: 7**                      **RECOMMENDATION: Approval with Conditions**

**APPLICATION No: DM/0854/20/FUL**

**APPLICATION TYPE: Full Application**

**APPLICATION SITE: New Farm, Lopham Lane, Laceby, Grimsby, North East  
Lincolnshire, DN37 7JF**

**PROPOSAL: Demolition of existing buildings and erection of a dwelling and a  
detached garage**

**APPLICANT:**

Mr And Mrs Clayton  
New Farm  
Lopham Lane  
Laceby  
Grimsby  
North East Lincolnshire  
DN37 7JF

**AGENT:**

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

**DEPOSITED: 9th October 2020**

**ACCEPTED: 21st October 2020**

**TARGET DATE: 16th December 2020**

**PUBLICITY EXPIRY: 6th December 2020**

**AGREED EXTENSION OF TIME DATE:**

**CONSULTATION EXPIRY: 16th November  
2020**

**CASE OFFICER: Richard Limmer**

**PROPOSAL**

The proposal is for the demolition of two existing agricultural buildings and the erection of a single dwelling with associated garden space and parking facilities on land off Lophams Lane, Laceby. A new garage for the existing dwelling New Farm House.

The application has been brought to Planning Committee as it represents a departure from the Local Plan.

## **SITE**

The site is located some 300m to the south of the A46 (Laceby bypass) along Lophams Lane which is a public bridleway. The site is located on an operational farmyard. The site is located outside of the Development Area Boundary for Laceby and is therefore considered to be in the Open Countryside.

The farm complex is made up of an open yard area which contains a large grain dryer with covered storage areas on the side. There are 3 dwellings in the complex; a pair of semi-detached houses and a detached house. Building 1 is located between the existing dwellings and building 2 is positioned to the west of the detached house.

Both of the buildings subject to this application are modest in size and take the form of old 'nissen huts' i.e semi-circular. The buildings both have a low brick wall to the sides which then forms the base of the main wall/roof covering of asbestos cement sheeting. The ends of the buildings are breeze blocked with various forms of openings.

## **RELEVANT PLANNING HISTORY**

DM/0504/19/PNAG for the prior notification for the change of use of agricultural buildings to 2 dwellings at New Farm Lopham Lane, Laceby

## **RELEVANT PLANNING POLICIES AND BACKGROUND PAPERS**

National Planning Policy Framework (February 2019)

NPPF14 - Climate, flooding & coastal change

NPPF5 - Delivering a sufficient supply of homes

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

PO5 - Development boundaries

PO22 - Good design in new developments

PO33 - Flood risk

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

## **REPRESENTATIONS RECEIVED**

Parish Council - No objections

Drainage - No objection to surface water scheme as proposed

Highways - No objection, condition for Construction Management

Heritage - No comments

Environmental Health - No objections, conditions for contamination and construction management

Police - No comments

No neighbours responded

## **APPRAISAL**

Planning Considerations

1. Principle of Development
2. Transport and Highways
3. Impact on Neighbours
4. Impact on the Character of the Area
5. Other matters

### **1. Principle of Development**

The site is located in the open countryside some 350m to the south of Laceby. The NELLP, in particular Policy 5 does not readily permit new dwellings in the open countryside. Whilst there are criteria in part 3 of Policy 5 that set out where new dwellings in the open countryside may be supported, this proposed development does not meet them.

The NPPF, in paragraph 79, sets out where proposals for new isolated dwellings in the open countryside may be supported. However, this proposal does not meet those criteria and it is therefore contrary to the NPPF.

However, the planning history on the site is a material planning consideration and must be given weight in the decision making process. In this instance the site benefits from an

extant permission for the conversion of the two agricultural buildings into two dwellings under DM/0504/19/PNAG. This was an application under Class Q, Part 3, Schedule 2 of the Town and Country (General Permitted Development) Order 2015 (amended 2018). The applicant has confirmed that they are willing to enter into a s.106 legal agreement that would effectively extinguish DM/0504/19/PNAG so that only this planning permission could be implemented. This would mean that instead of two dwellings being erected on the site there would only be this one.

Whilst on the face of the proposal it represents a departure from the Local Plan and the NPPF a careful assessment of the principle material planning considerations must be made. In this instance it is considered that, on balance, the delivery of a single dwelling is more sustainable than the delivery of two dwellings, given the open countryside location. It is also considered that a material consideration is that the previous permission was through the more permissive permitted development regime in relation to agricultural building conversions as opposed to the more exceptional policy which relates to the conversion of other buildings in the open countryside. Moreover that the scale of accommodation proposed is not fundamentally at odds with the previous approval. Whilst at 2 storey the proposal is for a relatively modest 3 bedroomed property.

The extinguishment of DM/0504/19/PNAG can be achieved by having a condition requiring the buildings to be demolished prior to any works commencing on the proposed development. As once they have been demolished they then could not be converted.

It is considered that the proposed development is acceptable in principle. This is subject to the other material planning considerations discussed in the report below.

## 2. Transport and Highways

The proposed development would effectively replace two dwellings with one. The proposal also includes a garage and parking for 2 cars. The access to the site comes from the A46 Laceby bypass along Lophams Lane which is an unadopted highway and bridleway. The Highways Officer has assessed the proposed development and have no objections to the application subject to a condition for a construction management plan. The proposal is therefore considered to be in accordance with Policy 5 of the NELLP.

## 3. Impact on Neighbours

The site has residential neighbours to the north and south. To the north is no.2 Lophams Lane which is a semi detached house with no.1 set to the north of it. The proposed dwelling runs alongside no.2 with a 1.8m high fence on the boundary and separated by a double driveway. The neighbour has openings on the ground and first floor on the side elevation.

The proposed dwelling is a two storey house and would have openings on the side elevation facing no.2. These openings would be to a bedroom and living room on ground floor and bathroom, bedroom and stairwell on the first floor. In order to protect the



amenities of the neighbouring property it is considered that the first floor windows should all be obscurely glazed. To the rear there is a small balcony area at the first floor accessed from a bedroom, it is set within the roof structure and so only has views down the garden. The layout of the site means that any overlooking from the balcony would be minimal and not unduly detrimental to the neighbours amenities. The ground floor windows would not present any undue overlooking as the boundary fence would provide a screen.

To the south is New Farm House, a detached house with its rear elevation and garden facing the proposed property. The proposed development would eat into the rear garden of New Farm House but also provide a new detached garage for it. The side elevation of the proposed dwelling would be set back away from the southern boundary because of the attached single storey garage. The first floor side elevation would have two small windows one to a bedroom and the other to a corridor. Given the separation distance between these windows and the rear elevation of New Farm House it is considered that these windows should also be obscurely glazed.

It is considered that with the inclusion of the aforementioned conditions that the proposed development would not harm the neighbouring properties amenities in accordance with Policy 5 of the NELLP.

#### 4. Impact on the Character of the Area

The proposed dwelling would replace two existing agricultural buildings. The existing buildings are made of single skin asbestos hooped sheeting of a 'nissen hut' design they are of no particular architectural interest or quality.

The proposed dwelling is of a two storey design with gables front and rear. The pitch of the roof is steep to provide interest with full height vaulted ceilings with extensive glazing in the gables. The materials have been detailed as a mixture of black timber cladding and redbrick, this is a mix of modern and traditional which works well with the proposed design. The overall development is of a modern design but of a high quality. This accords with Policy 22 of the NELLP which deals specifically with securing good design in new development.

#### 5. Other Matters

The Drainage Officer has confirmed that the proposed surface water scheme to a soakaway within the garden is acceptable. The proposed foul water drainage goes to an existing sewer in Lophams Lane, the drainage schemes are therefore in accordance with Policy 33 of the NELLP.

The Environmental Health Officer and Highways Officer have confirmed that they have no objection to the proposed development but require a condition for a Construction Management Plan to protect general amenities during the construction phase of the development. This can be secured by a condition and accords with Policy 5 of the

NELLP.

## **CONCLUSION**

In conclusion, it is considered that the material planning history on the site is of significant weight and in terms of sustainability it is more preferable to have a single new dwelling as opposed to two. It is also acknowledged that the previous permission was through the more permissive permitted development regime in relation to agricultural building conversions as opposed to the more exceptional policy which relates to the conversion of other buildings in the open countryside. Therefore, on balance it is considered that the principle of the proposed development is acceptable subject to a condition that requires the demolition of the buildings subject to the extant permission DM/0504/19/PNAG so that they cannot be converted.

In regard to the impacts of the proposed development, it is considered that it would not unduly affect the neighbouring properties residential amenities or the wider character of the area in accordance with Policies 5 and 22 of the NELLP. The application is therefore recommended for approval subject to conditions.

## **RECOMMENDATION**

### **Approval with Conditions**

#### **(1) Condition**

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

#### **Reason**

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

#### **(2) Condition**

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

1213-0001 - Site location plan

1213-0002 - Block plan

1213-0003 - Proposed block plan

1213-0004 - Proposed floor plans

1213-0005 - Proposed elevations and sections

1213-0006 - Proposed garage and proposed elevations

#### **Reason**

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

(3) Condition

Prior to any construction works commencing on the approved development, the two existing buildings (subject to application DM/0504/19/PNAG) shall be fully demolished and the material fully removed from site.

Reason

In the interests of proper planning and to ensure that DM/0504/19/PNAG is effectively extinguished.

(4) Condition

Prior to the development commencing (including demolition), a Construction Management Plan shall be submitted to and approved in writing by the Local Planning Authority. The development shall then proceed in accordance with the approved details. The plan shall contain:

- Working hours;
- Visitor and contractor parking areas;
- Materials storage area;
- Wheel cleaning facilities;
- Noise, vibration and dust mitigation measures (both during demolition and construction);
- Construction traffic management plan;
- Demolition method statement.

Reason

In the interests of highway safety and to protect the residential amenities of the neighbouring properties in accordance with Policy 5 of the North East Lincolnshire Local Plan 2013-2032.

(5) Condition

The development shall be built out in accordance with the surface and foul water drainage details on plan ref:1213-0003. Drainage shall be fully installed prior to the first occupation of the dwelling.

Reason

In the interests of sustainable drainage and flood risk in accordance with Policy 33 of the North East Lincolnshire Local Plan 2013-2032.

(6) Condition

The development shall be built out in accordance with the external materials detailed on the plan ref:1213-0005 unless otherwise agreed in writing by the Local Planning Authority.

**Reason**

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

**(7) Condition**

The hereby approved dwelling shall not be occupied until a 1.8m high close board fence has been installed on the north, west and southern boundaries, once the boundary treatments have been installed they shall be retained thereafter.

**Reason**

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

**(8) Condition**

The first floor windows on the northern and southern elevations shall be obscurely glazed, to a minimum level 3 of obscurity as measured on the Pilkington Scale. They shall be retained as such thereafter.

**Reason**

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

**(9) Condition**

Prior to occupation of the dwelling, final details of how water will be reused and recycled on site shall be submitted to and agreed in writing by the Local Planning Authority. Once approved, the details shall be adhered to at all times following first occupation.

**Reason**

To ensure the efficient use of water and to accord with Policy 34 of the North East Lincolnshire Local Plan 2013-2032 (Adopted 2018).

**Informatives**

**1 Reason for Approval**

The Local Planning Authority has had regard to development plan policies and especially those in the North East Lincolnshire Local Plan. The proposal would not harm the area character or residential amenity and is acceptable under all other planning considerations. This proposal is approved in accordance with the North East Lincolnshire Local Plan 2013-2032 (adopted 2018), in particular policies 5, 22 and 33.

## 2 Added Value Statement

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

In accordance with paragraph 187 of the National Planning Policy Framework, the Local Authority has worked in a positive and proactive manner with the applicant to seek solutions to problems arising, by providing detailed pre-application advice on the proposed development.

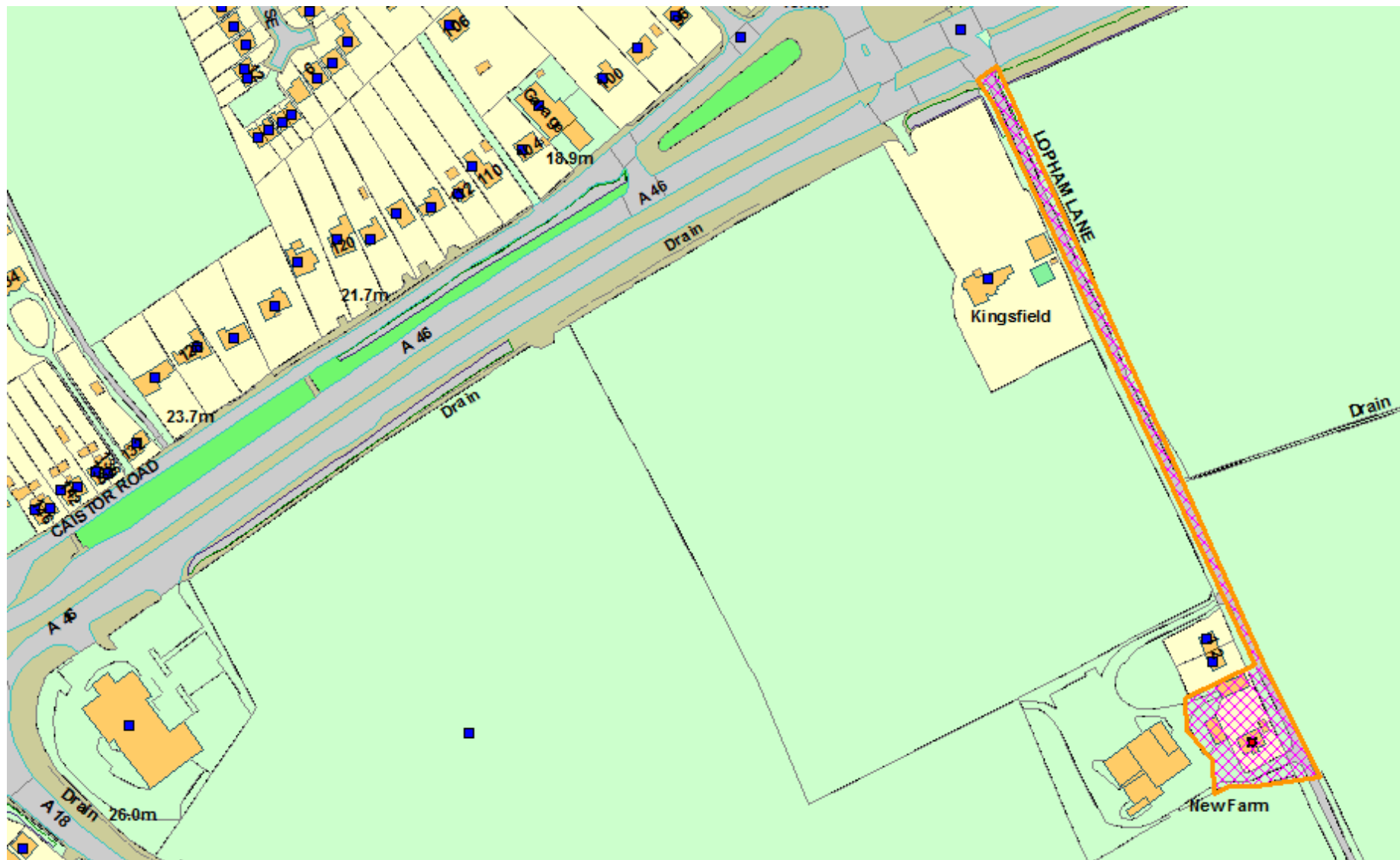
## 3 Informative

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

## 4 Informative

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

## DM/0854/20/FUL – NEW FARM, LOPHAM LANE, LACEBY



## DM/0854/20/FUL – NEW FARM, LOPHAM LANE, LACEBY



# Laceby Parish Council

Mrs N Ashton, Clerk to Laceby Parish Council  
2 Church Lane, Laceby, Grimsby, DN37 7BW  
Email: [lcebypcclerk@gmx.co.uk](mailto:lcebypcclerk@gmx.co.uk)



Planning Department,  
Origin One, Origin Way,  
Europarc,  
Grimsby,  
DN37 9TZ

6<sup>th</sup> November 2020

Dear Sir/Madam

**DM/0854/20/FUL – erection of dwelling and detached garage; New Farm, Lopham Lane, Laceby.**

The above planning application was discussed at the Parish Council Meeting on the 3<sup>rd</sup> November 2020. The plans and details of the application were scrutinised by Councillors attending the meeting and no objections were recorded.

Yours faithfully,

*N J Ashton*

Mrs N Ashton  
Clerk to Laceby Parish Council