

Laceby Parish Council

Mrs N Ashton, Clerk to Laceby Parish Council
c/o The Stanford Centre, Cooper Lane, Laceby, DN377AX
Email: lacebypcclerk@gmx.co.uk



Planning Department,
Origin One, Origin Way,
Europarc,
Grimsby,

4th February 2022

Dear Sir/Madam

DM/0753/21/FUL – demolish part of buildings to rear, alterations and erect rear single storey extension so as to retain public house at No2, and for change of use to form convenience store at No4 with canopied entrance to side including associated plant areas, service yards, carpark, fencing and other associated works (amended plans and description 5/1/22); 2-4 Caistor Road, Laceby.

The above planning application was discussed at the Parish Council Meeting on the 1st February 2022 and the plans and details of the application were scrutinised by Councillors attending the meeting.

We do however, wish to reinforce our original objection and concerns regarding the public car park at the rear of the site. Laceby Parish Council would like the following noted and considered in regards to our objections:

- There is no request to waiver the existing condition on the carpark; therefore, the condition still stands.
- As part of the planning application for the public house, a condition was placed on the carpark in 1989. This stated that the carpark was to be used as a public amenity for the community to use.
- £30,000 of Section 52 funding for Laceby Park was used pay for that land to be resurfaced and for a public use carpark to be maintained; this was done under its condition for it to remain public parking.
- Enforcement action has been taken previously. In August 2004, a letter was sent to the public house regarding condition 6 which stated that the extended carpark shall at all times be available for public use. Further enforcement was taken in 2019/20 when the public house installed carpark ticket machines and attempted to lock the gates; again, the condition was enforced to ensure the carpark remained available at all times for public use.
- The carpark is a public amenity and an important part of the village. Loss of this carpark will be detrimental to the village and significantly impact the important it roles within the centre of the village.

Laceby Parish Council confirm that the condition on the carpark should remain in place to ensure that the carpark remains the public amenity it has been for more than 30 years.

Yours faithfully,

NJ Ashton

Mrs N Ashton

Clerk to Laceby Parish Council

Laceby Parish Council

Mrs N Ashton, Clerk to Laceby Parish Council
2 Church Lane, Laceby, Grimsby, DN37 7BW
Email: lacbypcclerk@gmx.co.uk



Planning Department,
Origin One, Origin Way,
Europarc,
Grimsby,

5th November 2021

Dear Sir/Madam

DM/0753/21/FUL – re-development of 2 & 4 Caistor Road, Laceby.

We thank the NELC for sharing the response from the developer to the objections raised by Laceby Parish Council (and others) on the 7th September 2021. Laceby Parish Council would like to acknowledge the information that was provided on the 26th October 2021, in regards to the lighting in the carpark and the delivery vehicles and schedules.

We do however, wish to reinforce our original objection and concerns regarding the public car park at the rear of the site. The statement that ‘the carpark would be available for public use, however the client would not like this to be conditioned and would question how this could be imposed legally’ is not acceptable. Laceby Parish Council would like the following noted and considered in regards to our objections:

- There is no request to waiver the existing condition on the carpark; therefore, the condition still stands.
- As part of the planning application for the public house, a condition was placed on the carpark in 1989. This stated that the carpark was to be used as a public amenity for the community to use.
- £30,000 of Section 52 funding for Laceby Park was used pay for that land to be resurfaced and for a public use carpark to be maintained; this was done under its condition for it to remain public parking.
- Enforcement action has been taken previously. In August 2004, a letter was sent to the public house regarding condition 6 which stated that the extended carpark shall at all times be available for public use. Further enforcement was taken in 2019/20 when the public house installed carpark ticket machines and attempted to lock the gates; again, the condition was enforced to ensure the carpark remained available at all times for public use.
- The carpark is a public amenity and an important part of the village. Loss of this carpark will be detrimental to the village and we are not willing to accept these terms.

Laceby Parish Council confirm that the condition on the carpark should remain in place to ensure that the carpark remains the public amenity it has been for more than 30 years.

Yours faithfully,

NJ Ashton

Mrs N Ashton
Clerk to Laceby Parish Council

Laceby Parish Council

Mrs N Ashton, Clerk to Laceby Parish Council
2 Church Lane, Laceby, Grimsby, DN37 7BW
Email: lacbypcclerk@gmx.co.uk



Planning Department,
Origin One, Origin Way,
Europarc,
Grimsby,
DN37 9TZ

9th September 2021

Dear Sir/Madam

DM/0753/21/FUL – demolish part of buildings to the rear, alterations and erect rear single storey extension to form and new commercial unit at No2 and a convenience store at No4 with canopied entrance to side including associated plant areas, service yards, carpark, fencing and other associated works; 2 & 4 Caistor Road, Laceby.

The above planning application was discussed at the Parish Council Meeting on the 7th September 2021 and the plans and details of the application were scrutinised by Councillors attending the meeting. Laceby Parish Council would like to request this application go to Committee for discussion, and also register the following objections and concerns:

- Within the plans, it states that the shop will be serviced by a 12.5m HGV twice weekly for deliveries. The access to the delivery bay means that these vehicles will have to negotiate the corner adjacent to the Church and Little Teapot, and vehicles of this size travelling around this corner will be dangerous. This will also cause issues with vehicles travelling through the village when the lorries try to negotiate the corner. We were advised by the applicant in July that the vehicles would be smaller.
- We would also request a condition be placed on the times for the deliveries so that there is no impact to children going to and from the Pre School, Primary School or accessing the bus stop for the Secondary Academies at peak times of the day.
- The carpark to the rear of the buildings remains an issue, and this needs to be addressed before any plans be approved. Under the transport statement, it states that the car park will only be available for use by customers of the store. This is not acceptable and Laceby PC strongly object to this. The carpark currently has a condition on it which states:

'The extended carpark area to the west side of the site shall at all times be available for general public car parking use, shall be drained and surfaced and car parking spaces marked out to the satisfaction of the Local Planning Authority after consultation with the Highway Authority'

£30,000 of public money was provided to surface and develop this area in order to provide parking for the village. NELC have previously placed enforcement orders on the pub to ensure the carpark is kept open for residents to use as the current condition states. We request that the condition be made clear to the applicant and the carpark remains for the use of the wider public, not just users of the store.

- The lighting in the carpark currently operates 24/7, we would request that the lighting be limited or shaded away from residential properties as it is causing problems for neighbours of the property.

Yours faithfully,

NJ Ashton

Mrs N Ashton

Clerk to Laceby Parish Council

Angela Tynan (Engie)

From: Julian Sutton <julian@jmsplanning.com>
Sent: 20 September 2021 23:22
To: Planning - IGE (ENGIE)
Subject: 2 And 4 Caistor Road Laceby North East Lincolnshire DN37 7HX - LPA Ref. DM/0753/21 FAO Lauren Birkwood
Attachments: 2 4 Caistor Road Objection Letter.pdf

Dear Ms Birkwood

I act on behalf of A.F. Blakemore & Son Limited which is the largest SPAR Group within the United Kingdom, and who operates the SPAR store at 18 Barton Road, Laceby. My Client is a key retailer in Laceby, originally on Caistor Road and now more recently in a larger store at Burton Road. As a longstanding community retailer in Laceby, my Client has a vested interest in the future development of Laceby.

My Client has reviewed the above planning application and has significant concerns regarding the principle of the development proposed. Accordingly, I would be grateful if the attached objection could be noted and logged.

Regards

Julian Sutton BA (Hons) MSc. MRTPI
 Managing Director
 M: 07525 131 145
 E: julian@jmsplanning.com
www.jmsplanning.com



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

For the attention of Lauren Birkwood

20 September 2021

Dear Ms Birkwood

**Re: Application Ref. DM/0753/21 Demolish part of buildings to rear, alterations and erect rear single storey extension to form a new commercial unit at no.2 and a convenience store at no.4 with canopied entrance to side including associated plant areas, service yards, car park, fencing and other associated works | 2 And 4 Caistor Road Laceby North East Lincolnshire DN37 7HX
Objection on Behalf of A.F. Blakemore & Son Limited**

I act on behalf of A.F. Blakemore & Son Limited which is the largest SPAR Group within the United Kingdom, serving a nationwide customer base and employing more than 8,000 people. The Company looks after all SPAR stores across SPAR's UK, Meridian and Welsh Guilds, which covers an area from the Welsh Coast to East Anglia and from the South Coast to North Lincolnshire. The Company's operations also include logistics and shop fitting divisions amongst others.

My Client operates the SPAR store at 18 Barton Road, Laceby. This store is open seven days a week 6.00am to 10.00pm. My Client has been a key retailer in Laceby for many years, originally on Caistor Road and now more recently in a larger store at Burton Road. As a longstanding community retailer in Laceby, my Client has a vested interest in the future development of Laceby.

My Client has reviewed the above planning application and has significant concerns regarding the principle of the development proposed. It is noted that this application has raised concerns within the local community as demonstrated by the letters of objection submitted by local residents at the time of writing.

My Client's objections to the proposed development are set out below.



Principle of Development and Retail Planning Matters

It is noted that the proposal is located within a Local Centre as defined by the North East Lincolnshire Local Plan 2013-2033 (Adopted 2018). Policy 28 which looks at Local Centres is broadly supportive of small scale retail development provided they are of a scale and character of the particular centre.

However, the proposed change of use cannot simply be read with exclusive reference to Policy 28, the proposal must be reviewed against a number of other locally adopted policies and the more general guiding principles as laid out within the National Planning Policy Framework (July 2021).

The proposed new store would be at the unjustified expense of an existing community use, it would require substantial alterations to a building in a conservation area, result in the loss of a historic pub use and potentially result in the loss of protected species habitat.

Impact on Public House

The proposal would result in the loss of a public house which has served the residents of Laceby for many years. The proposal would result in the loss of the only traditional (non-membership) public house within the settlement.

Nationally public houses are afforded protection from changes of use by virtue of the fact that they provide a community facility which is open to all and can often be the focal point of the community in which they are located.

In 2020 the Town and Country Planning Use Class Order 1987 (as amended) was simplified by placing pubs and other drinking establishments in the Sui Generis class, therefore meaning that they could not change to another use without first obtaining planning permission, this approach was taken as their value to the local community was considered of such importance that national legislation was changed to provide a baseline level of ongoing protection.

This approach is galvanised in NPPF which includes public houses within its definition of community facilities contained at Chapter 8 of the NPPF "*Promoting Healthy and Safe Communities*". This is reflected in the North East Lincolnshire Local Plan which addresses the issue of community facilities under Policy 29, which states

Policy 29

Social and cultural places

1. The Council will support existing assets of social and cultural value and support the development of new facilities and cultural places by:

A. supporting developments to extend or broaden the appeal of social and cultural facilities, including proposals to co-locate facilities;

B. supporting the development of new social and cultural facilities;

C. developing and enhancing areas of public realm, providing safe and accessible venues for cultural activities;



D. promoting development that provides opportunities for social interaction, including through mixed use development, and active street frontages; and,

E. promoting elements of public art that serve to enrich the wider area in accordance with Policy 22 'Good design in new developments'.

2. The Council will have regard to the listing of community assets under the provisions of the Localism Act 2011 when considering planning applications.

Point 1 of the above is pertinent as it clearly states that the “*Council will support existing assets of social and cultural value*”. The existing public house is a facility which is long established and forms the focal point of the local centre. The loss of a public house use is impossible to be mitigated as it is a unique and historic feature which feeds into the established character of Laceby.

The loss of the public house would have a marked and negative impact on the settlement to the detriment of its residents. In addition to this the new use proposed E(a) use would result in the over provision of retail to the detriment of an existing and unique community facility and offer. As such the proposal cannot genuinely be considered to be in accordance with the tests as laid out by Chapter 8 of the NPPF and Policy 29 of the North East Lincolnshire Local Plan.

Further to this, the Applicant has ignored what is a fundamental planning issue. Community facilities are protected under planning policy. The application should be refused on this basis.

Conservation Area Impact

The application site is located within the Laceby Conservation Area

It is apparent that the existing layout of the buildings subject to this application are not readily convertible or fit for the requirements of a modern retail offer, as such substantial reconfiguration and partial demolition is required. It is acknowledged that the Heritage Officer holds no objection to proposed scheme but surprisingly offers no comment regarding the historic and lawful use of the building, as a public house, which adds to the conservation areas status.

The property, which was formerly two independent public houses, is brick-built with pitched tiled roofs and fronts Caistor Road. The left hand part is three storeys, and the right hand part is two storeys (above basement). The original two public houses were combined into one approximately 30 years ago. The upper floors have been used for residential accommodation. It is unique in as much as there are few examples of two such pubs being linked together.

Paragraph 198 of the NPPF confirms that;

“In determining applications, local planning authorities should take account of:

a) the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;

b) the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and



- c) *the desirability of new development making a positive contribution to local character and distinctiveness"*

Point C is particularly relevant to the determination of this application. The use of the word development does not exclusively relate to physical proposals and should indeed relate to the change of use element of the development, as the public house use of this building categorically informs and positively adds to the character of the conservation area and would have quite probably informed its original designation.

The Heritage Officer appears to have overlooked the importance of the use of the building in this instance and instead chooses to focus on the physical impact of the proposed works on the conservation area. This is contrary to national legislation that seeks to protect the public house uses, the change to the Use Class Order added another level of protection public houses by ways of making them Sui Generis. The class of their own status is not afforded to other use classes such as retail shops. In short the Public House use has informed the Laceby Conservation Area as much as the built form characteristics of the area and should be offered protection by the local authority and refusing this application will go a long way to doing this.

Further to the Historic Chapters of the NPPF, the North East Lincolnshire Local Plan also contains policies which look to protect and enhance the historic environment. Policy 39 Conserving and Enhancing the Historic Environment states,

"1. Proposals for development will be permitted where they would sustain the cultural distinctiveness and significance of North East Lincolnshire's historic urban, rural and coastal environment by protecting, preserving and, where appropriate, enhancing the character, appearance, significance and historic value of designated and non-designated heritage assets and their settings."

The proposal fails to accord with this policy as it does not sustain the cultural distinctiveness of the historic environment as it will result in the loss of an established public house use which is a feature which defines the character of Laceby Conservation Area.

Policy 39, 2, F states:

*"The Council will pursue an integrated approach that:
F. encourages sympathetic uses, and repair, maintenance and restoration of heritage assets;"*

The proposed retail use cannot be considered sympathetic as the proposal requires significant demolition and internal renovation to make the retail use compliant with modern building regulations and practical use requirements.

The proposal is therefore considered contrary to para 198 the NPPF and Local Plan Policy 39 as the proposal would result in the loss of a historic use which forms part of the character of the conservation area and it is telling that the proposed retail use requires significant alteration and part demolition of prominent buildings within a conservation area, thereby unnecessarily and detrimentally harming the established character of the area.



Highway Impact

The proposal would generate more traffic, over a greater period of time than the existing lawful pub use whilst attempting to utilise the existing access from the high street.

Whilst the off street parking provision is broadly compliant with Policy 38 of North East Lincolnshire Local Plan the increase in customers and servicing vehicles will result in an increase in noise and disturbance to existing neighbouring occupiers, on Cemetery Road, Altoft Close and Caistor Road. Despite the submission of a management plan produced by Turvey Consultancy Limited, its implementation is difficult to enforce by way of condition resulting in issues between Planning enforcement and Environmental Health enforcement. The very fact that a Management Plan is required demonstrates that the proposed development would result in a conflict between existing residents and retail operators by way of noise and disturbance.

Ecology Report

After conducting a planning search of DM/0753/21/FUL it would appear that the Ecology Report produced in July 2021 by Inspired Ecology Limited has not been reviewed or scrutinised by a suitably qualified person from the local authority standpoint, as such the local authority should not rely on the findings of this statement as they may not be entirely accurate.

Conclusions

The application proposal involves an inappropriate development, resulting in loss of a community facility. In addition there is the potential loss of habitat for protective species, for these reasons the proposal is contrary to both the NPPF and Local Plan policies, as quoted.

The Applicant has failed to consider the loss of the community use of the public house and has provided no evidence of any lack of demand for the public house, in addition no marketing evidence is provided to support the proposed retail use. It is considered the Council has no option other than to refuse planning permission for the proposed development.

For all the above reasons, my Client objects to his application. I confirm that I would wish to speak at Committee should this application be presented to Members. I would be grateful if you could advise me of the outcome of the application in due course.

Yours faithfully

Julian Sutton
JMS Planning & Development

Carol Pedersen (Engie)

From: AMN Laceby LTD >
Sent: 20 September 2021 14:02
To: Planning - IGE (ENGIE)
Subject: DM/0753/21/FUL

Hi I'm name is Anil Modhwadia I'm the owner of Glens newsagents on 27 High Street.

Following the conversation about bringing another convenience store will affect all the businesses around the village. We do have 3 convenience stores in the villages and one of them is a post office and my shop included.

Personally I think this is bad idea to bring another convenience store into the village plus there will be a lot of heavy traffic coming through the village and the roads are very narrow.

Thank you for taking your time of reading my email and hope this doesn't happen

Many thanks

Anil Modhwadia
AMN Laceby Ltd T/A Glens newsagent
27 High Street
Laceby
DN37 7AA

Comments for Planning Application DM/0753/21/FUL

Application Summary

Application Number: DM/0753/21/FUL

Address: 2 And 4 Caistor Road Laceby North East Lincolnshire DN37 7HX

Proposal: Demolish part of buildings to rear, alterations and erect rear single storey extension so as to retain public house at no.2 Caistor Road and for a change of use to form a convenience store at no.4 Caistor Road with canopied entrance to side including associated plant areas, service yards, car park, fencing and other associated works (Amended Plans received 5th January 2022 and Amended Description)

Case Officer: Lauren Birkwood

Customer Details

Name: Mr Mark Jessop

Address: 1 Altoft Close, Laceby, North East Lincolnshire DN37 7EW

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Planning Application: DM/0753/21/FUL

As noted by the statutory consultees and several commenters, the proposed development is planned for both construction and operation within a residential area. Therefore, careful consideration must be given to limiting the commencement and cessation hours of BOTH construction via the construction management plans and the operation of the facility inclusive of delivery and refuse vehicle operation. Given the road access requirements and residential area no deliveries should commence until 0930hrs, therefore allowing local school activities to have been completed.

As noted within the Developers Design Statement submission:-

"it is considered it would be in keeping within the area. In terms of residential amenity, there are residential properties that are significantly close to the site including dwellings. As the number of persons within the premises would increase, so would the overall intensification of the site.

Therefore, significant consideration should be given to these residential properties and that issues in terms of general noise and disturbance do not occur

The Council's Environmental Health Officers have confirmed that a Construction Method Statement would be required if a formal planning application were submitted, as well as details regarding external ventilation/extraction equipment. To further protect the amenity of residential properties, they would also restrict the hours of operation. "

However, the above statements give little appraisal to the overall operation of the facility, hours of opening/closing and the required deliveries and waste management necessitated by such a facility. These activities therefore should also be restricted accordingly.

Furthermore, it is positive to see that the developer acknowledges societal health and wellbeing as stated below:-

"HEALTH AND WELLBEING

Our community pharmacies provide all kinds of free advice services, and our Health Champions promote wellbeing campaigns. We also take our services out into the community whether it is through the network of health walks we support, our pop-up health pod, sessions in local schools or support for grief counselling. "

It is noted that the Design Statement addresses Health and Wellbeing espoused by the developer and operator, however how this is actually translated and controlled via planning and conditions precedent, to mitigate noise and light pollution from the facility cannot be easily located. Therefore, in alignment with the developers Design Statements, rigorous controls should be made to limit:-

- the construction commencement, inclusive of contractor mobilisation times, and cessation times;
- the facility operational opening and closing times, inclusive of staff arrivals;
- the facility delivery hours, inclusive of waste management.

These controls will assist minimising detrimental health and wellbeing issues being manifested upon the local residents.

Comments for Planning Application DM/0753/21/FUL

Application Summary

Application Number: DM/0753/21/FUL

Address: 2 And 4 Caistor Road Laceby North East Lincolnshire DN37 7HX

Proposal: Demolish part of buildings to rear, alterations and erect rear single storey extension to form a new commercial unit at no.2 and a convenience store at no.4 with canopied entrance to side including associated plant areas, service yards, car park, fencing and other associated works
Case Officer: Lauren Birkwood

Customer Details

Name: Mrs p cross

Address: 2 Altoft Close Laceby

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment:I object to this planning application on the grounds that the village car park is a village car park as designated by planning conditions and planning conditions are on the property not the owner, Conditions state that

The extended car park area to the west side of the site shall at all times be available for general public car parking use, shall be drained and surfaced and car parking spaces marked out to the satisfaction of the Local Planning Authority after consultation with the Highway Authority.

The development shall not be brought into use until: - (1) the vehicle parking and turning facilities within the Car Park

Have been provided as shown on the site plan to the satisfaction of the Local Planning Authority after consultation with the Highway Authority and these facilities shall thereafter be so retained

Should the Planning Authority be so minded to allow this application as it stands. No deliveries should be allowed before the hrs of 9:30 am and not between the hrs of 2:30 and 4:30 pm and on the grounds of both early morning noise pollution and disturbance to local residents, Plus school children access the local Primary School and school and buses for the Secondary Schools as this would cause immense and dangerous traffic problem on what is already very congested narrow village roads. As already demonstrated on the applicants vehicle flow charts indication there delivery vehicles having to use all of the highway to access and egress the site

Should this application be allowed to proceed I hope the planners are so minded as to what will be the outcome on already narrow and congested village roads this would cause roads to be

obstructed more than as at present, this car park serve to wider community and businesses that would find it difficult to carry on just check with you own refuse collection service as one example

Comments for Planning Application DM/0753/21/FUL

Application Summary

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Should this application be allowed to proceed I hope the planners are so minded as to what will be the outcome on already narrow and congested village roads this would cause roads to be

obstructed more than as at present, this car park serve to wider community and businesses that would find it difficult to carry on just check with you own refuse collection service as one example

I also ref to your own enforcement letter of 11 August 200 which states

TOWN AND COUNTRY PLANNING ACT 1990 - BREACH OF CONDITION 6 OF PLANNING
PERMISSION08/88/0838 -

I refer to the above planning permission which was granted conditional on 24th August 1989

Please note condition said planning which states quite clearly that the extended car park area to the west side of the site shall at all times be available for public use.

Comments for Planning Application DM/0753/21/FUL

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Case Officer: Lauren Birkwood

Customer Details

Name: Mr R cross

Address: 2 Altoft Close Laceby

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Planning permission No

Dated

2 and 4 Caistor Rd Laceby

REF Letter from Framework Lincoln stating that there client would not want the car park to be condition as for public use

I draw your attention to and I quote existing planning conditions imposed by previous planning on this site state

The extended car park area to the west side of the site shall at all times be available for general public parking use. The vehicle parking and turning facilities within the Car Park have been provided as shown on the site plan to the satisfaction of the Local Planning Authority after consultation with the Highway Authority and these facilities shall thereafter be so retained

The moneys for this car park originated due to a section 52 agreement regarding a large scale housing development within the village.

This condition is on this car park already and as stated THEREAFTER SHALL BE SO RETAINED

Comments for Planning Application DM/0753/21/FUL

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Address: 2 And 4 Caistor Road Laceby North East Lincolnshire DN37 7HX

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Case Officer: Lauren Birkwood

Customer Details

Name: Mr R cross

Address: 2 Altoft Close Laceby

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I object to allowing HGV delivery vehicles starting at 6am, to allow such an early morning start for vehicles manoeuvring and unloading is totally unacceptable in this car park, which is bounded on all 4 sides by residential properties some as close as 20ft from this car park. Whilst it is acknowledged that delivery vehicles serviced the public houses, no delivery was ever made at such an early morning start time.

There does not seem to be any consistency with planning decisions, Why in a village is it deemed acceptable for such early morning work on site, IE HGV Vehicles manoeuvring with audible reversing warnings working, delivery cages being moved about, When in Grimsby for instance Ormiston Academy in Westward Ho No kitchen delivery allowed before 8am, dwellings at that site being much further away from the delivery point than at the laceby site.

I also point out a condition on a recently approved planning application for the BMW garage on the outskirts of the Laceby village where residential properties are much further distanced from the application site and I quote

No demolition or construction work shall be carried out on or before 08:00 or after 18:00 Mondays to Fridays inclusive, before 08:00 or after 13:00 on Saturdays and at any time on Sundays or Bank Holidays.

Reason In the interests of residential amenity in accordance with policy 5 of the North East Lincolnshire Local Plan 2013-2032 (Adopted 2018).

So do the Reason In the interests of residential amenity in accordance with policy 5 of the North East Lincolnshire Local Plan 2013-2032 (Adopted 2018). Not apply to LACEBY residents living in

the surrounding travel route and in particular neighbouring this car park

Comments for Planning Application DM/0753/21/FUL

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Case Officer: Lauren Birkwood

Customer Details

Name: Mr R cross

Address: 2 Altoft Close Laceby Grimsby

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Planning permission No M/0753/21/FUL

2 and 4 Caistor Rd Laceby

I object to this planning application on the grounds

1 No proper consideration as been given to both the past and present use of this site.

Existing Planning conditions imposed on this site state the extended car park area to the west side of the site

Shall at all times be available for general public parking use. The vehicle parking and turning facilities within the

Car Park have been provided as shown on the site plan to the satisfaction of the Local Planning Authority after

Consultation with the Highway Authority and these facilities shall thereafter be so retained

2 This car is designated as a public car park not as the applicant's state for their usage only not solely for the use

Of patrons of the pubs or other use the buildings may be put to

3 The moneys for this car park originated due to a section 52 agreement regarding a large scale housing

Development within the village

4 The applicant states that this car park was developed c1960 that is incorrect

5 The use of this car park was for the patrons of the public houses and restaurant that is in incorrect

They state that traffic flows generally will be reduced their traffic charts show no existing vehicle movements in

the morning period that is incorrect

6 Their traffic flow chart shows their vehicles both inbound and outbound having to use both side of the

carriageway to be able to manoeuvre into the site this would result in extremely dangerous traffic manoeuvres

on extremely tight and potentially dangerous corners. They state a 43m site splay to the east that is clearly not

achievable given the fact a 2.4m high brick wall stands immediately to the east side of the entrance to the site

abutting the public footpath a 43m site splay to the North West again not achievable owing to the old post office

building abutting directly to the west of the site and continuing a short distance to the blind corner of Cemetery

Road. A long site view is afforded to the north along the total length of high street but does the planning authority

want large vehicle as indicated on plan traversing along high street and manoeuvring all the way along butt lane

along very narrow county lanes around very tight corners and over very small roundabouts all the way to Aylesby

7 The hedge to the west of the car park is about 3m high that is incorrect the hedge is much higher at least 6m

high. And full of wildlife

8 No hedgehogs have been reported with a 2km radius of this car park since 2017 were have they consulted to

Be able to make that statement hedgehogs are nearly a daily visitor to the local gardens in the immediate area

They have completely over looked the open watercourse within 50m of the site when making their observations

as regarding wildlife it all adds up to just making a case to suit their requirements and ignore the true facts

Comments for Planning Application DM/0753/21/FUL

Application Summary

Application Number: DM/0753/21/FUL

Address: 2 And 4 Caistor Road Laceby North East Lincolnshire DN37 7HX

Proposal: Demolish part of buildings to rear, alterations and erect rear single storey extension to form a new commercial unit at no.2 and a convenience store at no.4 with canopied entrance to side including associated plant areas, service yards, car park, fencing and other associated works
Case Officer: Lauren Birkwood

Customer Details

Name: Mr Shaun Davidson

Address: 26 Blyth Way Laceby Grimsby

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: We already have three shops in the village and a supermarket within 2 miles. There is absolutely no need for another shop and will only force the others into closure.

This would be disastrous for our village and the only reason for this being allowed to proceed would be that it was in the interest of the decision makers, not the village community.

Comments for Planning Application DM/0753/21/FUL

Application Summary

Application Number: DM/0753/21/FUL

Address: 2 And 4 Caistor Road Laceby North East Lincolnshire DN37 7HX

Proposal: Demolish part of buildings to rear, alterations and erect rear single storey extension to form a new commercial unit at no.2 and a convenience store at no.4 with canopied entrance to side including associated plant areas, service yards, car park, fencing and other associated works

Case Officer: Lauren Birkwood

Customer Details

Name: Mrs Helen Kershaw

Address: 57 Blyth Way Laceby

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment:I strongly object to the planning application to change these premises into a Co-Op retail store. We already have two convenience stores in the village plus a newsagents. Morrison's and Spar are just outside the village therefore another shop is unnecessary. I believe it would be detrimental to the current businesses, detrimental to the aesthetics of the former public house and have a detrimental impact on the already over-burdened traffic around the village square.

Comments for Planning Application DM/0753/21/FUL

Application Summary

Application Number: DM/0753/21/FUL

Address: 2 And 4 Caistor Road Laceby North East Lincolnshire DN37 7HX

Proposal: Demolish part of buildings to rear, alterations and erect rear single storey extension to form a new commercial unit at no.2 and a convenience store at no.4 with canopied entrance to side including associated plant areas, service yards, car park, fencing and other associated works
Case Officer: Lauren Birkwood

Customer Details

Name: Mrs Susan Wink

Address: 46 Butt Lane Laceby Grimsby

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: This change of use is wrong in so many levels

Laceby village already has a proper village supermarket as well as 2 village shops. These shops have been the saviour of many residents during the pandemic and should be supported as local businesses not impeded by a corporate entity

There is a Morrisons supermarket a bus or car ride away

As for the delivery of goods and cars using the adjoining car park

Words fail me. Has anyone looked at this junction. Encouraging more vehicles to turn right is an accident waiting to happen. Large delivery vehicles will also be a hazard to people approaching from the high street

Also pedestrians will face even more hazards on a very narrow footpath

Comments for Planning Application DM/0753/21/FUL

Application Summary

Application Number: DM/0753/21/FUL

Address: 2 And 4 Caistor Road Laceby North East Lincolnshire DN37 7HX

Proposal: Demolish part of buildings to rear, alterations and erect rear single storey extension to form a new commercial unit at no.2 and a convenience store at no.4 with canopied entrance to side including associated plant areas, service yards, car park, fencing and other associated works
Case Officer: Lauren Birkwood

Customer Details

Name: Mr Purveshkumar Patel

Address: 14 caistor Road Laceby

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Dear Lauren Birkwood,

We already have 3 stores in a village including mine 'Londis'. Just in a 3 to 5 min drive, we have another Stores Morrisons, 2 Spar & Co-op. We are already facing enough competition and trying our best to survive at the moment.

If we have another store open next door will cause more trouble to us. In the long run, it will cause the closure of one or more stores.

The new convenience store will not add any value to the village.

Thank you,
kind regards,
P Patel.

Comments for Planning Application DM/0753/21/FUL

Application Summary

Application Number: DM/0753/21/FUL

Address: 2 And 4 Caistor Road Laceby North East Lincolnshire DN37 7HX

Proposal: Demolish part of buildings to rear, alterations and erect rear single storey extension to form a new commercial unit at no.2 and a convenience store at no.4 with canopied entrance to side including associated plant areas, service yards, car park, fencing and other associated works

Case Officer: Lauren Birkwood

Customer Details

Name: Mrs Kajejevana Ranjith

Address: 54 caistor Road Laceby

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment:I strongly object to the Planning application to change these premises into a coop retail store. We already have 3 store in a village. Morrisson's and Spar are just outside the village therefore another shop is unnecessary.

Thankyou

Kajee

Carol Pedersen (Engie)

From: Planning - IGE (ENGIE)
Sent: 20 September 2021 09:19
To: Carol Pedersen (Engie)
Subject: FW: Planning Application Reference: DM/0753/21/FUL 2 and 4 Caistor Road, Laceby, DN37 7HX - Comments

From: barryjenny chambers
Sent: 18 September 2021 16:31
To: Planning - IGE (ENGIE) <planning@nelincs.gov.uk>
Subject: Planning Application Reference: DM/0753/21/FUL 2 and 4 Caistor Road, Laceby, DN37 7HX - Comments

Planning Application Reference: DM/0753/21/FUL

Demolish part of buildings to rear, alterations and erect rear single storey extension to form a new commercial unit at no.2 and a convenience store at no.4 with canopied entrance to side including associated plant areas, service yards, car park, fencing and other associated works | 2 And 4 Caistor Road Laceby North East Lincolnshire DN37 7HX

I would be grateful if the following comments could be taken into consideration:

1 - The Business Effect on the existing 4 Self Service Stores in Laceby_

In the "Full Design and Access Statement", 2.0 Pre-Development Advice, Framework_Architects state:

"This application has been developed following the receipt of Pre-Development Advice Report from North East Lincolnshire Council (application reference DM/0166/21/PREAPP, dated 16.06.2021). In conclusion, the Planning Officer's advice states that the proposal "...provides an opportunity for a high quality development and we look forward to working with you on achieving this".

I find it extremely worrying that the adverse and probable calamitous effect on the four existing convenience stores in Laceby of allowing the addition of a Co-op convenience store in the centre of Laceby does not appear to have been taken into account in the Pre-Development Advice from North East Lincolnshire Council Planning. My personal opinion is that the addition of a Co-op convenience store is very likely to have a profound effect on the 4 existing businesses and their employees, Londis at 14 Caistor Road, Glen's at 27 High Street, Rajika Supermarket at 54 Caistor Road and Laceby Lodge (Spar) at the Laceby roundabout.

A very strong precedent was established by the Appeal Decision of 28.1.2021, Appeal Ref: APP/B2002/W/20/3260940, which dismissed an appeal by the Co-op to convert the Humberston Motors site at 223-225 Humberston Road, Cleethorpes, DN35 0PH to a convenience store on the grounds of the adverse effect on existing businesses. This very recent, very relevant, local Appeal Decision must surely be taken very much into account by Planning when considering this current application.

2 - The Car Park Situation

In the Planning Application's "Full Transport Statement" it states:

"Customer Car Park The customer car park is intended to be used only by customers of the food store accessing the facilities during hours of operation."

However there are 2 relevant Planning Permissions that were granted by Cleethorpes Borough Council Planning Department in 1988 which prohibit the Co-op's proposed limited use of what was actually created a Public Car Park behind the 2 pubs.

I refer to a 1988 Planning Application to Cleethorpes Borough Council, the Planning Authority at that time, Application No 08880361, by the Applicant, Clipper Properties, for houses on what became the Laceby Park Estate off Butt Lane. Because of concerns about the need for additional parking in the centre of the village as a result of the increase in the housing stock resulting from this application, as part of a Section 52 Agreement, a substantial amount of money had to be paid by the developer to improve and enlarge the car parking behind the 2 pubs for general use by the public. Thus the car park behind the 2 pubs was designated a Public Car Park for use by the general public at all times and has to be maintained as such.

I also refer to a Planning Application to Cleethorpes Borough Council, the Planning Authority at that time, Application No: 08880838, registered on 24.11.1988, for Alterations, extensions to amalgamate 2 public houses, the Waterloo Inn and Nag's Head, and rear car park. The minutes of the Development and Planning Committee Meeting record:

"The extended car park area to the west side of the site shall at all times be available for general public car parking use, shall be drained and surfaced and car parking spaces marked out to the satisfaction of the Local Planning Authority after consultation with the Highway Authority."

The Co-op cannot therefore limit the car park to their customers during the hours of operation and it must be open to all at all times to the general public to be used as a Public Car Park.

It is essential to the village that this car park is maintained as a public car park at all times, with the same number of places, since it is invaluable to the village and in frequent use by the Church, Laceby Community Centre, the Playgroup, visitors to the village, and the other village shops such as the hairdressers and café.

In case NELC Planning no longer have the documentation for these Cleethorpes Borough Council Planning Decisions, the minutes of the Planning and Full Meetings of Cleethorpes Borough Council are available from the Local Studies Section of Grimsby Central Library.

I am also of the opinion that the restricted car park entrance, situated as it is between 2 right angle corners of the road going through the village, is not suitable for frequent use by heavy goods delivery vehicles and other vehicles that would be required to supply the proposed store, and would pose a considerable hazard to pedestrians and other road users.

3 - Maintenance of the Facade of the Waterloo and Nag's Head

In my opinion it is essential that all the remaining original parts of both the Waterloo and Nag's Head buildings should remain essentially as they are and be preserved with great care, particularly the frontage onto Caistor Road and the Square. These 2 buildings are the focal point of the village square, in the centre of the Laceby Conservation Area for which they are designated as "essential buildings" and are situated between 6 Caistor Road, a Grade 2 listed building, and the Church, a Grade 1 listed building. The view of the village Square as it is approached from Grimsby must remain undiminished. I do however accept that the modern extensions behind do not add heritage value.

I am concerned by the wording of the "Executive Summary" in the "Design and Heritage Statement", namely:

"Although some loss of traditional 19th century fabric will be incurred, this will be justified by the eroded condition of the building and mitigated by a sensitive replacement that will integrate well with the character of the area."

As someone with a keen interest in village history and the conservation of our historic buildings, I have grave misgivings about the apparent intention to preserve only the facade of the Waterloo and Nag's Head. Also to draw a comparison, the facade of the Talbot Inn in Caistor was preserved when they created the Co-op store there behind, but there is something very clinical and characterless about the

facade and the delightful character of the front of the old Talbot Inn was lost. It is essential that the appearance is kept alive and vibrant so that the view of the buildings remains authentic, despite only being a facade.

4 - The Historical Information regarding the Nag's Head

I would point out that the historical information regarding the Nag's Head is incorrect in that it was not a semi-detached house before becoming the Nag's Head public house. In the 1980's Bass kindly allowed Laceby History Group to view all the deeds for the Waterloo and Nag's Head. The earliest deed for the property was from 1769 when Sir Cecil Wray leased the property, known as the "Manor House" to William Atkinson. In 1787 George Harrison bought the lease. In 1807, when it was bought for £1000, it is first referred to as the "Stag Inn". In 1871 the name was changed to "The Nag's Head".

I would be grateful if my comments could be taken into account when considering this Planning Application.

Jennifer Chambers

142 Caistor Road, Laceby, Grimsby, DN37 7JG

Comments for Planning Application DM/0753/21/FUL

Application Summary

Application Number: DM/0753/21/FUL

Address: 2 And 4 Caistor Road Laceby North East Lincolnshire DN37 7HX

Proposal: Demolish part of buildings to rear, alterations and erect rear single storey extension to form a new commercial unit at no.2 and a convenience store at no.4 with canopied entrance to side including associated plant areas, service yards, car park, fencing and other associated works
Case Officer: Lauren Birkwood

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: Planning Application Reference: DM/0753/21/FUL

2 And 4 Caistor Road Laceby North East Lincolnshire DN37 7HX

Just to notify you that I have had to email you my comments on the Planning Application today, 18.9.21, since the comments exceeded 5000 characters.

Jennifer Chambers

Comments for Planning Application DM/0753/21/FUL

Application Summary

Application Number: DM/0753/21/FUL

Address: 2 And 4 Caistor Road Laceby North East Lincolnshire DN37 7HX

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Case Officer: Lauren Birkwood

Customer Details

Name: Mr Stuart Fox

Address: 2 Cemetery Crescent Laceby Grimsby

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: The village doesn't need another shop especially at this site. Parking is already an issue and having a shop at this location will make traffic problems even worse on an already dangerous junction, we are already well catered for with shops having a londis. Spar at the roundabout not to mention Morrison's

Planning Application Reference: DM/0753/21/FU Planning Application Reference: DM/0753/21/FUL Demolish part of buildings to rear, alterations and erect rear single storey extension to form a new commercial unit at no.2 and a convenience store at no.4 with canopied entrance to side including associated plant areas, service yards, car park, fencing and other associated works | 2 And 4 Caistor Road Laceby North East Lincolnshire DN37 7HX

If there is a firm commitment to only use smaller vehicles to make deliveries, respect the conservation of The Square and uphold the use of the car park for members of the public then I have no objection to the planning application, because to see the buildings fall into disrepair to the detriment of the conservation area or the whole site being developed would be a worse scenario.

But I do have serious reservations about the use of an articulated vehicle for deliveries, turning into the High Street from the corner of Caistor Road/Grimsby Road, known locally as The Square. In all honesty, I cannot see how it can go around such a tight corner without either mounting the path in front of the Little Teapot cafe or going onto the opposite side of the road, both of which could potentially cause a dangerous situation.

It maybe advisable if a member(s) of the Planning Team visit this area around the time of 8am on a school day to see the large number of children that congregate on the corner, in front of the café and the closed public houses waiting for school buses. The Team would also be able to see how the buses negotiate this corner and the impact it has on the road at that time. With that in mind, the comments from the Environmental Protection Team to restrict hours of deliveries to the premises between 7am and 7pm does show very little or no knowledge of what happens around 8am on a school day and the disruption it would cause should an articulate vehicle and school bus happen to arrive at the same time to circumnavigate that corner.



Angela Francis
17 Cemetery Road
Laceby.

Comments for Planning Application DM/0753/21/FUL

Application Summary

Application Number: DM/0753/21/FUL

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Proposal: Demolish part of buildings to rear, alterations and erect rear single storey extension to form a new commercial unit at no.2 and a convenience store at no.4 with canopied entrance to side including associated plant areas, service yards, car park, fencing and other associated works
Case Officer: Lauren Birkwood

Customer Details

Name: Mrs Val Brumfield

Address: 17 Cooper Lane Laceby Grimsby

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: My concern specifically lies with the vehicle parking situation. The rear part of the existing car park was completed many years for the use of the villagers and those using the Church, cafe, Post Office (then, now Barbers), hairdressers, Temperance Hall, etc.. All with council approval. Surely the use of the car park for the village cannot be rescinded as this is recorded in minutes, etc., and has most certainly served the area well. It has prevented a worse build up of cars in Cemetery Lane and along the High Street, plus vehicles in the village square. If approved, I fear that the company will eventually prohibit parking unless you are using their business/or introduce charging and this will move vehicles onto a crowded High Street, Church Lane (where they currently have parking issues especially when refuse vehicles need to visit) and Cemetery Lane which again always has parked vehicles belonging to residents who have no driveway. It is difficult already for drivers in these areas.!!

The corner from the square to the High Street is an extremely dangerous one. The road is narrow and large lorries will have to go onto the opposite side of the road to negotiate the turn but there is a blind bend round the church. They will enter from the direction of the square as the other route would mean driving through restricted roads. To enter the rear of the proposed parking/goods drop off area will surely mean again blocking the road to get the required angle either going in forwards or reversing?

I have lived in the village for many years. I drive a car and am aware of the difficulties presented in the area in question. I do not drive a lorry but use judgements based on observation whilst out driving.

If I lived in the specific area I would be concerned about noise nuisance of delivery vehicles, etc. during unsociable hours and would also have concerns about potential drop in trade if I owned one of the shops in the village. Several shops closed when Morrisons opened as even best decisions

always have winners and losers. On the positive side, it is good that someone has taken an interest in the properties and people can choose where they shop. However, the size of ambition of the proposed use together with the parking issue and lorries will cause big danger in that area. You may say that I am anticipating a nuisance/danger but surely it is better to ask "what if" now than trying to sort out a dangerous situation? We all make mistakes in life but it is how we sort them out which gives credibility to a person or team. Please do not let this be a "mistake" which needs to be sorted out later possibly after accidents.

Thank you and I wish you lots of skill in your decision making as your choices will have ramifications for the people of Laceby for years to come. Please be future-oriented.

Comments for Planning Application DM/0753/21/FUL

Application Summary

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Case Officer: Lauren Birkwood

Customer Details

Name: Mr Nigel Morrison

Address: CHURCH COTTAGE CHURCH LANE GRIMSBY

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment:I have looked through the plans and I agree that the site is in dire need of renovating. However, my objection is not about the renovation of the building and land. My objection is to the purpose of the application submitted. Laceby has several convenience stores and there is no need for another. If this project is allowed to commence, it would mean that at least one of the other businesses would end up having to close.

The village is crying out for a GOOD pub.

Comments for Planning Application DM/0753/21/FUL

Application Summary

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Case Officer: Lauren Birkwood

Customer Details

Name: Mrs Emma Morrison

Address: Church Cottage Church Lane, AYLESBY Nr Grimsby

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: The village does not need another shop. There are enough shops in the village and a supermarket down the road. We need a decent pub!!

Comments for Planning Application DM/0753/21/FUL

Application Summary

Application Number: DM/0753/21/FUL

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Case Officer: Lauren Birkwood

Customer Details

Name: Miss Lucy Briggs

Address: 2a The Cottage Church Lane Laceby

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I write to strongly object to the above planning application.

I have lived in the centre of Laceby village for many years now opposite the proposed application site. My property is a cottage built in 1833 and when I purchased the property I ensured that the character of the property remained as it is in such a central part of historic Laceby. It is also within the conservation area just like the proposed site and I recall having to ensure many boxes were ticked to get my renovations approved by the council.

I object for the following reasons:

1 Planning - I find it very hard to believe that this plan has even been considered within the conservation area. Many properties in the area have been made to keep wooden windows and keep garden perimeter walls under 1m etc .. yet building a large convenience store has been considered?

2 Eye sore - I live directly opposite the site and my views will be severely ruined by the changes you are proposing to make. The views that will be compromised are from all 3 lounge windows and all windows upstairs on the front elevation of the house. This is the centre of the village and you are willing to completely change the look.

3 Traffic - the village is already busy and there is no need to add to this issue by building a convenience store. Church Lane especially is very congested and the corner is not safe for large

delivery vehicles. There are daily near misses on the corner opposite the church and adding to the traffic will not help. Even the buses struggle to navigate around the narrow roads, it is so tight a bus hit my house once.

4 Services - a large concern of mine is the bin collections. We already struggle to get our bins collected down Church Lane due to parking. This convenience store is going to heighten this issue as customers will opt to park down Church Lane to nip into the store and not go to the proposed car park.

5 Village history- Laceby holds a wealth of history, especially in the centre of the village. When renovating my cottage we won a trophy from the historical society for bringing back The Cottage to its former glory and keeping many original features (which we were made to by the council). The proposed property is of historical importance and contains many historical features, even the original lamp post outside the property which the council failed to replicate around the immediate vicinity. I fear that the convenience store will completely ruin this central focal point of the village.

6 Pedestrians - Laceby is a busy village with many pedestrians. Children and parents walking to nursery and school, elderly residents going to the shops or cafe, customers going to the hairdressers, villagers going to the local post office or doctors. Laceby does not need a convenience store to add to this.

7 Local businesses - Laceby simply does not need another convenience store. We have several small businesses in the village that we would much rather support. If a larger shop is needed Morrisons is just a short drive down the road.

8 Church - with the church being so close to the proposed site I worry that the local church goers will firstly not have anywhere to park and secondly what happens when there are weddings and funerals?

9 Car park land - I am sure that it was written that the land behind the pub belonged to the villagers. Where do you propose the villagers park if this land is turned into the convenience store carpark?

I do hope you take into account my points.

I look forward to hearing from you.

Lucy Briggs

Comments for Planning Application DM/0753/21/FUL

Application Summary

Application Number: DM/0753/21/FUL

Address: 2 And 4 Caistor Road Laceby North East Lincolnshire DN37 7HX

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Case Officer: Lauren Birkwood

Customer Details

Name: Mr Terence Trowers

Address: 10 Church Lane Laceby

Comment Details

Commenter Type: Neighbour

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

Comment Reasons:

Comment: I would like to comment in relation to the entrance to Church Lane. When heading out of the Lane in a vehicle, heading east on Grimsby road. The view is severely restricted already. As locals we are aware of this issue. Drivers of vehicles heading west on Grimsby road / Caister road towards high street do already have a tendency to "cut the corner" at the little teapot cafe. The reason for this is because they can see clearly that no vehicle is heading east from High street to Grimsby road. Drivers are totally unaware that Church lanes exit exists until it is too late and emergency stops applied. There is daily near misses, as most residence of Church Lane will vouch. With the added increase of heavy traffic again using this blind bend. I would like to see measures in place to stop the corner being cut. There is no sign in place to advise drivers that the Church lane entrance is on the right as they come up Grimsby road / Caister road. The pavement is only on one side of the road and is very narrow. If the kerb side at the little tea pot is analysed you will notice how often this pavement is mounted. I have read through the traffic recommendations and none of these issues have been raised. I agree that there has been no serious accident. However, as I stated earlier, as a resistance and driver on Church Lane not one day goes by where I have a near miss but I, and otherwise residents are prepared for this eventuality. I am concerned that delivery drivers who are unaware of the potential hazard coming from the right as they head west towards the stores rear car park will not make provisions for this. I am for the proposed redevelopment but I do think this part of the highway needs to be addressed before a serious accident does happen. Thank you

Comments for Planning Application DM/0753/21/FUL

Application Summary

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Case Officer: Lauren Birkwood

Customer Details

Name: Mr Dennis Read

Address: 35 Grimsby Road Laceby Grimsby

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment:I wish to object to the substantial development for the following reasons:-

1. Laceby already has 4 convenience stores and 1 Supermarket with the village or I within 5 min driving time. This development would adversely affect the economics of these establishments.
2. This development would have an adverse effect on various aspects of the Laceby conservation area.
- 3 The car park behind the property is a public car park designated in perpetuity by previous planning decisions.
- 4 The car park access is unsuitable for large delivery vehicles and potentially dangerous.

Carol Pedersen (Engie)

From:
Sent: 31 August 2021 09:30
To: Planning - IGE (ENGIE)
Subject: Re: Laceby

16 Hawerby Road Laceby DN37 7be

Sent from my iPad

> On 31 Aug 2021, at 08:53, Planning - IGE (ENGIE) <planning@nelincs.gov.uk> wrote:
 >
 > Dear Helen
 >
 > Thank you for your comments regarding planning application DM/0753/21/FUL - 2 and 4 Caistor Road, Laceby -
 Demolish part of buildings to rear, alterations and erect rear single storey extension to form a new commercial unit
 at no.2 and a convenience store at no.4 with canopied entrance to side including associated plant areas, service
 yards, car park, fencing and other associated works.
 >
 > In order for your comments to be taken into account and made public, please would you provide your postal
 address, as anonymous representations are not taken into account.
 >
 >
 > Thanks and kind regards
 > Carol
 >
 > Carol Pedersen
 > Technical/Customer Services Officer
 > Planning Team
 > Places & Communities North – NEL
 > carol.pedersen@nelincs.gov.uk
 > Tel. +44 (0) 147 232 4258
 >
 >
 >
 > engie.co.uk
 > New Oxford House, George Street
 > Grimsby, North East Lincolnshire, DN31 1HB
 >
 >
 > -----Original Message-----
 > From:
 > Sent: 27 August 2021 09:34
 > To: Planning - IGE (ENGIE) <planning@nelincs.gov.uk>
 > Subject: Laceby
 >
 > Dear Sir / Madam, I think it is disgusting that a big company like the council is even thin of letting a Co-op store be
 put in Laceby village, we have local businesses who are use and Morrison's is 2 mins away on the news our council's
 are all saying use local businesses then you go and let them put planning in I for one and many more of the village
 will boycott the store 😡😡😡
 > Yours sincerely Helen Barker Sent from my iPad
 > -----
 > Reduce your environmental footprint, please do not print this email unless you really need to.

>

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Comments for Planning Application DM/0753/21/FUL

Application Summary

Application Number: DM/0753/21/FUL

Address: 2 And 4 Caistor Road Laceby North East Lincolnshire DN37 7HX

Proposal: Demolish part of buildings to rear, alterations and erect rear single storey extension to form a new commercial unit at no.2 and a convenience store at no.4 with canopied entrance to side including associated plant areas, service yards, car park, fencing and other associated works

Case Officer: Lauren Birkwood

Customer Details

Name: Mr Leslie Olleu

Address: 37 Hawerby rd Laceby village Cleethorpes

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: The village do not need a supermarket.

Comments for Planning Application DM/0753/21/FUL

Application Summary

Application Number: DM/0753/21/FUL

Address: 2 And 4 Caistor Road Laceby North East Lincolnshire DN37 7HX

Proposal: Demolish part of buildings to rear, alterations and erect rear single storey extension to form a new commercial unit at no.2 and a convenience store at no.4 with canopied entrance to side including associated plant areas, service yards, car park, fencing and other associated works

Case Officer: Lauren Birkwood

Customer Details

Name: Miss Amanda Hubbard

Address: 58 Haverby Road Laceby

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Our village does definitely not require another much bigger convenience store. We already have 2 and this proposed building would be a few doors down from one which already exists. A small business cannot compete against a major company, and we need to support our small businesses not put them out of business. Just down the road is Morrisons what warrants a co-op in this location. Laceby VILLAGE stop turning it into a town we don't need it to be any bigger,

Comments for Planning Application DM/0753/21/FUL

Application Summary

Application Number: DM/0753/21/FUL

Address: 2 And 4 Caistor Road Laceby North East Lincolnshire DN37 7HX

Proposal: Demolish part of buildings to rear, alterations and erect rear single storey extension to form a new commercial unit at no.2 and a convenience store at no.4 with canopied entrance to side including associated plant areas, service yards, car park, fencing and other associated works

Case Officer: Lauren Birkwood

Customer Details

Name: Miss Claire Turnau

Address: 1 longmeadows drive Laceby Grimsby

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: It's not required in such a small village that already has 2 large convenience stores. Along with a very large supermarket within walking distance.

Comments for Planning Application DM/0753/21/FUL

Application Summary

Application Number: DM/0753/21/FUL

Address: 2 And 4 Caistor Road Laceby North East Lincolnshire DN37 7HX

Proposal: Demolish part of buildings to rear, alterations and erect rear single storey extension to form a new commercial unit at no.2 and a convenience store at no.4 with canopied entrance to side including associated plant areas, service yards, car park, fencing and other associated works
Case Officer: Lauren Birkwood

Customer Details

Name: Mrs Janice Hinds

Address: 10 marshall close Laceby

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment:I dont believe the village needs yet another shop building another will not only be totally wrong for our little village but it will effect the al ready established shops we already have we already have a little supermarket and 2 little convenience stores a morrisons down the road a spar and co-op a short distance away all this village needs is a slightly better bus system divert some of the nearly empty buses that are at morrisons every 10 minutes through the village on a weekend

Comments for Planning Application DM/0753/21/FUL

Application Summary

Application Number: DM/0753/21/FUL

Address: 2 And 4 Caistor Road Laceby North East Lincolnshire DN37 7HX

Proposal: Demolish part of buildings to rear, alterations and erect rear single storey extension to form a new commercial unit at no.2 and a convenience store at no.4 with canopied entrance to side including associated plant areas, service yards, car park, fencing and other associated works

Case Officer: Lauren Birkwood

Customer Details

Name: Mrs Patricia Brozych

Address: 25, Mulberry Lane, Laceby Grimsby

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment:I object to the proposal of this plan, we have 3 lovely shops locally and I see no need for a big named supermarket in the Village. It will also mean more large lorries coming into the village and the roads are not sufficient to handle that size of vehicle.

On the matter of our local shops one is only a few doors away from the proposed site which also has our post office, I feel that another shop would eventually put this little shop out of business putting the post office in jeopardy of closing. This would be a major loss to the people of the village as there no banks here and only a few in town now. Also we have a large supermarket just up the road from the village; Morrisons which caters for those who need a big family shop and there is already a Co-op store at Bradley Cross Roads so why another here. The building needs restoring to it's former beautiful state and used in the manner it was built for as we are a village with no public house.

Comments for Planning Application DM/0753/21/FUL

Application Summary

Application Number: DM/0753/21/FUL

Address: 2 And 4 Caistor Road Laceby North East Lincolnshire DN37 7HX

Proposal: Demolish part of buildings to rear, alterations and erect rear single storey extension to form a new commercial unit at no.2 and a convenience store at no.4 with canopied entrance to side including associated plant areas, service yards, car park, fencing and other associated works

Case Officer: Lauren Birkwood

Customer Details

Name: Mrs Bridget Rimmer

Address: 12 Phillips Lane Laceby Grimsby

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I strongly oppose the proposed development of this property to make way for a CO-OP store or store of any other kind. The village already has established businesses that the proprietors have worked hard to maintain. By allowing this plan to go ahead the NELC takes on the responsibility of potentially putting these businesses out of business!!! There is already a major supermarket in the vicinity i.e Morrisons at the end of the A46 bypass closely followed by the Spar and another CO-OP .

In addition to this parking is already difficult in this vicinity, there will always be people who just stop and park to " pop in quickly" rather than finding the appropriate parking area. This will create a hazard on an already awkward junction and potentially cause traffic accidents and risk to pedestrians. Buses already turn to access the bus stop on the 'square' which already causes turning problems on the junction. Additional large HGV vehicles entering the village and navigating this junction will create further disruption to traffic flow on this junction and potentially be hazardous to patrons of The Little Teapot which is adjacent to the said property. This said the pathway in front of the property is already narrow so any products displayed outside e.g plants and seasonal goods will restrict passage for pedestrians , persons using mobility scooters and persons using prams/ pushchairs and creating a risk to life.

Signage for a store of this kind would be detrimental too as it would not be in keeping with the age of the building and it would spoil central focus as you enter the village .

Late opening times could cause nuisance to residents in the immediate vicinity by noise of traffic / deliveries and potential gathering of young people outside the store.

Comments for Planning Application DM/0753/21/FUL

Application Summary

Application Number: DM/0753/21/FUL

Address: 2 And 4 Caistor Road Laceby North East Lincolnshire DN37 7HX

Proposal: Demolish part of buildings to rear, alterations and erect rear single storey extension to form a new commercial unit at no.2 and a convenience store at no.4 with canopied entrance to side including associated plant areas, service yards, car park, fencing and other associated works

Case Officer: Lauren Birkwood

Customer Details

Name: Mrs Carol Page-Best

Address: 25 St Francis Grove Laceby

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: not a good corner for traffic anyway will be made worse by deliveries. Another shop totally unnecessary, it will be jeopardising livelihoods of current businesses not just convenience stores but the hairdressers and cafes who need parking space

Comments for Planning Application DM/0753/21/FUL

Application Summary

Application Number: DM/0753/21/FUL

Address: 2 And 4 Caistor Road Laceby North East Lincolnshire DN37 7HX

Proposal: Demolish part of buildings to rear, alterations and erect rear single storey extension so as to retain public house at no.2 Caistor Road and for a change of use to form a convenience store at no.4 Caistor Road with canopied entrance to side including associated plant areas, service yards, car park, fencing and other associated works (Amended Plans received 5th January 2022 and Amended Description)

Case Officer: Lauren Birkwood

Customer Details

Name: Miss Vicky Lane

Address: The Surgery 6 Caistor Road Laceby

Comment Details

Commenter Type: Neighbour

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

Comment Reasons:

Comment: Dear Sir/Madam

I am Practice Manager for Dr A Sinha Surgery which neighbours the proposed site. Due to limitations on our site, we have no dedicated parking for the patients to use when visiting the practice. There is public parking available in the "Square" outside of the building and also the public car park that is available on this proposed site for those able to park there and walk around to the practice. My comment for consideration is due to potential increased traffic and car parking in the area, whilst there is a large car park proposed for the shop/public house customers, there is potential for more of the parking spaces to be used in the "Square". We would be grateful if you could consider offering some dedicated parking slots in the square for patients of the practice or to make several parking slots designated disabled parking slots to allow parking nearby for patients that have disabilities or struggle with their mobility to assist in them being able to park nearby to the GP practice when they have to attend.

Thank you for consideration of this.

Yours faithfully

Vicky Lane

Practice Manager

Healing Parish Council

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

9th February 2022

Planning Dept. NELC
BY EMAIL

Dear Sirs,

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

Planning Application Reference: DM/1196/21/FUL

Proposal: Erect one dwelling with associated landscaping, boundary treatments and car parking bay (Amended Plans received 4th January 2022)

Location: Land At Orchard Fields Healing

Objections – the Parish Council objected to this development pre-amendment and would reiterate its objections to the proposal. The amendments do not impact upon the view that this dwelling is not appropriate at this location and represents overintensification of this site. The property is being shoe-horned into a small space which would be better left as general amenity space to improve the residential aspects of the site. Another property is unacceptable at this location.

Mrs. Kathy Peers
Clerk – Healing Parish Council

Comments for Planning Application DM/1196/21/FUL

Application Summary

Application Number: DM/1196/21/FUL

Address: Land At Orchard Fields Healing North East Lincolnshire

Proposal: Erect one dwelling with associated landscaping and car parking bay

Case Officer: Bethany Loring

Customer Details

Name: Mr Gary Simons

Address: 28 Stallingborough Road Healing Grimsby

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: This building is out of keeping with the size of the surrounding buildings. In addition, the plot is too small, the proposed building nearly touches the phase two boundary at two points. The proposed building is clearly an after thought not in keeping with phase 1 & 2. Previously, concerns were raised as regards to service and emergency vehicle access. The addition of this proposed garage sized building virtually halves the width of the access road to number 4. Also, this is another pressure on the flood area (phase 2).



Humberston Village Council

Clerk to the Council – Mrs. K. Peers

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

TO: planning@nelincs.gov.uk

Planning Consultation Comments

9th July 2021

Dear Sirs,

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

Planning Application Reference: DM/0365/21/FUL

Proposal: Retrospective application for the siting of 50 No fire stations already in-situ

Location: Humberston Fitties Chalet Park Humberston Fitties Humberston

No objections.

Objections and support comments made by Heritage Officer

Yours faithfully,

KJ Peers

KJ Peers

Clerk to the Council

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

Ellie Smalley (EQUANS)

From: Mary Hodson
Sent: 14 February 2022 14:28
To: Planning - IGE (ENGIE)
Subject: Ref : DM/0365/21/FUL

This is in regards to retrospective planning for fire boxes on The Humberston Fitties.

I am forwarding my objections to these as follows :

1. Fire extinguishers at Humberston Fitties are not fit for purpose.
2. Position- these are located on the grass verges which are used by pedestrians and members of the public. They are therefore, a health and safety risk as obstacles when walking as there are no pavements for public use.
3. Humberston Fitties is a conservation area and these red boxes are not in keeping with the environment and nature of the area.
4. These extinguisher units have a « nuisance value » and can be abused with vandalism, theft and ringing of the bell outside of emergencies, which has already occurred since their installation. Another concern is, will the extinguisher units function properly in an emergency if ever needed due to the previous « nuisance value » point.
5. These extinguisher units were installed without consultation with owners.
6. Training on extinguisher units ? Extinguishers can be very dangerous if used improperly - there has been no on site training or guidance.
7. These extinguishers are for use by whom? The owners/ residents? These would need to be positioned in their buildings to enable emergency exit. The user could be a resident/owner/guest/ member of the public.
8. These are not fit for purpose, as they are a caravan park accessory, they would not normally be sited in a town or public place. The Humberston Fitties is open to the public.
9. With reference to Tingdene's fire risk assessment page 10 of 36, quote paragraph « permission was granted to 12 owners to have access out of season » This needs clarification as it is fundamentally untrue.
10. Surely if there is a requirement for fire security then extra water hydrants are a much better and safer alternative.

Yours faithfully,
 Paul Hodson, 32 Humber's Fitties

Sent from my iPad

Comments for Planning Application DM/0365/21/FUL

Application Summary

Application Number: DM/0365/21/FUL

Address: Humberston Fitties Chalet Park Humberston Fitties Humberston North East Lincolnshire

Proposal: Retrospective application for the siting of 50No fire stations already in-situ

Case Officer: Emily Davidson

Customer Details

Name: Mrs Jacqueline Nixon

Address: 148 HUMBERSTON FITTIES HUMBERSTON GRIMSBY

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: These boxes are unsightly and unnecessary and attract antisocial behaviour with people setting the alarms off and stealing the extinguishers

Comments for Planning Application DM/0365/21/FUL

Application Summary

Application Number: DM/0365/21/FUL

Address: Humberston Fitties Chalet Park Humberston Fitties Humberston North East Lincolnshire

Proposal: Retrospective application for the siting of 50 No fire stations already in-situ

Case Officer: Emily Davidson

Customer Details

Name: Mr Raymond Hutchinson

Address: 109 Humberston Fitties, Humberston Grimsby

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: My objections to this application are as follows:-

1.- The Humberston Fitties Chalet Park is a designated Conservation site and as such these "Fire Stations" and serve no useful purpose and are completely out of character with the site. Under what specific legislation is the applicant using to site these items, given that fire hydrant positions are already in place. It should be noted that they have already attracted vandalism since being installed.

2.- There is no information given in the documentation as to the practical use of the stations and their benefit should a fire occur.

3.- The applicant states in section 14 of the application that the site is a chalet and caravan site. This is incorrect as there are no caravans on-site or facilities for them. As the name implies the site is a designated chalet park and nothing else.

From: Linda Hague
Sent: 14 July 2021 20:03
To: Planning - IGE (ENGIE) <planning@nelincs.gov.uk>
Subject: Application Number: DM/0365/21/FUL

Dear Sirs/Madam

With reference to the above planning application I wish to make the following comments:-

Safety of the owners and residents:

- The Fire boxes are situated in a haphazard sequence and clustered in some areas.
- Many of the fire boxes are sealed and therefore in the case of a fire cannot be opened in a timely manner rendering them useless.
- There are no instructions as to what are in the fire boxes or how to use them.
- The Fire Brigade make annual checks on the fire hydrants already situated on the site and positioned discretely.
- The size of the fire boxes cannot hold different fire extinguishers dependant on the type of fire.
- There is a bell on the back stand, which has to be rung manually.

The aesthetic appearance of the boxes:-

- In accordance with the Conservation document drawn up by N E Lincs Council any signage must be considered in the context of the scheme as a whole and be co-ordinated both in terms of design, colour and materials to suit the road system they serve and not to conflict with the rural atmosphere of the Conservation Area.

Further comment:

- To date these fire boxes have caused vandalism by individuals either opening them, ringing the bells and hitting them hoping to set an alarm off.

Considering the above points the fire boxes are not fit for purpose, do not enhance the aesthetic appearance of the site, or serve a useful purpose as fire hydrants are already on the site. I would hope that the planning committee will take on board these points when considering the application.

Linda Hague
 113 Humberston Fitties

From: Linda Hague
Sent: 07 July 2021 12:15
To: Planning - IGE (ENGIE) <planning@nelincs.gov.uk>
Subject: DM/0365/21/FUL

Retrospective application for the siting of 50 No fire stations already in-situ | Humberston Fitties
Chalet Park Humberston Fitties Humberston North East Lincolnshire

Dear Planning Officer.

I note when perusing the planning application for the above that Tingdene have stated that this is a Chalet and Caravan park.

At no time have caravans been allowed on the park, Can this discrepancy be addressed as this could become a back door for Tingdene putting caravans on the empty plots.

With Regards Linda Hague 113 Fitties.

Comments for Planning Application DM/0365/21/FUL

Application Summary

Application Number: DM/0365/21/FUL

Address: Humberston Fitties Chalet Park Humberston Fitties Humberston North East Lincolnshire

Proposal: Retrospective application for the siting of 50No fire stations already in-situ (amended locations of stations 5, 6, 15, 16 and 44)

Case Officer: Emily Davidson

Customer Details

Name: Mr Alex Hamilton

Address: 3 First Main Road Humberston Fitties Chalet Park Humberston, Grimsby

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I note that a copy of a Fire Safety Risk Assessment conducted on 3rd October 2018 has recently been added to the documents supplied in connection with this application.

The assessor shares the view that, for this site, the Fire Safety Order applies to the Community Room and those who use it, the Electricity Sub-Station and the electricity installation it provides, and spaces that visitors use. The Yacht Club is a commercial property responsible for its own assessment, and the owner-occupied chalets are classed as domestic dwellings, outside of the Order. Neither the assessor nor the fire service has respectively endorsed or promoted the use of fire stations or their suitability in this situation.

The preface to the assessment pinpoints that an assessor is reliant in part on information provided by others. The assessor comments that the applicant wishes to install fire stations in order to bring the site in line with its other parks. This site cannot be categorised in a similar way. It has nothing in common with a closed commercial holiday park site.

The nature of the Fitties is such that risks require special consideration. A higher standard of evidence is expected that measures enhance safety to an extent which outweighs any detrimental impact on the Conservation Area. The fire service limited its comments to a reminder of NELC's statutory obligation to ensure they comply with regulations applicable to fire service hydrants.

The assessment cites a risk that visitors are denied access to the fire services fire hydrants and have to call 999 but "People with no training should not be expected to extinguish a fire." (Fire Safety Risk Assessment Guidance). Possible obstruction of access for emergency vehicles by barriers in place at the south end of the site was not flagged up by the assessor as presenting a

comparable risk to safety.

General purpose fire extinguishers provided for the open spaces could be inadvertently used on buildings that they are not suitable for e.g. those containing electrical items. Their prominent and accessible location on footpaths frequented by visitors has already been demonstrated to act as a magnet for vandalism and theft, limiting the benefit to safety whilst increasing the newly acquired costs to owners.

Do the fire station alarms alert the whole site and all occupants present at the same time?

NELC has historically adopted a proportionate response to fire safety by requiring all owners to keep an appropriate fire extinguisher or a fire blanket in their chalet to use in case of fire. Owners were not consulted prior to the supplementary installation of fire stations outside of the plots.

Chalet owners were also historically prohibited from running a business from their chalets, which was generally taken to encompass buy-to-let arrangements. Owners who advertise their chalets for let must assume a personal liability under the Order and other relevant legislation for the health and safety of their paying guests and others.

If fire stations are deemed necessary or desirable for the safety of residents and occasional occupants, I question why Local Authorities do not already install them as a matter of course in all their public parks, open spaces, estates and high streets to supplement their existing provision of fire service fire hydrants. The fact that they have not done so casts doubt on whether they are appropriate for this site.

Comments for Planning Application DM/0365/21/FUL

Application Summary

Application Number: DM/0365/21/FUL

Address: Humberston Fitties Chalet Park Humberston Fitties Humberston North East Lincolnshire

Proposal: Retrospective application for the siting of 50 No fire stations already in-situ

Case Officer: Emily Davidson

Customer Details

Name: Mr Alex Hamilton

Address: 3 First Main Road Humberston Fitties Chalet Park Humberston, Grimsby

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Application

Please note that NELC leases out its site as Humberston Fitties Chalet Park, Humberston, North East Lincolnshire, (Part 4) for use as a Chalet Park. There are no existing 'Materials' (Part 9). There is no 'Existing Use' as a Caravan Park. (Part 13). These may seem petty distinctions but planning departments in other areas have overlooked minor details to their later cost.

Safety

Safety is paramount, but precautions must be appropriate and proportionate to risk. No details have been provided to show how fire hazards were evaluated, the degree of risk, and the factors that decided why these particular physical fire precautions are necessary to ensure the safety of people on site if a fire does start.

The chalets are privately owned with safety at personal risk, but if the planning department is made aware of, and takes into account, conclusions from the fire risk safety assessment for the communal areas of the park, and other actions or options for reducing risks that were explored, they would be in a better position to make a transparent and objective decision on the application. It helps those affected to understand why this option is needed or desirable.

It is not advisable for a person who has not had training to use a standard fire extinguisher. It is important to know which type to use for the fire. If the wrong type of extinguisher is used, this could lead to life-threatening consequences.

The fire service cannot carry out a fire safety risk assessment on behalf of landlords and therefore

have only commented on the fire hydrants marked in yellow and access for fire engines.

The fire stations attract vandals who take out the fire extinguishers and sell them. I saw a young woman (in a group of youths) thumping the board as she went past, presumably in an attempt to set the alarm off. It compromises the protection they were intended to provide.

A number of the red boxes are out of action at the moment because they are sealed shut with security tags.

Locations

The planning decision also needs to take into account how the number of fire stations and their locations was arrived at. There seems to be a greater number of fire stations than is necessary for effective coverage. Placement and spacing is inconsistent.

In some parts a fire station covers large areas from its nearest location on the main road, whilst in other parts, three adjacent chalets or chalets in a small cluster each have a fire station of their own.

Some of the fire stations on Anthony's Bank Road have been placed on the side of the road NELC leases to Thorpe Park.

There are a small number of discrepancies between the maps and physical on-the-ground locations.

Heritage

The large bright red plastic boxes and wooden boards are very prominent in the landscape. They are detrimental to the character of the Conservation Area.

Thorpe Park has installed the same or similar red plastic boxes, but no boards. Thorpe Park is a commercial holiday park which does not have to take Conservation Area restrictions into account in its choices.

Comments for Planning Application DM/0365/21/FUL

Application Summary

Application Number: DM/0365/21/FUL

Address: Humberston Fitties Chalet Park Humberston Fitties Humberston North East Lincolnshire

Proposal: Retrospective application for the siting of 50No fire stations already in-situ (amended locations of stations 5, 6, 15, 16 and 44)

Case Officer: Emily Davidson

Customer Details

Name: Mr Alex Hamilton

Address: 3 First Main Road Humberston Fitties Chalet Park Humberston

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: It has still not been explained why fire stations were chosen as the best means to enhance fire safety within the common areas. They are sited on footpaths which need to be kept clear if at all possible because they are evacuation routes.

It is good that the suggestions of the Heritage Officer have been adopted with regard to the visual impact of the installation, but the inconsistency of overall spacing remains unaddressed. Clusters of fire stations are apparent in locations where coverage could be evened out by using nearby, safer positions.

Planning - IGE (ENGIE)

Subject: FW: Fitties Fire Stations

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

From: Katie Teakle

Sent: 16 July 2021 09:05

To: Emily Davidson (Engie) <Emily.Davidson@Nelincs.gov.uk>

Subject: Fitties Fire Stations

Addendum to comments DM/0365/21/FUL

What I did not add, and I should have done is that the bells might be useful in a general emergency to summon help rapidly from other owners.

Had an incident on site yesterday where vandals were on roof of rented property, owner away, visitors staying in property terrified..so there IS a potential use there.

Please add to my other comments....important to have reasoned balanced reasoning!

Thank you

Katie

Comments for Planning Application DM/0365/21/FUL

Application Summary

Application Number: DM/0365/21/FUL

Address: Humberston Fitties Chalet Park Humberston Fitties Humberston North East Lincolnshire

Proposal: Retrospective application for the siting of 50 No fire stations already in-situ

Case Officer: Emily Davidson

Customer Details

Name: Miss Katherine Teakle

Address: 85 Main Road Humberston Fitties

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Street Furniture

What is the relevance/purpose of these stations.?

Was there a Fire Authority Assessment ?

Mobile phones and garden hose pipes are what every fitty has in the lead time between outbreak and arrival of firemen.

I am not sure what they are meant to do...other than show the Tingdene have ticked a box!

Aesthetically they are visually intrusive...colour, location, volume.

Also vandal magnets.

Some are sealed...so again, confused and puzzled as to their precise function?

Thank you

Comments for Planning Application DM/0365/21/FUL

Application Summary

Application Number: DM/0365/21/FUL

Address: Humberston Fitties Chalet Park Humberston Fitties Humberston North East Lincolnshire

Proposal: Retrospective application for the siting of 50 No fire stations already in-situ

Case Officer: Emily Davidson

Customer Details

Name: Miss Laretta Mckinnon

Address: 101 First Main Road Humberston Fitties Grimsby

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: It seems ridiculous that these secondhand fire alarm stations...50 in total have gone unnoticed by the planning police. Owners on the Fitties were not informed of their imminent placement and were not versed in their use.



Humberston Village Council

Clerk to the Council – Mrs. K. Peers

Tel:- 07494 577661

Email:-

clerk@humberstonvillagecouncil.com

TO: planning@nelincs.gov.uk

Planning Consultation Comments

26th July 2021

Dear Sirs,

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

Planning Application Reference: DM/0541/21/FULA

Proposal: Erect single storey extension to front, erect single storey extension to rear and install decking to rear

Location: 258 Humberston Fitties Humberston

The Village Council would support the objections of the Heritage Officer and object to the extension and agree that the verandah is acceptable. Therefore objections based on support of Heritage Officer's comments.

Yours faithfully,

KJ Peers

KJ Peers

Clerk to the Council

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

Comments for Planning Application DM/0541/21/FULA

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Application Summary

Application Number: DM/0541/21/FULA

Address: 258 Humberston Fitties Humberston North East Lincolnshire DN36 4EY

Proposal: Erect single storey extension to front, erect single storey extension to rear and install decking to rear

Case Officer: Jonathan Cadd

Customer Details

Name: Miss Yvonne Lickerish

Address: 259 Humberston Fitties Humberston

Comment Details

Commenter Type: Neighbour

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment: I have no objection whatsoever to this application.

Comments for Planning Application DM/0541/21/FULA

Application Summary

Application Number: DM/0541/21/FULA

Address: 258 Humberston Fitties Humberston North East Lincolnshire DN36 4EY

Proposal: Erect single storey extension to side/rear including new roof, install canopy over part of decking to front and installation of shed to rear.

Case Officer: Jonathan Cadd

Customer Details

Name: Miss Yvonne Lickerish

Address: 46 FAIRFAX ROAD Grimsby

Comment Details

Commenter Type: Neighbour

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment: I have no problem with the proposed plans.