

Angela Tynan (Engie)

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

Good Afternoon

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

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

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

Kindest Regards,
Kim

Mrs. Kim Kirkham
Barnoldby le Beck Parish Clerk

BARNOLDBY-LE-BECK PARISH COUNCIL

Mrs K Kirkham
Clerk to the Council

Email: BarnoldbyPC@outlook.com

14 Househams Lane
Legbourne
Louth
LN11 8LG

9th February 2021

NELC planning Department

Case Officer - Richard Limmer

Dear Sir,

Planning Reference: DM/1084/20/REM

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

Location: Land at Bradley Road, Barnoldby Le Beck

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

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

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

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

Kindest Regards

Mrs Kim Kirkham
Barnoldby le Beck Parish Clerk

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

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

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

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

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

BRADLEY PARISH COUNCIL



Planning Application DM/1084/20/REM

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

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

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

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

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

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

Regards

Val Turner

Val Turner

Chair Bradley Parish Council.

Comments for Planning Application DM/1084/20/REM

Application Summary

Application Number: DM/1084/20/REM

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

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

Case Officer: Richard Limmer

Customer Details

Name: Mr iAN McDermid

Address: 40 Bradley Road Waltham Grimsby

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

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

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

Point 1/ Increased Traffic Flow.

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

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

Point 2/ Safety.

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

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

Point /3 Environmental Pollution.

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

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

Point 4/ Facilities in Waltham.

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

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

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

The last thing Waltham needs is even more expansion.

Point 5/ Loss of valuable Greenfields.

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

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

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

Kind Regards. Mr I McDermid.

Comments for Planning Application DM/1084/20/REM

Application Summary

Application Number: DM/1084/20/REM

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

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

Case Officer: Richard Limmer

Customer Details

Name: Mrs Kerry Leaning

Address: 43, Bradley Road Barnoldby Le Beck Grimsby

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

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

noise & light pollution from the dwelling

noise and disturbance - Impact of construction work

Overlooking & loss of privacy

Visual amenity

Landscaping

Smells

Heavy load of traffic on Bradley Road, traffic generation

highway safety, Road access

School/pupil numbers will increase

Wild life will diminish, Nature conservation

Perceived loss of property value

Comments for Planning Application DM/1084/20/REM

Application Summary

Application Number: DM/1084/20/REM

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

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

Case Officer: Richard Limmer

Customer Details

Name: Mr Trevor Leaning

Address: 43 Bradley Road Barnoldby Le Beck Grimsby

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

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

noise & light pollution from the dwelling

noise and disturbance - Impact of construction work

Overlooking & loss of privacy

Visual amenity

Landscaping

Smells

Heavy load of traffic on Bradley Road, traffic generation

highway safety, Road access

School/pupil numbers will increase

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Comments for Planning Application DM/1084/20/REM

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Application Number: DM/1084/20/REM

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

Case Officer: Richard Limmer

Customer Details

Name: Mrs Diane Hood

Address: 44 Bradley Road Waltham Grimsby

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

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

Very concerned about flooding in the area.

Comments for Planning Application DM/1084/20/REM

Application Summary

Application Number: DM/1084/20/REM

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

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

Case Officer: Richard Limmer

Customer Details

Name: Mrs Linda Paterson

Address: 45 Bradley Road Barnoldby-le-Beck Grimsby

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

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

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

The noise and light pollution which they would bring

The impact on the wonderful wildlife in our area

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

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

Comments for Planning Application DM/1084/20/REM

Application Summary

Application Number: DM/1084/20/REM

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

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

Case Officer: Richard Limmer

Customer Details

Name: Mr Craig Mason

Address: 51 Bradley Road Grimsby

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

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

Comments for Planning Application DM/1084/20/REM

Application Summary

Application Number: DM/1084/20/REM

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

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

Case Officer: Richard Limmer

Customer Details

Name: Miss Faye Craven

Address: 51 Bradley road Barnoldby le beck

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

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

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

Comments for Planning Application DM/1084/20/REM

Application Summary

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

Case Officer: Richard Limmer

Customer Details

Name: Mr Craig Mason

Address: 51 Bradley Road Grimsby

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I strongly object to the development

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

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

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

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

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

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

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

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

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

Comments for Planning Application DM/1084/20/REM

Application Summary

Application Number: DM/1084/20/REM

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

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

Case Officer: Richard Limmer

Customer Details

Name: Mr Colin Playle

Address: 54 Bradley Road Waltham Waltham Grimsby

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Comments for Planning Application DM/1084/20/REM

Application Summary

Application Number: DM/1084/20/REM

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

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

Case Officer: Richard Limmer

Customer Details

Name: Mr martin evardson

Address: 57 Bradley road Barnoldby le Beck grimsby

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

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

Case Officer: Richard Limmer

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

Comment Details Commenter Type: Member of the Public Stance:

Customer objects to the Planning Application Comment Reasons:

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

Dear Mr. Limmer

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

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

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

Comments for Planning Application DM/1084/20/REM

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

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

Case Officer: Richard Limmer

Customer Details

Name: Mr martin evardson

Address: 57 Bradley road Barnoldby le Beck grimsby

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Dear Mr. Limmer

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

Comments for Planning Application DM/1084/20/REM

Application Summary

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

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

Case Officer: Richard Limmer

Customer Details

Name: Mr martin evardson

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

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment:DM/1084/20/REM

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

Our reasons follow below.

UNDER THE Strategic housing land availability Assessment 2012

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

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

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

So why is it even been considered?

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

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

Further more

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Comments for Planning Application DM/1084/20/REM

Application Summary

Application Number: DM/1084/20/REM

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

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

Case Officer: Richard Limmer

Customer Details

Name: Mr David Dickinson

Address: 57a Bradley Road Barnoldby Le Beck Great Grimsby

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment:BRADLEY ROAD

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

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

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

BARNOLDBY LE BECK

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

AMENITIES

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

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

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

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

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

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

Specific to 57a Bradley Road

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

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

WORTH NOTING

NORTH EAST LINCOLNSHIRE STRATEGIC HOUSING LAND AVAILABILITY ASSESMENT
2016

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

Site Ref: HOU 292

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

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

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

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

Comments for Planning Application DM/1084/20/REM

Application Summary

Application Number: DM/1084/20/REM

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

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

Case Officer: Richard Limmer

Customer Details

Name: Mr David Dickinson

Address: 57a Bradley Road Barnoldby Le Beck Great Grimsby

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

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

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

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

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

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

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

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

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

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

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

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

Comments for Planning Application DM/1084/20/REM

Application Summary

Application Number: DM/1084/20/REM

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

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

Case Officer: Richard Limmer

Customer Details

Name: Mr David Hickinson

Address: 57a Bradley Road Great Grimsby

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: UNDER THE Strategic housing land availability Assessment 2012

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

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

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

So why is it even been considered?

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

Comments for Planning Application DM/1084/20/REM

Application Summary

Application Number: DM/1084/20/REM

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

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

Case Officer: Richard Limmer

Customer Details

Name: Mr Martin Tuck

Address: 58 Bradley Road Waltham Grimsby

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

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

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

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

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

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

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

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

Comments for Planning Application DM/1084/20/REM

Application Summary

Application Number: DM/1084/20/REM

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

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

Case Officer: Richard Limmer

Customer Details

Name: Mr Martin Tuck

Address: 58 Bradley Road Waltham Grimsby

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

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

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

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

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

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

Comments for Planning Application DM/1084/20/REM

Application Summary

Application Number: DM/1084/20/REM

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

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

Case Officer: Richard Limmer

Customer Details

Name: Mr Michael Wishart

Address: 59 Bradley Road Barnoldby le Beck Grimsby

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

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

Comments for Planning Application DM/1084/20/REM

Application Summary

Application Number: DM/1084/20/REM

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

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

Case Officer: Richard Limmer

Customer Details

Name: Mr Michael Wishart

Address: 59 Bradley Road Barnoldby le Beck Grimsby

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

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

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

The 2 addresses are completely different. Please check .

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

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

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

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

Comments for Planning Application DM/1084/20/REM

Application Summary

Application Number: DM/1084/20/REM

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

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

Case Officer: Richard Limmer

Customer Details

Name: Mr Michael Wishart

Address: 59 Bradley Road I think Barnoldby le Beck Grimsby

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

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

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

Comments for Planning Application DM/1084/20/REM

Application Summary

Application Number: DM/1084/20/REM

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

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

Case Officer: Richard Limmer

Customer Details

Name: Mr Michael Wishart

Address: 59 Bradley Road Waltham Grimsby

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Comments for Planning Application DM/1084/20/REM

Application Summary

Application Number: DM/1084/20/REM

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

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

Case Officer: Richard Limmer

Customer Details

Name: Mrs Hazel Wishart

Address: 59 Bradley Road Barnoldby le Beck Grimsby

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

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

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

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

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

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

Please refuse this planning application .

Carol Pedersen (Engie)

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

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

Mr Wishart is 59 Bradley Road, Barnoldby le Beck

Richard Limmer MSc URP
 Major Projects Planner
 Planning and Development Team
 Places & Communities North – NEL
 Tel. +44 (0) 147 232 4299
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engie.co.uk
 New Oxford House, George Street
 Grimsby, North East Lincolnshire, DN31 1HB

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

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

Dear mr Limmer,

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

Mike and hazel

Comments for Planning Application DM/1084/20/REM

Application Summary

Application Number: DM/1084/20/REM

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

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

Case Officer: Richard Limmer

Customer Details

Name: Mrs Joan SARGENT

Address: 60 Bradley Road Waltham Grimsby

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Our objection is on the grounds of

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

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

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

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

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

There is no mention of air quality in the application.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Comments for Planning Application DM/1084/20/REM

Application Summary

Application Number: DM/1084/20/REM

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

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

Case Officer: Richard Limmer

Customer Details

Name: Mr Kevin Shore

Address: 66 Bradley Road Waltham Grimsby

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

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

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

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

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

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

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

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

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

Comments for Planning Application DM/1084/20/REM

Application Summary

Application Number: DM/1084/20/REM

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

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

Case Officer: Richard Limmer

Customer Details

Name: Mr Graeme Clifton

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

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

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

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

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

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

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

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

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

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

Comments for Planning Application DM/1084/20/REM

Application Summary

Application Number: DM/1084/20/REM

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

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

Case Officer: Richard Limmer

Customer Details

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Comments for Planning Application DM/1084/20/REM

Application Summary

Application Number: DM/1084/20/REM

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

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

Case Officer: Richard Limmer

Customer Details

Name: Mr David Milthorp

Address: 5 Archer Road Waltham GRIMSBY

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

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

Comments for Planning Application DM/1084/20/REM

Application Summary

Application Number: DM/1084/20/REM

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

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

Case Officer: Richard Limmer

Customer Details

Name: Mrs Lynne Brain

Address: 14 Archer Rd Waltham Grimsby

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

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

Comments for Planning Application DM/1084/20/REM

Application Summary

Application Number: DM/1084/20/REM

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

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

Case Officer: Richard Limmer

Customer Details

Name: Mrs Lin Craven

Address: 59 Ashby Road Cleethorpes

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

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

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

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

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

Comments for Planning Application DM/1084/20/REM

Application Summary

Application Number: DM/1084/20/REM

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

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

Case Officer: Richard Limmer

Customer Details

Name: Mr John Cooper

Address: 3 Marian Way Waltham Grimsby

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

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

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

We object on terms of:

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

Comments for Planning Application DM/1084/20/REM

Application Summary

Application Number: DM/1084/20/REM

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

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

Case Officer: Richard Limmer

Customer Details

Name: Mrs Judith Canavan

Address: 4 Marian Way Waltham

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

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

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

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

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

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

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

Comments for Planning Application DM/1084/20/REM

Application Summary

Application Number: DM/1084/20/REM

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

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

Case Officer: Richard Limmer

Customer Details

Name: Mr DANIEL WADE

Address: 5 MARIAN WAY waltham

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

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

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

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

2. Amenities in Barnoldby-le-beck/Waltham

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

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

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

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

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

Comments for Planning Application DM/1084/20/REM

Application Summary

Application Number: DM/1084/20/REM

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

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

Case Officer: Richard Limmer

Customer Details

Name: Miss Jane Mills

Address: 5 Gleneagles Waltham Grimsby

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

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

Comments for Planning Application DM/1084/20/REM

Application Summary

Application Number: DM/1084/20/REM

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

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

Case Officer: Richard Limmer

Customer Details

Name: Mrs Ann-Marie Jones

Address: 29 Gleneagles Waltham Grimsby

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

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

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

Comments for Planning Application DM/1084/20/REM

Application Summary

Application Number: DM/1084/20/REM

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

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

Case Officer: Richard Limmer

Customer Details

Name: Mr Paul Bryan

Address: 36 Woodhall Drive Waltham Grimsby

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

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

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

Comments for Planning Application DM/1084/20/REM

Application Summary

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Case Officer: Richard Limmer

Customer Details

Name: Mr Andrew Hinkley

Address: 79 woodhall drive Waltham Grimsby

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

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

Comments for Planning Application DM/1084/20/REM

Application Summary

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Case Officer: Richard Limmer

Customer Details

Name: Mr Kris Drake

Address: 1 Wood Close Grimsby Scartho

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

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

Comments for Planning Application DM/1084/20/REM

Application Summary

Application Number: DM/1084/20/REM

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

Case Officer: Richard Limmer

Customer Details

Name: Mr Andrew Lonsdale

Address: 27 Alderley Edge Waltham Grimsby

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

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

Comments for Planning Application DM/1084/20/REM

Application Summary

Application Number: DM/1084/20/REM

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

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

Case Officer: Richard Limmer

Customer Details

Name: Mr Craig Heard

Address: Southlands Waltham Rd, Barnoldby Grimsby

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

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

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

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

Rant over .

Comments for Planning Application DM/1084/20/REM

Application Summary

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

Case Officer: Richard Limmer

Customer Details

Name: Mrs Sharon Robinson

Address: 28 Timberley Drive Wybers Wood Grimsby

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

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

Comments for Planning Application DM/1084/20/REM

Application Summary

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Case Officer: Richard Limmer

Customer Details

Name: Ms Rebecca Donoghue

Address: 5 ascot road Waltham

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

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

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

Comments for Planning Application DM/1084/20/REM

Application Summary

Application Number: DM/1084/20/REM

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

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

Case Officer: Richard Limmer

Customer Details

Name: Mr Joe Francis

Address: 2 Drury Close Waltham

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

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

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

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

MR. R. Limmer
N.E. Lincs.
Planning



NA & JM. Phillips
20 Bradley Rd.
Waltham
15.6.21

Dear Sir.

Re. DM/1084/20 R.E.M. Bradley Rd.
Barnoldby Le Beck.

after careful thought, we must
object to this application.

Since moving here in 2010, looking
for a peaceful retirement, Bradley Rd
has got to be, almost a daily race-
track the noise pollution is a
blight on our lives we can well do
without further traffic, please bear this
in mind, when making a decision.

Yours faithfully.

Planning - IGE (ENGIE)

From: IAN MCDERMID
Sent: 17 June 2021 13:04
To: Planning - IGE (ENGIE)
Subject: Bradley Road Ref DM/1084/20/REM

Dear Mr Limmer.

I have received yet another letter inviting my comments on the above proposal.

The letter being dated 8th June 2021, asking for comments online by 22nd June 2021
On visiting the NELC planning Web Page yesterday, I found it to be closed to comments. Why is this so?

Therefore I will ask that my comments made here, are recorded along with others.

I have previously objected to the proposed development in considerable detail, three times I believe. So this time, I will in summary list my concerns.

A further deterioration in air quality IE Carbon Monoxide caused by a considerable increase in traffic movement, noise pollution, Waltham does not need more traffic, the Main street is akin to a city road not a village. Insufficient parking availability in the village.

Bradley Road cannot be made to safely cope with such a large increase in traffic movement.

The proposed development is inherently a bad idea, making cosmetic changes cannot make it otherwise.

Kind Regards Mr I McDermid

Angela Tynan (Engie)

From: Diane Hood
Sent: 18 June 2021 15:53
To: Planning - IGE (ENGIE)
Subject: Bradley Road DM/1084/20/R.E.M.

Sent from my iPad
Dear Mr Limmer

We strongly object to this planning application yet again, they have put forward amended plans! I am having trouble seeing what has been amended! The social housing is still in a block next to the existing houses, instead of being scattered around the plot.

There will still be excessive traffic along Bradley Road. The manual traffic survey was done at the junction of Bradley Road/Waltham Road! I assume they meant Bradley Road/Barnoldby Road! During 07.30-9.00 and 16.00-18.00 two years ago! They need to be here all day and especially during harvesting to get a true figure of how many vehicles use this Road.

There is no school in Barnoldby-le-beck and no school places left in Waltham, before the 400 houses being built opposite Toll Bar school. They will therefore be cars ferrying children to whichever school they can get in.

This development will have a detrimental effect on the whole area of Waltham.

Mrs D Hood

44 Bradley Road
Waltham

Comments for Planning Application DM/1084/20/REM

Application Summary

Application Number: DM/1084/20/REM

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

Proposal: Reserved matters application to erect 66 dwellings following DM/0997/16/OUT to consider access, appearance, landscaping, layout and scale (amended elevational details and landscaping plans)

Case Officer: Richard Limmer

Customer Details

Name: Miss Faye Craven

Address: 51 Bradley road Barnoldby le Beck

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I strongly object to the application DM/1084/20/REM on the following grounds,

- * Traffic movement through several already contested villages thus creating the potential for more accidents on an already busy road. Adequacy of parking for the proposed dwellings.
- * Noise pollution from not only the building but also from the potential of people living in the proposed dwellings.
- * Smells from the proposed refuge area, the group of bins that are planned to be placed next to several already established dwellings thus creating the potential of extra rodents and other vermin, having all the bins together gives an indication that this road is not wide enough to get a refuse lorry close enough to the properties.
- * Amenities, there are no Shops, Doctors or transportation links/services (inc a train/metro link) in Barnoldby le Beck.
- * Schooling, there are no extra school places available at the local school when this application was first applied for in 2016 without taking into account of all the other new properties that have been built.
- * When a planning application was applied for in 2016 for this site every piece of paperwork states the address incorrectly (Waltham not Barnoldby le Beck, even the postcode was incorrect) even when outline planning was passed, Is this legal?. This question has been asked several times and has not been answered.
- * With the completion of several other new developments in the area and the new estate Wigmore park to be completed is there any need for more housing in this (getting to be overdeveloped) Village/ area.

Comments for Planning Application DM/1084/20/REM

Application Summary

Application Number: DM/1084/20/REM

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

Proposal: Reserved matters application to erect 66 dwellings following DM/0997/16/OUT to consider access, appearance, landscaping, layout and scale (amended elevational details and landscaping plans)

Case Officer: Richard Limmer

Customer Details

Name: Mr Craig Mason

Address: 51 Bradley Road Grimsby

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I strongly object to this development on many levels

1 The new proposed plans show refuge collection points this is surely a health hazard and only strengthens the fact that the roads are not big enough to take the vehicle is planned to enter and exit the site

2 road safety is a big issue local residents not to mention the deaths and RTA on the road in the last few years also a sight of this size will add over 700 traffic movements per day

3 The developer has stated The under policy five NELLP The property 51 Bradley Road will not be affected however there will be planned 11 properties adjacent to the Boundry causing loss of natural light and privacy

4 The developer has stated they will be green areas for children do you enjoy and play and then on the site goes and adds a Swale which beggars belief how dangerous this could be and surely not necessary as there is no drainage issues with the site

5 The developer states that the new development will be sympathetic to the existing properties however the new site has a handful of bungalows yet Bradley Road has a very high number of bungalows at present

6 The wildlife will be decimated on the site all ecological reports of come back inclusive due to the reports being carried out side of the mating seasons

7 The developer has stated he will be financially supporting road infrastructure such as cycle path's however they would need to install over 1 mile of psychopaths and the financial support they are offering is laughable for such a task

8 The schools are over prescribed with no places for any extra children let alone existing residents who after take their own children to different schools now

9 With the planning finally having the right address on it barnoldby le beck not Waltham and the

original outline planning permission past with such Errors on it surely this makes it wrong/illegal
I'm nil and void

10 with the country/world in the midst of a global pandemic surely this is highlighted the fact that
we need to keep fields to grow crops and vegetables to feed the The country not build new homes
in them so they'll be lost for generations

Comments for Planning Application DM/1084/20/REM

Application Summary

Application Number: DM/1084/20/REM

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

Proposal: Reserved matters application to erect 66 dwellings following DM/0997/16/OUT to consider access, appearance, landscaping, layout and scale (amended elevational details and landscaping plans)

Case Officer: Richard Limmer

Customer Details

Name: Mr Craig Mason

Address: 51 Bradley Road Grimsby

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I strongly object to this development on several points

The developer states that there will be several green areas on the new site for the children to play and enjoy however they have installed a swale system on the site which is surely dangerous to such a site and not necessary due to their not being any drainage issues allegedly

The developer has stated he will have financial support for such items as cycle path's however this would entail almost 1 mile of cycle path's and the pittance they are offering would not cover the cost

The wildlife and environment will be decimated with all the ecological reports being run outside of the natural mating seasons

Comments for Planning Application DM/1084/20/REM

Application Summary

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

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Case Officer: Richard Limmer

Customer Details

Name: Mr Craig Mason

Address: 51 Bradley Road Grimsby

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I strongly object to the development with reference to politic 5 of NELLP I feel this is wrong on some many levels not to mention the fact 51 will have 11 properties overlooking there established home giving them lose of privacy and natural light also being the riparian to the dyke on the outer of the property no access has been provided to myself or other neighbouring property's to carry out there duty's to the dyke

Comments for Planning Application DM/1084/20/REM

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Case Officer: Richard Limmer

Customer Details

Name: Mr Craig Mason

Address: 51 Bradley Road Grimsby

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I strongly object to the building of this development on several grounds And after reading the revised matters this only raises more questions no answers my objections are as follows

1 road safety and surveys carried during a pandemic surely we need accurate information on such a crucial matter

2 wildlife such as water voles again the question is not been answered surveys have been carried outside of the water vole nesting season

3 School places local schools are already over prescribed not to mention other developments which have been passed and built since this original outline was put in

4 height restrictions on previous planning applications and yet again the developer has not supplied drawings with ridge heights on them

5 Road whips and access to the proposed site state that the road will be 5.5 m wide with access into the adjacent field for farm equipment the roads are clearly not big enough as they have now added A refuge collection spot which can only lead me to the conclusion the roads are not big enough for the dustbin wagons let alone the support farming equipment that will be travelling through the house in a state I have offered Mr Limmer photographs of the farm equipment that travels down the road and he said he would pass my concerns on to the highways

6 The Boundry of the proposed site on the adjacent property number 51 my home address has never had fencing or hedging around it however all the photographs are cystically placed showing hedgerows all the way around the development we have had contact from the developer by means of a solicitors letter debating over the Boundry we have also contacted palm leaf development about this matter and I still waiting a reply

7 The flood risk to the site has never really been properly answered and shows clearly it is part of

the river Fresnaye and the tidal surge system and again any surveys have always been carried out at inappropriate times the field sits under 6 inches of water for several months of the year
8 as for the developer stating he has had consultation with the residents I find this an insult as they visited a few individual properties and could not answer any questions and never did returned any questions or answers to the raised matters

9 The travel plan provided states that most if not all amenities i.e. shops schools are on the higher level or outside of the recommended travel times and distances

Surely it is time now to put an end to this development site altogether it does not meet many of the criteria and the ones what it does meet are on the very outer limits several developments have been past and built while these issues Have been going on surely this must show the site is suitable I can only see this being detrimental to the area and the local residents the only people who will benefit from this site ever being built is the developer

Comments for Planning Application DM/1084/20/REM

Application Summary

Application Number: DM/1084/20/REM

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Case Officer: Richard Limmer

Customer Details

Name: Mr Craig Mason

Address: 51 Bradley Road Grimsby

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I strongly object to this development the latest plans are all stating finally the address of the development is Bradley Road Barnaby le beck not Waltham as stated on the original outline planning permission does this now make the original planning application wrong/illegal and nil and void

Comments for Planning Application DM/1084/20/REM

Application Summary

Application Number: DM/1084/20/REM

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

Proposal: Reserved matters application to erect 66 dwellings following DM/0997/16/OUT to consider access, appearance, landscaping, layout and scale (amended elevational details and landscaping plans)

Case Officer: Richard Limmer

Customer Details

Name: Mr Craig Mason

Address: 51 Bradley Road Grimsby

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: After seeing and reading through the revised matters I can not see many if any questions have been answered I contacted Mr Limmer stating residents were unable to comment he assured me that the website would be updated allowing us to make comments and we would receive a letter stating this which we did however the website was still not taking comments and had a closing date of 21/06/2021 which did not allow all residents the time to make their comments due to other commitments I feel this date should be expanded due to the fact the planning departments website had not been updated and letters should be sent out again with a new closing date

Comments for Planning Application DM/1084/20/REM

Application Summary

Application Number: DM/1084/20/REM

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

Proposal: Reserved matters application to erect 66 dwellings following DM/0997/16/OUT to consider access, appearance, landscaping, layout and scale (amended elevational details and landscaping plans)

Case Officer: Richard Limmer

Customer Details

Name: Mr Colin Playle

Address: 54 Bradley Road Waltham Waltham Grimsby

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Yet again I am writing to object to the above proposal.

All of my previous objections on road safety, traffic surveys, drainage, ecology, height restrictions on buildings surrounding this site, increased flood risk to houses further along the beck, local amenities all full and unable to cope with any extra demand, etc. etc. are all still applicable and need to be taken in to consideration if full approval is being considered.

At the last committee meeting a decision was deferred to allow the applicant to re-visit and amend the appearance, of such a sizeable estate, on the side of a main entrance to two reasonably small rural villages. As far as I can see, all of the houses on that proposed frontage are still of the same type and the only change appears to be a few more trees drawn on the site plan. Surely this is just snubbing the committee and totally ignoring any of their considered comments, how can he come back with the same plans and expect a different outcome? It begs the question, why do we have a planning committee? hopefully to preserve and protect our County from excess or unsuitable development on any particular site, and represent the views of their electorate, which they are trying to do in this case.

Whilst I appreciate that outline permission lasts for 5 years, in today's fast moving times, change happens extremely quickly and we now have a totally different area to that which was granted outline permission in 2016. There is documentary evidence of climate change, what were considered "100 year events" are happening more frequently, approval is already in place for several thousand more houses within 3 miles of this site, (in more suitable locations I might add!) Local amenities and schools are full to capacity and oversubscribed, more and more vehicles are using the local infrastructure, clearly factors that would not have been evident when that outline approval was passed in 2016.

I have yet to see one positive comment on this application, not from local residents who know and

appreciate this rural environment, all three Parish Councils are still against such a development, and our elected member on NELC has also spoken constantly about the negative impact such an "estate" would have on the local area.

I would also add, that despite the letter from Engie stating that comments are invited until the 22nd June, the portal has been refusing to accept them, which I am sure will stop many people from submitting their thoughts! Thankfully this is now rectified.

Comments for Planning Application DM/1084/20/REM

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Proposal: Reserved matters application to erect 66 dwellings following DM/0997/16/OUT to consider access, appearance, landscaping, layout and scale (amended elevational details and landscaping plans)

Case Officer: Richard Limmer

Customer Details

Name: Mr David Hickinson

Address: 57A Bradley Road Barnoldby-Le-Beck Great Grimsby

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Nothing has changed since my previous objections other than- yet another dismissive reply to the question over the legality of this site as the SHLAA states it is in Waltham with the wrong postcode and grid reference, when it is clearly beyond doubt and without dispute, in Barnoldby Le Beck!.

As the case officer refuses to reply to mine and others repeated questions over this, and at the last planning meeting, dismissed Mr Playles statement and a councillor's query that the land did not legally have planning permission, with the wave of a hand and half smile. I despair that common sense appears to have gone out of the window.

As we now enter the final stage of this application all be it at the reserved matters, this is the last chance for you the Councillors to ensure that the basic crossing the T's and dotting the I's is dealt with at a local level. Before it is escalated. I can see the headlines now , don't let Grimsby be the Laughing stock, stooge and figure of fun of the country again, "a town that doesn't know where it is" ! .

So councillors please, stop the bus, and propose the land is re-assessed for inclusion on the SHLAA under it's correct location and merits.

From: martin tuck
Sent: Sunday, June 20, 2021 9:42:35 AM
To: Cllr David Hasthorpe (NELC) <David.Hasthorpe@Nelincs.gov.uk>; Cllr - Henry Hudson (NELC) <Henry.Hudson@nelincs.gov.uk>
Cc: Colin Playle lisa tuck
Subject: Bradley Road Planning Application ref DM/1084/20/REM

Good morning David / Henry

On review of the latest submission by the developer nothing has changed for the planning committee to change its current stance, and therefore, it would seem that this is just wasting people's valuable time and money.

At the planning committee meeting held on the 28th of April 2021 the proposed development on land adjacent to Barnoldby Road DM/1084/20/REM was declined with negotiations to be held to amend house types more in keeping with the existing street scene i.e., bungalows and dormer bungalows such as those currently being built off Grimsby Road in the village. The further submission by Snapes architect has merely tried to soften the building looks with pictorial representations of the same proposed homes in pastel tones without specifying brick type, but ultimately the developer has not amended the house type as was the clear instruction by the planning committee. I would request that all correspondence and meeting minutes from the negotiations with the developer are posted on the planning portal for full transparency to demonstrate that such negotiations have been robust and detailed as the latest submission brings this into serious doubt.

Please can you ensure the attached document is uploaded onto the planning portal as none of the issues have been addressed with regards to traffic & pedestrian safety, flooding, street scene and positioning of social housing. I would also note my very grave concerns with both the stance and tone of the NELC highways representative's flat refusal to consider a mini roundabout to access the new development, when as a public body it is their duty to consider public safety as the number one priority in the design process under CDM (Construction Design Management).

Just for clarity despite Mr Snapes statement I have never been consulted by either Mr Snape or any of his employees / consultants regarding this development

Kind Regards

Martin

Martin Tuck
58 Bradley Road Waltham

1. Highway Safety

The stage 1 road safety report is dated 26th November 2020 was undertaken on the 27th of November 2020. The date of the site visit clearly is unrepresentative of the normal highway conditions on Bradley Road due to Covid. A significant number of issues have been raised within this audit and should be addressed prior to planning approval i.e., visibility, road speed, drainage, capacity assessments and tracking documents. The applicant's layout has not been amended from the refused development with unacceptable dangerous manoeuvres to access / egress the site from Bradley Road still existing. BSP also state crossroads should be avoided, however, a crossroad is the first junction on entering the new development just metres from the T junction off Bradley Road

1.1 Junction Selection

The highway safety issues along Bradley Road are well documented with several serious RTA's due to speeding vehicles and overtaking manoeuvres. NELC have the opportunity to put a physical traffic calming measure in place in the form of a mini roundabout which shall vastly reduce the risks of accidents by reducing traffic speed and preventing dangerous overtaking manoeuvres. This mini roundabout would ideally be located at the junction of Marian Way.

Whilst I accept that mini-roundabouts can provide a useful junction solution in certain circumstances, these are typically to deal with existing issues as follows:

- To improve the operation of an existing junction;
- As an accident remedial measure; or
- As part of a traffic calming scheme.

It is apparent that, regarding the use of a mini-roundabout to provide access to the Bradley Road site, none of the above issues are relevant.

I also accept that although historically the use of mini-roundabouts for new junctions was not permitted (i.e. they were only used to deal with existing issues relating to highway capacity or highway safety), some local authorities do now allow them to be used to provide access to new developments – see for example 'Mini-Roundabouts Good Practice Guidance' published by the Department for Transport and the County Surveyors Society (at paragraph 2.2).

Fig 1.1 Extract from Northern Transport Planning Ltd supporting letter ref jgv/19020/071220

The proposed development is to be accessed of a simple T junction which has been made even more dangerous by the location of a crossroads within the estate just metres away (see fig 1.2). The use of crossroads should be avoided as stated in the BSP road safety audit (see fig 1.4), and indeed the outline planning application did avoid this layout with a staggered junction (see fig 1.3).

The T junction is not adequately designed for the safe access egress of HGV / waste vehicles as clearly demonstrated in the tracking document (see fig 1.5). This manoeuvre has been made extremely dangerous due to the position of the crossroads. In addition, the internal estate roads are not adequate for HGV / waste vehicles as they are unable to manoeuvre in the reality of residents cars being parked on the roadside (see fig 1.6)



Fig 1.2 Proposed T Junction off Bradley Road with estate crossroad



Fig 1.3 Outline planning application with estate crossroad

Location: Internal Site Layout

Summary: In relation to the overall site layout, it is generally accepted that crossroads should normally be avoided. Crossroads can lead to a misunderstanding of priority, which in turn can lead to vehicle/vehicle and/or vehicle/cyclist collision. Of particular concern is the junction area west of the site access, where Road 1 and Road 2 meet together with the stub to the south serving units 25 – 29. A potential solution could be for the southern stub to be revised to show a pavement crossing to a private driveway serving units 25-29. This could provide clear priority of pedestrians over vehicles, together with priority of vehicles exiting side Road 2 over the private driveway.

Recommendation

Layout to be reviewed, with particular investigation of any proposed crossroads.

Fig 1.4 Extract from BSP road safety audit use of crossroads



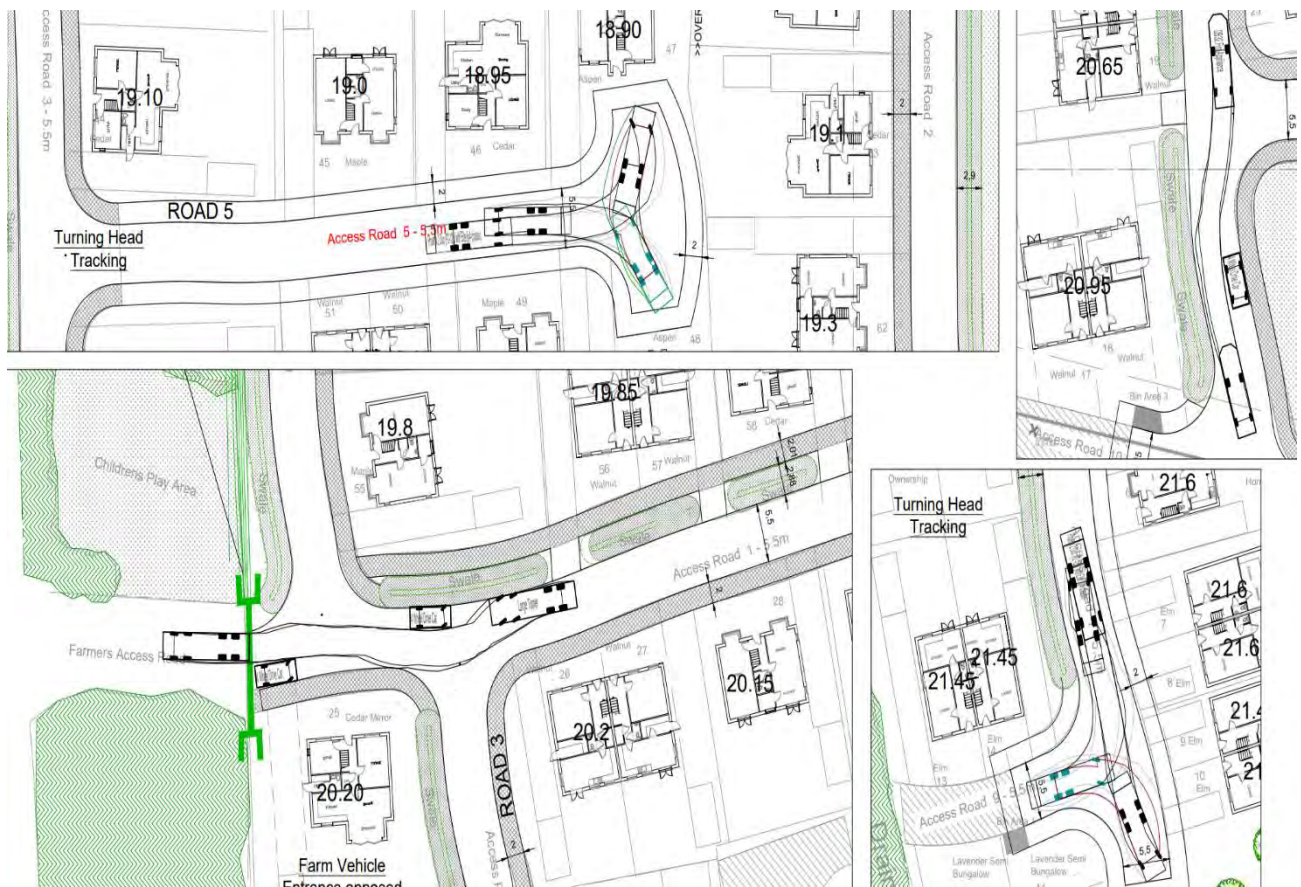


Fig 1.6 Extract from vehicle tracking drawing

Pedestrian Safety

Access road 12 design results in a pinch point in the pedestrian footpath along Bradley Road (see fig 1.2) This arrangement is unacceptable for the safety of the public, and the green landscaped verge should be reinstated to prevent this danger as was undertaken in the outline planning application (see fig 1.3)

The inclusion of swales throughout the development is concerning when it is aimed at families with young children, who in the event of heavy rainfall are at being put at risk of drowning. In addition the inclusion of swales causes a high road safety risk in the event of frost and snow conditions.

2. Flood Risk

The flood risk assessment document (FRA) supporting this application is both outdated (document issued October 2016), and does not reflect the drainage design philosophy of the applicants current proposed development. The FRA refers to a large diameter pipework system, and porous paving which will attenuate the site to enable a discharge rate of 5 l/s (see fig 2.1), whereas the applicant's current proposal has an extensive network of swales and a retention pond with a discharge rate of 13.3 l/s (see fig 2.2).

The outline planning application dealt with the risk of flooding by limiting the discharge to below greenfield run off rates (5 l/s) which this development does not comply with. This fundamental noncompliance should result in the development being rejected immediately!

Surface Water

The surface water is to discharge to the existing ditch along the northern boundary.

The discharge is restricted to 5 litres per sec.

The surface water will be discharged by gravity; it will be via a 600 & 750mm diameter pipes and then connect into the ditch. Other parts of the site will be dealt with on site by porous road & drive construction.

The proposed site will be discharged at a restricted rate of 5l/s to the ditch for the worst case 1 in 100 year storm event and a climate change allowance of 30%. The surface water will be attenuated in large diameter pipes so that the sewers will not flood during a 1 in 30 year storm event. The site is therefore at low risk of flooding.

The existing ditch is approximately 1250mm deep and 2000mm wide with sloping sides. It is currently in reasonable condition.

Proposals are to clean out the ditch and reduce the rate of discharge of surface water to levels lower than Greenfield runoff.

Therefore the no flooding will occur.

Fig 2.1 Extract from Flood Risk Assessment

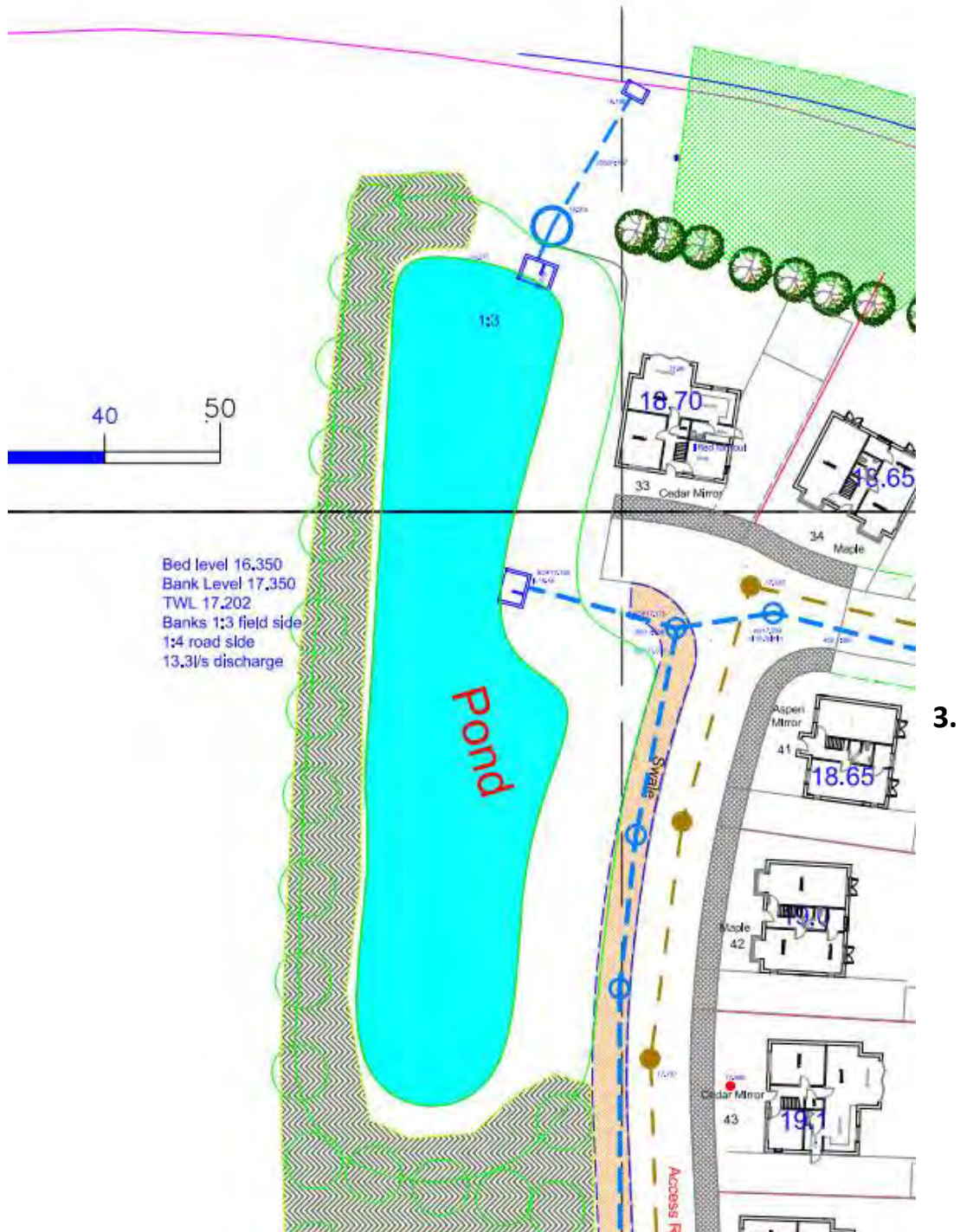


Fig 2.2 Extract from layout drawing detailing attenuation pond and discharge rate

Affordable Housing

To ensure there are no pockets of social disorder and nuisance the affordable housing should be pepper potted around the development. I note the proposed affordable housing units would be of the same design and build quality as the market housing and would not be visually any different, therefore, there is no reason not to spread them around the proposed development. As a minimum if they are to be clustered this should be at the suitable distance from the existing properties, which should not be an issue for the developer.



Fig 3.1 Location of affordable housing in the proposed development

4. Street Scene

AS can be clearly demonstrated by the images of Bradley Road below the proposed development of two storey housing is not in keeping with the existing street scene. The proposed development house type should be rejected and replaced by a mixture of bungalows and dormer bungalows to blend in with the existing street scene.



Fig 4.1 View looking down Bradley Road towards the proposed new development



Fig 4.2 Closer view of the housing type on Bradley Road



Fig 4.3 View looking down Bradley Road away from the proposed new development



Fig 4.4 View of existing properties to be surrounded by the proposed new development

Comments for Planning Application DM/1084/20/REM

Application Summary

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Proposal: Reserved matters application to erect 66 dwellings following DM/0997/16/OUT to consider access, appearance, landscaping, layout and scale (amended elevational details and landscaping plans)

Case Officer: Richard Limmer

Customer Details

Name: Mr Michael Wishart

Address: 59 Bradley Road Grimsby

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I would like to object to all of the points that all of the residents who live on , next to or near this new development.

All of these residents know exactly why they are objecting. They are not making anything up . Their quality of living will be totally changed when Mr Limmer allows this development to go ahead.

Not once has the planning department tried to help or look into all of the incorrect information that the developers and architects have given.

There is an owl that looks for food every day over this land , there are kestrels who feed of this land , sparrow hawks and bats . If anyone from the council or ecology department would like to ask any of the residents about wildlife please go ahead . The half hour surveys done do not even begin to justify the amount of wildlife that will be killed, moved on or feeding area destroyed like the ditch which I have video evidence of . But hey , I must remember that in the first planning meeting the councillor who persuaded the majority vote for this development lives in the very same area as the land owner and developers. No more questions please .

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

From: Mike Wishart

Sent: 12 June 2021 11:01

To: Diane Wheeler (Engie)

Subject: Re : please read . Mr Ian King asked me to forward

> Myself and a lot of neighbours on Bradley road Cleethorpes, I mean Waltham and Barnoldby le beck cannot seem to put any feedback on the new development for Bradley Road Waltham, I mean Bradley Road Barnoldby le beck .

> If you haven't noticed the original plans for outline development is for Bradley Road Waltham DN37OUZ. It is incomprehensible that this project is being allowed to continue by yourself as you are the head of planning at N E Lincs (Engie) England.

> We are trying to get as many people who have been refused planning because the paperwork was incorrect and get them compensation as you are allowing a building company who lives in the same village as a councillor and the land owner to get away with the most unbelievable amount of incorrect information on an official planned application. Something like that .

> If you have not already been made aware that virtually all of the original paperwork is for Bradley Road Waltham and not Bradley Road Barnoldby le beck . These are 2 completely different pieces of land. We do hope that the people who will be benefiting from any unjust misguidance are stopped.

> How can the public trust a planning authority if so blatant are the overlooked mistakes not stopped.

>

Mike and hazel Mike and hazel

59 Bradley Road

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

From: Mike Wishart

Sent: 30 May 2021 09:49

To: Richard Limmer (Engie) <Richard.Limmer@nelincs.gov.uk>; Ian King (Engie)

<Ian.King@Nelincs.gov.uk>; Barnoldby Parish Council <BarnoldbyPC@outlook.com>;

bradleyparishcouncil@gmail.com; Sharon X Martin David Hickinson >; Faye Craven >; Colin Playle

Subject: Re: latest layout plans for Bradley Road Barnoldby le Beck

Dear Richard Limmer,

I am writing to you as we have just viewed the latest layout plans for Bradley Road Barnoldby le Beck development by Snapes developers.

We are horrified that firstly, the trees that were originally shown on the plans around our property at 59 Bradley Road have now been replaced by 3 bin areas for the social/ affordable housing use .

This is absolutely unacceptable.

Looking at the plans it is obvious that a 3 tiered class system is being used .

Furthest away from the existing residents on this plot are the most expensive properties, then the second class semis, and then next to the existing residents all of the social/ affordable housing grouped together.

The government advice is to spread the social and affordable housing all around the site so as not to create a Ghetto. (pepper potting) .

The planning department have done nothing to address this issue despite being asked many times .

Is this the consideration that the existing neighbours were promised throughout this whole process?

Very very disillusioned residents of Bradley Road Barnoldby le Beck .

Mike and Hazel Wishart

Comments for Planning Application DM/1084/20/REM

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Case Officer: Richard Limmer

Customer Details

Name: Mr Michael Wishart

Address: 59 Bradley Road Corruption lane Grimsby

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Dear Mr Limmer,

Thank you for letting the residents and neighbours of this new development have 5 days to make any comments on your website.

I would like to strongly object as the developers have not given any consideration to the existing neighbours who live on or next to this site .

The planning department have chosen to allow all of the social affordable housing to be built in one close area thus creating a ghetto.

With the new development at Tollbar and Chelmsford avenue I do hope the planning department have plans for a new school.

No one has ever asked to see my evidence of water vole.

But know the possible habitat has been destroyed I suppose it doesn't matter.

This amount on 2 storey houses will destroy the aspect of Bradley Road Waltham and Barnoldby le beck .

Comments for Planning Application DM/1084/20/REM

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Case Officer: Richard Limmer

Customer Details

Name: Mr Michael Wishart

Address: 59 Bradley Road Barnoldby le Beck Grimsby

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Councillor Hasthorpe spoke as Ward Councillor for the area. He thought it was interesting that the application stated that it was in Waltham when the land was actually in Barnoldby Le Beck. He explained that Barnoldby Le Beck was a small village and there was a large amount of open land which offered the best open views for a small village. He clarified that this development would ruin this and have a major impact on the village. Workers use Bradley Road to get everywhere and there were vehicles regularly sat at the top of the village to try and get out. 66 dwellings would mean a large increase in children needing access to schools, the need for residents to travel to shops and therefore more traffic through the village. Residents had voiced their concerns, especially around the drainage this site may generate. They also had concerns that this development would join the development in Brigsley. Most had spoken around traffic issues and the applicant stated that they had put mitigation measures in place, but he wondered how many people actually stick to the speeding restrictions. Residents did not think the contributions offered were enough as they were the ones who knew the area and how full to capacity close by schools were. Councillor Hasthorpe stated that the site may be in the 2016 local plan, but that did not mean that it was right for this development to go ahead. He asked for Committee Members to stop and think the impact this development would have. He stated that it was good on paper with regards to the contributions for pathways and cycling, but he wondered if it would actually happen

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Case Officer: Richard Limmer

Customer Details

Name: Mr Michael Wishart

Address: 59 Bradley Road Tetney Grimsby

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment:Charging points for electric vehicles in every house ! Cannot seem to see details .

Street lights! Cannot seem to find details?

Will the developers promise not to change the plans and put all of the driveways to houses facing Bradley Road straight onto the highway like they did for 13 properties many years ago . Please check details. One neighbor who still,lives in the same bungalow saw this happen many years ago and no one got told off . And historical hedges were removed from a large area on Bradley Road without permission and no one was told off .

The properties from number 1 to 23 on Bradley Road were supposed to be serviced by a access road instead of being straight onto Bradley road.

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Case Officer: Richard Limmer

Customer Details

Name: Mr Wishart Michael

Address: 59 Bradley Road Cleethorpes Grimsby

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I would like to object to the complete reserved matters for this whole site as I do believe that it should not have reached this stage at all considering all of the incorrect information provided by the developers.

Unfortunately for all of the residents (people who know that this is completely wrong) who are objecting to this proposed new development must realise that as councillor H Hudson said at the very first planning meeting for this site , (look everyone, we have wanted and needed more housing, This site is on the SHLAA so it will be passed in the end so let's not waste time and just pass this now ...!) This is exactly what councillor H Hudson said . As soon as he finished speaking all of the remaining councillors voted to pass this development .

I have been waiting 3 years to view the minutes of the meeting and so far I have had no luck . I wonder why .

If the government website guidelines are that everything on the SHLAA will be automatically passed then I think we are wasting our time . Why do we need a planning committee if the public have no say whatsoever.

Comments for Planning Application DM/1084/20/REM

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Application Number: DM/1084/20/REM

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

Proposal: Reserved matters application to erect 66 dwellings following DM/0997/16/OUT to consider access, appearance, landscaping, layout and scale (amended elevational details and landscaping plans)

Case Officer: Richard Limmer

Customer Details

Name: Mr John Cooper

Address: 3 Marian Way Waltham Grimsby

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Again my wife and I must object to this application .

I see no changes to this application that address the concerns raised on previous attempts to get this accepted.

The infrastructure cannot deal with an increase of this size.

The increased traffic on Bradley road is dangerous.

Local wildlife will suffer.

Too many developments in this area.

Comments for Planning Application DM/1084/20/REM

Application Summary

Application Number: DM/1084/20/REM

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

Proposal: Reserved matters application to erect 66 dwellings following DM/0997/16/OUT to consider access, appearance, landscaping, layout and scale (amended elevational details and landscaping plans)

Case Officer: Richard Limmer

Customer Details

Name: Mrs Danielle Greensmith

Address: 6 Marian Way Waltham Grimsby

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: As previously stated the accidents on Bradley Road are due to over taking on a road which switches to 40mph on a blind bend making the corner of Marian way dangerous already. Further hazards added to this will end in fatality one day if there are further junctions added to an already very busy road.

At peak times it can now take 20 minutes to drive from Bradley Road to the cabin so adding additional access roads and households with 2 plus cars will add to this causing backlog throughout the village aswell as adding to pollution levels.

The school in the village is not big enough to cope with increased numbers so what will the local children be expected to do when they are turned away?

Drainage attached to Marian way will only cause issues for the homeowners already there. The drainage was surely built for Marian way to cope with the houses currently built and not for an additional 66 houses not in the original plans or have the planning department always had a contingency for an additional development to join in the drainage system? I would think that is highly unlikely.

There are so many areas of the town which need regenerating so why are we building on green areas causing issues for villagers when the areas with the highest number of void properties could be a lot more use to the area and families in need or is it because the builders won't get as higher profit margins from those areas?

Maybe look beyond the pre tax profits and start looking at sustainability and the external stakeholders you are having such a negative impact on.

Comments for Planning Application DM/1084/20/REM

Application Summary

Application Number: DM/1084/20/REM

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

Proposal: Reserved matters application to erect 66 dwellings following DM/0997/16/OUT to consider access, appearance, landscaping, layout and scale (amended elevational details and landscaping plans)

Case Officer: Richard Limmer

Customer Details

Name: Mr Joe Francis

Address: 2 Drury Close Waltham Grimsby

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I have many grounds on which I object to this application:

The village is already at bursting point with traffic. The carparks, amenities and facilities are unable to cope with further increases in residents.

There is already a history of flooding in the development area. Any further displacement of rain water and any further reduction in the rain absorbing field areas WILL cause issues.

This area is developed enough and there are more suitable areas throughout the town.

Angela Tynan (Engie)

From: STEWART HAMILTON
Sent: 16 June 2021 20:19
To: Planning - IGE (ENGIE)
Subject: Ref planning application DM/1084/20/REM

I am writing again to yourselves with regard to this planning application. I can not see the changes that have been made will make any difference to the development on Bradley Road. I have been in this village for 46 years and have lived at my present address for 30 years, I have seen what was a real community village become a faceless metropolis.

I live on the corner of Salisbury and Barnoldy Road, unfortunately I have buck beck running down the side and the front of the house and the main sewage drain running through the front of my garden.

With the major developments that have taken place up stream on this Road notably has it increased the traffic by 10 fold, it,s like living next to a motorway and every time their is a bit of rain my front garden gets flooded by the beck and the main sewage blows it's cover, not very nice.This has all been down to people who have built houses and extensions and had the run off water run into the beck and I am sure you can guess about the sewage with the increase in developments comes more toilets and bathrooms!

Yes I was flooded back in 2007 and I have pictures for proof, I have let the local parish council know numerous times when the beck has burst its banks.

I am afraid that building another development of this stature will only increase my misery every time it rains.

I am fully opposed to this development and the destruction of once was Waltham Village. This is not progress, their are plenty of brown sites that can be developed.

Yours sincerely,

Stewart Hamilton
 53 Barnoldby Rd, Waltham,
 Grimsby
 DN37 0DB, UK

BRADLEY PARISH COUNCIL



Planning Application DM/1084/20/REM

Proposal: Reserved matters application to erect 66 dwellings following DM/0997/16/OUT to consider access, appearance, landscaping, layout and scale. (amended elevational details and landscaping plans)

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

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

All of Bradley Parish Councils original objections to the proposal (as stated below) have not been addressed within the amended plans except for Point 4.

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

7. If 66 properties were to be erected that would be an increase of 30% to Barnoldby-le-becks existing residency. With this increase it would go against the figures listed in the strategic housing land availability assessment 2015, under reference HOU292. It would bring Barnoldby le Beck very close to the potential capacity.

Bradley Parish Council therefore **strongly objects** to the proposal excluding Point 4.

Regards

Val Turner

Val Turner

Chair Bradley Parish Council.

Carol Pedersen (Engie)

From: Barnoldby le Beck Parish Council <BarnoldbyPC@outlook.com>
Sent: 02 July 2021 12:19
To: Planning - IGE (ENGIE)
Cc: Richard Limmer (Engie)
Subject: DM/1084/20/REM - Land at Bradley Road

Dear Sir,

Planning Reference: DM/1084/20/REM

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

Location: Land at Bradley Road, Barnoldby Le Beck

I can confirm that the above amended plan was discussed by Barnoldby le Beck Parish Council at their meeting held on 30th June 2021. Following a review of the plans and discussion, the Parish Council unanimously agreed that previous comments have not been addressed. The Parish Council maintain their previous stance to oppose this application. They have no further comments to add to those previously sent.

Kindest Regards,

Kim
Mrs. Kim Kirkham
Barnoldby le Beck Parish Clerk

Tel 01507 608488

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

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

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

Contact Details: -

Signature ...D A Hasthorpe

Date 24th March 2021

Name: Cllr David Hasthorpe

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

Healing Parish Council

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

Email 'healingparishcouncil@outlook.com'

Tel – 07494 577661

13th January 2021

Planning Dept. NELC (cc Jonathan Cadd)
BY EMAIL

Dear Sirs,

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

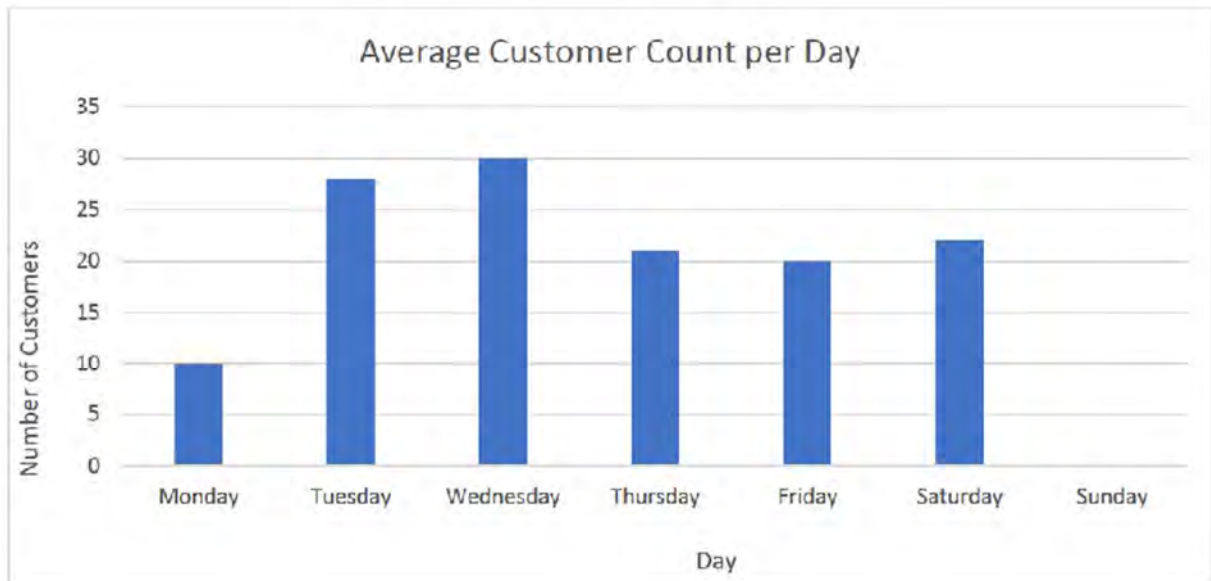
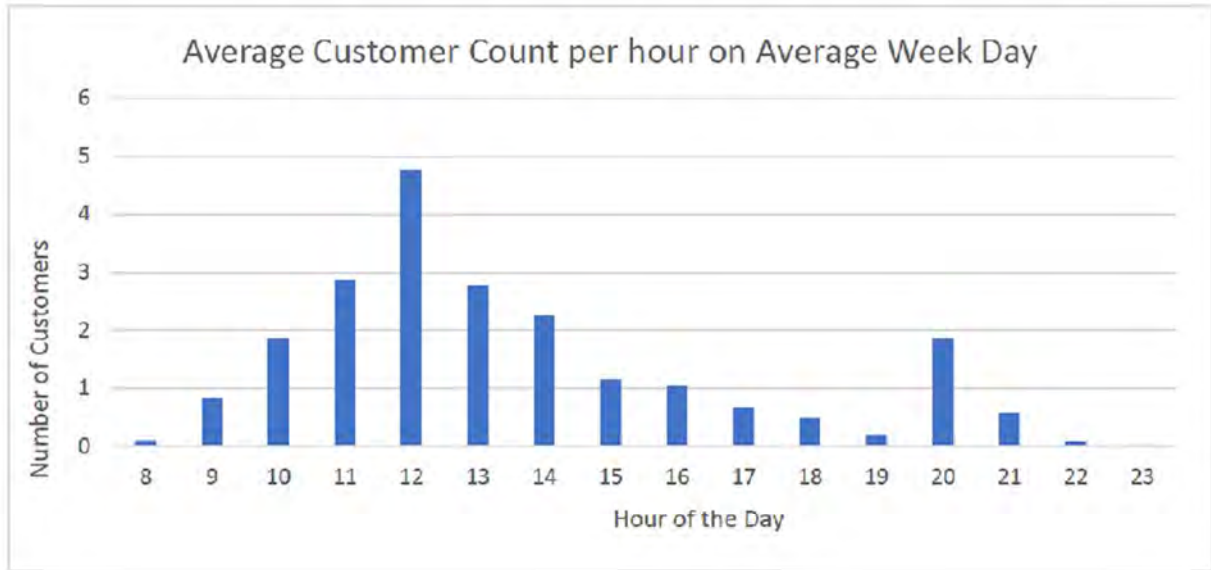
In conclusion can we reiterate that traffic movements will reduce in number should approval to this application be given and the village residents will benefit from being able to use improved community facilities at a more suitable location at Poplar Park.

Mrs. Kathy Peers
Clerk – Healing Parish Council

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

Healing Parish Council - Appendix A

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



Healing Parish Council - Appendix B

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

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

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

Extra vehicle movements:

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

Healing Parish Council

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

24th March 2021

Planning Dept. NELC
 BY EMAIL

Dear Sirs,

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

Planning Application Reference: DM/1038/20/FUL

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

Location: Healing Village Hall Great Coates Road Healing

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

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

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

Mrs. Kathy Peers
 Clerk – Healing Parish Council

Comments for Planning Application DM/1038/20/FUL

Application Summary

Application Number: DM/1038/20/FUL

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

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

Case Officer: Jonathan Cadd

Customer Details

Name: Mrs Michelle Dewland

Address: Healing School Low Road, Healing Grimsby

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

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

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

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

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

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

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

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

Comments for Planning Application DM/1038/20/FUL

Application Summary

Application Number: DM/1038/20/FUL

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

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

Case Officer: Jonathan Cadd

Customer Details

Name: Mrs Michelle Dewland

Address: Healing School Low Road Healing

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

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

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

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

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

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

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

Comments for Planning Application DM/1038/20/FUL

Application Summary

Application Number: DM/1038/20/FUL

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

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

Case Officer: Jonathan Cadd

Customer Details

Name: Ms Joanne Nolan

Address: Healing MAT Low Road Grimsby

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Healing Village Hall - Change of Use application

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

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

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

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

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

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

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

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

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

Comments for Planning Application DM/1038/20/FUL

Application Summary

Application Number: DM/1038/20/FUL

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

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

Case Officer: Jonathan Cadd

Customer Details

Name: Miss Alicia Goodey

Address: 17 Station rd Healing Grimsby

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

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

Comments for Planning Application DM/1038/20/FUL

Application Summary

Application Number: DM/1038/20/FUL

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

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

Case Officer: Jonathan Cadd

Customer Details

Name: Miss Sarah Parrish

Address: 28 station road Healing

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

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

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

Comments for Planning Application DM/1038/20/FUL

Application Summary

Application Number: DM/1038/20/FUL

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

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

Case Officer: Jonathan Cadd

Customer Details

Name: Mrs Debbie Peers

Address: 37 Station Roaf Healing Grimsby

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

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

Is not further congested by the change of use.

Comments for Planning Application DM/1038/20/FUL

Application Summary

Application Number: DM/1038/20/FUL

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

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

Case Officer: Jonathan Cadd

Customer Details

Name: Mrs Andrea Watson

Address: 90 Station Road Healing Grimsby

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

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

Comments for Planning Application DM/1038/20/FUL

Application Summary

Application Number: DM/1038/20/FUL

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

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

Case Officer: Jonathan Cadd

Customer Details

Name: Mrs Rebecca Smylie

Address: 4 Oak Road Healing Grimsby

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

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

Comments for Planning Application DM/1038/20/FUL

Application Summary

Application Number: DM/1038/20/FUL

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

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

Case Officer: Jonathan Cadd

Customer Details

Name: Mrs Melissa Mawer

Address: 6 oak road Healing

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

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

Comments for Planning Application DM/1038/20/FUL

Application Summary

Application Number: DM/1038/20/FUL

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

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

Case Officer: Jonathan Cadd

Customer Details

Name: Mr Ian Jones

Address: 17 Oak Road Healing

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

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

Comments for Planning Application DM/1038/20/FUL

Application Summary

Application Number: DM/1038/20/FUL

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

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

Case Officer: Jonathan Cadd

Customer Details

Name: Mr Tim Butler

Address: 1 Westwood Road Healing Grimsby

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

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

Comments for Planning Application DM/1038/20/FUL

Application Summary

Application Number: DM/1038/20/FUL

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

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

Case Officer: Jonathan Cadd

Customer Details

Name: Mr Tim Butler

Address: 1 Westwood Road Healing

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

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

Comments for Planning Application DM/1038/20/FUL

Application Summary

Application Number: DM/1038/20/FUL

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

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

Case Officer: Jonathan Cadd

Customer Details

Name: Mrs Cara Daly

Address: 10 Westwood road Healing Grimsby

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

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

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

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

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

Comments for Planning Application DM/1038/20/FUL

Application Summary

Application Number: DM/1038/20/FUL

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

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

Case Officer: Jonathan Cadd

Customer Details

Name: Mrs Mandy Bunce

Address: 6 cornflower close Healing Grimsby

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

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

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

Comments for Planning Application DM/1038/20/FUL

Application Summary

Application Number: DM/1038/20/FUL

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

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

Case Officer: Jonathan Cadd

Customer Details

Name: Mrs Joley Rolf

Address: 10 Cornflower Close Healing

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

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

Comments for Planning Application DM/1038/20/FUL

Application Summary

Application Number: DM/1038/20/FUL

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

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

Case Officer: Jonathan Cadd

Customer Details

Name: Mrs Claire Welbourn

Address: 11 Cornflower Close Healing Grimsby

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

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

Comments for Planning Application DM/1038/20/FUL

Application Summary

Application Number: DM/1038/20/FUL

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

Case Officer: Jonathan Cadd

Customer Details

Name: Mr Tim Gooseman

Address: 8 Primrose close Healing Grimsby

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

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

Comments for Planning Application DM/1038/20/FUL

Application Summary

Application Number: DM/1038/20/FUL

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

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

Case Officer: Jonathan Cadd

Customer Details

Name: Mrs Amber Beasley

Address: 20 Primrose Close Healing

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: The village hall should benefit the villagers.

Comments for Planning Application DM/1038/20/FUL

Application Summary

Application Number: DM/1038/20/FUL

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

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

Case Officer: Jonathan Cadd

Customer Details

Name: Mrs Michaela Peterson

Address: 1 Great Coates Road Healing Grimsby

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

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

Comments for Planning Application DM/1038/20/FUL

Application Summary

Application Number: DM/1038/20/FUL

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

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

Case Officer: Jonathan Cadd

Customer Details

Name: Mr John McDonald

Address: 6 Great Coates Road Healing Grimsby

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

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

Comments for Planning Application DM/1038/20/FUL

Application Summary

Application Number: DM/1038/20/FUL

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

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

Case Officer: Jonathan Cadd

Customer Details

Name: Mr Glen Woodcock

Address: 12a Great Coates Road Healing Grimsby

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

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

Regards

Glen Woodcock

Comments for Planning Application DM/1038/20/FUL

Application Summary

Application Number: DM/1038/20/FUL

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

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

Case Officer: Jonathan Cadd

Customer Details

Name: Mrs Pamela Powton

Address: 15 Carlton Avenue Healing Grimsby

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

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

Comments for Planning Application DM/1038/20/FUL

Application Summary

Application Number: DM/1038/20/FUL

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

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

Case Officer: Jonathan Cadd

Customer Details

Name: Ms Mary Vickers

Address: 2 Meadow Drive Healing

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

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

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

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

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

Comments for Planning Application DM/1038/20/FUL

Application Summary

Application Number: DM/1038/20/FUL

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

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

Case Officer: Jonathan Cadd

Customer Details

Name: Ms Mary Vickers

Address: 2 Meadow Drive Healing

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

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

Comments for Planning Application DM/1038/20/FUL

Application Summary

Application Number: DM/1038/20/FUL

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

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

Case Officer: Jonathan Cadd

Customer Details

Name: Ms Sally Howard

Address: 8 meadow Drive Healing Grimsby

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

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

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

Comments for Planning Application DM/1038/20/FUL

Application Summary

Application Number: DM/1038/20/FUL

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

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

Case Officer: Jonathan Cadd

Customer Details

Name: Mr Anthony Beach

Address: 19 Meadow Drive Healing Grimsby

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

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

Comments for Planning Application DM/1038/20/FUL

Application Summary

Application Number: DM/1038/20/FUL

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

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

Case Officer: Jonathan Cadd

Customer Details

Name: Miss Gemma Wesley

Address: 20 Stallingborough

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

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

Comments for Planning Application DM/1038/20/FUL

Application Summary

Application Number: DM/1038/20/FUL

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

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

Case Officer: Jonathan Cadd

Customer Details

Name: Mrs Jenni Stone

Address: 44 stallingborough road healing Healing

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

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

Comments for Planning Application DM/1038/20/FUL

Application Summary

Application Number: DM/1038/20/FUL

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

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

Case Officer: Jonathan Cadd

Customer Details

Name: Mrs Chris MacDougall

Address: 4 Wisteria Drive Healing Grimsby

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

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

Comments for Planning Application DM/1038/20/FUL

Application Summary

Application Number: DM/1038/20/FUL

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

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

Case Officer: Jonathan Cadd

Customer Details

Name: Mrs Jackie Hubbard

Address: 20 Wisteria Drive Healing

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

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

Comments for Planning Application DM/1038/20/FUL

Application Summary

Application Number: DM/1038/20/FUL

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

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

Case Officer: Jonathan Cadd

Customer Details

Name: Mrs Amy Nunns

Address: 25 Wisteria Drive Healing Grimsby

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

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

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

Comments for Planning Application DM/1038/20/FUL

Application Summary

Application Number: DM/1038/20/FUL

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

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

Case Officer: Jonathan Cadd

Customer Details

Name: Mr Gary Wilkinson

Address: 30 wisteria drive Healing Grimsby

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

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

Comments for Planning Application DM/1038/20/FUL

Application Summary

Application Number: DM/1038/20/FUL

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

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

Case Officer: Jonathan Cadd

Customer Details

Name: Mrs Liz Wilkinson

Address: 30 Wisteria Drive Grimsby

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

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

Comments for Planning Application DM/1038/20/FUL

Application Summary

Application Number: DM/1038/20/FUL

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

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

Case Officer: Jonathan Cadd

Customer Details

Name: Mr Phillip Pattison

Address: 33E Wisteria Drive Healing Grimsby

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

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

Comments for Planning Application DM/1038/20/FUL

Application Summary

Application Number: DM/1038/20/FUL

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

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

Case Officer: Jonathan Cadd

Customer Details

Name: Mr Daniel Smith

Address: 45 Wisteria Drive Healing Grimsby

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

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

Comments for Planning Application DM/1038/20/FUL

Application Summary

Application Number: DM/1038/20/FUL

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

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

Case Officer: Jonathan Cadd

Customer Details

Name: Mrs Kathryn palmer

Address: 21 Poplar Road Healing Grimsby

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

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

What links have the group to this village

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

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

The store should be for the majority not a minority.

No no no no to the Store.

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

Comments for Planning Application DM/1038/20/FUL

Application Summary

Application Number: DM/1038/20/FUL

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

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

Case Officer: Jonathan Cadd

Customer Details

Name: Mr Paul Cousins

Address: 5 Snowdrop Close Healing Grimsby

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

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

Impractical, unsafe and not needed.

Comments for Planning Application DM/1038/20/FUL

Application Summary

Application Number: DM/1038/20/FUL

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

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

Case Officer: Jonathan Cadd

Customer Details

Name: Miss Zoe Metcalfe

Address: 21 Snowdrop Close Healing Grimsby

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

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

Comments for Planning Application DM/1038/20/FUL

Application Summary

Application Number: DM/1038/20/FUL

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

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

Case Officer: Jonathan Cadd

Customer Details

Name: Miss Zoe Metcalfe

Address: 21 Snowdrop Close Healing Grimsby

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

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

Comments for Planning Application DM/1038/20/FUL

Application Summary

Application Number: DM/1038/20/FUL

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

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

Case Officer: Jonathan Cadd

Customer Details

Name: Miss Zoe Metcalfe

Address: 21 Snowdrop Close Healing Grimsby

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

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

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

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

Comments for Planning Application DM/1038/20/FUL

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

Case Officer: Jonathan Cadd

Customer Details

Name: Mr Matthew Carlisle

Address: 24 Snowdrop Close Healing

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

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

Comments for Planning Application DM/1038/20/FUL

Application Summary

Application Number: DM/1038/20/FUL

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

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

Case Officer: Jonathan Cadd

Customer Details

Name: Mr Jamie Cutler

Address: 22 larkspur avenue Healing

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

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

Comments for Planning Application DM/1038/20/FUL

Application Summary

Application Number: DM/1038/20/FUL

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

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

Case Officer: Jonathan Cadd

Customer Details

Name: Mr Nick Wright

Address: 32 Larkspur Avenue Healing Grimsby

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

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

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

Comments for Planning Application DM/1038/20/FUL

Application Summary

Application Number: DM/1038/20/FUL

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

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

Case Officer: Jonathan Cadd

Customer Details

Name: Mrs Sarah Wright

Address: 32 Larkspur Avenue Healing Grimsby

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

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

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

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

Comments for Planning Application DM/1038/20/FUL

Application Summary

Application Number: DM/1038/20/FUL

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

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

Case Officer: Jonathan Cadd

Customer Details

Name: Mr Michael Thirtle

Address: 61 Larkspur Avenue Healing Grimsby

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

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

Comments for Planning Application DM/1038/20/FUL

Application Summary

Application Number: DM/1038/20/FUL

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

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

Case Officer: Jonathan Cadd

Customer Details

Name: Mrs Linda Hay

Address: 26 Fords ave Healing Grimsby

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment:Objection

Comments for Planning Application DM/1038/20/FUL

Application Summary

Application Number: DM/1038/20/FUL

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

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

Case Officer: Jonathan Cadd

Customer Details

Name: Mr Jodi Spurrell

Address: 28 fords ave Healing Grimsby

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

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

Comments for Planning Application DM/1038/20/FUL

Application Summary

Application Number: DM/1038/20/FUL

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

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

Case Officer: Jonathan Cadd

Customer Details

Name: Miss Charlotte Tatler

Address: 4 Westwood road Healing Grimsby

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

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

Comments for Planning Application DM/1038/20/FUL

Application Summary

Application Number: DM/1038/20/FUL

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

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

Case Officer: Jonathan Cadd

Customer Details

Name: Mrs Susan Lang

Address: 49 Radcliffe Road Healing Grimsby

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

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

Comments for Planning Application DM/1038/20/FUL

Application Summary

Application Number: DM/1038/20/FUL

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

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

Case Officer: Jonathan Cadd

Customer Details

Name: Mrs Victoria Scott

Address: 8A Apple Tree Court Healing Grimsby

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

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

Comments for Planning Application DM/1038/20/FUL

Application Summary

Application Number: DM/1038/20/FUL

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

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

Case Officer: Jonathan Cadd

Customer Details

Name: Miss Emily Scott

Address: 8A Apple Tree Court Healing Grimsby

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: No

Comments for Planning Application DM/1038/20/FUL

Application Summary

Application Number: DM/1038/20/FUL

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

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

Case Officer: Jonathan Cadd

Customer Details

Name: Mrs Sarah Pettyfer

Address: 9 Exmoor close Healing Grimsby

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

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

Comments for Planning Application DM/1038/20/FUL

Application Summary

Application Number: DM/1038/20/FUL

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

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

Case Officer: Jonathan Cadd

Customer Details

Name: Mrs Lou King

Address: Exmoor close Healing

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Bloody stupid idea

Comments for Planning Application DM/1038/20/FUL

Application Summary

Application Number: DM/1038/20/FUL

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

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

Case Officer: Jonathan Cadd

Customer Details

Name: Miss Jessica Skelton

Address: 3 forsythia avenue Grimsby

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

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

Comments for Planning Application DM/1038/20/FUL

Application Summary

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

Case Officer: Jonathan Cadd

Customer Details

Name: Mrs Barbara Higgins

Address: 12 Forsythia Avenue Healing Grimsby

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

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

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

Comments for Planning Application DM/1038/20/FUL

Application Summary

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

Case Officer: Jonathan Cadd

Customer Details

Name: Mrs Barbara Higgins

Address: 12 Forsythia Avenue Healing Grimsby

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

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

There is definitely no room for delivery lorries,

Comments for Planning Application DM/1038/20/FUL

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

Case Officer: Jonathan Cadd

Customer Details

Name: Mrs Sarah Hartshorn

Address: 11 rowan drive Healing Grimsby

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

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

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

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

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

Comments for Planning Application DM/1038/20/FUL

Application Summary

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

Case Officer: Jonathan Cadd

Customer Details

Name: Mrs Claire Fox

Address: 1 Meadowbank Great Coates Grimsby

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

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

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

Comments for Planning Application DM/1038/20/FUL

Application Summary

Application Number: DM/1038/20/FUL

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

Case Officer: Jonathan Cadd

Customer Details

Name: Mrs Katie Terry

Address: 24 Gloria Way Great Coates

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

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

Carol Pedersen (Engie)

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

Please add as an objection letter please.

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



Working in Partnership

engie.co.uk

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

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

Good afternoon Jonathan

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

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

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

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

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

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

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

Happy to have another telephone call, if necessary.

Look forward to hearing from you.

Jonathan Lovelle
Consultant



Lovelle Bacons Chartered Surveyors

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



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Comments for Planning Application DM/1038/20/FUL

Application Summary

Application Number: DM/1038/20/FUL

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

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

Case Officer: Jonathan Cadd

Customer Details

Name: Mr Ian Fielding

Address: 200 Clee Road Grimsby

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

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

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

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

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

Comments for Planning Application DM/1038/20/FUL

Application Summary

Application Number: DM/1038/20/FUL

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

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

Case Officer: Jonathan Cadd

Customer Details

Name: Mrs Stacey Schofield

Address: 15 st Francis avenue Grimsby

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

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

Comments for Planning Application DM/1038/20/FUL

Application Summary

Application Number: DM/1038/20/FUL

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

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

Case Officer: Jonathan Cadd

Customer Details

Name: Mr Steve Gayfer

Address: 16 Dymoke Drive Grimsby

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

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

Comments for Planning Application DM/1038/20/FUL

Application Summary

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

Case Officer: Jonathan Cadd

Customer Details

Name: Mrs Linda Gayfer

Address: 16 Dymoke Drive Grimsby

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

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

Comments for Planning Application DM/1038/20/FUL

Application Summary

Application Number: DM/1038/20/FUL

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

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

Case Officer: Jonathan Cadd

Customer Details

Name: Miss Laura Smith

Address: 22 Weelsby Road Grimsby

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

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

Comments for Planning Application DM/1038/20/FUL

Application Summary

Application Number: DM/1038/20/FUL

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

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

Case Officer: Jonathan Cadd

Customer Details

Name: Ms Daniella Riley

Address: 24 St Nicholas Drive Grimsby

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

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

Comments for Planning Application DM/1038/20/FUL

Application Summary

Application Number: DM/1038/20/FUL

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

Case Officer: Jonathan Cadd

Customer Details

Name: Mrs Sarah Pauley

Address: 54 St Nicholas Drive Wybers Wood Grimsby

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

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

Comments for Planning Application DM/1038/20/FUL

Application Summary

Application Number: DM/1038/20/FUL

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

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

Case Officer: Jonathan Cadd

Customer Details

Name: Mr Wayne Pauley

Address: 54 St Nicholas Drive Wybers Wood Grimsby

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

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

Comments for Planning Application DM/1038/20/FUL

Application Summary

Application Number: DM/1038/20/FUL

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

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

Case Officer: Jonathan Cadd

Customer Details

Name: Mrs Jean Smith

Address: 129 St. Nicholas Drive St Nicholas Drive Grimsby

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

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

Comments for Planning Application DM/1038/20/FUL

Application Summary

Application Number: DM/1038/20/FUL

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

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

Case Officer: Jonathan Cadd

Customer Details

Name: Mrs Kerryanne Austwick

Address: 291 St Nicholas Drive Wybers Wood Grimsby

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

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

Comments for Planning Application DM/1038/20/FUL

Application Summary

Application Number: DM/1038/20/FUL

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

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

Case Officer: Jonathan Cadd

Customer Details

Name: Mr Mark Dent

Address: 319 St Nicholas Drive Grimsby

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

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

Comments for Planning Application DM/1038/20/FUL

Application Summary

Application Number: DM/1038/20/FUL

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

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

Case Officer: Jonathan Cadd

Customer Details

Name: Mrs Kirsty Lee-ramsden

Address: 15 Thornhill Gardens Grimsby

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

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

Comments for Planning Application DM/1038/20/FUL

Application Summary

Application Number: DM/1038/20/FUL

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

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

Case Officer: Jonathan Cadd

Customer Details

Name: Mrs Nicola Hallatt-Peart

Address: 25 Glebe Rd Scartho Grimsby

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

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

Comments for Planning Application DM/1038/20/FUL

Application Summary

Application Number: DM/1038/20/FUL

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

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

Case Officer: Jonathan Cadd

Customer Details

Name: Mr Guy Clarke

Address: 3 Cowslip court Healing Grimsby

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

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

Comments for Planning Application DM/1038/20/FUL

Application Summary

Application Number: DM/1038/20/FUL

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

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

Case Officer: Jonathan Cadd

Customer Details

Name: Mrs L Smith

Address: Achille Road Grimsby

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

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

Comments for Planning Application DM/1038/20/FUL

Application Summary

Application Number: DM/1038/20/FUL

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

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

Case Officer: Jonathan Cadd

Customer Details

Name: Mr C Wraith

Address: Cross Coates Road Grimsby

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

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

Comments for Planning Application DM/1038/20/FUL

Application Summary

Application Number: DM/1038/20/FUL

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

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

Case Officer: Jonathan Cadd

Customer Details

Name: Mrs Emma King

Address: 11 Mulberry Lane Laceby Grimsby

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

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

Comments for Planning Application DM/1038/20/FUL

Application Summary

Application Number: DM/1038/20/FUL

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

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

Case Officer: Jonathan Cadd

Customer Details

Name: Mrs Elaine Bett

Address: 51 Keith Crescent Laceby GRIMSBY

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

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

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

Comments for Planning Application DM/1038/20/FUL

Application Summary

Application Number: DM/1038/20/FUL

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

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

Case Officer: Jonathan Cadd

Customer Details

Name: Mrs Leanne Jackson

Address: 8 yews lane Laceby Grimsby

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

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

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

Comments for Planning Application DM/1038/20/FUL

Application Summary

Application Number: DM/1038/20/FUL

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

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

Case Officer: Jonathan Cadd

Customer Details

Name: Ms Sharon Pitcher

Address: 4 BURLEY CLOSE LACEBY

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

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

Comments for Planning Application DM/1038/20/FUL

Application Summary

Application Number: DM/1038/20/FUL

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

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

Case Officer: Jonathan Cadd

Customer Details

Name: Mrs Judith Lowe

Address: 9 Manor Court Stallingborough Grimsby

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

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

Comments for Planning Application DM/1038/20/FUL

Application Summary

Application Number: DM/1038/20/FUL

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

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

Case Officer: Jonathan Cadd

Customer Details

Name: Mr Roy Lowe

Address: 9 Manor Court Stallingborough GRIMSBY

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

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

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

Roy Lowe.

Comments for Planning Application DM/1038/20/FUL

Application Summary

Application Number: DM/1038/20/FUL

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

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

Case Officer: Jonathan Cadd

Customer Details

Name: Mrs Helen Watcham

Address: 84 Picksley School 84 Picksley Crescent Holton le Clay

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

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

Comments for Planning Application DM/1038/20/FUL

Application Summary

Application Number: DM/1038/20/FUL

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

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

Case Officer: Jonathan Cadd

Customer Details

Name: Mrs Louise Drakes

Address: 21, Yarborough Road Keelby Keelby

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

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

Comments for Planning Application DM/1038/20/FUL

Application Summary

Application Number: DM/1038/20/FUL

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

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

Case Officer: Jonathan Cadd

Customer Details

Name: Mrs Diane Kaveney

Address: 4 Windsor Close Keelby

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

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

Comments for Planning Application DM/1038/20/FUL

Application Summary

Application Number: DM/1038/20/FUL

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

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

Case Officer: Jonathan Cadd

Customer Details

Name: Mrs Rachel Roe

Address: 4 Manor Farm Mews Bradley

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

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

Comments for Planning Application DM/1038/20/FUL

Application Summary

Application Number: DM/1038/20/FUL

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

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

Case Officer: Jonathan Cadd

Customer Details

Name: Mr David Roe

Address: Manor Farm Mews Bradley

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

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

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

Comments for Planning Application DM/1038/20/FUL

Application Summary

Application Number: DM/1038/20/FUL

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

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

Case Officer: Jonathan Cadd

Customer Details

Name: Miss Nikkita Henshall

Address: 20 Saxon close Barton-Upon-Humber

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

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

Comments for Planning Application DM/1038/20/FUL

Application Summary

Application Number: DM/1038/20/FUL

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

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

Case Officer: Jonathan Cadd

Customer Details

Name: Mrs Teresa Mack

Address: 1 Links Drive Grimsby

Comment Details

Commenter Type: Member of the Public

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

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

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

Healing Parish Council

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

12th May 2021

Planning Dept. NELC
BY EMAIL

Dear Sirs,

The following application was discussed at a meeting held of Healing Parish Council on Tuesday 11th May 2021 – the comments and observations from the Parish Council are shown as follows:

Planning Application Reference: DM/0426/21/FUL

Proposal: Erect single storey rear extension with roof lights to existing garage to form pool room, retain play equipment to rear of garden, erect porch to front elevation and alterations to boundary treatments to include installation of gate

Location: 74 Stallingborough Road Healing

Objections from the Parish Council. The Council wishes to support residents with their concerns as there are some issues which need to be addressed. The Planning Committee should decide this application and take full account of issues raised by residents.

Mrs. Kathy Peers
Clerk – Healing Parish Council

Healing Parish Council

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

9th June 2021

Planning Dept. NELC
 BY EMAIL

Dear Sirs,

The following application was discussed at a meeting held of Healing Parish Council on Tuesday 8th June 2021 – the comments and observations from the Parish Council are shown as follows:

Planning Application Reference: DM/0426/21/FUL

Proposal: Erect single storey rear extension with roof lights to existing garage to form pool room, retain play equipment to rear of garden, erect porch to front elevation and alterations to boundary treatments to include installation of gate

Location: 74 Stallingborough Road Healing

The Parish Council objects to this application and would support the residents' concerns. The amendments have not addressed the primary objections from neighbouring residences which concern overlooking and the detriment to their privacy which the proposals would bring about. The play equipment amendments have now made the structure even more intrusive and it is still too close to the boundary which will have a detrimental impact on the neighbours. The Parish Council wish to see this application in its current format refused.

Mrs. Kathy Peers
 Clerk – Healing Parish Council

Comments for Planning Application DM/0426/21/FUL

Application Summary

Application Number: DM/0426/21/FUL

Address: 74 Stallingborough Road Healing North East Lincolnshire DN41 7QL

Proposal: Erect single storey rear extension with roof lights to existing garage to form pool room, retain play equipment to rear of garden, erect porch to front elevation and alterations to boundary treatments to include installation of gate

Case Officer: Emily Davidson

Customer Details

Name: Mrs carole Harrison

Address: 4 Acorn Close Healing Grimsby

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: We wish to object to the original planning application for the play area for the reasons highlighted in our objection already raised with the planning department.

We now wish to raise our objections to the amended plan. By putting roofs on the climbing frame, this will make the play area even higher than it is now. This will give the children an even higher vantage point by climbing on the roof structure. From the climbing frame they can already see directly into our garden, living room and kitchen. This will make it even worse. We have a complete lack of privacy. The climbing frame needs to be moved sufficiently away from the boundary fence so that our garden and living area are not overlooked from children playing on this climbing frame.

We have concerns that a hedge would take years to provide any privacy and any fast growing species could potentially cause damage to our property from the roots. This would also affect our house insurance costs.

If it was trees, then these could potentially grow higher than our fence. This would also affect house insurance costs. Having this play area invading our privacy would potentially limit the saleability of our house in the future.

Comments for Planning Application DM/0426/21/FUL

Application Summary

Application Number: DM/0426/21/FUL

Address: 74 Stallingborough Road Healing North East Lincolnshire DN41 7QL

Proposal: Erect single storey rear extension with roof lights to existing garage to form pool room, retain play equipment to rear of garden, erect porch to front elevation and alterations to boundary treatments to include installation of gate

Case Officer: Emily Davidson

Customer Details

Name: Mrs carole Harrison

Address: 4 Acorn Close Healing Grimsby North East Lincolnshire

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Planning application reference DM/0426/21/FUL

Erect single storey rear extension with roof lights to existing garage to form a pool room

Wish to object to this

The building lights will cause a nuisance as the garden is full of lights already. Our room and kitchen are at the back of the house so causes significant light pollution to our adjoining property.

Noise :- concern over the noise that will come from the pool plant and the air conditioning unit that will be required.

Noise :- the noise from this house on nice days is horrendous with the children screaming , the mother screaming at the children, the quad bike up and down the garden, the parties in the summer for the adults in and out of the garden store which I believe is now a bar, children's gatherings with drumming from several bouncing castles and a trampoline pushed up against our adjoining fence. A pool room would only add to the already noisy environment.

Retain play equipment to rear of garden

Absolutely object to this which we have been doing through planning for the last few months. The climbing frame is over 6 foot and has a platform more than 300mm and is higher than our adjoining fence. The Planning Dept. are in possession of numerous photos. The children, especially the older boys when on the climbing frame, tower above the fence and can see directly into our garden, living room and kitchen. There is a complete lack of privacy. They overlook our garden, living room and kitchen which are at the rear of our property. We have no privacy at all. Last summer older boys were laughing and making comments at my neighbour and I whilst we were sunbathing in the garden which was very upsetting and inappropriate. We believe this breaches privacy laws. Planning permission was never sought prior to building it. The playground covers the full width of our garden and is right up to our adjoining fence, as far away from their own house as they could put it, alleviating the noise for themselves and inflicting it on us. They have moved the trampoline up against our adjoining fence which adds to the noise and breach of privacy and has been really upsetting. They bounce on the trampoline and look into our property as well as from the climbing frame.

The children scream for the whole time they are playing on this playground and look directly into our living room , kitchen and garden

I would request that they cease playing on this playground until the decision is made.

The deeds to this property state that they cannot do anything that will annoy the neighbours

They are not fulfilling the deeds of the property now without the proposed new development

Title number HS23164

1 part (5)

Not to do or suffer to be done on the said land or any part thereof or in any building to be erected thereon or any part thereof anything which should be a nuisance damage annoyance or disturbance to the vendors or the owners or occupiers of the adjoining property.

I would like to make an appointment with the planning officer and would also like to attend when the planning committee meet to decide. If this can be facilitated by teams, zoom or in person we would be grateful.

Comments for Planning Application DM/0426/21/FUL

Application Summary

Application Number: DM/0426/21/FUL

Address: 74 Stallingborough Road Healing North East Lincolnshire DN41 7QL

Proposal: Erect single storey rear extension with roof lights to existing garage to form pool room, retain play equipment to rear of garden, erect porch to front elevation and alterations to boundary treatments to include installation of gate

Case Officer: Emily Davidson

Customer Details

Name: Mr Paul Stringer

Address: 6 Acorn Close Healing Grimsby

Comment Details

Commenter Type: Neighbour

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

Comment Reasons:

Comment: With regard to the recent revision of plans :-

Firstly I recognise and appreciate the inclusion of a plant room situated close to existing buildings. And as such I now have no objection to this part of the development

Secondly the introduction of a hedge at the far boundary - in principle I think this is a good idea . As long as it's not a species that will exceed a height of approx 10 feet when mature.

Comments for Planning Application DM/0426/21/FUL

Application Summary

Application Number: DM/0426/21/FUL

Address: 74 Stallingborough Road Healing North East Lincolnshire DN41 7QL

Proposal: Erect single storey rear extension with roof lights to existing garage to form pool room, retain play equipment to rear of garden, erect porch to front elevation and alterations to boundary treatments to include installation of gate

Case Officer: Emily Davidson

Customer Details

Name: Mr Paul Stringer

Address: 6 Acorn Close Healing Grimsby

Comment Details

Commenter Type: Neighbour

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

Comment Reasons:

Comment: I have no objections to any of the proposed building developments.

however i do have concerns over the amount of noise that may arise from plant and machinery required to service the swimming pool (of which no details are currently on the planning portal)

Assuming that any plant / machinery can be placed at the end close to the existing building (ie not next to my boundary) and that all steps are taken to suppress any noise pollution , then from my perspective i will support the full application.

However if this is not the case then i would have to object to the swimming pool proposal .

Comments for Planning Application DM/0350/21/FUL

Application Summary

Application Number: DM/0350/21/FUL

Address: Valley Cottage Hatcliffe Road West Ravendale North East Lincolnshire DN37 0RY

Proposal: Demolish an existing dwelling, erect new dwelling with a detached garage, a detached barn / stables block with boundary treatments, access, landscaping and boundary ditches.

Case Officer: Richard Limmer

Customer Details

Name: Mrs Annabel Haxby

Address: Highfield West Ravendale Grimsby

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Attn Mr Richard Limmer

North East Lincs Council

Dear Sir,

Re Planning application DM/0350/21/FUL

I write as the immediate neighbour of the above site.

I have no objection to the principle of re-development here, however the scale of dwellings proposed are totally out of proportion with the existing building.

The existing bungalow has a footprint of 106m². This is to be replaced by a 2 storey double garage, large 4 bedroomed house and a brick built stable block which in itself is 287m². The stable block is also to be accessed by a main drive.

It is not as if this site is in the village and another of my concerns is that the substantial stable block will ultimately lead to development in the fields which lie between the property and the village.

I am also very concerned that "rent a mob" seem to have been employed to make favourable comments about the application. Nearly every one of the respondents is from outside the area and are clearly friends of the applicants. It is particularly concerning to see one of those respondents responding as a Councillor - he is a parish councillor in Caistor, some 10 miles away and it cannot be right that he can try to influence a planning application as such!

I hope you will review this application impartially and consider the reality of what is being proposed.

Yours faithfully

Annabel Haxby

Comments for Planning Application DM/0350/21/FUL

Application Summary

Application Number: DM/0350/21/FUL

Address: Valley Cottage Hatcliffe Road West Ravendale North East Lincolnshire DN37 0RY

Proposal: Demolish an existing dwelling, erect new dwelling with a detached garage, a detached barn / stables block with boundary treatments, access, landscaping and boundary ditches.

Case Officer: Richard Limmer

Customer Details

Name: Mr Tom Haxby

Address: Highfield West Ravendale Grimsby

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I have lived in Ravendale for 64 years. I have lived down Ravendale valley since 1985 and in Highfield since 1995. I feel very lucky to have been able to live in an area so beautiful for so many years. I hope Aidan Jones and his family also enjoy living here for years to come. Over the past 15 months, life has been tough for everyone. The freedoms that we all have been able to experience is walking, running and cycling. These activities have brought more people to Ravendale valley than I have ever seen before, which I think is fantastic! I believe people from the surrounding area come to Ravendale valley to do their activities here because of the wildlife and beautiful countryside, which is good for everyone's overall health.

Ravendale valley is in the Lincolnshire Wolds which as is a AONB! Areas of Outstanding Natural Beauty are 'a place whose distinctive character and natural beauty is safeguarded in the national interest to conserve and enhance it'. I don't believe that these plans are conserving and enhancing the area!

Aidan Jones kindly emailed me the proposed plans before it went live. When I responded via email to Aidan on the 12th April I stated I was happy with the proposal of the dwelling on the existing plot but concerned that the windows were overlooking my house. I questioned the flooding issues as it's a bigger footprint and objected to the stables. On reflection I feel the house and garage combined is too big for the current footprint.

My concerns regarding the flooding risk for my property, the proposed property and the surrounding agricultural fields. Anyone who drives down the valley regularly, knows that flooding occurs to the area of valley cottage when there is heavy rainfall. When Mrs Tipper (previous owner to Aidan Jones) owned the property I had to on a number of occasions help her as her house

flooded! The removal of more trees will only increase this risk, as this will increase the water flow on the land. Compared to the valley cottage, the footprint of the 3 proposed buildings is significantly bigger. This will increase more runoff and reduce water infiltration because of the reduced area of plants and bare soil.

I agree that there should be a house built on the current site. The property should be subtle to the surrounding environment and landscape.

My biggest concern is the stable block. I think the stables being proposed are very suspicious! Why would someone with currently 0 horses need to build a brick stable block with 5 bays, that has road access? The stables have a larger footprint than the house being proposed. In my opinion the stable block should be considered as a separate planning proposal, as it is on a green field site in an AONB. It has no connection to the land where the original dwelling currently stands. My concerns are that it will get converted to another residential dwelling. This could encourage other landowners to build on the land between East Ravendale and West Ravendale. The beauty of living here is the tranquil setting, which will be destroyed. My other concern is that it will encourage other landowners all over the Lincolnshire Wolds and any AONB areas, to grass down 5 acres and build a large stable block with the future plan of converting to residential. This is coming from a landowner who could do precisely that on a couple of adjacent fields but would rather protect the beauty of the landscape!

Comments for Planning Application DM/0350/21/FUL

Application Summary

Application Number: DM/0350/21/FUL

Address: Valley Cottage Hatcliffe Road West Ravendale North East Lincolnshire DN37 0RY

Proposal: Demolish an existing dwelling, erect new dwelling with a detached garage, a detached barn / stables block with boundary treatments, access, landscaping and boundary ditches.

(AMENDED PLANS JUNE 2021)

Case Officer: Richard Limmer

Customer Details

Name: Mr Ned Biggs

Address: 132 Cemetery Road Ipswich

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I know a little of the planning application process to know that non-local views such as mine are largely disregarded. That being said, our family do spend many weeks a year in the Worlds and West Ravendale is as treasured to us as our own street. I was saddened to hear from a member of our walking group that a development of this size is being proposed and upon reading the planning application I can see that the size and style is not in keeping with the area. AONBs are supposed to be sacred.

The stable block in particular looks extremely large. This is a case of over development of the site.

The additional vehicle movements from a stable block of this size - horse feed being delivered, horse boxes and so on - would be distressing for the many walkers that walk this quiet road and the public right of way that is in close proximity.

Our walking group will be keeping a close eye on this application and we thank you for considering us.

Comments for Planning Application DM/0350/21/FUL

Application Summary

Application Number: DM/0350/21/FUL

Address: Valley Cottage Hatcliffe Road West Ravendale North East Lincolnshire DN37 0RY

Proposal: Demolish an existing dwelling, erect new dwelling with a detached garage, a detached barn / stables block with boundary treatments, access, landscaping and boundary ditches.

(AMENDED PLANS JUNE 2021)

Case Officer: Richard Limmer

Customer Details

Name: Mr Macroy Fernandes

Address: Flat 2 542 Kingston Road London

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: My wife and I visit West Ravendale regularly for walking trips. Buildings such as these can set a precedent. The Worlds should be protected.

Comments for Planning Application DM/0350/21/FUL

Application Summary

Application Number: DM/0350/21/FUL

Address: Valley Cottage Hatcliffe Road West Ravendale North East Lincolnshire DN37 0RY

Proposal: Demolish an existing dwelling, erect new dwelling with a detached garage, a detached barn / stables block with boundary treatments, access, landscaping and boundary ditches.

(AMENDED PLANS JUNE 2021)

Case Officer: Richard Limmer

Customer Details

Name: Mr Jake Goodlett

Address: 317D Richmond Road Twickenham London

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: In 1949 it was decided that unspoilt areas of the countryside should be protected for future generations as Areas of Outstanding Natural Beauty (AONBs). In 2000 the importance of AONBs was re-emphasised, acknowledging that they, with the National Parks, form Britain's finest countryside. Has this been forgotten?!?! We cannot allow buildings that are not in keeping with the surrounding area to destroy this Area of Natural Beauty forever.

Comments for Planning Application DM/0350/21/FUL

Application Summary

Application Number: DM/0350/21/FUL

Address: Valley Cottage Hatcliffe Road West Ravendale North East Lincolnshire DN37 0RY

Proposal: Demolish an existing dwelling, erect new dwelling with a detached garage, a detached barn / stables block with boundary treatments, access, landscaping and boundary ditches.

Case Officer: Richard Limmer

Customer Details

Name: Ms Danielle Richings

Address: 128 Mellison road London

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: The Worlds have a special place in our heart and for many in our walking group. East Ravendale is particularly dear to my partner and I. Should a block of this size be built, then something will be lost forever and we will not come back. We will not come back with our friends and our family. We will not spend our money in Lincolnshire's shops, pubs and restaurants and holiday lets. We will not recommend Lincolnshire to our friends, to our family, to our walking groups. The scale of the property is not in keeping with the rest of the area. It is not in keeping with an area of national beauty. Please do the right thing, for the good of the British countryside.

Comments for Planning Application DM/0350/21/FUL

Application Summary

Application Number: DM/0350/21/FUL

Address: Valley Cottage Hatcliffe Road West Ravendale North East Lincolnshire DN37 0RY

Proposal: Demolish an existing dwelling, erect new dwelling with a detached garage, a detached barn / stables block with boundary treatments, access, landscaping and boundary ditches.

Case Officer: Richard Limmer

Customer Details

Name: Mr Robert Hyde

Address: 16 Old Park Avenue London

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: We are part of a walking group that regularly visits the area. We were outraged to hear from another walking group the scale and size of this development. I have now read the planning application and the development fails to preserve nor enhance the character and appearance of the Lincolnshire Wolds AONB. In this COVID era, areas of national beauty have even greater importance for the public's well being and mental health. This development is near a public footpath and will spoil the look and feel of the area. Looking after AONBs is in the public interest and a public story.

Comments for Planning Application DM/0350/21/FUL

Application Summary

Application Number: DM/0350/21/FUL

Address: Valley Cottage Hatcliffe Road West Ravendale North East Lincolnshire DN37 0RY

Proposal: Demolish an existing dwelling, erect new dwelling with a detached garage, a detached barn / stables block with boundary treatments, access, landscaping and boundary ditches.

Case Officer: Richard Limmer

Customer Details

Name: Mr Ryan Jeffrey

Address: 4 Chester Path Loughton Essex

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: This development is on the route of one of our favourite walks. There are many of us that enjoy the area. The extra activity from the proposed stables block - the block is extremely large and so one would expect much activity - would be dangerous for the many walkers and cyclists that walk and cycle on this quiet road and footpath daily.

Comments for Planning Application DM/0350/21/FUL

Application Summary

Application Number: DM/0350/21/FUL

Address: Valley Cottage Hatcliffe Road West Ravendale North East Lincolnshire DN37 0RY

Proposal: Demolish an existing dwelling, erect new dwelling with a detached garage, a detached barn / stables block with boundary treatments, access, landscaping and boundary ditches.

Case Officer: Richard Limmer

Customer Details

Name: Mr George Norton

Address: Flat 5 46 Falcon Road London

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: The stables block is huge! Not in keeping with its neighbours and the surrounding area! This is an Area of National Beauty! The British countryside should be protected! From a concerned walker that has just read about these plans. Protect Our Areas of National Beauty!

Comments for Planning Application DM/0350/21/FUL

Application Summary

Application Number: DM/0350/21/FUL

Address: Valley Cottage Hatcliffe Road West Ravendale North East Lincolnshire DN37 0RY

Proposal: Demolish an existing dwelling, erect new dwelling with a detached garage, a detached barn / stables block with boundary treatments, access, landscaping and boundary ditches.

Case Officer: Richard Limmer

Customer Details

Name: Miss Alice Haxby

Address: 126a Plough Road London

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I have been reading about the recent planning application PA20/03474 (Rame Head Area) in Cornwall whereby the high court quashes for the development of a two storey agricultural dwelling and garage block on AONB land. This case re-asserts the critical importance of the protective umbrella that the AONB land offers when it comes to development in the open countryside. The primary purpose of AONB designation is to conserve and enhance the natural beauty of the landscape. The government has recognised that AONBS are the equivalent in planning status to national parks in terms of their landscapes and scenic beauty and this is reconfirmed by the national planning policy framework. I refer to policy 23 of the AONB:

- Development should be of an appropriate scale, mass and design that recognises and respects landscape character of designated landscapes
- Great weight will be given to conserving the landscape and scenic boundary within or affecting the setting of the AONB
- Development proposals must 1) Conserve and enhance the landscape character and natural beauty and 2) provided only for an identified local need 3) be appropriately located to address the AONB's sensitivity and capacity.

After reviewing the Valley Road, Ravendale development proposal I note that the proposed residential unit is significantly bigger than the current dwelling. Consequently, the new proposed brick stable blocks will be built on a green field which currently has no buildings on it. The scale of both buildings appear to pay little respect to its setting instead offering an unwelcome assertive presence and will form a conspicuous and discordant additional element in the local landscape which will not meet the AONB's criteria of policy 23.

The two proposed buildings will be seen from footpaths and bridleways. I refer to 9.11 of the north east Lincolnshire local plans:

"the countryside is recognised as being of particular value to be enjoyed by local communities through a network of footpath and bridleways. Designated landscape nature conservation habitat sites and heritage assets will continue to be offered high levels of protection."

If the plans are to proceed then surely this is not meeting the local plans objectives as this will have a detrimental effect on the views of the AONB's landscape that can be seen from the footpaths and bridleways.

I refer to policy 41 of the north east Lincolnshire local plans:

"to create opportunities to retain protect restore and enhance features of biodiversity value including priority habitats and species."

I am a regular visitor on the valley road and I am concerned that the proposed development could disturb the habitats of wild including bats. I note that a number of trees have already been removed from the woodland area in recent years.

Lastly, if this proposal goes ahead then this could be used as a precedent for future developments on other AONB's site in England, not just this site so please can you take this into consideration.

Comments for Planning Application DM/0350/21/FUL

Application Summary

Application Number: DM/0350/21/FUL

Address: Valley Cottage Hatcliffe Road West Ravendale North East Lincolnshire DN37 0RY

Proposal: Demolish an existing dwelling, erect new dwelling with a detached garage, a detached barn / stables block with boundary treatments, access, landscaping and boundary ditches.

Case Officer: Richard Limmer

Customer Details

Name: Mr Richard Burn

Address: 107 Kenwick Road Kenwick Road Louth

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I have some general concerns regarding this planning application

RAVENDALE VALLEY IS DESIGNATED AN AREA OF OUTSTANDING NATURAL BEAUTY

The Planning Application Summary indicates that there is only 1 property associated with the application. The "existing plans" show two plots :

1) Valley Cottage, a residential site and its CURTILAGE

2) A green field site

Each site should have a separate planning application, otherwise the CURTILAGE of Valley Cottage will be automatically extended without enquiry and approval for change of use "curtilage"

"an area of land attached to a house and forming one enclosure with it."(Oxford)

I have no objection to the "erection of a new dwelling with a detached garage" on the existing curtilage of Valley Cottage. I would prefer the site and its habitat left intact, but the existing building is coming to the end of its life, and the proposed dwelling is in keeping with surrounding developments

I do have objection to "erection of a detached barn / stables block with boundary treatments, access, landscaping and boundary ditches " which are all on the "green field" site. This should be the subject of a separate planning application, especially as there is a blatant change of designation of the use of the land

The applicant currently owns no horses. So why then does he have the need for a stable with 5 bays and a large barn. However he does own a helicopter, which I am sure will fit snugly through the extra large doors of the barn !

RAVENDALE VALLEY IS DESIGNATED AN AREA OF OUTSTANDING NATURAL BEAUTY

The helicopter over the last year has been flown at least 1 or two times every week and overflown the valley to a extent each time. Over 50 times in 12 calendar months

Extracts for Planning Permission for site for general use by helicopters

- i) Establishment of a site for general use by helicopters will normally require planning permission unless it is only used for no more than 28 days in any calendar yea
- ii) There are also technical considerations concerning siting and construction and size of landing site
- iii) No structure to be erected in connection with its use as a helicopter landing area eg concrete landing pad, hangar, etc. other than a temporary structure such as a windsleeve

Extract from the British Helicopter Association Guidelines

However

"Helicopters may operate from the gardens of private houses without planning consent provided the landing site is within the CURTILAGE of the property

The 28 day rule does not apply if its within the curtilage of a such a property

Even though an owner of a property may also own an adjoining field, its use as a landing site would require planning consent as the field falls into the category of open land.

Helicopter operations from it would constitute a change to the conditions of use requiring planning consent.

The field could still be used under the rules for temporary sites i.e. for not more than 28 days in any one calendar year "

So if the application in its current format passes through on the nod,

- i) the applicant gets a free change of use for the green site,
- ii) the curtilage of Valley Cottage is extended,
- iii) and the use of the land for limited helicopter use is de-restricted

The second part of the submission, erection of "a detached barn / stables block with boundary treatments, access, landscaping and boundary ditches." should be the subject of a separate application

Now the reasons for my objection, the effect on WILD LIFE and the environment

Work carried out prior to the Application

More than 12 trees have been felled without permission

The arborist report is after the fact

Restitution by "proposed" replanting will not bring these back, nor restore the environment in the foreseeable future

Nesting Barn Owls have already left the area

Similarly when the applicant purchased the pond opposite he scrubbed out the land without planning permission again without showing any sensitivity to the flora and fawna habitats.

There were populations of NEWTS in the pond which still remain in the hedges on the opposite side of the road

Both Valley Cottage and its neighbours, have colonies of BATS, another protected species

What effect is the noise and vibration, from the helicopter, going to have on these populations
The smaller birds have already been driven away. No birds, no nesting sites

These few lines take no account of the trauma and distress to livestock, agricultural and domestic, located within the area, every time the machine lands and takes off

Why on earth would anyone living in this area of outstanding beauty be hell-bent on its destruction

Why on earth would the council give permission for the ongoing destruction of such an environment and ecosystem, the vibration and noise will effectively drive away the wild life

Ideally, there should be no helicopter landing sites, nor overflying of any AONB areas in the UK

Let the applicant find an open-field site, well away from concentrated wild bird and animal life, and for that matter, from adjoining human habitation

Comments for Planning Application DM/0350/21/FUL

Application Summary

Application Number: DM/0350/21/FUL

Address: Valley Cottage Hatcliffe Road West Ravendale North East Lincolnshire DN37 0RY

Proposal: Demolish an existing dwelling, erect new dwelling with a detached garage, a detached barn / stables block with boundary treatments, access, landscaping and boundary ditches.

Case Officer: Richard Limmer

Customer Details

Name: Mr John Telford

Address: Telford House Barton Street, Ashby-Cum-Fenby Grimsby

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: The current proposal doesn't sit well as this is an area of Outstanding Natural Beauty and what is being proposed opens the doors to extensive development in the future. Could the stables be put in the covenant area rather than the green area?

Access is already in place and so are any utility services that are needed with the existing dwelling therefore less disruption on the area in general.

This would have a lesser impact on the areas surrounding and also on the natural habitat building works would undoubtedly destroy. and it would be more in keeping with the area. The development also wishes all buildings to be detached meaning the area effected is a bigger footprint and easily open to extending in any direction thus creating a bigger footprint and further interloping on the area of natural beauty, this in my mind is not acceptable.

I strongly object to this project going ahead.

My property is not far from the proposed sight so I feel it my duty to protect the status of Outstanding Natural Beauty.

Comments for Planning Application DM/0350/21/FUL

Application Summary

Application Number: DM/0350/21/FUL

Address: Valley Cottage Hatcliffe Road West Ravendale North East Lincolnshire DN37 0RY

Proposal: Demolish an existing dwelling, erect new dwelling with a detached garage, a detached barn / stables block with boundary treatments, access, landscaping and boundary ditches.

Case Officer: Richard Limmer

Customer Details

Name: Mr Matthew Fisher

Address: Gunnerby House Grimsby

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: My comments on the proposed development at Valley Cottage, Ravendale

I have my concerns over the new dwelling being proposed. I hope that the current woodland is kept in its current beauty and no part is cut down to make way for the dwelling or detached garage as the trees have been there longer than we have. The trees provide irreplaceable habitat for wildlife which we as farmers from day to day protect and enhance. Trees also protect against flooding which if you know Ravendale have experienced in the past. Cutting trees down increase runoff and water getting the dykes quicker increasing flood risk.

My real concern is the stable block proposed at 3 times the footprint of the dwelling. It would be ludicrous to allow such development to go ahead for the following reasons:

AONB - We live in such an area and pride ourselves with the beauty of such a place, Ravendale is no exception. There are many landowners with land adjoining villages in Areas of Outstanding Natural Beauty who could put land down to grass and in time turn it into a housing estate. This is obviously the intentions of the landowner in my opinion. This would be a huge mistake to allow this project to go ahead for this reason alone.

The landowner of the project to my knowledge has not had horses to date and to put up such a structure for this purpose concerns me greatly.

Thirdly the area of grass that the landowner considers to be enough for the number of animals that would be housed in the stable is wrong. The field cannot supply enough forage for that number of animals and the land will become unproductive, poached, and dead. It will be an eyesore, in a once highly productive arable field. For this final reason alone the size of the proposed stable will not be fit for purpose and will degrade Ravendale and by no means enhance it.

I believe that the new dwelling could be done in such a way to enhance the site and be in keeping with its surroundings and think this is a great plan. The stable block sized correctly would also

enhance the area; managed correctly.

Comments for Planning Application DM/0350/21/FUL

Application Summary

Application Number: DM/0350/21/FUL

Address: Valley Cottage Hatcliffe Road West Ravendale North East Lincolnshire DN37 0RY

Proposal: Demolish an existing dwelling, erect new dwelling with a detached garage, a detached barn / stables block with boundary treatments, access, landscaping and boundary ditches.

Case Officer: Richard Limmer

Customer Details

Name: Mrs R Wright

Address: Lawn Cottage, Barff Road Potterhanworth LINCOLN

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: As a regular walker to the Ravendale area for over 30 years, I recently noticed the planning notification for the building of a replacement house and stable block.

On looking into the application details i was surprised to see the size of the proposed replacement house, considering the original property footprint, and also the size of the stable block.

I agree the plot would benefit from a new dwelling but the proposed buildings would be imposing on the countryside which is an area of outstanding beauty.

Comments for Planning Application DM/0350/21/FUL

Application Summary

Application Number: DM/0350/21/FUL

Address: Valley Cottage Hatcliffe Road West Ravendale North East Lincolnshire DN37 0RY

Proposal: Demolish an existing dwelling, erect new dwelling with a detached garage, a detached barn / stables block with boundary treatments, access, landscaping and boundary ditches.

Case Officer: Richard Limmer

Customer Details

Name: Miss Paula Beeson

Address: 121 Pelham Ave Grimsby Nth East Lincs

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I lived in West Ravendale for 21yrs, beautiful quiet place to live. I think this proposal would be the start of something that would spoil everything about this beautiful area. I admit the land across from where this proposal is intended looks better, even though the work was carried out at the wrong time of year (birds nesting) but to now build opposite and on such a very tricky and narrow bend is not wise and it will encourage farmers to sell more land if this project goes ahead and before you know it West Ravendale becomes part of East Ravendale. Sadly this is happening too much all over the place, we don't need anymore countryside spoiling.

Comments for Planning Application DM/0350/21/FUL

Application Summary

Application Number: DM/0350/21/FUL

Address: Valley Cottage Hatcliffe Road West Ravendale North East Lincolnshire DN37 0RY

Proposal: Demolish an existing dwelling, erect new dwelling with a detached garage, a detached barn / stables block with boundary treatments, access, landscaping and boundary ditches.

Case Officer: Richard Limmer

Customer Details

Name: Mr FREDERICK PENTECOST

Address: THE CROSSWAYS EAST RAVENDALE GRIMSBY

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: With regards to Miss Melanie Wortley's observations regarding hypocrisy, I would like to correct her on the following points:

- 1) The brick constructed garage/stable building was erected by the previous owner who was restricted to the construction being within the curtilage of the house and garden area. He was refused permission for construction on arable land. Hence my objection to a brick construction on arable land.
- 2) The garage and stables are not used as holiday lets.
- 3) We do not have horses but do have other livestock.

Comments for Planning Application DM/0350/21/FUL

Application Summary

Application Number: DM/0350/21/FUL

Address: Valley Cottage Hatcliffe Road West Ravendale North East Lincolnshire DN37 0RY

Proposal: Demolish an existing dwelling, erect new dwelling with a detached garage, a detached barn / stables block with boundary treatments, access, landscaping and boundary ditches.

Case Officer: Richard Limmer

Customer Details

Name: Mrs Lorraine Pentecost

Address: Crossways East Ravendale Grimsby

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: We are objecting to the proposed construction of brick built stables as they would not be in keeping with the local wooden constructed stables. We also feel that the stable foundations proposed could in future lead to the conversion into housing/permanently occupied dwellings.

There also seems to be a lack of sustainable/green/environmental considerations to the project.

Comments for Planning Application DM/0350/21/FUL

Application Summary

Application Number: DM/0350/21/FUL

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Proposal: Demolish an existing dwelling, erect new dwelling with a detached garage, a detached barn / stables block with boundary treatments, access, landscaping and boundary ditches.

Case Officer: Richard Limmer

Customer Details

Name: Mr Ayolt Kloosterboer

Address: Top Farm West Ravendale Grimsby

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I have some general concerns regarding this planning application:

The applicant owns a helicopter that he uses regularly typically last year over the summer it landed on the plot on a weekly basis. If the helicopter is going to be used as a regular commute or hobby, my concern would be for our livestock, we have a livery and stud business within about 500 yards. This will affect our customers and their ability to ride safely on the farm. Whilst no incident occurred last year more regular low flying would significantly increase the risk to those liveries as well as our business.

When inspecting the proposed application I cannot see a specific place to land and store a helicopter, unless the proposed horse stabling will act as a dual purpose accommodation. In my view this should be noted on the plans. Certainly at the applicants current residence there is a specific helipad and hangar / shed.

Within the application comments I note that the applicant wishes to build a traditional Lincolnshire farmhouse, these farm houses always had their stabling / sheds much closer to the house. It seems to me that an alteration to put the proposed stabling much closer to the main house would also prevent any desire to apply for future planning to turn that into a second home and ultimately a development plot and "in fill" towards Ravendale. It is therefore my concern that the plan in its current form is to create a second home from the proposed stabling in a few years.

In addition, I am aware that there was a previous application to build a cottage on this plot, which is not linked to this application? It seems that the current application curtlege for the house is somewhat larger than the previous planning application. Is this correct?

A lot of woodland has been removed to accomodate this plan and whist replanting is promised I question the long term plan for the paddock area is as described.

It is important to note that our water supply comes up the side of the applicant boundary and any future work should bear that in mind, a working livestock farm cannot be without water.

I would welcome the applicant to meet for a coffee and discuss his plans.

Comments for Planning Application DM/0350/21/FUL

Application Summary

Application Number: DM/0350/21/FUL

Address: Valley Cottage Hatcliffe Road West Ravendale North East Lincolnshire DN37 0RY

Proposal: Demolish an existing dwelling, erect new dwelling with a detached garage, a detached barn / stables block with boundary treatments, access, landscaping and boundary ditches.

Case Officer: Richard Limmer

Customer Details

Name: Mrs Rachel Kloosterboer

Address: Top Farm West Ravendale Grimsby

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: We are neighbours behind the plot in question at Top Farm, West Ravendale and are in support of the plot being redeveloped. Mr Jones has put forward a very detailed and thoughtful plan to redevelop the site. The planting plan is significant and will be appreciated by people and wildlife alike, we must confirm though that a large amount of wood has been removed, dead or otherwise, confirmed by the hours and hours of chain sawing and burning that has gone on at the cottage plot over the past few years. We do also have some questions we hope may be answered.

Mr Jones purchased the agricultural land adjacent to the cottage to enable him to land his helicopter which he does approximately once a week. There is no mention in the plans for the helicopter either housing or landing - will the helicopter remain elsewhere or is the intention that it be housed at the property and if so where?

Whilst the plans for this development look very lovely and in the Lincolnshire vernacular the dimensions for house, garage and stables seem disproportionately excessive in relation to the current property. The plans seem in keeping with the spirit of a new house in our AONB but they are in our opinion not in heart because they push the excess on every level. Each part the house, the garage and the stables are to the maximum and they dwarf the adjacent properties which surely suggest the appropriate scale for that plot. The agricultural plot adjacent post the planting and erection of the stable block will support only a couple of horses at most, so why 5 stables just as an example?

No one wishes to rain on anyone's parade or be named a nimby and the Valley surely welcomes investment and new neighbours. Clearly the applicants are very passionate and that is great. We

hope it's not too much that your neighbours would like to understand your plans if you want to make this little slice of paradise your home too. It is not a personal assault in any way but your dream has an impact on others dreams too.

Mr & Mrs JB Walker

Mr & Mrs A Kloosterboer

From: Guy Haxby
Sent: 17 April 2021 18:08
To: Richard Limmer (Engie) <Richard.Limmer@nelincs.gov.uk>
Subject: Planning Application @ Valley Cottage, West Ravendale.

Hi Richard,

I thought that it would be better to email you about my issues regarding the proposed planning application.

As you will be aware the application is from Aidan Jones, for Valley Cottage, West Ravendale. He was good enough to send an email of the proposed plans to my parents before the plans are submitted and for us to give him some feedback. This development won't directly affect me as I live in Barnoldby le Beck, but it will affect my parents who live next door.

Our objection is not a personal vendetta against Aidan. We as a family get on well with him and have done work in the past for him. Since the cottage was sold we have been aware that it would get developed. We knew it would have a larger footprint, than the current property. But the size of the property proposed does seem vast! Currently the cottage is subtle and in keeping with a country cottage in an AONB.

My parents are concerned that their privacy will be compromised by this house overlooking their property. Their other concern is flooding issues, on a typical year, when heavy rain occurs water runs off the field, past the cottage. This happens half a dozen times a year. When you increase the properties footprint the water will not disappear, the water will get diverted, possibly onto my parents' property.

I remember when I spoke to you regarding chicken sheds in the adjacent fields behind. One of the issues was that you would be able to see it from the public footpath, well based on that, there is no doubt that you will be able to see the house whilst on the footpath in front. The other thing is that the house expansion is only possible because when they first purchased the property and woodland they illegally cut down a dozen trees. Obviously, that can't be considered now as it's in the past. However, it demonstrates the lack of respect the owners have to the environment and wildlife. This was also demonstrated when they purchased the pond opposite and scrubbed out the land without planning permission again without showing any sensitivity to the animals' habitats.

The woodland behind the bungalow was at one stage being used as a wood yard for his brother's tree surgery business. There is no wonder that no birds or animals live there anymore. Before they came there was an abundance of wildlife living in the wood.

I can't believe such a large brick stable block is being considered, we all know that in the future this will be developed into a house. Currently Aidan's parents live in the bungalow which is going to be developed, it is obvious what the plan is! You can see that in the future the stables will get converted into a residential dwelling. We suggested a small wooden stable should be erected. Currently they have no horses!

The stable block he is proposing is for 5 stables, which means 5 horses. I know if you look at the internet, the stocking density is 1 horse to 1 acre. Based on this information, he has got 5 acres so probably is correct. This doesn't take into consideration land type and weather patterns. The soil is clay loam and based on the last 2 winters we have experienced very wet winters. This means with the proposed stocking density the field in winter will resemble a ploughed field. This was highlighted by us grazing sheep in the

field in October for 1 month. In my opinion the field had only just recovered by the end of February. Based on this evidence I would say a stocking rate of 1 horse to 2-2.5 acres would be more realistic. The counter argument would be, you can supplement the feed, but horses still need exercise so poaching the land will be inevitable.

If the proposed stables get passed, I feel it would be a travesty for the Lincolnshire Wolds because it will provide an opportunity for anyone who owns land to get easy access to planning. Sow grass and plant a few trees on 5 acres, then erect a large brick stable block with good road access. Leave it for 5 years, maybe put 1 horse in the stable block initially, then let it get run down. Then apply for change of use to residential. I think that sounds like a pretty good business plan.

Richard I just wanted you to be aware of this proposed planning application.

Kind Regards

Guy Haxby

Montrose, Main Road, Barnoldby Le Beck

Comments for Planning Application DM/0350/21/FUL

Application Summary

Application Number: DM/0350/21/FUL

Address: Valley Cottage Hatcliffe Road West Ravendale North East Lincolnshire DN37 0RY

Proposal: Demolish an existing dwelling, erect new dwelling with a detached garage, a detached barn / stables block with boundary treatments, access, landscaping and boundary ditches.

(AMENDED PLANS JUNE 2021)

Case Officer: Richard Limmer

Customer Details

Name: Mr Neil Bayliffe

Address: The Orchard Low road Hatcliffe

Comment Details

Commenter Type: Neighbour

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment: After looking at the plans I think the design of the house could look fantastic if it is constructed using the right materials. I also think it would look a lot better than the existing property.

Comments for Planning Application DM/0350/21/FUL

Application Summary

Application Number: DM/0350/21/FUL

Address: Valley Cottage Hatcliffe Road West Ravendale North East Lincolnshire DN37 0RY

Proposal: Demolish an existing dwelling, erect new dwelling with a detached garage, a detached barn / stables block with boundary treatments, access, landscaping and boundary ditches.

Case Officer: Richard Limmer

Customer Details

Name: Mr Michael Hollingworth

Address: Hollymead Barton Street Grimsby

Comment Details

Commenter Type: Member of the Public

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment: I would have no objection & actually support the replacement of the existing aged & tired looking property that in my opinion is not now pleasing to the eye or suits the local rural setting. This pleasing farmhouse type dwelling & proposed landscaping application would.

Comments for Planning Application DM/0350/21/FUL

Application Summary

Application Number: DM/0350/21/FUL

Address: Valley Cottage Hatcliffe Road West Ravendale North East Lincolnshire DN37 0RY

Proposal: Demolish an existing dwelling, erect new dwelling with a detached garage, a detached barn / stables block with boundary treatments, access, landscaping and boundary ditches.

Case Officer: Richard Limmer

Customer Details

Name: Mrs Lauren Appleyard

Address: Hollymead Barton street N.e Lincolnshire

Comment Details

Commenter Type: Neighbour

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment: I fully support the plans for demolition and replacement of existing buildings. The plans for new proposed buildings look beautiful and will fit in well with the local surroundings and natural beauty of the area. I have a lot of sentiment and care for the natural beauty of this area and believe this development will only enhance this.

I also feel it would be beneficial to the community to welcome a new household.

Comments for Planning Application DM/0350/21/FUL

Application Summary

Application Number: DM/0350/21/FUL

Address: Valley Cottage Hatcliffe Road West Ravendale North East Lincolnshire DN37 0RY

Proposal: Demolish an existing dwelling, erect new dwelling with a detached garage, a detached barn / stables block with boundary treatments, access, landscaping and boundary ditches.

(AMENDED PLANS JUNE 2021)

Case Officer: Richard Limmer

Customer Details

Name: Mr Michael Hollingworth

Address: Hollymead Barton Street Ashby-Cum-Fenby

Comment Details

Commenter Type: Neighbour

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment: I am a local resident and have resided very close to this proposed development for over 22yrs.

I frequently pass this location and have always thought how beneficial it would be to replace the tired looking properties with nicer developments to enhance the visual aspect of the location. I understand the applicant has already demonstrated just that by the way the old previous stagnant overgrown pond that sits opposite this proposed development has been transformed into its now lovely location and its abundance of wild life. Its lovely to see. Therefore I support this application and would hope any irrelevant and speculative comments possibly from jealous people and their rallied friends from far afield are correctly managed. I place my trust in our Planning Officers, planning policies and procedures to ensure our area remains one of natural beauty.

Comments for Planning Application DM/0350/21/FUL

Application Summary

Application Number: DM/0350/21/FUL

Address: Valley Cottage Hatcliffe Road West Ravendale North East Lincolnshire DN37 0RY

Proposal: Demolish an existing dwelling, erect new dwelling with a detached garage, a detached barn / stables block with boundary treatments, access, landscaping and boundary ditches.

Case Officer: Richard Limmer

Customer Details

Name: Mr Mark Bodsworth

Address: 5 The Glade New Waltham

Comment Details

Commenter Type: Member of the Public

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment: Would be great build and great for the area and surrounding areas

Comments for Planning Application DM/0350/21/FUL

Application Summary

Application Number: DM/0350/21/FUL

Address: Valley Cottage Hatcliffe Road West Ravendale North East Lincolnshire DN37 0RY

Proposal: Demolish an existing dwelling, erect new dwelling with a detached garage, a detached barn / stables block with boundary treatments, access, landscaping and boundary ditches.

Case Officer: Richard Limmer

Customer Details

Name: Mr Daniel Kendall

Address: 2 Grange Cottages, Caistor Road Swallow Market Rasen

Comment Details

Commenter Type: Member of the Public

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment: I've lived locally most of my life and have driven this road many times. The existing building has little merit and although the new building will be much more significant Mr Jones has gone to great lengths to insure it sits well in the landscape. The design is both traditional with an agricultural feel but at the same time is a worthy piece of domestic architecture.

For the purposes of disclosure I was also the project arboriculturalist involved in the design process. In all my years as a consultant I have never seen a commitment to plant so many trees and hedges in association with a domestic dwelling. Mr Jones seemed very keen to insure this development was a net benefit in the landscape and I feel this will be achieved.

The incorporation of the once arable farm land into the design is a significant benefit both in terms of visual amenity and habitat value. A once open road side and intensively farmed field will now be pasture with woodland planting, surrounded mixed native hedging alongside a highway avenue of oak and lime. I will take great pride and pleasure seeing the planting develop over the coming years.

Comments for Planning Application DM/0350/21/FUL

Application Summary

Application Number: DM/0350/21/FUL

Address: Valley Cottage Hatcliffe Road West Ravendale North East Lincolnshire DN37 0RY

Proposal: Demolish an existing dwelling, erect new dwelling with a detached garage, a detached barn / stables block with boundary treatments, access, landscaping and boundary ditches.

Case Officer: Richard Limmer

Customer Details

Name: Mr Andrew High

Address: 163 Louth Road Holton le clay Grimsby

Comment Details

Commenter Type: Member of the Public

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment: Looks a remarkable improvement and would make the area look visually better. Great design work.

Comments for Planning Application DM/0350/21/FUL

Application Summary

Application Number: DM/0350/21/FUL

Address: Valley Cottage Hatcliffe Road West Ravendale North East Lincolnshire DN37 0RY

Proposal: Demolish an existing dwelling, erect new dwelling with a detached garage, a detached barn / stables block with boundary treatments, access, landscaping and boundary ditches.

Case Officer: Richard Limmer

Customer Details

Name: Mrs Rachel Adams

Address: 41 Weelsby Avenue Grimsby

Comment Details

Commenter Type: Member of the Public

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment: Valley Cottage - I fully support this application for the local development of this farmhouse style property, detached garage and adjoining barn/stables. I feel the design of this beautiful family home & architecture of this development compliments the surrounding area and this will be a welcome addition to the surrounding landscape.

Comments for Planning Application DM/0350/21/FUL

Application Summary

Application Number: DM/0350/21/FUL

Address: Valley Cottage Hatcliffe Road West Ravendale North East Lincolnshire DN37 0RY

Proposal: Demolish an existing dwelling, erect new dwelling with a detached garage, a detached barn / stables block with boundary treatments, access, landscaping and boundary ditches.

Case Officer: Richard Limmer

Customer Details

Name: Mr Steven Stansfield

Address: The Lawns The Paddocks Barnoldby Le Beck

Comment Details

Commenter Type: Member of the Public

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment: The proposed design is traditional and in keeping with the heritage of Lincolnshire

Comments for Planning Application DM/0350/21/FUL

Application Summary

Application Number: DM/0350/21/FUL

Address: Valley Cottage Hatcliffe Road West Ravendale North East Lincolnshire DN37 0RY

Proposal: Demolish an existing dwelling, erect new dwelling with a detached garage, a detached barn / stables block with boundary treatments, access, landscaping and boundary ditches.

Case Officer: Richard Limmer

Customer Details

Name: Mr Richard Ellis

Address: The Old Vicarage Station Road Legbourne

Comment Details

Commenter Type: Member of the Public

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment: Our children attended East Ravendale School so we know this property well, having spent a lot of time in this area.

I would like to fully support this application which is not only in-keeping with the countryside setting but also very similar to the other manor houses and larger farm houses found within Ravendale and surrounding hamlets.

I feel that there will be very little impact to surrounding housing and rural settings and will further enhance the street scene and bring about a better use of the current land and property.

Unfortunately, planning permission has been approved previously for housing with far less considered design than this property and we would like to see this quality design approved.

All things considered, we feel that the owners and their architects have designed an excellent home and maintained the beautiful countryside scene fantastically.

Comments for Planning Application DM/0350/21/FUL

Application Summary

Application Number: DM/0350/21/FUL

Address: Valley Cottage Hatcliffe Road West Ravendale North East Lincolnshire DN37 0RY

Proposal: Demolish an existing dwelling, erect new dwelling with a detached garage, a detached barn / stables block with boundary treatments, access, landscaping and boundary ditches.

Case Officer: Richard Limmer

Customer Details

Name: Mr Ben Solari

Address: 21 Glebe Road Grimsby

Comment Details

Commenter Type: Member of the Public

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment: Looks like it will make a well thought out, sympathetically designed luxury home that will become an asset to the surrounding area.

Comments for Planning Application DM/0350/21/FUL

Application Summary

Application Number: DM/0350/21/FUL

Address: Valley Cottage Hatcliffe Road West Ravendale North East Lincolnshire DN37 0RY

Proposal: Demolish an existing dwelling, erect new dwelling with a detached garage, a detached barn / stables block with boundary treatments, access, landscaping and boundary ditches.

Case Officer: Richard Limmer

Customer Details

Name: Mr Stewart Davey

Address: Hills Brough Farm Rothwell Mkt Rasen

Comment Details

Commenter Type: Member of the Public

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment: I wish to support this application. The reasons for supporting this are: I have examined all of the associated documents and I have to say that they are the most comprehensive and detailed plans and some of the most sympathetic plans I have ever seen. I myself live in a very similar house to the one in the planning application. My property is an 1850's farm house in an AONB and the application submitted to yourselves is definitely in keeping with traditional house within rural Lincolnshire. It is also my opinion that NE Lincs Council have allowed other properties and projects to go ahead within your area that are certainly not within keeping and quite honestly look an absolute eyesore. I also believe that if you allow this to go ahead the quality of the build will be second to none. This build would be an asset to your area and without doubt should be allowed to proceed without hesitation.

Comments for Planning Application DM/0350/21/FUL

Application Summary

Application Number: DM/0350/21/FUL

Address: Valley Cottage Hatcliffe Road West Ravendale North East Lincolnshire DN37 0RY

Proposal: Demolish an existing dwelling, erect new dwelling with a detached garage, a detached barn / stables block with boundary treatments, access, landscaping and boundary ditches.

Case Officer: Richard Limmer

Customer Details

Name: Mr Tim Cook

Address: 20 silverbirch rise Scunthorpe

Comment Details

Commenter Type: Member of the Public

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment: I write to give full support to the above planning application at valley cottage.

The proposal would bring an old bungalow site back to a nice fresh look which would benefit the area.

I visit the local area often and visit hatcliffe area and walk past here on my adventures. The proposed new plans look great and I believe would fit in very well with the surrounding area very nicely.

Comments for Planning Application DM/0350/21/FUL

Application Summary

Application Number: DM/0350/21/FUL

Address: Valley Cottage Hatcliffe Road West Ravendale North East Lincolnshire DN37 0RY

Proposal: Demolish an existing dwelling, erect new dwelling with a detached garage, a detached barn / stables block with boundary treatments, access, landscaping and boundary ditches.

Case Officer: Richard Limmer

Customer Details

Name: Mr Alan Petherbridge

Address: 58 Westkirke Avenue Scartho Grimsby

Comment Details

Commenter Type: Member of the Public

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment: I travel this route to my office on a daily basis and support this application as the proposal has been tastefully and sensitively designed to blend in with the local area.

The proposed home will be an aesthetic and welcome asset to the locale

Comments for Planning Application DM/0350/21/FUL

Application Summary

Application Number: DM/0350/21/FUL

Address: Valley Cottage Hatcliffe Road West Ravendale North East Lincolnshire DN37 0RY

Proposal: Demolish an existing dwelling, erect new dwelling with a detached garage, a detached barn / stables block with boundary treatments, access, landscaping and boundary ditches.

Case Officer: Richard Limmer

Customer Details

Name: Mr Neal Pearce

Address: Thornhayes Waltham Road Brigsley

Comment Details

Commenter Type: Member of the Public

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment: I cannot see why there should be any reasonable objections to this proposal. The development will enhance the area of West Ravendale and will be in-keeping with surrounding environment and I am sure will be respectful to any neighbouring properties.

Comments for Planning Application DM/0350/21/FUL

Application Summary

Application Number: DM/0350/21/FUL

Address: Valley Cottage Hatcliffe Road West Ravendale North East Lincolnshire DN37 0RY

Proposal: Demolish an existing dwelling, erect new dwelling with a detached garage, a detached barn / stables block with boundary treatments, access, landscaping and boundary ditches.

Case Officer: Richard Limmer

Customer Details

Name: Mrs Helena Yeadon

Address: 31 Nelson Way Grimsby

Comment Details

Commenter Type: Member of the Public

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment: My parents have lived at Valley Cottage for the last 8 years so I know the site and area very well.

My brother Aidan Jones and his partner have gone to great lengths in order to create a beautiful high quality traditional family home with stables/barn.

There is lots of details throughout the plans that show they've taken a great amount of guidance from the planners with the addition of numerous specific trees and hedging which are native to the area of Lincolnshire and also suitable to a traditional farm style property.

I would hope to see this application get the full support as it is very rare to see such a well thought out and sympathetic individual scheme.

Comments for Planning Application DM/0350/21/FUL

Application Summary

Application Number: DM/0350/21/FUL

Address: Valley Cottage Hatcliffe Road West Ravendale North East Lincolnshire DN37 0RY

Proposal: Demolish an existing dwelling, erect new dwelling with a detached garage, a detached barn / stables block with boundary treatments, access, landscaping and boundary ditches.

Case Officer: Richard Limmer

Customer Details

Name: Miss Angela Jones

Address: 34 Tetney Road Humberston

Comment Details

Commenter Type: Member of the Public

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment: I have spent the last 8 years visiting my parents at Valley Cottage so I'm fully aware of the proposed plans which have been submitted.

The site has so much more potential than what is currently on there. The current property is very tired and of no merit. The proposed plans however would be a very welcome addition which are sympathetic of the AONB and would very typical of what would be seen in this part of the Lincolnshire Wolds.

I know first hand that the property has been designed in a way which will absolutely enhance the area. The level of detail throughout the entire scheme shows that this will be a quality development.

I fully support this application and I'm looking forward to seeing the finished result in all its glory.

Comments for Planning Application DM/0350/21/FUL

Application Summary

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Proposal: Demolish an existing dwelling, erect new dwelling with a detached garage, a detached barn / stables block with boundary treatments, access, landscaping and boundary ditches.

Case Officer: Richard Limmer

Customer Details

Name: Mr brian calladine

Address: 41 waterside drive grimsby

Comment Details

Commenter Type: Member of the Public

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment:Hi, I would like to lend my support to this application and it will make a lovely addition.

Thanks

Comments for Planning Application DM/0350/21/FUL

Application Summary

Application Number: DM/0350/21/FUL

Address: Valley Cottage Hatcliffe Road West Ravendale North East Lincolnshire DN37 0RY

Proposal: Demolish an existing dwelling, erect new dwelling with a detached garage, a detached barn / stables block with boundary treatments, access, landscaping and boundary ditches.

Case Officer: Richard Limmer

Customer Details

Name: Mr Christopher Dale

Address: 6 Beckside Rothwell Market Rasen

Comment Details

Commenter Type: Member of the Public

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment: I fully support this application. Aiden and Barry Jones are well known to me and will ensure the build project will be completed with professionalism and with highest quality material to meet the building regulations.

The house will add to the local community, with benefits to other resident householders in market value etc.

Comments for Planning Application DM/0350/21/FUL

Application Summary

Application Number: DM/0350/21/FUL

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Proposal: Demolish an existing dwelling, erect new dwelling with a detached garage, a detached barn / stables block with boundary treatments, access, landscaping and boundary ditches.

Case Officer: Richard Limmer

Customer Details

Name: Mr Lewis Williams

Address: 62 Phyllis Avenue Grimsby

Comment Details

Commenter Type: Member of the Public

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment: This is a beautiful part of the local countryside and I believe the proposed designs are very fitting and in keeping with the surrounding area.

I am more than happy to show my support for this scheme. It's clear to see it's been made into an attractive and quality family home.

Comments for Planning Application DM/0350/21/FUL

Application Summary

Application Number: DM/0350/21/FUL

Address: Valley Cottage Hatcliffe Road West Ravendale North East Lincolnshire DN37 0RY

Proposal: Demolish an existing dwelling, erect new dwelling with a detached garage, a detached barn / stables block with boundary treatments, access, landscaping and boundary ditches.

Case Officer: Richard Limmer

Customer Details

Name: Mr Terence Winfield

Address: Clickem inn Swinhope Market Rasen

Comment Details

Commenter Type: Member of the Public

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment: I believe this proposal would be good for the area and I would have no objections

Comments for Planning Application DM/0350/21/FUL

Application Summary

Application Number: DM/0350/21/FUL

Address: Valley Cottage Hatcliffe Road West Ravendale North East Lincolnshire DN37 0RY

Proposal: Demolish an existing dwelling, erect new dwelling with a detached garage, a detached barn / stables block with boundary treatments, access, landscaping and boundary ditches.

Case Officer: Richard Limmer

Customer Details

Name: Mrs Lottie Johnson-brow.

Address: Hambleton hill Tealby road Market rasen

Comment Details

Commenter Type: Member of the Public

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment: I support the application for this new development, I think it would fit in with the local village and surroundings, it will be built to a high specification for personal use. It will be a ideal location for a family with equestrian facilities, and also would look and fit in better than the existing property.

Comments for Planning Application DM/0350/21/FUL

Application Summary

Application Number: DM/0350/21/FUL

Address: Valley Cottage Hatcliffe Road West Ravendale North East Lincolnshire DN37 0RY

Proposal: Demolish an existing dwelling, erect new dwelling with a detached garage, a detached barn / stables block with boundary treatments, access, landscaping and boundary ditches.

Case Officer: Richard Limmer

Customer Details

Name: Mr Daniel Rhodes

Address: 1 august close Grimsby

Comment Details

Commenter Type: Member of the Public

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment: Regularly walk the dog around the hills and down this lane, I personally think it would be a big improvement on the lane, pulling down the old bungalow that is in need of renovation, this new build would look outstanding opposite in view of the hills and pond

Comments for Planning Application DM/0350/21/FUL

Application Summary

Application Number: DM/0350/21/FUL

Address: Valley Cottage Hatcliffe Road West Ravendale North East Lincolnshire DN37 0RY

Proposal: Demolish an existing dwelling, erect new dwelling with a detached garage, a detached barn / stables block with boundary treatments, access, landscaping and boundary ditches.

Case Officer: Richard Limmer

Customer Details

Name: Mrs Tracy Sellars

Address: 20 kings road Cleethorpes

Comment Details

Commenter Type: Member of the Public

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment: Beautiful property would enhance the area

Comments for Planning Application DM/0350/21/FUL

Application Summary

Application Number: DM/0350/21/FUL

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Proposal: Demolish an existing dwelling, erect new dwelling with a detached garage, a detached barn / stables block with boundary treatments, access, landscaping and boundary ditches.

Case Officer: Richard Limmer

Customer Details

Name: Mr Stephen Kitt

Address: 26a Cumberland Rd CLEETHORPES

Comment Details

Commenter Type: Member of the Public

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment:

Comments for Planning Application DM/0350/21/FUL

Application Summary

Application Number: DM/0350/21/FUL

Address: Valley Cottage Hatcliffe Road West Ravendale North East Lincolnshire DN37 0RY

Proposal: Demolish an existing dwelling, erect new dwelling with a detached garage, a detached barn / stables block with boundary treatments, access, landscaping and boundary ditches.

Case Officer: Richard Limmer

Customer Details

Name: Mr Mike Hemsworth

Address: 28 Broadway Grimsby

Comment Details

Commenter Type: Member of the Public

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment: As a regular cyclist in the area I believe that the house and stables are designed in a way to enhance the area and it's clear to see that a high level of thought has gone into the landscaping which will I believe will benefit the area as a whole.

Comments for Planning Application DM/0350/21/FUL

Application Summary

Application Number: DM/0350/21/FUL

Address: Valley Cottage Hatcliffe Road West Ravendale North East Lincolnshire DN37 0RY

Proposal: Demolish an existing dwelling, erect new dwelling with a detached garage, a detached barn / stables block with boundary treatments, access, landscaping and boundary ditches.

Case Officer: Richard Limmer

Customer Details

Name: Mrs Jacqueline Davey

Address: 5 The Drive Waltham

Comment Details

Commenter Type: Member of the Public

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment: I write to give full support to the above planning application.

The proposal would bring a beautiful picturesque home to a lovely village, the plans are in keeping with the surroundings and style. The family love animals and will certainly use stables for the right reasons not for future dwellings as suggested.

The plans are forward thinking and an absolute home of dreams. I fully support this and hope I am able to see it in the future (especially over the current property).

Comments for Planning Application DM/0350/21/FUL

Application Summary

Application Number: DM/0350/21/FUL

Address: Valley Cottage Hatcliffe Road West Ravendale North East Lincolnshire DN37 0RY

Proposal: Demolish an existing dwelling, erect new dwelling with a detached garage, a detached barn / stables block with boundary treatments, access, landscaping and boundary ditches.

Case Officer: Richard Limmer

Customer Details

Name: Miss Melanie Wortley

Address: The Old Vicarage Cabourne Market Rasen

Comment Details

Commenter Type: Member of the Public

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment: I really must start by voicing my disappointment that our future neighbours have made negative comments regarding the proposed plans, in particular the barn/stables. I have read both Guy Haxby and Lorraine Pentecost's comments and note their strong aversion to the brick element. I must add that Mrs Pentecost, living at Crossways East Ravendale, also has brick-built stables which, from what I have witnessed, are not used for horses or any animals but instead holiday lets. I find this to be an extremely hypocritical statement especially as we have absolutely no intention of converting the stables into housing of any kind. With all this being said, we are all well within their rights to an opinion, this being exactly that of an opinion based on assumptions. Sadly, it would seem Mr Haxby has remarkably similar assumptions regarding the barn/stables.

Mr Haxby even went as far as to spin a narrative filled with inconsistent unfounded statements. I must ask why was this necessary? I can only assume (rightly or wrongly) that Mr Haxby is upset since his chicken coop was denied due to the visual aspect from the footpath.

I feel we have really done this Area of Outstanding Natural Beauty justice with the proposed design of a very classic Lincolnshire Farmhouse with classic features such as the red pantiles and red bricks. We also sort Arboriculturist advice regarding planting of native trees and hedging to further ensure the wildlife thrives. An immensely detailed ecology report has been generated to help us add further to the local species of birds which is something I feel personally passionate about.

Myself and my family have spent many years dreaming of a private and peaceful place to live. Spending many painstaking hours deliberating over plans and schemes in the effort to create a home for our children to flourish and in turn sympathetically enhance the village of Ravendale and

the greater Lincolnshire Wolds with an exceptional build.

Comments for Planning Application DM/0350/21/FUL

Application Summary

Application Number: DM/0350/21/FUL

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Proposal: Demolish an existing dwelling, erect new dwelling with a detached garage, a detached barn / stables block with boundary treatments, access, landscaping and boundary ditches.

Case Officer: Richard Limmer

Customer Details

Name: Mr Jon Smith

Address: Villa Vintage, Church Lane North Thoresby Grimsby

Comment Details

Commenter Type: Member of the Public

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment: I am writing in support of this application. The proposed new building is entirely in keeping and sympathetic with the beautiful rural village location whilst being modern in a very pleasing way. The design has been carefully considered to be a big asset to the local surroundings and will most certainly be a big improvement on the current, very tired looking building which is detrimental to the look and feel of the village and very much in need of replacement. The design of the building has also been carefully considered to be part of the continuously developing "eco-friendly" world in which we now live and meets this requirement admirably.

Comments for Planning Application DM/0350/21/FUL

Application Summary

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Proposal: Demolish an existing dwelling, erect new dwelling with a detached garage, a detached barn / stables block with boundary treatments, access, landscaping and boundary ditches.

Case Officer: Richard Limmer

Customer Details

Name: Mrs Emma Marshall

Address: 11 allington drive Greatcoates Grimsby

Comment Details

Commenter Type: Member of the Public

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment: Good to see things happening in the community that strive to make the area a better place to live .

Comments for Planning Application DM/0350/21/FUL

Application Summary

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Case Officer: Richard Limmer

Customer Details

Name: Ms Sally Woods

Address: 131 St Peters Avenue Cleethorpes

Comment Details

Commenter Type: Member of the Public

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment: I support this planning application.

Comments for Planning Application DM/0350/21/FUL

Application Summary

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Proposal: Demolish an existing dwelling, erect new dwelling with a detached garage, a detached barn / stables block with boundary treatments, access, landscaping and boundary ditches.

Case Officer: Richard Limmer

Customer Details

Name: Miss Sarah Shepherdson

Address: 14 Galba Road Caistor

Comment Details

Commenter Type: Member of the Public

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment:

Comments for Planning Application DM/0350/21/FUL

Application Summary

Application Number: DM/0350/21/FUL

Address: Valley Cottage Hatcliffe Road West Ravendale North East Lincolnshire DN37 0RY

Proposal: Demolish an existing dwelling, erect new dwelling with a detached garage, a detached barn / stables block with boundary treatments, access, landscaping and boundary ditches.

Case Officer: Richard Limmer

Customer Details

Name: Mr George Renardson

Address: 144 Grimsby Road Humberston Grimsby

Comment Details

Commenter Type: Member of the Public

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment: Having seen the development been sympathetically developed over the last few years - The building is a traditional dwelling which will blend in with the surroundings and look an asset to the area - it really is a beautiful home.

Comments for Planning Application DM/0350/21/FUL

Application Summary

Application Number: DM/0350/21/FUL

Address: Valley Cottage Hatcliffe Road West Ravendale North East Lincolnshire DN37 0RY

Proposal: Demolish an existing dwelling, erect new dwelling with a detached garage, a detached barn / stables block with boundary treatments, access, landscaping and boundary ditches.

Case Officer: Richard Limmer

Customer Details

Name: Mr Andrew Bradley

Address: 16 Saunders Close Caistor

Comment Details

Commenter Type: Member of the Public

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment: The plans are a fantastic design and would enhance the landscape and surrounding areas. The dwelling would improve an already beautiful location.

Comments for Planning Application DM/0350/21/FUL

Application Summary

Application Number: DM/0350/21/FUL

Address: Valley Cottage Hatcliffe Road West Ravendale North East Lincolnshire DN37 0RY

Proposal: Demolish an existing dwelling, erect new dwelling with a detached garage, a detached barn / stables block with boundary treatments, access, landscaping and boundary ditches.

Case Officer: Richard Limmer

Customer Details

Name: Mrs Amy Aslett

Address: 26 Drury Lane New Waltham Grimsby

Comment Details

Commenter Type: Member of the Public

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment: What a stunning looking property that will fit in perfectly with the natural surroundings

Comments for Planning Application DM/0350/21/FUL

Application Summary

Application Number: DM/0350/21/FUL

Address: Valley Cottage Hatcliffe Road West Ravendale North East Lincolnshire DN37 0RY

Proposal: Demolish an existing dwelling, erect new dwelling with a detached garage, a detached barn / stables block with boundary treatments, access, landscaping and boundary ditches.

Case Officer: Richard Limmer

Customer Details

Name: Mr Paul Aslett

Address: 26 Drury Lane New Waltham Grimsby

Comment Details

Commenter Type: Member of the Public

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment: This is a stunning looking property that will fit in perfectly to maintain the area of natural beauty

Comments for Planning Application DM/0350/21/FUL

Application Summary

Application Number: DM/0350/21/FUL

Address: Valley Cottage Hatcliffe Road West Ravendale North East Lincolnshire DN37 0RY

Proposal: Demolish an existing dwelling, erect new dwelling with a detached garage, a detached barn / stables block with boundary treatments, access, landscaping and boundary ditches.

Case Officer: Richard Limmer

Customer Details

Name: Mr David Marchant

Address: 28a riby road keelby Grimsby

Comment Details

Commenter Type: Member of the Public

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment: There are no reasons why this should not obtain full approval it can only impact on the surrounding area in a good way much improving this location hopefully this will be viewed with a positive and common sense approach to benefit all

Comments for Planning Application DM/0350/21/FUL

Application Summary

Application Number: DM/0350/21/FUL

Address: Valley Cottage Hatcliffe Road West Ravendale North East Lincolnshire DN37 0RY

Proposal: Demolish an existing dwelling, erect new dwelling with a detached garage, a detached barn / stables block with boundary treatments, access, landscaping and boundary ditches.

Case Officer: Richard Limmer

Customer Details

Name: Mr Timothy Shaw

Address: 3 Albatross Drive Great Coates Grimsby

Comment Details

Commenter Type: Member of the Public

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment: A beautiful (proposed) property, elegant in stature and in keeping with the traditional rural setting, and surroundings.

Comments for Planning Application DM/0350/21/FUL

Application Summary

Application Number: DM/0350/21/FUL

Address: Valley Cottage Hatcliffe Road West Ravendale North East Lincolnshire DN37 0RY

Proposal: Demolish an existing dwelling, erect new dwelling with a detached garage, a detached barn / stables block with boundary treatments, access, landscaping and boundary ditches.

Case Officer: Richard Limmer

Customer Details

Name: Miss Leigh-Anne Lacy

Address: 31 KEITH CRESCENT, LACEBY GRIMSBY

Comment Details

Commenter Type: Member of the Public

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment: I fully support this application as it will significantly improve the existing site. Having looked at the plans, the proposed build is of high quality and in keeping with the surrounding area.

Comments for Planning Application DM/0350/21/FUL

Application Summary

Application Number: DM/0350/21/FUL

Address: Valley Cottage Hatcliffe Road West Ravendale North East Lincolnshire DN37 0RY

Proposal: Demolish an existing dwelling, erect new dwelling with a detached garage, a detached barn / stables block with boundary treatments, access, landscaping and boundary ditches.

Case Officer: Richard Limmer

Customer Details

Name: Mr Philip Glover

Address: 385 Seawall Lane North Cotes

Comment Details

Commenter Type: Member of the Public

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment: I am supportive of this application which will see the development of a family home that is in keeping with the quality of the surrounding AONB and the local street scene. The construction of a modern yet sympathetic design will help increase energy efficiency and therefore contribute to the Government's agenda to reduce carbon emissions. The planting schemes will help add to biodiversity and the creation of stable blocks will introduce equestrian life stock into the traditional rural landscape.

Comments for Planning Application DM/0350/21/FUL

Application Summary

Application Number: DM/0350/21/FUL

Address: Valley Cottage Hatcliffe Road West Ravendale North East Lincolnshire DN37 0RY

Proposal: Demolish an existing dwelling, erect new dwelling with a detached garage, a detached barn / stables block with boundary treatments, access, landscaping and boundary ditches.

Case Officer: Richard Limmer

Customer Details

Name: Miss Rhianna Woods

Address: 41 Pelham road Cleethorpes

Comment Details

Commenter Type: Member of the Public

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment:

Comments for Planning Application DM/0350/21/FUL

Application Summary

Application Number: DM/0350/21/FUL

Address: Valley Cottage Hatcliffe Road West Ravendale North East Lincolnshire DN37 0RY

Proposal: Demolish an existing dwelling, erect new dwelling with a detached garage, a detached barn / stables block with boundary treatments, access, landscaping and boundary ditches.

Case Officer: Richard Limmer

Customer Details

Name: Mr Giles Ramsden

Address: 43 Weelsby Road Grimsby

Comment Details

Commenter Type: Member of the Public

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment: Having seen what Mr Jones has achieved with his current home in Cabourne, having personally known the property for 35 years, I have no doubt that the result of the work to be carried out on this site in West Ravendale will be a benefit to the surrounding area. The plan outlines new planting and landscaping that compliments work already carried out to boost the natural surrounding area and encourage wildlife back into the area. It is my opinion that the plans presented would be a welcome and attractive alteration to the existing site.

Comments for Planning Application DM/0350/21/FUL

Application Summary

Application Number: DM/0350/21/FUL

Address: Valley Cottage Hatcliffe Road West Ravendale North East Lincolnshire DN37 0RY

Proposal: Demolish an existing dwelling, erect new dwelling with a detached garage, a detached barn / stables block with boundary treatments, access, landscaping and boundary ditches.

Case Officer: Richard Limmer

Customer Details

Name: Mr Brian Fearnley

Address: 44Newstead ave Holton le Clay Grimsby

Comment Details

Commenter Type: Member of the Public

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment:

Comments for Planning Application DM/0350/21/FUL

Application Summary

Application Number: DM/0350/21/FUL

Address: Valley Cottage Hatcliffe Road West Ravendale North East Lincolnshire DN37 0RY

Proposal: Demolish an existing dwelling, erect new dwelling with a detached garage, a detached barn / stables block with boundary treatments, access, landscaping and boundary ditches.

Case Officer: Richard Limmer

Customer Details

Name: Mr Jon Clark

Address: 5St Edmunds Court Grimsby

Comment Details

Commenter Type: Member of the Public

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment: A wonderful project absolutely in keeping with traditional farm house styles seen across Lincolnshire.

Tastefully designed and subtle, with open and honest intentions that this is a home for life.

As a friend of the family, any suggestion that this could see residential additions is completely inaccurate as a country residence in private is the only desire.

I wish you all the best with this tasteful project and hope your family are able to go ahead and build your forever home.

Good luck.

Comments for Planning Application DM/0350/21/FUL

Application Summary

Application Number: DM/0350/21/FUL

Address: Valley Cottage Hatcliffe Road West Ravendale North East Lincolnshire DN37 0RY

Proposal: Demolish an existing dwelling, erect new dwelling with a detached garage, a detached barn / stables block with boundary treatments, access, landscaping and boundary ditches.

Case Officer: Richard Limmer

Customer Details

Name: Mr Brian Bellamy

Address: 62 Pelham Ave Grimsby

Comment Details

Commenter Type: Member of the Public

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment: Looking at the new planned lay out and the design which will blend in well with the area, I think this is a positive improvement and fully support the application

Comments for Planning Application DM/0350/21/FUL

Application Summary

Application Number: DM/0350/21/FUL

Address: Valley Cottage Hatcliffe Road West Ravendale North East Lincolnshire DN37 0RY

Proposal: Demolish an existing dwelling, erect new dwelling with a detached garage, a detached barn / stables block with boundary treatments, access, landscaping and boundary ditches.

Case Officer: Richard Limmer

Customer Details

Name: Mr Kevin Shore

Address: 66 Bradley Road Waltham Grimsby

Comment Details

Commenter Type: Neighbour

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment: It's refreshing to finally see a site that is finally going to be developed sympathetically in an AONB unlike most sites that are granted permission by developers that want to cram as many properties on site as possible.

It's very clear that a lot of thought and consideration has been put into this application for this site. I applaud the applicants for caring about the area and I believe this is without any doubt the best option for this site. It will enhance the area whilst blending in. I support this application and would ask planners to do so too instead of encouraging the over intensification of sites that we are seeing so often in this area.

Comments for Planning Application DM/0350/21/FUL

Application Summary

Application Number: DM/0350/21/FUL

Address: Valley Cottage Hatcliffe Road West Ravendale North East Lincolnshire DN37 0RY

Proposal: Demolish an existing dwelling, erect new dwelling with a detached garage, a detached barn / stables block with boundary treatments, access, landscaping and boundary ditches.

Case Officer: Richard Limmer

Customer Details

Name: Ms Rose Waite

Address: 7 beech lane Cleethorpes

Comment Details

Commenter Type: Member of the Public

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment: The plans submitted are within keeping and show a high level of thought. It looks sympathetic and typical of what would be within the area. It has my full support and will look forward to seeing it been built.

Comments for Planning Application DM/0350/21/FUL

Application Summary

Application Number: DM/0350/21/FUL

Address: Valley Cottage Hatcliffe Road West Ravendale North East Lincolnshire DN37 0RY

Proposal: Demolish an existing dwelling, erect new dwelling with a detached garage, a detached barn / stables block with boundary treatments, access, landscaping and boundary ditches.

Case Officer: Richard Limmer

Customer Details

Name: Miss Suzanne Walkington

Address: 7 beech lane Humberston

Comment Details

Commenter Type: Member of the Public

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment: After looking at the plans for the house and stables it looks like a lot of thought and detail has gone into this scheme. I whole heartedly support this application as it's a vast improvement on what is currently there.

Comments for Planning Application DM/0350/21/FUL

Application Summary

Application Number: DM/0350/21/FUL

Address: Valley Cottage Hatcliffe Road West Ravendale North East Lincolnshire DN37 0RY

Proposal: Demolish an existing dwelling, erect new dwelling with a detached garage, a detached barn / stables block with boundary treatments, access, landscaping and boundary ditches.

Case Officer: Richard Limmer

Customer Details

Name: Mr David Shadlock

Address: 8 Thornbury Drive Scartho Road Grimsby

Comment Details

Commenter Type: Member of the Public

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment: I fully support the proposals outlined within.

I feel the outstanding design will compliment the surrounding area and is also sympathetic to the AONB, with a very high level of additional and complimentary planting.

Comments for Planning Application DM/0350/21/FUL

Application Summary

Application Number: DM/0350/21/FUL

Address: Valley Cottage Hatcliffe Road West Ravendale North East Lincolnshire DN37 0RY

Proposal: Demolish an existing dwelling, erect new dwelling with a detached garage, a detached barn / stables block with boundary treatments, access, landscaping and boundary ditches.

Case Officer: Richard Limmer

Customer Details

Name: Mr Rick North

Address: 83 Springfield Road Grimsby

Comment Details

Commenter Type: Member of the Public

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment: I fully support the application I think it is a terrific project which is good for the local community.

Comments for Planning Application DM/0350/21/FUL

Application Summary

Application Number: DM/0350/21/FUL

Address: Valley Cottage Hatcliffe Road West Ravendale North East Lincolnshire DN37 0RY

Proposal: Demolish an existing dwelling, erect new dwelling with a detached garage, a detached barn / stables block with boundary treatments, access, landscaping and boundary ditches.

Case Officer: Richard Limmer

Customer Details

Name: Mrs Katie Hodson

Address: 9 Nerva drive Caistor

Comment Details

Commenter Type: Member of the Public

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment: I write in full support of the above planning application.

The property proposed, provides a vast visual improvement in comparison to the 'dated looking,' property that currently resides.

The new property's stunning 'farmhouse style,' design perspective, is considerate in its approach, and fitting of the areas natural, rural, beauty.

I believe the property will inevitably provide great compliment to the village and its surroundings, along with added improvements to its community within.

Comments for Planning Application DM/0350/21/FUL

Application Summary

Application Number: DM/0350/21/FUL

Address: Valley Cottage Hatcliffe Road West Ravendale North East Lincolnshire DN37 0RY

Proposal: Demolish an existing dwelling, erect new dwelling with a detached garage, a detached barn / stables block with boundary treatments, access, landscaping and boundary ditches.

Case Officer: Richard Limmer

Customer Details

Name: Mr Edward Hawkins

Address: Cherokee Spruce Lane Ulceby

Comment Details

Commenter Type: Member of the Public

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment: I have viewed the proposed development and believe that it is a vast improvement over the current dwellings. It will be an enhancement to the local area and I fully support the application.

Comments for Planning Application DM/0350/21/FUL

Application Summary

Application Number: DM/0350/21/FUL

Address: Valley Cottage Hatcliffe Road West Ravendale North East Lincolnshire DN37 0RY

Proposal: Demolish an existing dwelling, erect new dwelling with a detached garage, a detached barn / stables block with boundary treatments, access, landscaping and boundary ditches.

Case Officer: Richard Limmer

Customer Details

Name: Mrs Emma Jackson

Address: Home Farm Cottage Main Road Aylesby

Comment Details

Commenter Type: Member of the Public

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment: The plans look great

Comments for Planning Application DM/0350/21/FUL

Application Summary

Application Number: DM/0350/21/FUL

Address: Valley Cottage Hatcliffe Road West Ravendale North East Lincolnshire DN37 0RY

Proposal: Demolish an existing dwelling, erect new dwelling with a detached garage, a detached barn / stables block with boundary treatments, access, landscaping and boundary ditches.

Case Officer: Richard Limmer

Customer Details

Name: Mr Simon Stones

Address: Ironstone lodge Main Street Normanby

Comment Details

Commenter Type: Member of the Public

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment:

Comments for Planning Application DM/0350/21/FUL

Application Summary

Application Number: DM/0350/21/FUL

Address: Valley Cottage Hatcliffe Road West Ravendale North East Lincolnshire DN37 0RY

Proposal: Demolish an existing dwelling, erect new dwelling with a detached garage, a detached barn / stables block with boundary treatments, access, landscaping and boundary ditches.

Case Officer: Richard Limmer

Customer Details

Name: Mrs Linda Winn

Address: Jonathans Garth Tetney Grimsby

Comment Details

Commenter Type: Member of the Public

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment: The plans and proposed designs and landscaping for Valley Cottage at East Ravendale look amazing and the new property, if approved, will be an asset to the surrounding area.

Comments for Planning Application DM/0350/21/FUL

Application Summary

Application Number: DM/0350/21/FUL

Address: Valley Cottage Hatcliffe Road West Ravendale North East Lincolnshire DN37 0RY

Proposal: Demolish an existing dwelling, erect new dwelling with a detached garage, a detached barn / stables block with boundary treatments, access, landscaping and boundary ditches.

Case Officer: Richard Limmer

Customer Details

Name: Mr Oliver Lawrence

Address: Mill View Caistor

Comment Details

Commenter Type: Member of the Public

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment: It is excellent to see such a high quality, aspirational family home being built on a brownfield site. Too many sites (many greenfield) are being crammed full of multiple dwellings for maximum profit and this brings a breath of fresh air.

It shows a very large amount of thought has been put into the design and it clearly echoes the appearance of many traditional Lincolnshire farmhouses and farmyards.

The 2018 New Local Plan rightly encourages housing development on brownfield sites and Policy 20 specifically supports Custom Build Homes. The plan also talks of a lack of high quality housing and the risks in encouraging the highest quality industry and leaders of industry to our region. High quality homes such as this will help to both bring those aspirational people to our area and encourage those who grew up here to stay and drive our region into the future.

Comments for Planning Application DM/0350/21/FUL

Application Summary

Application Number: DM/0350/21/FUL

Address: Valley Cottage Hatcliffe Road West Ravendale North East Lincolnshire DN37 0RY

Proposal: Demolish an existing dwelling, erect new dwelling with a detached garage, a detached barn / stables block with boundary treatments, access, landscaping and boundary ditches.

Case Officer: Richard Limmer

Customer Details

Name: Mr Ross Jones

Address: Orchards Grimsby Road Laceby

Comment Details

Commenter Type: Member of the Public

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment: I, Ross Jones, fully support this planning application. After looking at the comments made by Guy at Highfield regarding decreasing wildlife, I can personally state that there is an abundance of wildlife at Valley Cottage and the planning application details a planting plan to include the planting of Native Screening Mix, Native Woodland Mix, Hawthorn Hedging, Native Hedge Mix, Rowan, Sessle Oak and the Small Leaved Lime; this will further continue to bring more wildlife to the woodland. As this is an Area of Outstanding Natural Beauty (AONB) this planting plan will also further enhance the countryside and help the environment.

The application shows a positive step forward for the area by regenerating Valley Cottage to develop a beautifully designed, farmhouse style structure. The structure is in keeping with its surroundings, complimenting the surrounding area.

Comments for Planning Application DM/0350/21/FUL

Application Summary

Application Number: DM/0350/21/FUL

Address: Valley Cottage Hatcliffe Road West Ravendale North East Lincolnshire DN37 0RY

Proposal: Demolish an existing dwelling, erect new dwelling with a detached garage, a detached barn / stables block with boundary treatments, access, landscaping and boundary ditches.

Case Officer: Richard Limmer

Customer Details

Name: Mr Robert Bevan

Address: The Elms East Revandale Grimsby, North East Lincolnshire

Comment Details

Commenter Type: Neighbour

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment:

Comments for Planning Application DM/0350/21/FUL

Application Summary

Application Number: DM/0350/21/FUL

Address: Valley Cottage Hatcliffe Road West Ravendale North East Lincolnshire DN37 0RY

Proposal: Demolish an existing dwelling, erect new dwelling with a detached garage, a detached barn / stables block with boundary treatments, access, landscaping and boundary ditches.

Case Officer: Richard Limmer

Customer Details

Name: Miss Stephanie Stansfield

Address: The rectory Post office lane Grimsby

Comment Details

Commenter Type: Neighbour

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment: Such a beautiful design which is in fitting with the quaint, prestigious area that is East Ravendale

Comments for Planning Application DM/0350/21/FUL

Application Summary

Application Number: DM/0350/21/FUL

Address: Valley Cottage Hatcliffe Road West Ravendale North East Lincolnshire DN37 0RY

Proposal: Demolish an existing dwelling, erect new dwelling with a detached garage, a detached barn / stables block with boundary treatments, access, landscaping and boundary ditches.

Case Officer: Richard Limmer

Customer Details

Name: Mr Barry Jones

Address: Valley Cottage Hatcliffe Road West Ravendale

Comment Details

Commenter Type: Neighbour

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment: Being the tenants of Valley cottage for the last 8 years, myself and my wife would like to support the planning application proposal made by my son Aidan Jones.

Regarding the future development and improvements at Valley Cottage West Ravendale, I note with dismay that my neighbour's son, Guy Haxby, has objected to the proposed development plan. Although, not living with his parents, he objects for them whilst living at Barolby-le-beck. Guy states that before we lived at Valley Cottage some 8 years ago, there was an abundant of wildlife in the woodland behind the cottage. He now states, amazingly, that there are no birds or animals living there anymore. I can categorically deny this assertion and tell him a woodpecker wakes me every morning doing his nosy best to rise me from my slumber. A pheasant tells me he is roosting every night at dusk with his alarm calls. There are wood pigeons in the trees, partridges foraging in the woods, squirrels jumping from tree to tree, rabbits burrowing in the woods, stoats and weasels frequent visibly, moles in abundance, black birds and many other species of birds live here. I have witnessed buzzards snatch pigeons and roe deer pass through on occasion.

It is in my opinion that Aidan, the planners, the Ecologist and the tree Arboriculturist have taken all of this into account, as you can see from the extensive surveys and reports generated over the many months. No stone or leaf has been left unturned to maintain this thriving biodiverse hotspot and as such I believe with the additional planting schemes proposed, this will be improved greatly. As I have already stated those previous objections made by Guy are completely unfounded.

Any trees taken down in the past were dead and this, I believe, has created a thriving habitat for wildlife in the wood and around the pond which has become a place of pilgrimage for Canadian Geese. Last year they successfully fledged 7 Geese. At this present time, on the ponds island

there are ducks breeding. Every kind of wildlife has been improved with the development of the pond area.

The flooding objection is nothing but a Red Herring. Valley Cottage and the neighbouring Houses Highfield - Tom Haxby's House (Guy's Father) both properties are situated on the side of a hill which is the valley side. Any flooding naturally runs down the side of the hill part of the house and down to the valley floor, where it is taken away with a well-drained dyke.

The joint overall 'scheme' to sustain a healthy wildlife and pleasant living environment for everyone in the area.

This statement is coming from someone who lives at Valley Cottage, takes daily walks through the valley and adjacent hills and appreciates the beauty of this Area of Outstanding Natural Beauty. Myself and my wife want nothing more than to sustain the native wildlife which in hand creates a captivatingly unique place to live for all Ravendale residents.

Comments for Planning Application DM/0350/21/FUL

Application Summary

Application Number: DM/0350/21/FUL

Address: Valley Cottage Hatcliffe Road West Ravendale North East Lincolnshire DN37 0RY

Proposal: Demolish an existing dwelling, erect new dwelling with a detached garage, a detached barn / stables block with boundary treatments, access, landscaping and boundary ditches.

Case Officer: Richard Limmer

Customer Details

Name: Mr Bruno Hickson

Address: Walnut Cottage School lane East Ravendale

Comment Details

Commenter Type: Neighbour

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment: This proposed property would be a great addition to the area. The farmhouse and outbuildings fit perfectly in the surrounding countryside. It is a great rural development and good to see. We need more development in the area that embraces the country way of life.

The existing property is definitely in need of replacing and this property would be a huge improvement.

Comments for Planning Application DM/0350/21/FUL

Application Summary

Application Number: DM/0350/21/FUL

Address: Valley Cottage Hatcliffe Road West Ravendale North East Lincolnshire DN37 0RY

Proposal: Demolish an existing dwelling, erect new dwelling with a detached garage, a detached barn / stables block with boundary treatments, access, landscaping and boundary ditches.

Case Officer: Richard Limmer

Customer Details

Name: Mr Jon Wright

Address: Millfield Barn Mansgate Hill Nettleton, Lincs

Comment Details

Commenter Type: Councillor

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment: Having looked at the application I give it my full and whole hearted support.

The design of this style farmhouse property along with a detached garage and barn/stables for the adjoining field/paddock compliments the surrounding area.

I believe also that the build is sympathetic to the AONB, with additional foliage and planted areas.

As a Cllr within the area it is nice to see such detail and thought going into an application of this nature, I look forward to seeing this build in all its magnificent.

Cllr Jon Wright

Comments for Planning Application DM/0350/21/FUL

Application Summary

Application Number: DM/0350/21/FUL

Address: Valley Cottage Hatcliffe Road West Ravendale North East Lincolnshire DN37 0RY

Proposal: Demolish an existing dwelling, erect new dwelling with a detached garage, a detached barn / stables block with boundary treatments, access, landscaping and boundary ditches.

Case Officer: Richard Limmer

Customer Details

Name: Mr Ian Sherburn

Address: The Old Rectory School Lane East Ravendale

Comment Details

Commenter Type: Neighbour

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment: I fully support this application which will improve the existing site and as with other recent developments, ensure that Ravendale remains a thriving community and village on the Wolds. The plans demonstrate a proposed quality build in keeping with the area. Rural areas will only be sustained if developments such as this are encouraged and supported.

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



Telephone: 01472 326289 – Option 1

REQUEST FOR APPLICATIONS TO BE HEARD AT PLANNING COMMITTEE

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

Application Number	Reason for Referring to Planning Committee
DM/0528/21/FUL	I have reason to believe that the applicant has made significant adjustments to the plans which would negate the previous objections that were made.

Contact Details: -

SignatureCllr Oliver Freeston..... **Date**
.....25/06/2021.....

NameCllr Oliver Freeston.....

Address: ...Cons Group, Town Hall,
Grimsby.....

Comments for Planning Application DM/0528/21/FUL

Application Summary

Application Number: DM/0528/21/FUL

Address: Tale Of Two 2 - 3 Alexandra Road Cleethorpes North East Lincolnshire DN35 8LQ

Proposal: Erect single storey front extension

Case Officer: Jonathan Cadd

Customer Details

Name: Mr Liam Mccann

Address: 43 alvingham avenue Cleethorpes

Comment Details

Commenter Type: Member of the Public

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment: This is an excellent idea to make the outdoor area more usable all year round. The designs look great and it will certainly fit in with the character of the existing buildings. This along with the recent renovations of neighbouring properties keeps the area looking smart and attractive to both local residents and visitors/holiday makers- the latter of which is an important part to our local economy.

It is good to see the owner investing a substantial amount of money in a project of this nature especially given the terrible year hospitality has had. Hopefully this will get the full support of neighbouring properties and local residents alike.

Comments for Planning Application DM/0528/21/FUL

Application Summary

Application Number: DM/0528/21/FUL

Address: Tale Of Two 2 - 3 Alexandra Road Cleethorpes North East Lincolnshire DN35 8LQ

Proposal: Erect single storey front extension

Case Officer: Jonathan Cadd

Customer Details

Name: Mr John Borland

Address: 54 Watford Avenue Grimsby

Comment Details

Commenter Type: Member of the Public

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment: This looks like a aesthetically tasteful addition to the building front. More public serving businesses should be able to provide improved, weather proof, facilities like this to encourage more business into the area and to be able to continue to serve their patrons even during bad weather.

Comments for Planning Application DM/0528/21/FUL

Application Summary

Application Number: DM/0528/21/FUL

Address: Tale Of Two 2 - 3 Alexandra Road Cleethorpes North East Lincolnshire DN35 8LQ

Proposal: Erect single storey front extension

Case Officer: Jonathan Cadd

Customer Details

Name: Mr Scott Waller

Address: 71 Stanier way Renishaw Sheffield

Comment Details

Commenter Type: Member of the Public

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment: We love restaurants like this when we visit seaside towns, I'm sure this will add to the longevity of this beautiful town...

Comments for Planning Application DM/0528/21/FUL

Application Summary

Application Number: DM/0528/21/FUL

Address: Tale Of Two 2 - 3 Alexandra Road Cleethorpes North East Lincolnshire DN35 8LQ

Proposal: Erect single storey front extension

Case Officer: Jonathan Cadd

Customer Details

Name: Mr Simon Hall

Address: Almshouse Hill Bramham Wetherby

Comment Details

Commenter Type: Member of the Public

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment: Investment is vital to keep a local economy moving forward. This small glazed extension seems proportionate to the property and in good taste designed to be a clear difference and visible improvement and yet not to stand out or be out of keeping with the character of the property. The facility will certainly be beneficial to the discerning customers and extend the trading period keeping more life in the area for a longer period of the day/year.

Comments for Planning Application DM/0528/21/FUL

Application Summary

Application Number: DM/0528/21/FUL

Address: Tale Of Two 2 - 3 Alexandra Road Cleethorpes North East Lincolnshire DN35 8LQ

Proposal: Erect single storey front extension

Case Officer: Jonathan Cadd

Customer Details

Name: Mr Tim Pearce

Address: Speedwell Mill, Old Coach Road, Tansley, Matlock Matlock

Comment Details

Commenter Type: Member of the Public

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment: As a regular visitor to the area and in particular these premises, I would welcome the improvements. I believe that the proposed renovations and additions will uplift the area and encourage more people to invest which is a very positive step in my opinion.

Planning - IGE (ENGIE)

From: Clee Auto Centre
Sent: 28 May 2021 12:58
To: Planning - IGE (ENGIE)
Subject: Planning Application DM/0528/21/FUL

Planning Application Ref: DM/0528/21/FUL
Proposal: Erect single storey front extension
Location: Tale Of two 2-3 Alexandra road Cleethorpes

To Whom It May Concern,

I Mr Philip Ebbs owner of Clee Autocentre 13-19 Knoll Street, would like to appose the planning application submitted by Tale of Two for a single storey front extension.

As a neighbouring business premises we already experience issues regard business waste, fire risks due to flammable items namely cardboard and rodent infestations as a direct result from the waste left by the business- Tale of Two within the unadopted road that is adjacent to my premises and directly at the rear of Tale of Two's premises.

If the capacity of Tale of Two increases, this in due course will increase the waste produced by this particular business. I therefore appose the application on those grounds.

Mr Philip Ebbs
Owner of Clee Autocentre

ASHBY CUM FENBY PARISH COUNCIL

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

Email: ashbyparishclerk@gmail.com

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

Officer – Emily Davidson

8th June 2021

Dear Sir/Madam

DM/0513/21/FUL – Temporary siting of a static caravan for a period of 18 months during the build phase for the new dwelling on site, (resubmission of planning application DM/0907/20/FUL).

I can confirm that the above application was discussed by Ashby Cum Fenby Parish Council at their monthly meeting held on 7th June 2021. Following a review of all the documents on NELC's planning portal, the Parish Council recommended to oppose this application on the following grounds: -

1. This application has already been declined under DM/0907/20/FUL due to its lack of consideration to infrastructure connections and potential adverse impact on protected species. This resubmission only defines the position of the static caravan to be 3.1m from a water course and states that all work will be supervised by appropriate people to ensure it is done correctly. Defining the distance of the caravan from the water course may well be an improvement but committing to undertake all other work on site 'correctly' should not require committing in writing.
2. The applicant gives the impression from the documents submitted with this application that everything will be above board and correct but unfortunately lets himself down by confirming in writing that he intends to 'cut corners' at any opportunity to save time and money and in so doing put at risk, wildlife protected in law.

In the document titled "Supporting Statement" provided by the applicants Planning Consultant, Mr Dieter Nelson dated May 2021 at the foot of page 1 in bold text, Mr Nelson states;

- **IMPORTANT: THIS WILL BE FOR THE DURATION OF THE MITIGATION SURVEY PERIOD OF APPROX. 8 WEEKS ONLY.**
- **IMPORTANT: NO CONNECTIONS WILL BE MADE TO ANY SEWER / WATER / ELECTRIC AND NO PERSONS WILL BE LIVING IN THE STATIC DURING THIS SURVEY PERIOD AND WILL BE TEMPORARY FOR THE 8 WEEK (APPROX) PERIOD.**

The above two statements are misleading as they are contrary to both Natural England's guidelines and the applicant's own Ecologists recommendations in their "Preliminary Ecological Appraisal" dated December 2020 which states;

"A GCN fence will then be installed between March and July on site. After two months of humane trapping and 5 days clear without any GCN being

caught a destructive search will be carried out as long as it is before the end of October”.

This trapping cannot now be completed in 2021 as it cannot be completed before the end of July as stated. Any extension into August runs into the Great Crested Newt, (GCN) Breeding season and risks harm to GCN larvae.

3. The document titled “Supporting Statement” states that Mr Martin of Northern Powergrid has approved the temporary location of the static caravan and container and will supervise its move into position without providing any supporting document or proof that Mr Martin is an appropriately qualified person. Siting anything within close proximity of 11,000v is not a precise science and is at best **“educated guesswork”**. Full removal from site is a **valid, low risk option**.
4. Although the landowners have sold their previous house, they are currently renting property in the village close to this site so refusing this application does not render them homeless. Selling their house was the applicants’ choice and responsibility, NOT the Parish Council’s or NELC.
5. Approval of this application sets a new and dangerous precedent. It would be contrary to other planning decisions and enforcement actions in the village.

If this application were to be approved by the planning committee, **the order of work proposed by the Applicant/Planning Consultant is both illogical and likely to be highly destructive to any GCN’s in the designated area.**

The order of work proposes re-siting the static caravan and container to the north of the site **BEFORE** the GCN’s are removed from the site. To do this will require heavy moving equipment which will be driven back and forth across the site putting at risk any GCN’s present.

The Parish Council would respectfully suggest that a more logical and safe way to undertake this work would be as follows:

1. Erect GCN fencing around the full site in order to remove all newts present, (2 months trapping followed by monitoring until 1 week with no GCN’s caught in traps between the end of March and end of July).
2. Destructive search of the area to ensure all GCN’s removed.
3. Temporary resite the caravan and container to the north of the site in order to repeat steps 1 and 2 under where the caravan and container were located.

This might appear overly cautious but is necessary due to the applicants decision to prematurely move the caravan and container onto the site in November 2020 during the GCN hibernation period.

Yours sincerely,

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

Laceby Parish Council

Mrs N Ashton, Clerk to Laceby Parish Council
2 Church Lane, Laceby, Grimsby, DN37 7BW
Email: lacebypcclerk@gmx.co.uk



Planning Department,
Origin One, Origin Way,
Europarc,
Grimsby,
DN37 9TZ

5th March 2021

Dear Sir/Madam

DM/0180/21/FUL – erect BMW motorcycle showroom building and standalone wash/valet building along with elevation changes to existing showroom / workshop building; Astle BMW, Grimsby Road, Laceby

The above planning application was discussed at the Parish Council Meeting on the 2nd March 2021. The plans and details of the application were scrutinised by Councillors attending the meeting. Laceby Parish Council would like to object to this planning application.

Concerns were raised by all Councillors in relation to the disregard to the previous planning application and the continued use of the road to offload vehicles; this is done on a blind bend and is dangerous to both road users and pedestrians using Grimsby Road.

Laceby Parish Council request that before any further plans are approved for this site, that there are conditions placed on any future planning operations which include the following requests:

- That there is a turning circle on the site of the garage forecourt to prevent turning on Grimsby Road.
- That there is a transporter bay on the site of the garage forecourt and deliveries stopped on the roadside. This was requested on the previous planning application.
- That there is a weight limit applied to Grimsby Road to prevent transporters travelling into the village.

Can we also please request that it is noted that transporters should not be using the centre of the A46 just after the Grimsby Road exit to perform a U-turn in which to then travel towards the Oaklands Roundabout. Any direction change should be made by using the Morrison's Roundabout.

Yours faithfully,

NJ Ashton

Mrs N Ashton
Clerk to Laceby Parish Council

Comments for Planning Application DM/0180/21/FUL

Application Summary

Application Number: DM/0180/21/FUL

Address: Astle BMW Grimsby Road Laceby Grimsby North East Lincolnshire DN37 7DP

Proposal: Erect BMW motorcycle showroom building and standalone wash/valet building along with elevation changes to existing showroom/workshop building

Case Officer: Ian Trowsdale

Customer Details

Name: Mr Allan Williams

Address: 18 Caistor rd Laceby

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: This business has ignored previous requirements for a unloading bay in its last expansion, until this has been resolved any application should be blocked.

A46 traffic control (speed) cameras should be installed closer to the property to prevent the current sprint race after the redundant cameras.

Tighter controls on waste and rubbish that blows from this property

Comments for Planning Application DM/0180/21/FUL

Application Summary

Application Number: DM/0180/21/FUL

Address: Astle BMW Grimsby Road Laceby Grimsby North East Lincolnshire DN37 7DP

Proposal: Erect BMW motorcycle showroom building and standalone wash/valet building along with elevation changes to existing showroom/workshop building

Case Officer: Ian Trowsdale

Customer Details

Name: Mrs Jennifer Chambers

Address: 142 Caistor Road Laceby Grimsby

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: This is the 3rd planning application that has been submitted between 2018 and 2021, and the requirement to establish a facility for the car transporter to load and unload cars within the property has still not been fulfilled. It appears to have been totally missed out on this 3rd planning application. There is no provision on this latest plan for car transporter access to the site. The current situation where the car transporter loads and unloads outside the premises on Grimsby Road, the main entrance to Laceby, is a major road traffic hazard and provision of this facility should be addressed before any further proposed development of the site is considered.

There appears to be some confusion with regard to the boundaries of the application site, and one of the photographs in the Design and Access Statement even shows cars for sale parked on the grass verge which is Highway land directly adjacent to the dual carriageway.

Finally I feel that the proposed new motorcycle showroom on the very edge of the site at the main entrance to the village is visually very intrusive as a first view of village of Laceby.

I would be grateful if my comments could be taken into account.

From: p.cross
Sent: 17 March 2021 18:24
To: Planning - IGE (ENGIE) <planning@nelincs.gov.uk>
Subject: Planning Comment re DM/0180/21/FUL

Please attach my comments to Planning Application DM/0180/21/FUL

Mrs P Cross
2 Altoft Close
Laceby
DN37 7EW

Member of The Public

1. With ref Planning Application DM/0180/21/FUL Erect BMW motorcycle showroom building and standalone wash/valet building along with elevation changes to existing showroom/workshop building | Astle BMW Grimsby Road Laceby Grimsby North East Lincolnshire DN37 7D.
2. I would like to submit the attached photographs clearly showing that this site is not using the transport loading bay for the purpose it is intended but as a car sales area taking this approach it leaves the transporter lorries loading – unloading on the highway thereby creating extremely dangerous highway problems as per attached photographs.
3. Note the invalid scooter photograph item 3 if a vehicle tried to pass the transporter the driver would not clearly see the invalid scooter. Photographs item 12/13/14 Show night time operations with headlights on blinding oncoming traffic.
4. Planning Application DM/0693/18/FUL The site plans as submitted are incorrect and show a lorry layby on the north side of the site i.e. Grimsby road, this layby does not exist and according to the applicant Owing to the presence of services in the grass verge it is not possible to construct this layby
5. The site boundaries appear to have enlarged it shows a double line of cars for sale on the southern boundary when there clearly is not that amount of space within the site without utilising the grass verge part of the A46 LACEBY BYPASS. The new motorrad outdoor area appears to show utilising the area of grass verge at the eastern end of the site currently siting the Laceby village signs and telecommunications cabinet.
6. A design and access statement stated that the proposed extension of the forecourt was required to remain viable. Would building the proposed motorrad unit on the extended forecourt not reduce the forecourt as was previously required could this new building be relocated to other areas of the site so as to retain the site as is?



30/09/2020 12:17:40 NBDVR512G

8MPH N53°32'30.03" W0°9'39.97"

2



01/10/2020 16:34:07 NBDVR512G

19MPH N53°32'29.60" W0°9'36.54"

3



4



5



6



7



02/10/2020 14:05:17 NBDVR512G

8MPH N53°32'29.44" W0°9'35.71"

8



02/10/2020 14:05:19 NBDVR512G

9MPH N53°32'29.57" W0°9'36.24"

9



10



11

NEXT BASE



13/01/2021 16:55:24 NBDVR512G

23MPH N53°32'29.81" W0°9'44.04"

12

NEXT BASE



13/01/2021 16:55:27 NBDVR512G

21MPH N53°32'30.10" W0°9'42.74"

13



Comments for Planning Application DM/0180/21/FUL

Application Summary

Application Number: DM/0180/21/FUL

Address: Astle BMW Grimsby Road Laceby Grimsby North East Lincolnshire DN37 7DP

Proposal: Erect BMW motorcycle showroom building and standalone wash/valet building along with elevation changes to existing showroom/workshop building

Case Officer: Ian Trowsdale

Customer Details

Name: Mr r cross

Address: 2 altoft close laceby laceby

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Comments are my opinion only. Comments refer to existing site plan proposed site plan and design and access statement plan

This application has that many faults it should never have been validated. The existing site plan indicates a lorry loading area to the north of the site that does not exist. It has already been established that a lorry loading area as indicated on the proposed site plan is not feasible so why is it included in a proposed site plan. The site as outlined in red is incorrect. Cars are shown half parked over the hooped boundary fence onto the grass verge also a double line of cars are shown at this point also on the highway grass verge along the north side A46 LACEBY BYPASS it indicates that the grass verge is now part of the site when clearly it is not. This also has the effect of interrupting site line view for vehicles entering the A46 dual carriageway from Laceby village. The east end boundary the site boundary at this point is a straight line and not as indicated it appears to enclose the area of grass verge were both the village sign and a utilities cabinet are sited. The proposed motor cycle sales area at this point also indicates it to part including the grass verge. Existing working practices of this site still allow for transporter Lorries to load/unload on the public highway despite having a lorry loading bay on site which is taken up as a car sale area. This is still causing serious highway safety problems, Plus the proposed P3 PYLON ON THE NORTH SIDE OF THIS SITE would block the existing access to this loading area as per previous planning consent, rendering it unusable and there not accessible to transporter Lorries

The proposed new all BLACK Motor Cycle Showroom would spoil the overall appearance of what is an acceptable external car display area and certainly as one exits the A46 and approaches the village. It should be repositioned either with or adjacent to the main area of buildings on this site No further planning consents should be allowed for this site until such times as all points raised are addressed and conditioned accordingly With attention that all Vehicle Transporters are accommodated on site and NO heavy vehicles pass through LACEBY Village AND DO NOT

MAKE U TURNS on A46 Laceby Bypass

From: Angela Francis

Sent: 11 May 2021 20:00

To: Lara Hattle (Engie) <Lara.Hattle@nelincs.gov.uk>

Cc: Holly Hall (Engie) <Holly.Hall@Nelincs.gov.uk>; Cllr David Hasthorpe (NELC) <David.Hasthorpe@Nelincs.gov.uk>; Planning - IGE (ENGIE) <planning@nelincs.gov.uk>; Laceby Parish Council

Subject: Highways Consultee Comments for Planning Application DM/0180/21/FUL - BMW Laceby.

With reference to your Highways Consultee Comments for Planning Application DM/0180/21/FUL. As a resident of Laceby I would appreciate it if you could clarify in what way the concerns raised about the car transporters using the highway e.g. Grimsby Road, Laceby, to load and unload vehicles and using the adopted highway verge for show vehicles have been resolved.

The reason I am interested is because going back to a Planning Application DN/0693/18/FUL in 2018, residents raised the same issues of 'parking on the grass verge on the bypass' and the 'provision to offload the car transporters on-site and not on the road'.

The response from the Highways Department at that time:

From: Lara Hattle (Engie) Sent: 18 December 2018 15:24

To: Lauren Birkwood (Engie)

Subject: RE: Planning Correspondence DM_0693_18_FUL; Drainage

Hi Lauren,

I think the applicant have covered the neighbour concerns well in their comments.

They have shown that they are introducing a private layby for the exclusive use of transports for the collection of used cars for auction and this should help alleviate the highway concerns of the neighbours. They have also explained that the increased forecourt area is only for used car display and will also allow staff to park on site rather than on the highway which they currently have to do. I am satisfied that they have addressed the neighbours' concerns.

And the images supplied by another concerned resident, of transporters loading/unloading on Grimsby Road clearly show that in 2020/2021 nothing was addressed by the applicant so I do not have confidence that these same issues will be resolved this time without a Condition being attached to the planning application.

Angela Francis

17 Cemetery Road
Laceby

From: Raymond Francis

Sent: 16 March 2021 14:26

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

Subject: FW: Planning Application DM/0180/21/FUL | Erect BMW motorcycle showroom

Dear Sir/Madam

We forwarded the undermentioned email to Ian Trowsdale, Case Officer, enclosing the attached file on the 14 March 2021 and as of today our comments have not appeared on the planning site. We did try to contact Mr Trowsdale but he was unavailable. Could you please ensure that our comments are placed on the planning portal as we have been led to believe that if they are not, then they will not be considered which is contrary to the following that is on your website:

Commenting on a planning application

You can submit comments by:

- submitting online via the planning portal
- emailing planning@nelincs.gov.uk
- sending a letter to Planning, New Oxford House, 2 George Street, Grimsby, North East Lincolnshire, DN31 1HB

Thank you

Mr & Mrs R Francis
17 Cemetery Road
Laceby.

In respect of the DM/0180/21/FUL | Erect BMW motorcycle showroom building and standalone wash/valet building along with elevation changes to existing showroom/workshop building | Astle BMW Grimsby Road Laceby Grimsby North East Lincolnshire DN37 7DP. I would very much like clarification on the following points.

Previous Planning Application DM/0693/18/FUL

- 1) A Design and Access statement that said the proposed expansion of the forecourt was: "required to enable the franchise to meet the current BMW/MINI's strict Corporate Identity sales and external display standards, so the dealership can remain viable".

Would building a showroom on the forecourt reduce the external display standards?

- 2) The Existing Site Plan shows the boundary line and a grassed area that runs along the A46.

On the current application the boundary line seems to be incorporating some of this grassed area. Is this legal and if so, would all buildings backing onto the A46 be able to move their boundary line to incorporate the grassed area?

Previous Planning Application DM/1132/19/FUL

- 1) This application was a Variation on the previous planning application and the reason given was:

5) Condition(s) - Removal/Variation

"Due to the presence of a water main and other services within the area of the original delivery lay-by it is not viable to provide adequate strengthening to the existing surface water culvert which runs beneath for the full length of the proposed lay-by. It is therefore proposed that the delivery area is relocated within the existing dealership site".

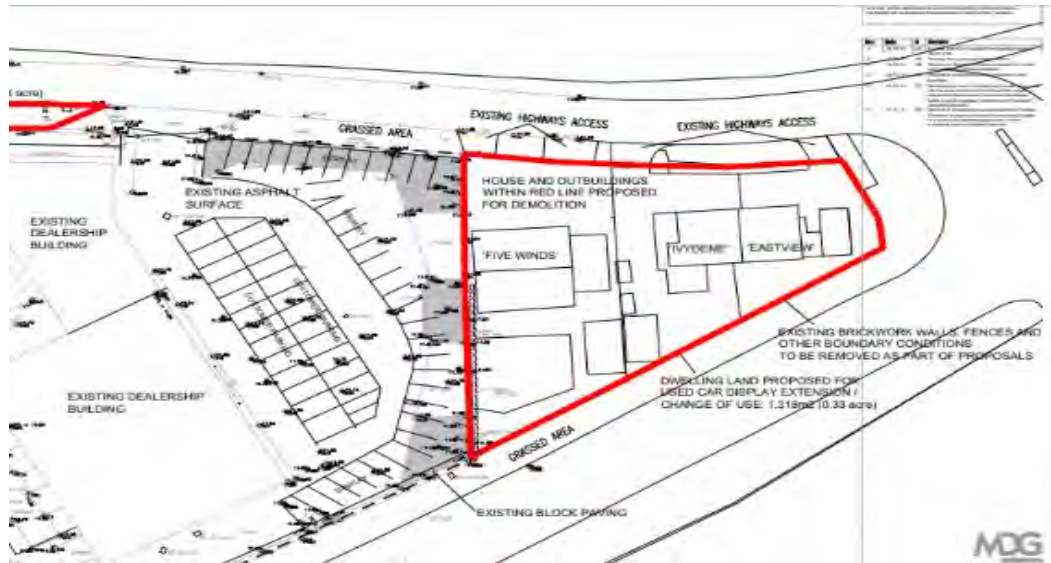
Has the culvert now been strengthened to allow the creation of the lay-by to current UK requirements, as indicated in the current application? Looking at the grass verge along Grimsby Road which is outside the boundary hoops does not seem to have sufficient depth to meet those requirements which could mean that the transporter would overhang into Grimsby Road.

- 2) A Vehicle-Tracking-1465515 plan was submitted clearly showing where the transporter would load and unload vehicles. On the current application a Proposed Site Plan clearly shows a "New P3 Pylon for Motorrad (subject to separate planning application)" precisely where the access entry is which would make the Vehicle-Tracking plan ineffectual.

Planning Application DM/0180/21/FUL (current)

- 1) Both the Existing Site Plan and Proposed Site Plan incorrectly show a lay-by that is not present.
- 2) Both the Existing Site Plan and Proposed Site Plan incorrectly show a boundary line that is incorrect.
- 3) The parking of the transporters on a blind bend is an ongoing problem and dangerous to both road users and pedestrians using Grimsby Road and it should be made a condition that the **lay-by is constructed first** to UK standards which I believe is a minimum width of 3m.

- 4) If the new Motorrad Showroom building is taking up part of the forecourt what will happen to the displaced vehicles?
- 5) Parking vehicles on a grassed area running parallel with the A46 is a safety issue and unsightly.



The site plan when proposing to demolish houses, clearly showing grassed area and boundary line.



Boundary of properties demolished and hoop barriers



Boundary of properties demolished



Hoop barriers of BMW site.



Boundary line clearly showing grass verge now included



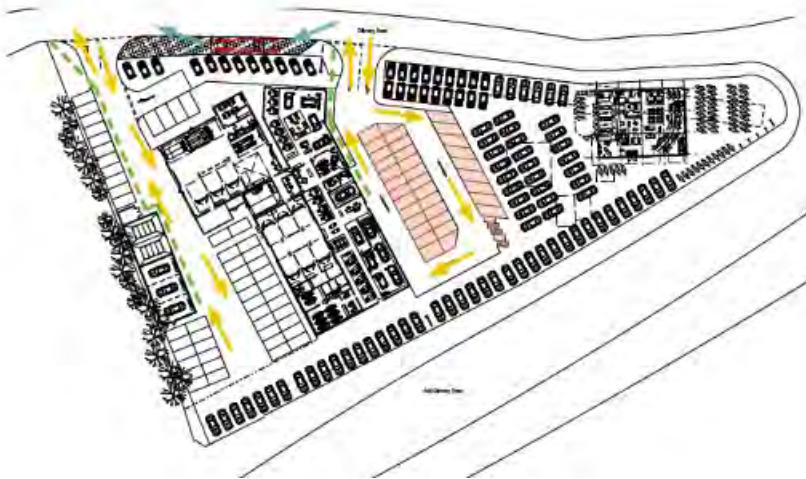
Hoop barriers and the grass verge along Grimsby Road. There does not appear to be sufficient room to create a lay-by

4.3 SITE ACCESS / SEPERATION

Customers can continue to access the dealership showrooms from the existing customer car park and Grimsby Road. The new valet building can be accessed through the BOH entrance on Grimsby road by car or pedestrian.

HGV / Car Transporter

All deliveries will use designated area at the North of the site on Grimsby road.



- Pedestrian access
- Vehicular access
- Customer parking
- HGV / Car transporter

TD5856_Design and Access Statement_Motorrad

Page 11 of 17



Showing a lay-by that does not exist.



Parking on the grassed area along side the A46 is unacceptable and a potential hazard

Comments for Planning Application DM/0180/21/FUL

Application Summary

Application Number: DM/0180/21/FUL

Address: Astle BMW Grimsby Road Laceby Grimsby North East Lincolnshire DN37 7DP

Proposal: Erect BMW motorcycle showroom building and standalone wash/valet building along with elevation changes to existing showroom/workshop building

Case Officer: Ian Trowsdale

Customer Details

Name: Mr david aitken

Address: 40 Cemetery Road, Laceby, Grimsby, North East Lincolnshire DN37 7EP

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment:the applicants has submitted an inaccurate and misleading existing site plan, no off road loading/unloading facility exists. The most recent application should be rejected until a safe and risk assessed method of car transporter delivery is resolved

Comments for Planning Application DM/0180/21/FUL

Application Summary

Application Number: DM/0180/21/FUL

Address: Astle BMW Grimsby Road Laceby Grimsby North East Lincolnshire DN37 7DP

Proposal: Erect BMW motorcycle showroom building and standalone wash/valet building along with elevation changes to existing showroom/workshop building

Case Officer: Ian Trowsdale

Customer Details

Name: Mr Robert Cairns

Address: Rookery House Grimsby Road Laceby

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: With reference to BMW Planning Application - DM/0180/21/FUL we record our objection based upon absence of 'off road' loading facilities for vehicle deliveries. For too long now, the unloading of cars creates an unacceptable reduction in the sighting distance for approaching cars and creates an unnecessary risk for pedestrians crossing the road adjacent to our house some 150 yards away. Speeding vehicles being test driven by BMW staff in combination with the blocked highway is a risk for public

Comments for Planning Application DM/0381/17/FUL

Application Summary

Application Number: DM/0381/17/FUL

Address: Garages Granville Street Grimsby North East Lincolnshire

Proposal: Demolish existing garages and workshop, erect nine dwellings with associated parking, landscaping and alterations to vehicular and pedestrian access|cr|

Case Officer: Lauren Birkwood

Customer Details

Name: Mr melvyn potterton

Address: 77 granville street grimsby

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment:My main objections is traffic.As i live two doors from the main entrance to the proposed plans,i see traffic congestions on a daily basis on granville street.As well as road rage on numerous occasions.

Granville street is without speed bumps, and has a very high number of" cutting through" traffic rate.Some at speed.

At the moment this entrance cars have to pull out blind as there is insufficient parking on the street and cars park close to the entrance ,so very limited view.Accident waiting to happen.

My other objection is this land is already 2ft -3ft higher than existing properties all around this planned development ,so privacy will be effected and light issues,plus noise issues

Comments for Planning Application DM/0381/17/FUL

Application Summary

Application Number: DM/0381/17/FUL

Address: Garages Granville Street Grimsby North East Lincolnshire

Proposal: Demolish existing garages and workshop, erect 10 dwellings with associated parking, landscaping and alterations to vehicular and pedestrian access|cr|

Case Officer: Lauren Birkwood

Customer Details

Name: Mr Martyn Watts

Address: 93 Granville Street Grimsby

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: The owner of the garages which are to be demolished if this application is approved has refused to let them, and has allowed them to deteriorate in the hope that their poor condition will be taken into consideration.

They should be refurbished and let to reduce the difficulties caused by on street parking in Granville Street. At the present time the stretch of Granville Street between Heneage Road and Convamore Road is so congested that it is only possible for traffic to pass in one direction at a time.

The proposed development will lead to additional traffic attempting to join Granville Street in the middle of the congested stretch making the situation even worse. This will be even more so during the morning and lunch time rush hours when the situation is already dire.

This application should be refused on the grounds that:

1. The off street parking that these garages can provide is desperately needed.
2. The additional traffic that this development will inflict on the area will only make an already intolerable situation worse.

Comments for Planning Application DM/0381/17/FUL

Application Summary

Application Number: DM/0381/17/FUL

Address: Garages Granville Street Grimsby North East Lincolnshire

Proposal: Demolish existing garages and workshop, erect nine dwellings with associated parking, landscaping and alterations to vehicular and pedestrian access|cr|

Case Officer: Lauren Birkwood

Customer Details

Name: Mr Martyn Watts

Address: 11 Bywood Place Grimsby

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: My wife and I are the owners of 93 Granville Street, as such we feel that we are affected by this application and its consequences.

The garages and associated yard areas have been deliberately allowed to become run down and vacant in order to support the change of site use. This deliberate neglect includes refusing to rebuild the collapsed wall between the Granville Street garage yard and the passage to the rear of houses in Granville Street.

Off street parking in this area is in desperately short supply and these garages need to be retained, refurbished, and put back into use.

With parking permitted on both sides of Granville Street between Heanage Road and Convamore Road this stretch of road is incapable of supporting two-way traffic. Vehicles must wait at one end while oncoming traffic clears.

This development, if allowed to proceed will add further congestion to an already dire situation as vehicles attempt to join Granville Street.

Demolition of the garages has already commenced, without planning permission. Surely this demonstrates that the applicant has no respect for the rule of law, or for adhering to laid down procedures. As such he should be prosecuted, made to restore the garages, and any further applications for redevelopment of this site rejected out of hand.

Comments for Planning Application DM/0381/17/FUL

Application Summary

Application Number: DM/0381/17/FUL

Address: Garages Granville Street Grimsby North East Lincolnshire

Proposal: Demolish existing garages and workshop, erect 10 dwellings with associated parking, landscaping and alterations to vehicular and pedestrian access|cr|

Case Officer: Lauren Birkwood

Customer Details

Name: Mr Ian Fellows

Address: Garages rear of 372 Convamore Road Grimsby

Comment Details

Commenter Type: Neighbour

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

Comment Reasons:

Comment: Having looked at the plans I am concerned about access to the rear wall of my property so that I can carry out maintenance to the wall, guttering, fall pipe and slates of the side that faces the proposed development. This elevation is 2 stories high and will need a ladder to be adequately set back from the wall to be safely used.

I would like some written assurance of right of access to carry out maintenance and that the garden areas of the houses next to my wall are required to be kept clear enough to allow such access when needed.

Comments for Planning Application DM/0381/17/FUL

Application Summary

Application Number: DM/0381/17/FUL

Address: Garages Granville Street Grimsby North East Lincolnshire

Proposal: Demolish existing garages and workshop, erect 10 dwellings with associated parking, landscaping and alterations to vehicular and pedestrian access|cr|

Case Officer: Lauren Birkwood

Customer Details

Name: Mrs angela haigh

Address: 244 welholme road grimsby

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: If this planning permission is granted I feel it will have a detrimental affect on my privacy and security, some of my neighbours have mobility problems and use mobility scooters which require them having rear access to their properties. The garages are in poor state of repair and I personally feel this has been done on purpose as I have frequently requested to rent one over the years and have been refused. I struggle to park my car at the best of times and feel this will get worse with the increased number of properties. Already there is property development ongoing in the area.

Comments for Planning Application DM/0381/17/FUL

Application Summary

Application Number: DM/0381/17/FUL

Address: Garages Granville Street Grimsby North East Lincolnshire

Proposal: Demolish existing garages and workshop, erect 10 dwellings with associated parking, landscaping and alterations to vehicular and pedestrian access|cr|

Case Officer: Lauren Birkwood

Customer Details

Name: Mr andrew tuplin

Address: 244 welholme road grimsby

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment:I feel that if this planning application is approved I will lose the security and privacy that I have at the minute. I enjoy spending time in my garden and feel I wont be able to do this as comfortably with houses overlooking me. Parking is already a struggle at times and this will only get worse with more houses in the immediate area.

Comments for Planning Application DM/0381/17/FUL

Application Summary

Application Number: DM/0381/17/FUL

Address: Garages Granville Street Grimsby North East Lincolnshire

Proposal: Demolish existing garages and workshop, erect nine dwellings with associated parking, landscaping and alterations to vehicular and pedestrian access|cr|

Case Officer: Lauren Birkwood

Customer Details

Name: Mrs angela haigh

Address: 244 Welholme Road, Grimsby, North East Lincolnshire DN32 9JB

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Granville Street is congested enough without creating more through traffic from these proposed properties.

Also we value our security of having alley gates at present if this proposal were to go ahead it would leave us as a neighbourhood very vulnerable.

Comments for Planning Application DM/0381/17/FUL

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Case Officer: Lauren Birkwood

Customer Details

Name: Mr andrew tuplin

Address: 244 Welholme Road, Grimsby, North East Lincolnshire DN32 9JB

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Granville Street is congested enough without creating more through traffic from these proposed properties.

Also we value our security of having alley gates at present if this proposal were to go ahead it would leave us as a neighbourhood very vulnerable.

Comments for Planning Application DM/0381/17/FUL

Application Summary

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Address: Garages Granville Street Grimsby North East Lincolnshire

Proposal: Demolish existing garages and workshop, erect 10 dwellings with associated parking, landscaping and alterations to vehicular and pedestrian access|cr|

Case Officer: Lauren Birkwood

Customer Details

Name: Mrs Angela Haigh

Address: 244 welholme road grimsby

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment:I feel that we would lose our security and privacy if this planning application goes ahead. Over the years I have repeatedly requested to rent one of the garages but have been refused. This being the case the garages have purposely been left unmaintained so as to become in poor state of repair. A number of my neighbours have mobility problems and use mobility scooters which rear access to their properties is needed. We already struggle with parking as it is without the increased number of vehicles that these properties would bring.

Comments for Planning Application DM/0381/17/FUL

Application Summary

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Proposal: Demolish existing garages and workshop, erect 10 dwellings with associated parking, landscaping and alterations to vehicular and pedestrian access|cr|

Case Officer: Lauren Birkwood

Customer Details

Name: Mrs Linda Clark

Address: 246 Welholme Road Grimsby

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: We have a large development of new housing on the former birds eye site. There is also the area of comber place and the land where the towers blocks are being demolished. The area is already very condensed, parking is very restricted. We tried to rent garages several times and were refused they have been deliberately run down. In the original planning provision was made for people who were parking at the rear of their properties. How much room is proposed between the properties at the rear of welholme road and the new properties as we need vehicular access and myself and neighbour have motability scooters which due to the layout of the houses need to be taken out of the rear of the premises and we need a turning circle

Comments for Planning Application DM/0381/17/FUL

Application Summary

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Address: Garages Granville Street Grimsby North East Lincolnshire

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Case Officer: Lauren Birkwood

Customer Details

Name: Miss Jenny Mawer

Address: 254 Welholme Road Grimsby

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Window looking into my property

Who will be responsible for maintaining the wall and how high will it be. Will it block light to gardens

What width will passage be for people with mobility scooter. Property Owens also have delivery of coal and logs. A small passage way will make this difficult.

Will any parking spaces be available for residents of Welholme Road as we have asked for garages the request have been denied. parking on Welholme road is very restricted and when people have no choice but to go for electric vehicles we will have no chance of charging them with the Council being so forward thinking I am sure they will want to have some thing in place when this happens and off Road parking is a answer. I am sure residents will be willing to pay for this amenity.

I would like confirmation that before you started to demolition the tall buildings you had a consultation with the RSPCA about the bats nesting in them. We have at least one family of foxes living in the garages and lots of Rats. What are you putting in place for them.

To my knowledge there are 3 properties for sale 5 for rent and at least 4 empty properties on this block. Plus the properties on Granville Street. Lots of new properties are also being build on Ladysmith Road. These new properties are not afford to the average person. They are not affordable housing.

Last time planning permission was applied for the environmental department had concerns regarding flooding to all properties in the are as this new development is on a flood plane. We need reassurance that correct drainage and new drains will be installed to prevent this from happening. If this drainage is not correctly installed will it be the Council or developer who will be responsible if our properties are water damaged.

Another big concern is the heavy duty equipment you are going to have to bring in the dig up the

concrete aprons either side of the garage. Which could cause damage to underground pipelines and damage our foundations. Confirmation that this will put in place is paramount for all owners of these properties.

Occupants have been keeping this area free of weed and the drains clear for the past 35 years

Comments for Planning Application DM/0381/17/FUL

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Case Officer: Lauren Birkwood

Customer Details

Name: Mrs Jenny Mawer

Address: 254 Welholme Road Grimsby

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: We already have lots of new buildings in this area . Why try to squeeze in 10 more houses on such a small plot.

Will extra access be given to the rear of our properties as people have disability issues and have to rely on a motability scooter. I myself have arthritis in my feet which is going to cause issues in the near future and I will need a motability scooter.

What about the bats in the empty garages who will be responsible to ensure the safe removal of them,

I need access for coal and log deliveries and the extra size wheelybins is going to struggle to be moved from the rear of property to the front

If planning permission is granted we will need a higher wall/fence for security as otherwise access to rear of our properties by criminals will be enabled.

Parking on Welholme Road is also a big issue Will any parking outside the rear of our properties be made available as we have had access to this parking for 30 years and it is a real issue.

Comments for Planning Application DM/0381/17/FUL

Application Summary

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Case Officer: Lauren Birkwood

Customer Details

Name: Miss Michelle Robinson

Address: 258 Welholme Road Grimsby

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: We the residents are in desperate need of off street parking. As the area is already very congested plus there is also a school and double yellow lines down one side so finding a parking space is very restricted more often than not it's non-existent.

We asked to rent the garages but were refused so they have been deliberately left to run down they were very overgrown and a dumping ground many residents used this neglected land to park their cars leaving space on front for other residents to use.

And when lockdown hit us several residents went out and tidy cleaned and smartened the areas.

And what about the flooding that was brought up last time that could happen to our properties due to this development is the damage and upset to many local residents home worth less than 9 new unaffordable house.

And is the council not suppose to look to the future with Electric cars would this space not be brilliant for off street charging points for them .

Comments for Planning Application DM/0381/17/FUL

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Case Officer: Lauren Birkwood

Customer Details

Name: Mrs MICHELLE ROBINSON

Address: 258 WELHOLME GRIMSBY

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: My comments are as follows :

I love the privacy of my garden and the fact there is no-one over looking my garden from the back also the security of it with the garages and security gates. I have spent a lot of time and energy and money on my garden so i can sit in the evening and enjoy the peace and quite and revel in the rewards of my achievements. This I will be able to do if this building work goes ahead. There will be a lot of noise and mess associated with the build, that will spill over into our homes and gardens. We will also lose a lot of privacy not to mention security. We all know building sites attract undesirables and without these garages it will be easy access to our properties. Is it not enough that we have developments on the old Birds Eye sight and along and behind Ladysmith Road, that you need to squash 10 more houses between Welholme Road and Granville Street. Our biggest issue in this area is no needing more properties but more parking especially having a school close by. if you look down Welholme Road you will see a lack of parking facilities, what about helping the residents and provide off street parking. Many of us have asked about renting one of these garages but the owner would rather ignore our request and let them fall totally into disrepair.

M.Robinson

Comments for Planning Application DM/0381/17/FUL

Application Summary

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Address: Garages Granville Street Grimsby North East Lincolnshire

Proposal: Demolish existing garages and workshop, erect nine dwellings with associated parking, landscaping and alterations to vehicular and pedestrian access|cr|

Case Officer: Lauren Birkwood

Customer Details

Name: Mrs Patricia Dalton

Address: UNIT 16 WICKHAM ROAD GRIMSBY

Comment Details

Commenter Type: Neighbour

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment: We are the owners of 69 Granville Street and wholeheartedly support this application. The current site is no longer suitable for purpose and seeing a small new development would be much better. I think it would stop the flytipping which is currently occurring in this area and add to the visual aspect of the street.

Angela Tynan (Engie)

From: Waltham Parish Council <walthampc@btconnect.com>
Sent: 24 February 2021 13:44
To: Planning - IGE (ENGIE)
Subject: Waltham Parish Council Comments
Attachments: Waltham Parish Council Planning Comments.docx

Good afternoon,

Please may I submit the attached comments for Waltham Parish Council.

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

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 Scanned by Anti Virus Software.

Waltham Parish Council Planning Comments – 23rd February 2021

Planning Application Reference: DM/0175/21/FUL Proposal: Erect single storey extension to existing nursery to provide additional classroom Location: Salisbury Court Barnoldby Road Waltham Grimsby

Waltham Parish Council recommends refusal of this application. The Parish Council notes condition 9 placed on the development of the forest garden classroom (DM/1152/19/FUL). This condition states that prior to the use of the forest garden classroom and extension to the existing nursery the public footpath works shall have been carried out and be available for use. Residents and councillors have observed that additional timber structures have appeared on site since approval was granted for the forest garden classroom. The Parish Council recognise that residents have waited a considerable amount of time for the footpath to be re-opened, and consider that it would not be appropriate for any further development work to take place until the footpath is built and available for residents to use.

Planning Application Reference: DM/0175/21/FUL Proposal: Retrospective permission to erect single storey timber staff room and a single storey extension to existing nursery to provide additional classroom (AMENDED PLANS/DESCRIPTION) Location: Salisbury Court Barnoldby Road Waltham Grimsby

[DM/0175/21/FUL | Retrospective permission to erect single storey timber staff room and a single storey extension to existing nursery to provide additional classroom \(AMENDED PLANS/DESCRIPTION\) | Salisbury Court Barnoldby Road Waltham Grimsby North East Lincolnshire DN37 OBS \(nelincs.gov.uk\)](#)

Waltham Parish Council recommends refusal of this application. The Parish Council notes condition 9 placed on the development of the forest garden classroom (DM/1152/19/FUL). This condition states that prior to the use of the forest garden classroom and extension to the existing nursery the public footpath works shall have been carried out and be available for use. The Parish Council recognise that residents have waited a considerable amount of time for the footpath to be re-opened, and consider that it would not be appropriate for any further development work to take place until the footpath is built and available for residents to use. The Parish Council feels that granting retrospective planning permission would not be appropriate for the timber staff room and that occupancy should be denied until such a time as conditions are complied with.