
From: Peter Strawson Limited <peterstrawsonlimited@btconnect.com>
Sent: 22 December 2020 10:47
To: Cllr Tim Mickleburgh (NELC) <Tim.Mickleburgh@Nelincs.gov.uk>
Subject: DM/0955/20/OUT

Dear Tim

Our planning application DM/0955/20/OUT comes up at the January meeting and I wonder if I may ask you to support it on moral grounds.

As retirement bungalows are needed in the community and in this case can be easily produced as the services are almost there already; the enclosed letter and map will explain but it would be my pleasure to show you what we have produced already if you would care to visit our site; please let me know. Are we a special case planning application? Every councillor thinks we will or should get permission to build these bungalows. The only issue they say is when and I say please may it be now.

Incidentally Sir Kier Starmer seems to be bringing in a breath of fresh air to politics and seems to be well worth supporting.

To All Councillors

Track Record

Some of you have been good enough to visit our site next to Grimsby Road Waltham and north of the vets premises and you have also been good enough to express approval of our endeavours to supply bungalows for an ever increasing ageing population market.

All of the construction envisaged will have an en-suite bedroom downstairs. Some have other bedrooms upstairs for the grandkids - upstairs and out of mind? Please phone me on 01472 822442 and let me show you.

Focal Point to Consider

The only real consideration as cited by the planning inspectorate is the inclusion within the five year plan.

Unprecedented Demand For Retirement Bungalows

I would suggest that special consideration should be given to our new planning permission application as unlike the big name builders who are ever more profit orientated, we are not seeking to build run of the mill houses but special mid price for a niche market

and our estate agents (Canter) have 60 or so extra names and addresses of people wanting for such accommodation (a copy letter enclosed). In some respects our properties are a drop in the ocean as we only seek approval for 17. NELC has a housing shortage as a result of the pandemic yet to be quantified. Should the facilities already on site be used for both national economic reasons and to meet the unprecedented demand as quickly as possible: old people die! Who decides what is included in the five year plan? Do we not have a moral responsibility to provide this special type of property so greatly demanded. The purchasers so far are all over 55, including, 1 x retired school head, 2 x retired oil company engineers and 1 x council senior department head etc. A potential purchaser who is a retired fireman has put his name on an additional plot. For those less fortunate we are building affordable properties.

Sole reason for refusal of earlier request

Our earlier request was turned down by the appeals officer as NELC considers it had already included in the five year plan sufficient sites for new development. Apparently it is anticipated that owing to the Corona virus there are not as many houses being built so a housing deficiency is expected when the plan is next reviewed.

None of the other builders offers to provide exclusive mid priced bungalows for which the demand is ever increasing with our ageing population. Even though our application is exclusive, the professional planners will not support it only because it is not in their five year plan!?

In this context I would ask you to think for a moment outside planning guidelines having regard only for the need for such properties for our ageing population.

Trees Screening

The trees we planted (singularly lacking in most of Waltham parish) have been planted in accordance with the NELC tree officers directives to screen the development. (We will shortly replace those which the Anglian Water authority vandalised and destroyed with their bulldozer).

Our earlier application was turned down at appeal because the council were not prepared to include this land within the five year development plan. Please refer to the enclosed plan and you will see that the site is or will be totally enclosed by trees and hedges.

How is the Five Year Plan Derived

You may well ask why this piece of ground has been “kept out” of the five year plan and my understanding is that the perpetrator sees no reason to change his mind!?

The site is set to be beautifully screened by trees already planted. When you get to senior years there may not be time left to enjoy the well deserved peace and luxury which we offer.

Services Already Provided On Site

The sewage facility already crosses the site as the connection for all the bungalows was made at the bottom of the hill where the main sewer is almost four metres deep instead of seven metres up the hill. (To cross the road at seven metres deep would have required road closure for a long time and fails to meet the safety specification of the safety officer).

Water, electricity gas and media services are now all on site.

From my point of view I can erect the proposed bungalows easily within budget as the services already exist.

The access road and foot paths are or will be largely in existence for the present development.

Facilities Nearby

The doctors surgery is less than a mile and the hospital less than two. Schools primary and secondary are within walking distance as is the church and library. Restaurants, shops, takeaways are similarly placed as

is the chemist. Close by in Fairway (100m?) is an amenity store for last minute culinary demands, sweets and papers. Garage facilities are just up the road.

Summary

Having said all if this, it really boils down to whether this proposal should be included within the five year plan and we think it definitely should be as the special exclusive demand is undoubtedly established. Do you not think this proposal falls within the curtilage which should apply to the five year development plan and that it is a little odd to suggest it should not be included (please see the site plan enclosed). Are we not desperately short of housing of this particular type?

Please will you support our application.

Encs Plan
 Canters letter

Kind Regards

Richard Limmer MSc URP
Major Projects Planner
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Working in Partnership

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

Supplementary Planning Agenda - 6th January 2021

Item 1 – DM/0487/20/OUT – Land at South View, Humberston

The ownership of the proposal site has been investigated, that has been raised by residents, and it has been confirmed by the Council's Legal Officer that the site is owned by the North East Lincolnshire Council.

Regards South View Development



10/12/2020

Dear LAUREN,

The village of Humberston started to be developed from the mid 1950s onwards. When field house road was built it went to the end of the field. The lane which is now Rowan Drive went down to church ave. When Mr. Chilton and Mr. Copestake purchased Mr. Millars large garden and Mr. Thornley No3 Rowan 1969. They put the road through to Midfield Road. They then started to obtain more gardens so it was possible to build Sharaton Drive. This road was to go into the 2 fields and about 68 Dwellings to be built up to Southview which was Mr. Lidgards Thatch Cottage and farm was. The builders ended there partnership so the land they had left was sold to the Leach Brothers who built a cul de sac round to Stanland way. The lane which is now Rowan Drive some people that lived down there pumped there water up from bore holes, and emptied there own toilet sumps. When they parted with some of there gardens some of them received small amounts of money they was promised things they never got some received nothing. There is one garden that is still full size which is 6 Rowan. The people that object to your plans live on farmland and gardens that people gave up so they could have homes. You started at 18 then 15 now 14 dwellings when you could build 35 affordable homes. The Colliss group Built 4.5 at forest way. We need the jobs and affordable homes. The people that parted with there gardens

2)

did not object to any of the development plans at that time. When Midfield farm finished in the early 1960s, some of the workers went to work on the building sites, it was more money as farm workers wages were very very poor, compared to France and Germany. As we are church people we are hoping that South Sea Lane plans and land off Sinderston road and South view is passed. The wild life will adapt as there is more wild life off Freeman Street than in the field at South View. Being in our late eighties the wife and I have not given our name, as we don't like bullies,

Yours sincerely
Humberston Residents

ITEM 4 - DM/0896/20/FUL

Emily Davidson (Engie)

From: mail@dieternelson.com
Sent: 17 November 2020 20:22
To: Emily Davidson (Engie)
Cc: 'jo edwards'
Subject: RE: 68 Weelsby Road

Hi Emily,

Just to confirm that no part of the extension or guttering will be on or over the boundary.

Regards

Dieter Nelson
Dip URP
Dieter Nelson Planning Consultancy Ltd
Unit 2
Cleethorpes Business Centre
Jackson Place
Wilton Road Industrial Estate
Humberston
Grimsby
NE Lincs
DN36 4AS
Mob: [07875750031](tel:07875750031)
www.dieternelson.com
Registered Number [6381825](#)
Registered in England and Wales

From: Emily Davidson (Engie) <Emily.Davidson@Nelincs.gov.uk>
Sent: 17 November 2020 11:51
To: Dieter Nelson <mail@dieternelson.com>
Subject: 68 Weelsby Road

Hi Dieter,

We have received a neighbour objection from the property next door raising several concerns. Could you please confirm whether any of the works (including any guttering) would be on or over the boundary?

Kind regards,

Emily Davidson
Trainee Town Planner
Planning
Places & Communities North – NEL
emily.davidson@nelincs.gov.uk
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Supplementary Planning Agenda - 6th January 2020

Item 4 - DM/0896/20/FUL

Please see below pictures representing the huge impact of proposed extension @ No 68 Weelsby Road. View is from the Rear Dining Room @ No 70. The lines are drawn @ 2590 height representative for the fascia and show how it will change the light levels that have been enjoyed for the past 48 years by my mother.





PICTURES TAKEN @ 13:34 ON 20/12/2020



PICTURES TAKEN @ 13:34 ON 20/12/2020

ITEM 5 - DM/0897/20/FUL

Planning - IGE (ENGIE)

From: Gina Lilley
Sent: 19 December 2020 11:04
To: Emily Davidson (Engie)
Cc: Planning - IGE (ENGIE)
Subject: DM/0897/20/FUL, 18, DN41 7RL

Good Morning

We have recently noticed that a slight last minute change has been made to this planning application and supporting documents have been added. We have not been made aware of any of these changes by the applicant or planning department and would like to mention the following points:

The new light study appears to have been manipulated to provide a more favourable result to the clients application. The 45 degree margins do not project from the furthest part of the building and have been brought inwards to allow the clients to gain a further advantage. However, even with this, the margin still skims our window line.

The new light study also only shows the 45 degree margin from the south elevation, and not also the ground, first and second floor elevations as on the previous study, which show the light loss to a great extent.

No concession has been made on any new documents which would alleviate the severe loss of light levels or visual amenity that we would suffer. There has still been no mention of a party wall agreement.

We would very much like who is responsible for these drawings or a planning officer to help us understand these by communicating with us as soon as possible. Due to the late submission of these amendments, and the fact that this application is due to be decided on the next working day, being Monday 21st December, and the fact that the weekend gives us no opportunity to raise any new issues, we would be grateful if the decision of this application can be delayed to allow us time to question the accuracy of the drawings.

I would be grateful if you could acknowledge receipt of this email and ensure it is passed to the relevant person as soon as possible. Whilst I am happy for this email to be made public, I would prefer my email address to be redacted before uploading.

Kindest regards

Gina and Steve Lilley, 20 Oak Road, DN41 7RL