

Planning - IGE (ENGIE)

From: clerk@newwalthamparishcouncil.com
Sent: 03 June 2021 11:33
To: Planning - IGE (ENGIE)
Cc: Dinsdale Shaw
Subject: Planning Decisions - NWPC

Importance: High

Good Morning,

Pls find below decisions made at last nights meeting:

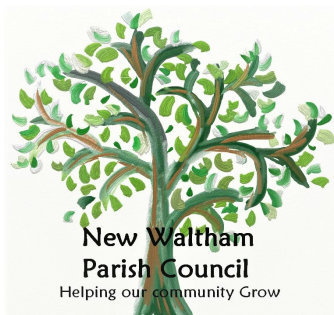
DM/0418/21 – **Object** (further comments) – Council wishes to Object to this in its current state given the current positioning of the care home on the development and further pollution it may cause.

Kind Regards

Anneka

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

New Waltham Parish Council
 St Clements Way
 New Waltham
 DN36 4GU





Virus-free. www.avg.com

Planning - IGE (ENGIE)

From: clerk@newwalthamparishcouncil.com
Sent: 18 May 2021 09:56
To: Planning - IGE (ENGIE)
Cc: Dinsdale Shaw
Subject: NWPC Planning Comments

Importance: High

Please find comments from NWPC below:

DM/0419/21/FUL – **Rejected** with the following comments:

- Height higher than 2 story houses.
- Too much traffic flow from staff and residents/family members/visitors.
- Pollution caused by vehicles and the building.. especially as next to the largest school in the area.
- Environmental impact due to sheer scale.
- Residents who look out onto open fields.. soon to be landscaped housing.. is very different to looking out onto a huge construction like this.

Kind Regards

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New Waltham Parish Council
 St Clements Way
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 DN36 4GU



Comments for Planning Application DM/0418/21/FUL

Application Summary

Application Number: DM/0418/21/FUL

Address: Land At Station Road/Louth Road New Waltham North East Lincolnshire

Proposal: Erection of Extra Care Development (Use Class C2) with associated communal facilities, access, parking, landscaping and associated works.

Case Officer: Lauren Birkwood

Customer Details

Name: Miss Emma Harris

Address: Holton Le Clay Parish Council, Pinfold Lane, Holton Le Clay DN36 5DL

Comment Details

Commenter Type: Parish Council

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment: Holton le Clay Parish Council has no objections to this application.

Planning Application Reference: DM/0418/21/FUL Proposal: Erection of Extra Care Development (Use Class C2) with associated communal facilities, access, parking, landscaping and associated works. Location: Land At Station Road/Louth Road New Waltham North East Lincolnshire

Waltham Parish Council has no objections to this application.

Comments for Planning Application DM/0418/21/FUL

Application Summary

Application Number: DM/0418/21/FUL

Address: Land At Station Road/Louth Road New Waltham North East Lincolnshire

Proposal: Erection of Extra Care Development (Use Class C2) with associated communal facilities, access, parking, landscaping and associated works.

Case Officer: Lauren Birkwood

Customer Details

Name: Mr Peter Herring

Address: 429 Louth Road, New Waltham Grimsby

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: This proposed construction is way out of character for the area and will be the largest building in the village, and will overlook local residents property.

Due to it's size, being on the A16 it will increase the noise pollution of the traffic using this main artery into Grimsby. Again due to it's size it will also block the prevailing wind from Toll Bar junction causing a further increase in air pollution from the increased vehicle movements of the additional housing being built, this surely is not a good scenario opposite one of the area's main schools or for the local residents. This junction is already very polluted especially at peak times as is already known.

As an aside' is it good for a care home built against a main road with all the noise and air pollution present, surely would be better in a more serene part of the development.

Comments for Planning Application DM/0418/21/FUL

Application Summary

Application Number: DM/0418/21/FUL

Address: Land At Station Road/Louth Road New Waltham North East Lincolnshire

Proposal: Erection of Extra Care Development (Use Class C2) with associated communal facilities, access, parking, landscaping and associated works.

Case Officer: Lauren Birkwood

Customer Details

Name: Mr David Waters

Address: 433 Louth Road New Waltham Grimsby

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment:- To build a 66-bed care unit. This raises many concerns and goes beyond beggar's belief - this is one of the main thoroughfares in the town. Thousand of cars per day with high levels of pollution. Further numbers with the new development are only going to increase concern.

- Site development also, included in plans. Noise and Air quality in my understanding is that people who need care suffering from Alzheimer's and dementia and health problems need peace and quite surroundings NOT 24hr disruption.

- 3,000 school children involved in everyday activities relating to air quality and noise.

- Laws were passed regarding levels of carbon monoxide and noise.

- Proposed position of this care home is wrong and alternative position at the rear of the development should be considered.

- Proposed development is to be contained by a boarded a "Ghetto style" 6ft boarded fence.

- In addition, it is not in keeping with existing recent developments i.e., Becklands which have extensive tree planting and screening schemes.

- Care needed on site re bird and wildlife. The loss of hedgerows and trees at the Toll Bar corner and the potential for further loss of existing field boundaries systems and wildlife corridors has, and will, has had, and will have a detrimental effect on local ecology and biodiversity.

- A major concern is the start and duration of works a temporary road access leading on to site and accessing A16 for site development traffic. NO access should be allowed of the site on to the A16 Louth Road. All construction traffic should enter from Station Road access which crisscrosses this site.
- Major concern re drainage and foul water - have experienced many problems to existing system to date. Water Board always involved.
- Contractors / Building Control need to be aware of ALL, building controls.
- Problems already experienced with phones, TV connections, situated at bend of new road development.
- All block plan symbols are not definable due to abbreviations.
- Many other issues to include building lines and construction materials. Speeding traffic not enough control.

16th May 2021

David Waters

433 Louth Road New Waltham, Grimsby DN36 4PP

Planning Number DM/0418/21/FUL

Comments for Planning Application DM/0418/21/FUL

Application Summary

Application Number: DM/0418/21/FUL

Address: Land At Station Road/Louth Road New Waltham North East Lincolnshire

Proposal: Erection of Extra Care Development (Use Class C2) with associated communal facilities, access, parking, landscaping and associated works.

Case Officer: Lauren Birkwood

Customer Details

Name: Mr David Waters

Address: 433 Louth Road New Waltham Grimsby

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Further comments for Planning application
DM/0418/21/FUL

Same concerns as letter sent for application DM/0419/21/FUL.

I have four (4) site plans dated 2019/2020 - with different blank site proposals.

It is our understanding the land proposals were for housing development.

Developers after thought - who will want to live on this busy corner with its pollution, noise, air quality etc.

Air quality is a main concern for ALL school children, patients, and residents.

New law passed states Air Quality - Peoples Health will not wait.

(Let us make this area to be cared for.)

These buildings are in the wrong position and will obstruct your eye line and concentration when entering this junction.

People will not observe warnings speed restrictions, construction. Traffic - site traffic entering on the A16 Louth Rd northern approach Toll Bar roundabout. Newly formed construction opening formed 300 yds from junction entering the A16 Louth Rd from site which is very dangerous. More safety measures need to be put in place - speed cameras road markings. This opening will be used as a main through-fare for years.

This opening was proposed to be further along Louth Rd with extra safety measures signalised site access, pedestrian crossing road markings and traffic lights.

Anglian Water states the existing system will not cope with extra intake and will cause serious flooding towards outfall from this proposed development.

HAVE EXPERIENCED MANY EXISTING PROBLEMS throughout the time we have lived here.

4th June 2021

Comments for Planning Application DM/0418/21/FUL

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Address: Land At Station Road/Louth Road New Waltham North East Lincolnshire

Proposal: Erection of Extra Care Development (Use Class C2) with associated communal facilities, access, parking, landscaping and associated works.

Case Officer: Lauren Birkwood

Customer Details

Name: Mr David Waters

Address: 433 Louth Road New Waltham Grimsby

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

- Comment:- To build a 66-bed care unit. This raises many concerns and goes beyond beggar's belief - this is one of the main through fares in the town. Thousand of cars per day with high levels of pollution. Further numbers with the new development are only going to increase concern.
- Site development also, included in plans. Noise and Air quality in my understanding is that people who need care suffering from Alzheimer's and dementia and health problems need peace and quite surroundings NOT 24hr disruption.
 - 3,000 school children involved in everyday activities relating to air quality and noise.
 - Laws were passed regarding levels of carbon monoxide and noise.
 - Proposed position of this care home is wrong and alternative position at the rear of the development should be considered.
 - Proposed development is to be contained by a boarded a "Ghetto style" 6ft boarded fence.
 - In addition, it is not in keeping with existing recent developments i.e., Becklands which have extensive tree planting and screening schemes.
 - Care needed on site re bird and wildlife. The loss of hedgerows and trees at the Toll Bar corner and the potential for further loss of existing field boundaries systems and wildlife corridors has, and will, has had, and will have a detrimental effect on local ecology and biodiversity.
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16th May 2021

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433 Louth Road New Waltham, Grimsby DN36 4PP

Planning Number DM/0419/21/FUL

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Application Summary

Application Number: DM/0418/21/FUL

Address: Land At Station Road/Louth Road New Waltham North East Lincolnshire

Proposal: Erection of Extra Care Development (Use Class C2) with associated communal facilities, access, parking, landscaping and associated works.

Case Officer: Lauren Birkwood

Customer Details

Name: Ms Teresa Darwood

Address: 435 Louth Road New Waltham Grimsby

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment:I was deeply concerned to receive this 2nd Planning Application Consultation notice from Engie regards the erection of an Extra Care Development at Tollbar and after receiving the other notification regards a 66 Bed Nursing Home almost on top of the Toll bar junction.

I again outline my concerns below and urge you to consider rejecting both of these applications on many grounds as outlined below. In particular consideration needs to be taken for the residents who would populate these dwellings who need and deserve people in authority to consider their needs and afford them some peace and quiet in what is often their later years of life.

The vast majority of Service Users in Nursing Homes and Care Facilities are elderly and increasingly have Dementia and Alzheimer's. One of the most fundamental needs of a person suffering with Dementia and Alzheimer's is peace, quiet and calmness. I now know this from my personal experience of being a Dementia carer and also being an Alzheimers Side By Side Volunteer for some years. Please consider these people's needs and meet with Alzheimers and Dementia Health professionals who I am confident would not support such facilities being sited at one of the areas busiest, noisiest and polluted junctions in this area.

I would always encourage quality nursing homes and housing for our ageing population they are desperately needed particularly for those who will develop Dementia and Alzheimer's as these are very much needed but they must be in the correct and best locations to ensure Service Users have the best chance of enjoying the later years of their lives.

Tollbar has emergency vehicles passing through the junction daily very often several times a day with their sirens activated-this can be very distressing for people with Alzheimer's and Dementia -

seek advice on this from Dementia professionals they will confirm this. Consider locating this Extra Care Facility and Nursing Home on the other side of the development as far away from the Tollbar junction as possible. It is not fair or acceptable to put people into these facilities (people who often do not have capacity to choose for themselves) which will not benefit their lives it will hinder their quality of their daily life and cause them distress and aggravation. If positioned on the opposite side of the development facing the wooded area the Service Users would have the opportunity to watch the deer, pheasants, foxes, birds and all the other wildlife which currently use the field where this care facility is being planned. Residents would be able to sit in, walk around and generally use any garden areas whereas I do not believe they would be able to use any outside space if it was sited at Tollbar junction. It wholeheartedly beggar's belief that anybody would even consider putting any Nursing Home or Care Facility at this junction. .

There are thousands of school children coming and going in the area twice daily with all the associated congestion of traffic and the noise that large groups of children make - this can be intimidating and frightening for the elderly and Alzheimer's and Dementia Service Users as the majority will need peace and calmness not masses of people again they can become confused, agitated and anxious I know this.

There are many hundreds of heavy goods and freight vehicles pass through this junction every day which cause noise but particularly at school leaving time when their horns are blasting at the school children near the roadside, and consider all of the pollution they cause too. I believe Service Users wouldn't be able to have their windows open due to the noise and pollution at Tollbar. The car and lorry headlights etc passing through Toolbar throughout the evening shining into rooms which also would have a negative effect on Dementia and Alzheimer's Service Users in the evening period (from the afternoon in winter). During the Sundowning period when Dementia and Alzheimers sufferers can be particularly agitated and anxious the noise and lights at the junction will aggravate their condition.

Also what is critically important is the care needed on this development site for our wildlife. Deers can currently be seen daily roaming these fields and what about the loss of the hedgerows and trees at the Tollbar corner and the potential further loss of existing field boundaries, systems and wildlife corridors. These 2 further care developments will have a further detrimental effect on local ecology and biodiversity all of which must be taken into consideration here.

Comments for Planning Application DM/0418/21/FUL

Application Summary

Application Number: DM/0418/21/FUL

Address: Land At Station Road/Louth Road New Waltham North East Lincolnshire

Proposal: Erection of Extra Care Development (Use Class C2) with associated communal facilities, access, parking, landscaping and associated works.

Case Officer: Lauren Birkwood

Customer Details

Name: Mr roger breed

Address: 9 Janton Court Grimsby

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment:MY COMMENTS ABOUT THIS APPLICATION ARE ROUGHLY THE SAME AS DM/0418/21/FUL THE COMPLEX IS OUT OF CHARACTER, TOO HIGH AND TOO CLOSE TO THE VERY BUSY JUNCTION OF TOLL BAR

IT WILL ALSO BE A HUGE THREAT TO THE TOLL BAR ACADEMY OF 3000 PUPILS.

POLLUTION LEVELS ARE OVER THE LEGAL LIMIT AT PEAK TIMES AM AND PM MONDAY TO FRIDAY ALREADY.

THIS COMPLEX ALONG WITH THE nURSING HOME WILL "BOX IN" THE ACADEMY ENDANGERING PUPILS HEALTH

TRAFFIC POLLUTION AND NOISE WILL BE A MAJOR PROBLEM FOR THE RESIDENTS AND STAFF AND IT BEGGARS BELIEF THAT SUCH A LOCATION HAS BEEN CHOSEN FOR VULNERABLE ELDERLY PEOPLE

SUGGEST BUILDING THE COMPLEX AT THE BACK OF THE DEVELOPMENT IF YOU HAVE TO BUILD SUCH A HIGH BUILDING

Comments for Planning Application DM/0418/21/FUL

Application Summary

Application Number: DM/0418/21/FUL

Address: Land At Station Road/Louth Road New Waltham North East Lincolnshire

Proposal: Erection of Extra Care Development (Use Class C2) with associated communal facilities, access, parking, landscaping and associated works.

Case Officer: Lauren Birkwood

Customer Details

Name: Mr Ben Evardson

Address: Newgrove House Care Home Station Road New Waltham

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I am the Registered Manager of Newgrove House Care Home, which is located on Station Road. I am opposing this application due to the possible impact that this extra care facility will have on the Care Home, its residents and also my staff.

My residents and their families are very worried that this new facility will result in the closure of Newgrove House which would in turn, result in them having to be re-located. Some of my residents have been here over 7 years. It is more than likely that this new facility, so close to our existing service would result in our current admissions being taken there, and this would have a detrimental impact on the Home. It does appear unfair that Newgrove has been here for many many years and has served the local community, and all of a sudden, a brand new building is being built which will mean the likely closure of Newgrove. There is a good choice of Care Homes in the area, and we all still manage to keep open and have a steady number of residents. This new facility with all of its bedrooms would mean that the local Homes will simply not survive.

My staff are also very worried about their jobs now. I have a number of staff that I employ who live in Waltham and New Waltham. They have also commented on how the new facility would take away the quaintness of the current care services in the area.

From: newwalthamparishcouncil
Sent: 18 May 2021 09:56
To: Planning - IGE (ENGIE) <planning@nelincs.gov.uk>
Cc: Dinsdale Shaw
Subject: NWPC Planning Comments
Importance: High

Please find comments from NWPC below:

DM/0419/21/FUL – **Rejected** with the following comments:

- Height higher than 2 story houses.
- Too much traffic flow from staff and residents/family members/visitors.
- Pollution caused by vehicles and the building.. especially as next to the largest school in the area.
- Environmental impact due to sheer scale.
- Residents who look out onto open fields.. soon to be landscaped housing.. is very different to looking out onto a huge construction like this.

Kind Regards

Anneka

Anneka Ottewell-Barrett

Clerk to New Waltham Parish Council & R.F.O

(Office Opening Hours: 9.30am – 1pm Mon -Thurs & 10am-12pm Fri)

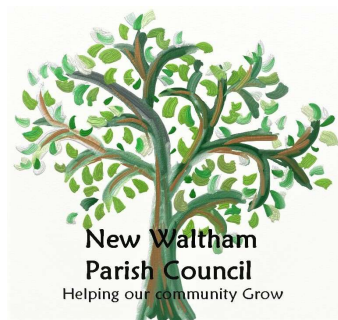
Contact:

New Waltham Parish Council

St Clements Way

New Waltham

DN36 4GU



Planning Application Reference: DM/0419/21/FUL Proposal: Erection of a Nursing Care Home (66 beds) Use Class C2 with associated communal facilities, access, parking, landscaping and associated works Location: Land At Station Road/Louth Road New Waltham North East Lincolnshire

Waltham Parish Council has no objections to this application.

Comments for Planning Application DM/0419/21/FUL

Application Summary

Application Number: DM/0419/21/FUL

Address: Land At Station Road/Louth Road New Waltham North East Lincolnshire

Proposal: Erection of a Nursing Care Home (66 beds) Use Class C2 with associated communal facilities, access, parking, landscaping and associated works

Case Officer: Lauren Birkwood

Customer Details

Name: Mr Tim Mickleburgh

Address: 11 Boulevard Avenue Grimsby

Comment Details

Commenter Type: Councillor

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I was a member of NELC's Health scrutiny panel for 3 years, also serving as Chair of Eng-Age, the campaigning body for older people throughout North East Lincolnshire.

More importantly I have been a volunteer at a care home since 2013, also serving on the dementia forum that consists of people representing all such homes throughout the borough.

My concern with this application is that it is a new build for a multi-storey home, whereas I believe single-storey constructions best serve the interests of residents.

For with more than one storey you need stairs and lifts. These can create problems, especially when dealing with those of reduced mobility. The potential is there for accidents, also what happens when the lift breaks down as occurred at one home I visited? People could be stranded on upper floors, making it far harder to deal with any evacuation should an emergency take place.

If the home has to be multi-storey, then I feel it is vital that there are specifically designated areas, separating the dementia care so that tailor-made care can be given.

Also you would need to look at how the building was designed, to ensure that those who were bed-ridden were situated on the ground floor. Otherwise there would be issues when using the lift or stairs.

I add that these are my personal views, and that they are made with the interests of our most vulnerable elderly at heart.

From: kathrine matthews
Sent: 19 May 2021 18:36
To: Planning - IGE (ENGIE) <planning@nelincs.gov.uk>
Subject: DM/0419/21/FUL

Proposal Erection of a Nursing Care Home (66beds)
Location Land at Station Road/Louth Road New Waltham North East Lincolnshire

The location of this large three storey care complex, placed at a busy intersection, in my opinion does not place people at the heart of those who will reside there and would go as far to say it is unkind.

The junction is frequented by thousands of cars each day and night, as well as many diesel trucks exposing residents to noise and traffic pollution. Even with a buffer noise will be an issue. The complex will be home to many people with existing health conditions. Pollutant concentrations tend to be higher closer to the road with highest levels generally within the first 500 feet. Traffic intersections can be pollution hot spots due to the stop start acceleration and deceleration conditions, particle number concentrations can be two thirds higher than at sections of the route with free flow traffic. Scientific studies show people who live near major roads appear to be more at risk for a variety of short and long term health risks. As a resident close to the junction, window sills are constantly black, an ominous sign of diesel soot and particularly much worse in the winter months due to atmospheric conditions.

With this in mind, I question why this location has been identified for this development and why it would not be better suited to the rear of the housing estate, in a more peaceful environment, for those in the latter years of their life, and also due to the height and size of the building, would have less impact. I understand it is unlikely private home buyers may be less attracted to a property so close to a busy intersection if the location was exchanged with the proposed private dwellings, particularly for young families in respect of the Rosamund Adoo Kissi - Debra case.

However I would still ask planners to think again, and consider if close proximity to a busy intersection is the right location for this development and the people who will reside there.

Kathrine and John Matthews
421 Louth Road
New Waltham
DN36 4PP

Comments for Planning Application DM/0419/21/FUL

Application Summary

Application Number: DM/0419/21/FUL

Address: Land At Station Road/Louth Road New Waltham North East Lincolnshire

Proposal: Erection of a Nursing Care Home (66 beds) Use Class C2 with associated communal facilities, access, parking, landscaping and associated works

Case Officer: Lauren Birkwood

Customer Details

Name: Mr Peter Herring

Address: 429 Louth Road, New Waltham Grimsby

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment:Comments: This proposed construction is way out of character for the area and will be the largest building in the village, and will overlook local residents property.

Due to it's size, being on the A16 it will increase the noise pollution of the traffic using this main artery into Grimsby. Again due to it's size it will also block the prevailing wind from Toll Bar junction causing a further increase in air pollution from the increased vehicle movements of the additional housing being built, this surely is not a good scenario opposite one of the area's main schools or for the local residents. This junction is already very polluted especially at peak times as is already known.

As an aside' is it good for a care home built against a main road with all the noise and air pollution present, surely would be better in a more serene part of the development.

Comments for Planning Application DM/0419/21/FUL

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Case Officer: Lauren Birkwood

Customer Details

Name: Mr David Waters

Address: 433 Louth Road New Waltham Grimsby

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment:- To build a 66-bed care unit. This raises many concerns and goes beyond beggar's belief - this is one of the main thoroughfares in the town. Thousand of cars per day with high levels of pollution. Further numbers with the new development are only going to increase concern.

- Site development also, included in plans. Noise and Air quality in my understanding is that people who need care suffering from Alzheimer's and dementia and health problems need peace and quite surroundings NOT 24hr disruption.

- 3,000 school children involved in everyday activities relating to air quality and noise.

- Laws were passed regarding levels of carbon monoxide and noise.

- Proposed position of this care home is wrong and alternative position at the rear of the development should be considered.

- Proposed development is to be contained by a boarded a "Ghetto style" 6ft boarded fence.

- In addition, it is not in keeping with existing recent developments i.e., Becklands which have extensive tree planting and screening schemes.

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16th May 2021

David Waters

433 Louth Road New Waltham, Grimsby DN36 4PP

Planning Number DM/0419/21/FUL

Comments for Planning Application DM/0419/21/FUL

Application Summary

Application Number: DM/0419/21/FUL

Address: Land At Station Road/Louth Road New Waltham North East Lincolnshire

Proposal: Erection of a Nursing Care Home (66 beds) Use Class C2 with associated communal facilities, access, parking, landscaping and associated works - AMENDMENT - Care Home moved by 500mm to accommodate Anglian Water easement

Case Officer: Lauren Birkwood

Customer Details

Name: Ms Teresa Darwood

Address: 435 Louth Road New Waltham Grimsby

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment:- The vast majority of Service Users in Nursing Homes and Care Facilities are elderly and increasingly have Dementia and Alzheimer's. One of the most fundamental needs of a person suffering with Dementia and Alzheimer's is peace, quiet and calmness. I know this from my personal experience of being a Dementia carer and also being an Alzheimers Side By Side Volunteer for some years. Please consider these people's needs and meet with Alzheimers and Dementia Health professionals who I am confident would not support such facilities being sited at one of the areas busiest, noisiest and polluted junctions.

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- Tollbar has emergency vehicles passing through the junction daily very often several times a day with their sirens activated-this can be very distressing for people with Alzheimer's and Dementia - again seek advice on this from Dementia professionals they will confirm this. Consider locating this Extra Care Facility and Nursing Home on the other side of the development as far away from the Toll bar junction as possible. It is not fair or acceptable to put people into these facilities (people who often do not have capacity to choose for themselves) which will not benefit their lives it will hinder their quality of their daily life and cause them distress and aggravation. If positioned on the opposite side of the development facing the wooded area the Service Users would have the opportunity to watch the deer, pheasants, foxes, birds and all the other wildlife which currently use the field where this care facility is being planned. Residents would be able to sit in, walk around and generally use any garden areas whereas I do not believe they would be able to use any outside areas if it was sited at the Tollbar junction. It wholeheartedly beggar's belief that anybody

would even consider putting a Nursing Home or Care Facility at this junction. .

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Application Summary

Application Number: DM/0419/21/FUL

Address: Land At Station Road/Louth Road New Waltham North East Lincolnshire

Proposal: Erection of a Nursing Care Home (66 beds) Use Class C2 with associated communal facilities, access, parking, landscaping and associated works

Case Officer: Lauren Birkwood

Customer Details

Name: Mr Malcolm Willey

Address: 439 Louth Road New Waltham Grimsby

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: The Location of this development is close to Waltham Toll Bar School. It is a very busy area even without the impact of other developments that have already been approved in the area. The access point to the proposed site is opposite the school which at peak times will add to the very high levels of traffic trying to access Station Road. already there is standing traffic on the road at school leaving time.

Although TollBar roundabout has been developed to ease the traffic flow there is still too much traffic on this local road network also the new housing development will create an even greater bottleneck.

The height of the proposal is higher than anything else in the area and with this in mind we feel that the pollution aspect requires closer examination. At present the area has an open aspect but with the enclosure of the traffic with the development and new houses it will prevent traffic fumes escaping. At peak times when there is standing traffic, most noticeable on cold still days, We feel quite unwell with breathing when in our front garden. We do not know what the pollution levels are during these times and do not know how to attain these figures but we are sure they must be near maximum. Not only is this dangerous for ourselves to endure but the residents of the care home who are more infirm than we are, would surely suffer. This is not even mentioning the near 3000 pupils at the school opposite.

Planning - IGE (ENGIE)

From: Roger Breed
Sent: 15 May 2021 12:35
To: Planning - IGE (ENGIE)
Subject: FW: Nursing Home at TollBar DM/0419/21/FUL

Subject: Nursing Home at TollBar DM/0419/21/FUL

Planning Office

My objections to this huge, TWO STOREY building are as follows
 The building will house mainly elderly people so it beggars belief that it is planned to build it on the south west corner of one of the busiest road junctions in the area, coupled with the fact that it is in close proximity to Toll Bar Academy with 3000 aprox pupils. Apart from the noise the biggest threat will be traffic pollution which will rise considerably as this building along with the hundreds of houses planned to be constructed next to this Nursing Home will "box" the Academy in. Tall buildings trap pollution !!!

Some years ago it was stated officially that the pollution from the traffic using Toll Bar junction was not a problem as the "open aspect" of the Academy dissipated traffic fumes. Even the peak time readings 8=30 am to 9-30am and 3pm to 5pm ish Monday to Friday term times, despite going over the acceptable levels even on bad winter days were not considered a major problem until the Planners tried in vain to uproot the roundabout and construct a signalised crossing which would have caused traffic pollution levels to rise.

After a public outcry and a change of Electorate in 2019, the roundabout remained but now NELC seemed to be going down that same road "boxing" in the Academy causing more pollution.

I have nothing against more houses, nothing against the Nursing Home but it is a tall building too close too a large school.

May I also remind you that several months ago the High Court ruled in favour of Ella Kiss-Deborah, a young girl ,who died in London, that her death was attributed to traffic fumes so please think again and I suggest if you have to build it so high you build it at the back of the housing development away from the Academy and the roundabout. Traffic pollution outside Schools is a very hot issue at the moment in this country so please think again about this application.

ROGER BREED 9 JANTON COURT NEW WALTHAM DN364LL

Would you be so kind as to acknowledge you have received the above, thank you

Wednesday 19th May 2021

FAO: Lauren Birkwood

Dear Sir/Madam

Subject: Planning Application Ref: DM/0419/21/FUL

Address: Land at Station Road / Louth Road, New Waltham, North East Lincolnshire

Proposal: Erection of a (66 Bed) Nursing Care Home

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

Detrimental impact on local residents, school children and road users.

The A16 New Waltham / Toll Bar roundabout has long been renowned for being a very busy and congested section of highway, particularly so, in and around the Station Road/Toll Bar (school) roundabout. I would suggest the impact of this proposal would be:

- Recent modifications to the Toll Bar roundabout has led to an increased traffic 'flow-rate' in and around the immediate area of Station Road and Louth Road presenting increased risk to motorists and pedestrians and school pupils alike.
- Due to the size, height and proximity of the proposed 'Nursing Home' to both the school and residential properties it will lead to a build-up of unacceptable levels of exhaust fumes. This will have a detrimental impact on the health of local residents, and pupils and members of staff at the Toll Bar Academy.
- An additional/planned increase of 400 dwellings (plus residents vehicles) in the same area will undoubtedly exacerbate an already increasing problem.
- The proposed new housing development site presents an additional risk of providing a 'rat-run' (road layout) option to drivers to cross the site diagonally (Louth Rd - Station Rd) for access to Waltham or the school to avoid queuing and waiting times at Toll Bar roundabout. This will present risk to all residents and school children alike.

Could you please acknowledge receipt of this letter,

Regards,

Stephen Johnson
8 Maple Grove
New Waltham
DN36 4PU

Comments for Planning Application DM/0419/21/FUL

Application Summary

Application Number: DM/0419/21/FUL

Address: Land At Station Road/Louth Road New Waltham North East Lincolnshire

Proposal: Erection of a Nursing Care Home (66 beds) Use Class C2 with associated communal facilities, access, parking, landscaping and associated works - AMENDMENT - Care Home moved by 500mm to accommodate Anglian Water easement

Case Officer: Lauren Birkwood

Customer Details

Name: Mrs Avi Khurana

Address: Newgrove House Station Road, New Waltham Grimsby

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: AS THE PROPRIETOR OF NEWGROVE HOUSE I STRONGLY OPPOSE THE PLANNING APPLICATION FOR A 66 BEDROOM NURSING HOME.

This proposed home will have a huge impact on Newgrove House. There are already 6 care homes within a 2 mile radius. The occupancy of all the homes in the area are suffering and would not sustain another new home offering similar residency. For the last 37 years Newgrove House has provided care and a safe home for the elderly, jobs for the village and a care home that is easily accessible for people of the surrounding villages.

Newgrove House is suffering from a drainage problem. In the past we have spent a lot of money for this to be sorted but have been informed by Anglian Water there is no sewage nearby. We have tried for many years to no avail to gain support for sewage pipes and have had to resort to having a septic tank so how is this going to affect us?

The traffic from this new home will have an impact on the safety of the local school children and also our business, not to mention the excess pollution.

The eyesore of a 3 storey large building which is enclosed by an opposing boundary fence, in a semi rural village will affect the scenic country views let alone reducing the value of properties in the area.

Angela Tynan (Engie)

From: clerk@newwalthamparishcouncil.com
Sent: 08 June 2021 10:36
To: Planning - IGE (ENGIE)
Subject: DM/0466/21/FUL Amend

Good Morning,

Please can you amend the Councils comments for the above with the following:

The Council object to this planning application due to a compelling argument from Mr and Mrs Andersson who explained to the Council that it is their land affected, to which the applicant have not got a right of way for business use.

Kind Regards

Anneka

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

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



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Comments for Planning Application DM/0466/21/FUL

Application Summary

Application Number: DM/0466/21/FUL

Address: 238A Station Road New Waltham North East Lincolnshire

Proposal: Retrospective change of use from garage to hair salon and creation of pedestrian access

Case Officer: Emily Davidson

Customer Details

Name: Mrs Sharon Andersson

Address: 238 Station Road New Waltham Grimsby

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: A further objection is that in the forming of the pedestrian access to the proposed hair salon, without any prior consultation, an approximate 20 metre in length, 2 metre high fence has been constructed along the new walkway. Since this is in the front garden of our property leading directly onto the main road we understand that this should be no higher than 1 metre. It impacts on our property & greatly inhibits visibility especially if necessary to reverse onto the very busy Station Road across the well used footpath.

Comments for Planning Application DM/0466/21/FUL

Application Summary

Application Number: DM/0466/21/FUL

Address: 238A Station Road New Waltham North East Lincolnshire

Proposal: Retrospective change of use from garage to hair salon and creation of pedestrian access with the installation of fence and gate (Amended certificates, site location and description)

Case Officer: Emily Davidson

Customer Details

Name: Mrs Sharon Andersson

Address: 238 Station Road New Waltham Grimsby

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: There have been several unfounded allegations & future intentions by Ms Cochrane made in the submitted Planning Statement which we felt needed our comments & input.

Firstly the access issue, we have not prevented the residents of 238A to the rear of our home from accessing their property nor their friends & family. This would be a clear breach of the Covenant allowing such use of the right of way granted in our Deeds, so we have not done so. However Ms Cochrane has breached this right repeatedly to date by encouraging her clients, often under the guise of family & friends, to trespass across our land. Her partner sold us our property in 2017 so she is well aware that the rights granted do not extend to clients attending for business purposes.

We have also been accused of 'glaring' at these same clients, so much so that we now feel uncomfortable in our own front garden & have had to employ a gardener in order to maintain it.

Regarding the right of privacy, we have not looked into Ms Cochranes private property as alleged especially bearing in mind that Mr Andersson is registered blind. Ms Cochranes bungalow is set back approximately 30 metres from our home, behind a 2 metre high close board fence & also well screened by mature trees. To obscure her bungalow further we have planted 2 additional trees along the rear fence boundary as we have no wish to see either her bungalow or the workings of the salon.

However our privacy has been compromised by her clients who continue to use our driveway & are able to see directly into our home. We have now felt it necessary to install blinds to our front room window to prevent this regular occurrence.

As to the solution to parking & the alternative arrangements submitted by Ms Cochrane which do not appear in any way to offer a satisfactory, long term solution. The Farmhouse pub is 2 blocks, over 250 metres away on the opposite side of Station Road. Is it feasible to expect clients to walk that far in bad weather? The new access requires permission from the Council to cross their grass verge & this in turn would set a precedent should other neighbouring residents require to do the same. This would also be very prone to surface water flooding from Station Road & therefore it would often be inaccessible. The situation would soon revert to parking on Station Road with all the ensuing problems with nearby bus stops & stacking back of vehicles on what is already a very busy road & likely to get even more local traffic in the future. Alternatively parking would be in streets closer to 238A causing problems for local residents or clients would simply resume using our driveway, as they still do, for which there is no permission granted for vehicles to access for business purposes.

Finally Covid restrictions now having been lifted Ms Cochrane cannot site these as valid reason why she cannot re-open her salon 'Scats' in Durban Road, Grimsby. Indeed she should have been abiding by the same Covid restrictions at her salon at 238A from where she has continued to trade despite not having Planning Permission to do so.

There may well be hairdressers already working from home in New Waltham but these may be sole enterprises on a much smaller scale. They also most probably do not have issues with access & parking is available on site without being reliant on goodwill elsewhere.

Comments for Planning Application DM/0466/21/FUL

Application Summary

Application Number: DM/0466/21/FUL

Address: 238A Station Road New Waltham North East Lincolnshire

Proposal: Retrospective change of use from garage to hair salon and creation of pedestrian access

Case Officer: Emily Davidson

Customer Details

Name: Mrs Sharon Andersson

Address: 238 Station Road New Waltham Grimsby

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: We object to Planning Application DM/0466/21/FUL on the following grounds:-

- 1) Station Road is a prime residential area not designated for commercial use. New Waltham is currently well served with 2 salons paying appropriate business rates & with off the road parking facilities.
- 2) There is currently no access at the property for entry for business purposes & insufficient parking for clients vehicles.
- 3) A pedestrian only access is not feasible down a grassy slope belonging to the Council & will fail to be used during bad weather & is a danger to any elderly clients attending.
- 4) Clients will still arrive mainly by car & where are they to park if not at 238A? Station Rd is extremely busy especially during peak & school times & is likely to get even more so in the future. Vehicles parked for a duration on there cause tail backs & limit visibility for residents to enter safely from their own driveways. If parking is to be on adjoining roads this will also cause local residents inconvenience.
- 5) My husband is 80 years old & registered blind ,not only is potentially more traffic still using our driveway hazardous, should as we suggest the pedestrian access prove unviable, but this is causing him considerable stress which is a potential health risk.
It is affecting both the enjoyment of our property & well being.

Comments for Planning Application DM/0466/21/FUL

Application Summary

Application Number: DM/0466/21/FUL

Address: 238A Station Road New Waltham North East Lincolnshire

Proposal: Retrospective change of use from garage to hair salon and creation of pedestrian access

Case Officer: Emily Davidson

Customer Details

Name: Mr Jim Wright

Address: 27A Parker Street Cleethorpes

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment:

I object to this application which is inconsiderate and unfair to the residential neighbour(s) who share the same drive.

If it were to be approved, it would compromise their amenities by creating parking inconvenience and potential conflict with arriving/departing customers.

It would also undermine their privacy.

It should also be noted that Station Road is often busy and can be hazardous for vehicles turning right as they pull out of private drives.

From a wider perspective, allowing hair/beauty salons to be set up in private homes undermines the retail/ trading vibrancy of towns and villages and is unfair because the lower overheads provide an unfair competitive advantage.

Comments for Planning Application DM/0466/21/FUL

Application Summary

Application Number: DM/0466/21/FUL

Address: 238A Station Road New Waltham North East Lincolnshire

Proposal: Retrospective change of use from garage to hair salon and creation of pedestrian access

Case Officer: Emily Davidson

Customer Details

Name: Mr tom brookes

Address: 240 station road new waltham

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: There have been 2 serious crashes outside of this property in the last few years - one car actually ended up in 238 station roads hedge due to parking on the main road.

This property already has only 1 access road for 2 residential properties. Extending the usage of this to include commercial usage will increase this further. Further more, this access road has no permissions for business use.

Granting permission will further increase parking on station road in an area where there has been recent documented crashes. The property is within 20 yards of a bus stop and designated school pick up and drop off and will cause further congestion and increase the risk to children (and others) coming to harm.

Furthermore, with no dedicated commercial parking available (and no commercial passage granted in the access road), cars will have no option but to park on the main road which is a main thoroughfare between Humberston and Waltham and a time when there are over 400 houses being built at either end of the road. This will a) significantly increase pollution to locals living within the vicinity through idling traffic and b) cause safety issues for locals trying to get out of their drives in cars on to the main road (as 238 only has max. 10 years of pavement outside of the property).

It will cause precedent to grant a commercial planning permission in a residential area with no dedicated parking, no right of access, in an area of high risk (as evidenced by recent crashes), forcing any customers to park outside a school pick up and drop off bus stop. Please think carefully.

Comments for Planning Application DM/0466/21/FUL

Application Summary

Application Number: DM/0466/21/FUL

Address: 238A Station Road New Waltham North East Lincolnshire

Proposal: Retrospective change of use from garage to hair salon and creation of pedestrian access with the installation of fence and gate (Amended certificates, site location and description)

Case Officer: Emily Davidson

Customer Details

Name: Mrs Alison Horne

Address: 229 Station Road New Waltham GRIMSBY

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I am concerned as after speaking with the council representative I was advised that there would be no parking available for clients on the property itself, off the road. . As I live opposite the property concerned clients will no doubt park on the road which will make access to my drive difficult and dangerous and also at times block the road as there is a bus stop outside my house. It would mean cars backed up on station road and outside my house so having a negative impact on my environment.

North East Lincolnshire Development
Management Services
Origin Two, Origin Way,
Europarc, Grimsby,
North East Lincolnshire,
DN37 9TZ.
Telephone: 01472 324213



REQUEST FOR APPLICATIONS TO BE HEARD AT PLANNING COMMITTEE

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

Application Number	Reason for Referring to Planning Committee
DM/0617/21/FUL 18 Lytham Dr, Waltham, DN37 0DG	If Planning Officers are minded to APPROVE this application under delegated powers, I would like it to be referred to the Planning Committee for decision. I believe the proposed extension is over-intensive, will adversely affect the neighbouring property and is out of character with the streetscene.

Contact Details: -

SignatureP Jackson..... Date: 14.07.21

Name: Cllr Philip Jackson

Address: 7 Kingsfield Farm, Barnoldby-le-Beck, DN37 0SB

Angela Tynan (Engie)

From: Waltham Parish Council <walthampc@btconnect.com>
Sent: 16 July 2021 14:00
To: Planning - IGE (ENGIE)
Subject: Planning Comments - Waltham Parish Council
Attachments: Planning Comments 15.7.2021.docx

Good afternoon,

Please may I submit the attached comments on behalf of Waltham Parish Council.

Kind Regards

Tanya

Tanya Kuzemczak
 Clerk to the Parish Council

Tel: 07713 985277

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

www.walthamparishcouncil.org.uk

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Planning Application Reference: DM/0617/21/FUL Proposal: Erect extension to front to include first floor rooms in roof space, erect single storey store extension to side, convert existing roof space and installation dormer to side with various alterations Location: 18 Lytham Drive Waltham North East Lincolnshire DN37 0DG.

Waltham Parish Council recommends refusal of this application on the following grounds. The dimensions of the proposed extension are too large for the location and therefore an overdevelopment of the site. The development is not in keeping with the character of the properties in the immediate area and would have a negative impact upon the streetscene. The Parish Council notes that there are several neighbor comments on the Planning Portal that indicate resident concerns over loss of amenity.

Bethany Loring (Engie)

From: Janet Wilkins
Sent: 13 July 2021 12:59
To: Bethany Loring (Engie)
Subject: Re: Planning application DM/0617/1/FUL at 18 Lytham Drive, Waltham

Revised comments

To whom it may concern,

I have strong reservations about the above proposed planning application at 18 Lytham Drive. Although my bungalow is not directly opposite the said bungalow, I object for the following reasons....

1. The appearance and size of the proposed structure is not in keeping with this area, all the existing properties are well set back with gardens to their frontage.
2. The external alterations will be too far forward and the single storey side store extension will be totally out of character within the Drive.
3. The adjoining residents (number 19) will lose their privacy totally as the path comes right to the boundary fence, and anyone going to the side/ back will pass too close to their property. Not to mention the window to the back, which will look directly into their private garden. This extension will also block all the light from the room by the front door.

I hope you will take the time to read and carefully consider my said objections when coming to any decision re this proposed extension. Thank you for your time .

Concerned resident Janet Wilkins, 7, Lytham Drive.

Sent from my iPad

On 13 Jul 2021, at 09:22, Bethany Loring (Engie) <Bethany.Loring@nelincs.gov.uk> wrote:

Good Morning,

I write in reference to your below comment.

I have had communication from a neighbour and they have stated that they think the address you reference as 20 Lytham Drive should actually read 19 Lytham Drive.

If this is the case please could you revise the below comment and send back to me to replace.

Regards,

Bethany Loring
 Town Planner
 Development Management
 Places & Communities North – NEL
Bethany.Loring@nelincs.gov.uk
 Tel. +44 (0) 147 232 6181
 Mob. +44 (0) 7920 768 686

<image001.png>

<image002.jpg>
engie.co.uk

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

liability for any errors or omissions in the contents of this email or its attachments, or any damage or loss caused by computer viruses coming from this email or its attachments.

Bethany Loring (Engie)

From: Betty Green
Sent: 30 July 2021 15:01
To: Bethany Loring (Engie)
Subject: Re: DM/0617/21/FUL - 18 Lytham Drive Waltham

Re: DM/0617/21/FUL - 18 Lytham Drive Waltham

In response to HA Design Studio's amended proposed front elevation to 18 Lytham Drive Waltham, we would like the Planning Department to take into consideration our objections to this amended plan.

We have already officially objected to the original plan showing a second storey window at the front which overlooks our property.

We have expressed strong concerns that the view from that window looks directly into our front lounge which is an intrusion of our privacy.

To have another window at the front imposes an even more threat to our privacy. This latest plan is causing even greater anxiety to us both.

We also see that a further plan has been submitted where Mr Blair intends rendering the whole of the property including the front. It is our considered opinion that this work will only add to the detrimental effect this whole building work will have on Lytham Drive and in particular in the cul-de-sac vicinity where the properties are all ground floor bungalows, except No 18 which is a two storey property.

Mr F Green and Mrs E Green
9 Lytham Drive
Waltham

Sent from my iPad

Bethany Loring (Engie)

From: Betty Green
Sent: 02 July 2021 12:39
To: Bethany Loring (Engie)
Subject: Objections DM/0617/21/FUL

WE ARE OJECTING to planning application DM/0617/FUL - proposed erect 3.2 metre extension to front to include first floor rooms in roof space, erect single storey extension to side, convert existing roof space and install dormer to side at 18 Lytham Drive, Waltham, Grimsby.

We are neighbours at 9 Lytham Drive, Waltham living in a ground floor bungalow and have lived there for over 18 years.

We wish to object to the aforementioned application on the followings grounds:

- 1). Loss of amenity/privacy
- 2). Impact the front extension in particular will have on our lives
- 3). Out of character in appearance compared with existing properties in the area

Reasons for objections: 1). Loss of amenity/privacy: The proposed 3.2 metre extension to the front of the property will result in a loss of privacy as the first floor bedroom window already looks straight into our lounge.

2): Impact on our lives: As we live opposite number 18 the proposed extension brought forward another 3.2 metres will enable viewing into our property even closer therefore encroaching even more into our private lives

3): Out of character: Properties in this area are ground floor bungalows. No 18 is In line with other homes in the vicinity and is the only one with a converted roof space and with a front facing window. To bring it forward 3.2 metres is inappropriate and the whole proposal we consider to be over developed and will look out of character with existing properties in the immediate area.

Regards - Mr F and Mrs E Green
 9 Lytham Drive
 Waltham
 DN370DG

Angela Tynan (Engie)

From: Sally Coultas
Sent: 19 July 2021 15:27
To: Planning - IGE (ENGIE)
Subject: Planning application DM/0617/21/FUL OBJECTION

With reference to the proposal to carry out alterations to the property at 18 Lytham Drive, Waltham, North East Lincolnshire, we feel the plans are incongruous amongst the small bungalows around the quiet area where no one is overlooked and the peaceful green atmosphere will be lost.

Barry and Sally COULTAS
11 Lytham Drive

Bethany Loring (Engie)

From: Arthur Ayre
Sent: 15 July 2021 18:40
To: Bethany Loring (Engie)
Subject: Proposed building

Dear Madam,

re: Planning Application Reference DM/0617/21/FUL

I refer to the proposal to carryout alterations to the property at 18 Lytham Drive, Waltham, North East Lincolnshire. DN37 ODG.

I, with my family, have resided at 13 Lytham Drive, which is diagonally opposite the property in question, for thirty five years.

Lytham Drive is a quiet residential cul de sac comprising detached bungalows which are set well back from the road.

Therefore, I wish to log my objection to this proposal, in particular, the erection of the extension to the front of the property.

I consider this will impact on the views and the feeling of spaciousness for myself and other residents living in the area.

Yours faithfully,

Archie Ayre.

Comments for Planning Application DM/0617/21/FUL

Application Summary

Application Number: DM/0617/21/FUL

Address: 18 Lytham Drive Waltham North East Lincolnshire DN37 0DG

Proposal: Erect extension to front to include first floor rooms in roof space, erect single storey store extension to side, convert existing roof space and installation dormer to side with various alterations (Sun Light Test and Design Statement received 16th July 2021)

Case Officer: Bethany Loring

Customer Details

Name: Mr Keith Leech

Address: 15 Lytham Drive Waltham Grimsby

Comment Details

Commenter Type: Member of the Public

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment: I write to give full support to the above planning application.

Having looked at the plans it is my considered opinion that the proposed dwelling will continue to be in keeping with the already developed dormers and bungalows in this area and on the roundabout.

In addition, the property would be modernized alongside numbers 11, 12, 13, 14, 15, 16, 19 and 20 which have already been developed or extended into family homes, which I believe will increase the value and upkeep to the properties in this area.

It is clear the front of proposed dwelling will continue to sit in line, slightly stepping back, not protruding forward to encroach or overpower the rest of the properties on Lytham Drive and will maintain a front garden still larger than any others.

Having taken these points into consideration I see no reason why this development should be declined.

This family brings youth and life to the roundabout, which I know many of us like to see.

I hope this development can improve their lifestyle.

Bethany Loring (Engie)

From: Lorraine Johnson
Sent: 29 July 2021 14:12
To: Bethany Loring (Engie)
Subject: Fwd: Response to HA Design Studio amendments

- > Re: DM/0617/21/FUL - 18 Lytham Drive Waltham In response to HD Design
- > Studio's amended front elevation plan and two superseded light tests, we respectfully make the following observations and comments.
- >
- > The room affected by the proposed 3.2 metre extension at the front faces North, therefore especially in Summer gets limited sunshine for the majority of the day between Sunrise and Sunset. In Winter there is even less sunlight. As the two-storey extension covers the whole of the window in that room we maintain it is very likely Sunlight will be even more limited especially in the Winter months. It is the only means of Sunlight into that room.
- >
- > As the extension would overshadow the whole of that room with a brick wall it will also be robbed of natural Daylight, which this property has enjoyed uninterrupted since the Seventies protected by the 1832 Right of Light Act. As the extension overshadows the room it will result in an oppressive environment feel which will have a huge detrimental impact on our lives and well-being.
- >
- > While we see the sense in relocating the side window in the proposed 5.9metre dormer to the front to meet fire regulations it doesn't take away the fact that it will have an overbearing effect on our property. There is 1.6metres between the building at No18 to our garage wall but 2.022metres of the dormer will overlook our garden where there is only a 0.97metre distance between No18 and the boundary fence. This will result in overshadowing and create an overbearing effect into our private garden and seating area. As the two properties are so close there is already only a tunnel of light channelled into our rear garden from this angle. Coupled with the proposed front extension and the overall size of the dormer the amount of Sunlight and Daylight into our garden will be diminished even more.
- >
- > We would reiterate our previous concerns that because the overbearing front extension and dormer are both too close to our property it will result in a detrimental effect to our property and our wellness as a result of loss of Privacy, Sunlight and Daylight and will also has a negative impact upon our residential Amenity.
- >
- > Also we would respectfully suggest the proposed front plan which includes a huge store/utility extension to the side and a 3.2metre two storey extension to the front - practically stretching from one boundary to the other - plus a 5.9metre dormer overlooking our property at the side will not be in keeping and will be totally out of character with the environment and rest of the properties in Lytham Drive and especially those in the cul-de-sac area which No18 overlooks.
- >
- > Mr JT and Mrs L Johnson
- > 19 Lytham Drive
- > Waltham
- > Grimsby
- >
- >
- >
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- >
- >
- >
- >
- >

Angela Tynan (Engie)

From: Lorraine Johnson
Sent: 19 July 2021 12:37
To: Planning - IGE (ENGIE)
Subject: Response to application DM/0617/21/FUL

Re Planning Application DM/0617/21/FUL: In response to the two identical comments made by Mr Keith Leach at 15 Lytham Drive, Waltham, listed July 17, 2021, we wish to make the following comments:

Mr Leech refers to No 18 being modernised alongside No 11, 12, 13, 14, 15, 16, 19 and 20 Lytham Drive, which he claims have already been developed or extended.

1). None of these properties have been modernised or extended at the front, particularly our property No 19. Modernisations to the remaining properties referred to are conservatories or extensions at the rear and a dormer at the side which does not pose a threat to privacy, daylight or sunlight to any neighbouring properties.

2). The question of value of property (either adding or depreciation because of overshadowing loss of privacy daylight and sunlight), is I understand not taken into consideration.

3). It is intended by the applicant to fully render (who knows what colour) the property which will bring more attention to its overbearing facade. It will be totally out of character and not in keeping with the rest of the properties in Lytham Drive, especially in the cul-de-sac area.

4). Bringing youth and life to the roundabout: A roundabout is for use by road traffic only not to be used as a football pitch or play area for children and teenagers as it is now and which we understand is an ongoing issue with some residents in the cul-de-sac. There is also a safety issue of children using the roundabout as a public football pitch and play area.

We would hope if any of the residents listing comments are tenants they have, as advised by the Planning Case Officer, informed their landlord or forwarded on their name and address.

Mr JT and Mrs L Johnson
 19 Lytham Drive,
 Waltham.

In response to the unsigned HA Design Studio Design Statement Re extension to 18 Lytham Drive, Waltham (DM/0617/FUL), listed on the Planning Portal on Friday afternoon, we would respectfully make the following comments:

Paragraph beginning:

The Proposed Extension – There is only 0.96mtr. between the two boundaries and will not take into account a walkway leading to the rear entrance and back garden at No 18. The 1.6mtr.front extension referred to beyond the line of our garage, will completely block and overshadow our sitting room/computer work station. The front extension extends to 3.2mtr, is overbearing and intrusive and threatens our Right of Light, Daylight, Sunlight and Privacy, all of which will have a detrimental effect on our lives.

The Proposal Maintains – Referring to the two dormer extensions in Lytham Drive – No 16 is a side dormer overlooking a passageway leading to Elsham Drive, therefore does not create a problem with privacy, daylight or sunlight to neighbouring properties. No 22 is smaller in size than the proposed 5.9mtr dormer. It is built over the driveway of the property and not to the side to be closer to the neighbouring bungalow and does not overshadow or block a window at the neighbouring property.

Re Different Roof Configuration - We point out that all bungalows up to and around the turning head of Lytham Drive are in line up to No 17. Nos 18, 19 and 20 are higher pitched bungalows. No 18 is the only bungalow along Chestnut Road leading into Lytham Drive with a loft conversion and one with a front facing window and two windows overlooking back gardens.

We also strongly dispute that the extensions will not have any impact on daylight. The Planning Application Portal lists: Plans General Sunlight Test 25deg, yet the Design Statement refers to a 45deg line test taken from the top of the dormer. This does not take into account the brick wall of the front extension that will stretch over our side window. therefore we dispute the submitted 45deg test. We also note that a Daylight Test has not been submitted.

According to the Right of Light Chartered Surveyors' rule of thumb, the 25deg test is applied where a window is opposite the development or extension. This we suggest applies to our property and attached please find illustration of the more detrimental effect a 25deg test would have on our property. A 45deg test is applied where the development or extension is perpendicular to the window and is often used to assess rear extensions. We would also respectfully point out there is a difference between daylight and sunlight – Daylight is defined as being the volume of natural light that enters a building to provide satisfactory illumination of internal accommodation between sunrise and sunset. Sunlight – refers to direct sunshine.

We also bring your attention to our Right of Light, acquired under the Prescription Act 1832. Under the Act a Right of Light usually occurs once light has been enjoyed through designed apertures of a building for an uninterrupted period of 20 years. Our bungalow was constructed in the Seventies.

We also draw your attention to Residential Amenity which also has a significant and valuable impact on the way in which people use their homes. The health and well-being of residents is often directly related to the level of residential amenity occupants can enjoy.

This overbearing intrusive development will rob us of that well-being, right of light and daylight.

The Proposal Includes – The Report gives the impression the dormer will provide an additional bedroom. The existing plan shows No 18 already has four bedrooms, two downstairs and two in the loft conversion. The plan is to convert an existing downstairs bedroom into a sunken living area and install another bedroom and additional bathroom in the dormer. This still leaves the family with four bedrooms with existing bathroom and ensuite downstairs plus three bedrooms and bathroom upstairs.

The proposal also includes a box-style dormer (stated on the plans as 5.4mtr but we are informed by the Planning Case Officer that it is actually 5.9mtr and 3.7mtr deep. As No 18 is so close to our property 0.96 to the boundary, there is at the moment only a tunnel of daylight and sunlight channelled into our back garden, The dormer will inevitably overshadow our garden area at the back and therefore we will lose daylight and sunlight. It will be only 40cms from the edge of the tiled roof.

The Proposal Has Been Designed – The Report states there will be a front entrance which will limit the need to use the back door on the “existing side extension” which “only serves the kitchen area”. We dispute there is an existing side extension. We understand from the Report it is proposed to block off this side pathway so it cannot be used for access to the rear garden. This suggests the back door will not be accessible either, thus blocking the only escape route at this side of the property. Access will be via the new front door on the eastern side which will lead into a proposed store room and not an entrance hall. What if the applicant or new owners open up the access to the rear garden?

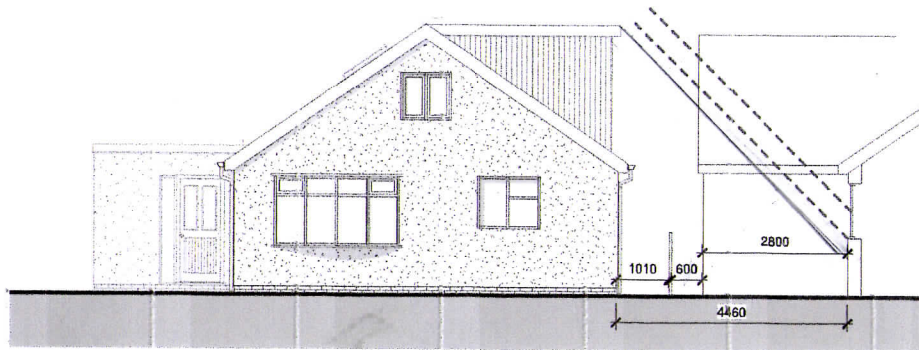
Privacy Screen – The fact that the applicant is offering to install a privacy screen signals he acknowledges there will be a lack of privacy. It is all well and good offering to install a privacy screen but what is the applicant proposing to do to retain our Right Of Light, Daylight and Sunlight? The only solution is not to extend the front of the property..

Final Aspect – Included in the Design Report is a plan to fully render the final building which stretches from close to the boundary of No 17 right across to within 0.96mtr of our boundary. We respectfully suggest the rendered building – what colour? – will only detrimentally add more to this whole overbearing and intrusive development being out of character with the rest of the properties in this area. It will stick out like a sore thumb.

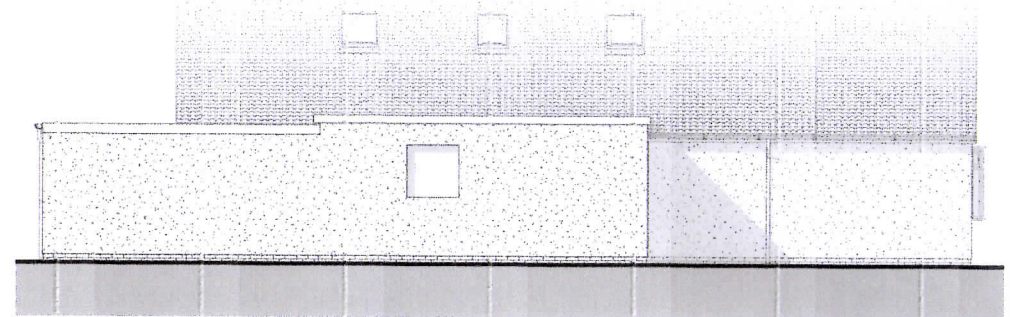
Thank you for taking the time to read our comments.

Mr JT and Mrs L Johnson
19 Lytham Drive,
Waltham.

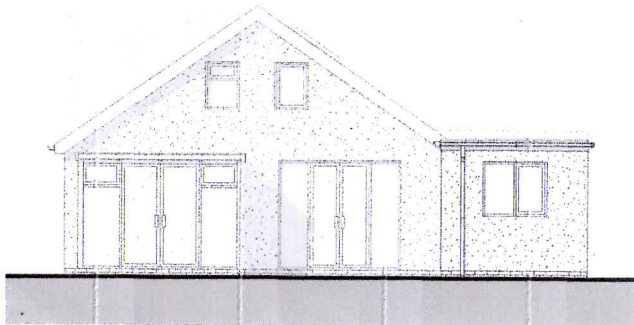
GENERAL NOTES
 Do not scale from this drawing.
 All dimensions are to be checked on site by the contractor before commencing work. Ordering materials or structural elements without checked this drawing has been provided for the specific use for planning or Building Regulation Approval and may not be suitable for construction purposes.
 Properly enter to ensure that a suitable party. Wall Act Agreement is in place prior to any work commencing on site.
 Client and Contractor to be aware of the relevant and current CDM 2015 Regulations. Domestic Client duties to be delegated to the contractor (Single contractor schemes) or "Principal Contractor" for projects with more than one contractor.
 Drawings are to be read in conjunction with relevant structural drawings. Any structural information indicated on these architectural drawings is for indicative purposes only.



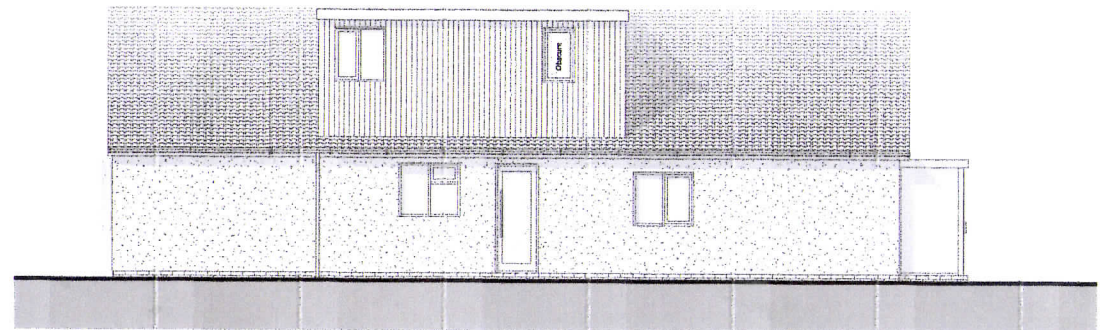
Proposed Front
 1 : 100



Proposed Side
 1 : 100



Proposed Rear
 1 : 100



Proposed Side Section
 1 : 100

HA Design Studio

Floor 3 | 13 Albert Road | Cleethorpes | NE Lincs | DN35 8LX
 Email: Info@hadesignstudio.co.uk Tel: 07479688909

Client

Project

18 Lytham Drive, Grimsby

Drawing Title

Proposed Elevations

Scale 1 : 100 @ A3

Drawing Number SK105

Date 05/09/21

Drawing Revision D

Bethany Loring (Engie)

From: Lorraine Johnson
Sent: 18 July 2021 13:26
To: Bethany Loring (Engie)
Subject: Re planning application: DM/0617/21/FUL

Re planning application: DM/0617/21/FUL

We understand it is unusual for the Grimsby Cleethorpes District Civic Society to make comments regarding this type of planning application. This shows the strong feelings people of North East Lincolnshire have against the proposed development.

Mr JT and Mrs L Johnson
19 Lytham Drive
Waltham

Lorraine Johnson

Bethany Loring (Engie)

From: Lorraine Johnson
Sent: 02 July 2021 12:57
To: Bethany Loring (Engie)
Subject: WE ARE OBJECTING to planning application DM/0617/21

WE ARE OBJECTING to planning application DM/0617/21/FUL - proposed erect 3.2 metre extension to front to include first floor rooms in roof space; erect single storey store extension to side; convert existing roof space and install dormer to side at 18 Lytham Drive Waltham Grimsby.

We are neighbours at 19 Lytham Drive Waltham living in a ground floor bungalow and have lived there for over seven years

We wish to object to the aforementioned application on the grounds:

- 1). Loss of amenity/ privacy
- 2). Loss of light and overbearing
- 3). Out of character in appearance compared with existing properties in the area.
- 4). Impact the front extension in particular will have on our lives

REASONS FOR OBJECTIONS TO THE ABOVE: 1). Loss of Privacy. The proposed front extension will result in the two properties being separated by approx or no more than one metre and does not take into account a proposed walkway to surround the front and side to access the back door and garden. Therefore, anyone going down the side of the property will have a clear view into our side sitting room window as the whole extension covers that window. 2). Loss of Light/overbearing. As the two storey extension overshadows the above window on our ground floor bungalow it will limit daylight and sunlight into our home and be a conspicuous and overbearing extension 3). Out of character - properties in this area are ground floor bungalows some with side dormer extensions. No 18 is in line with other properties in the vicinity. It is currently set back from our property and the only one with a converted loft with a front facing window and back facing window. To bring it forward 3.2 metres will look out of character in terms of its appearance compared with existing properties in the vicinity. 4). Impact on our lives - We are both retired and a lot of time is spent in that side sitting room and the front extension in particular will have a detrimental impact on our lives. It will effect our privacy and loss of daylight and sunlight in particular. The proposed dormer extension at the side will also overshadow our garden with two windows potentially opening out to overlook our garden.

If this application is to be decided by councillors at a planning meeting please take this as notice that I would respectfully like to speak at that meeting in opposition to the proposed application. Please let me know as soon as possible the date and time of the meeting.

Regards - Mr JT Johnson and Mrs L Johnson
 19 Lytham Drive
 Waltham
 DN370DG

Lorraine Johnson

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



Working in Partnership

Telephone: 01472 326289 – Option 1

REQUEST FOR APPLICATIONS TO BE HEARD AT PLANNING COMMITTEE

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

Application Number	Reason for Referring to Planning Committee
A2j 88 SEAFORD RD DM 1108/20/FUL	I BELIEVE THAT THERE ARE PRINCIPLES THAT WOULD BENEFIT FROM DELIBERATION BY THE COMMITTEE .

Contact Details: -

Signature Date 4 JULY 2021

Name BILL PARKINSON

Address: 122 MIDDLETHORPE RD CLEETHORPE

Comments for Planning Application DM/0503/21/FUL

Application Summary

Application Number: DM/0503/21/FUL

Address: Land Adjacent To 88 Seaford Road Cleethorpes North East Lincolnshire

Proposal: Erect detached bungalow and detached single garage to include access and associated works

Case Officer: Lauren Birkwood

Customer Details

Name: Mrs Mary Moy

Address: 71 Seaford Road Cleethorpes

Comment Details

Commenter Type: Neighbour

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment: I support this planning application, as it stands. Should any alterations be proposed, which I do not agree with, then I will withdraw my support.

Comments for Planning Application DM/0503/21/FUL

Application Summary

Application Number: DM/0503/21/FUL

Address: Land Adjacent To 88 Seaford Road Cleethorpes North East Lincolnshire

Proposal: Erect detached bungalow and detached single garage to include access and associated works

Case Officer: Lauren Birkwood

Customer Details

Name: Mr Mr B M & Mrs D G Walledge

Address: 78 Seaford Road Cleethorpes

Comment Details

Commenter Type: Neighbour

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment: We support the planning application as detailed, 16th May 2021, whilst reserving the option to review in the event of any changes being proposed.

We trust full attention will be paid to main sewage and drainage being fully capable to accommodate additional demand without detriment to surrounding properties.

Comments for Planning Application DM/0503/21/FUL

Application Summary

Application Number: DM/0503/21/FUL

Address: Land Adjacent To 88 Seaford Road Cleethorpes North East Lincolnshire

Proposal: Erect detached bungalow and detached single garage to include access and associated works

Case Officer: Lauren Birkwood

Customer Details

Name: Mr C J & Mrs N J Patterson

Address: 195 North Sea Lane Cleethorpes

Comment Details

Commenter Type: Neighbour

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment:Reference Number: DM/0503/21/FUL Land Adjacent to 88 Seaford Road, Cleethorpes, North East Lincolnshire.

We fully support this application. Please ensure the window on the rear - the bathroom window- is frosted. Also that the sewage and drainage works for this property are sufficient to not cause any issues to the surrounding properties which all flow into the main system.

Thank you.

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



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Telephone: 01472 326289 – Option 1

REQUEST FOR APPLICATIONS TO BE HEARD AT PLANNING COMMITTEE

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

Application Number	Reason for Referring to Planning Committee
DM/0821/20/FUL	<p>I have several concerns regarding this planning application and will outline them below;</p> <p>Concern increased noise generated by a 15-room HMO which will impact on the neighbours and therefore their quality of life.</p> <p>Impact of increased traffic down college street. College Street now has brown tourist information signs, directing vehicles along the road towards the guest houses on Grant Street, which has increased the traffic flow in recent years. With a proposed development on the site of Clifton Bingo getting the go-ahead, even more traffic is expected down what is a narrow residential street that already has far too many vehicles using it daily. Our fear is the proposal for 85-87 will increase that further and place residents and their children at increased risk.</p> <p>Parking is already an issue around College Street and this proposal could increase the problem. Not only residents but people visiting residents.</p> <p>Residents have concerns around the amended proposal, including the plans and the lack of a Design and Access statement.</p> <p>Also there are concerns 'around the floor plans, which appear to be very similar to a previous</p>

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	<p>proposal for the property, reference DM/0962/17/FUL. Those plans, which were withdrawn at the time, share some idiosyncrasy with the new plans, such as the unusual way the table and chairs are depicted in the dining room. The new plans also appear to have different fonts for certain areas and the information at the side appears to be a template pasted over existing information.'</p>
--	--

Contact Details: -

Signature ...D.Rodwell..... Date 1.5.21

Name Debbie Rodwell

**Address:69 Queens Parade,
Cleethorpes.....**

.....

Comments for Planning Application DM/0821/20/FUL

Application Summary

Application Number: DM/0821/20/FUL

Address: College House 87 College Street Cleethorpes North East Lincolnshire DN35 8BN

Proposal: Change of use of former care home to 15 bedroom HMO (House in Multiple Occupation)
- AMENDED PLANS and DESCRIPTION

Case Officer: Lauren Birkwood

Customer Details

Name: Ms Ann Lane

Address: 45 college street cleethorpes

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I object to the amended application on the following grounds

the noise generated by a 15 room hmo would far outweigh what the former care home use to generate the parking is a major issue for the residents of the street with more late night bars opening causing more people to park after the permit time of 6pm , opening a 15 room hmo would basically cause more traffic issues than we have now which is bad enough

with the bingo site near the train station in process of a major development which again will put more pressure on College Street usage.

This is a lot busier street than in 2012 when college house closed.

Also i would like to point out there is very little information supplied for such a big project which i thought would of had to be advertised in fact very few people even know about the application
regards ...

Angela Tynan (Engie)

From: ann lane
Sent: 15 November 2020 21:57
To: Planning - IGE (ENGIE)
Subject: REF DM/0821/20/FUL

Sent from [Mail](#) for Windows 10

I am writing to object to plans submitted for 85/87 College street, Cleethorpes. If this property is allowed to be turned into 9 self contained apartments I feel this could be detrimental to the safety of the street. At the present moment there is a permit parking scheme in the street, this was done to accommodate the amount of vehicles in, and using the street. This property, if allowed, could put a strain on the system by allowing another 18 permanent vehicles and effectively adding another 1,440 vehicles a year (via the visitors pass cards) to the street. This would be unacceptable with the amount of children who live and play around the street and also unfair to the residents who already participate in the permit scheme. I find this application unacceptable and wish to make my objections towards it. Thanking you in anticipation for your assistance with this objection. Ann Lane. 45 College street.

Comments for Planning Application DM/0821/20/FUL

Application Summary

Application Number: DM/0821/20/FUL

Address: College House 87 College Street Cleethorpes North East Lincolnshire DN35 8BN

Proposal: Change of use of former care home to 9 self contained residential apartments

Case Officer: Lauren Birkwood

Customer Details

Name: Mr Chris Binns

Address: 47 College st Cleethorpes

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I am writing this to object to the application for 9 self contained apartments at 85/87 College street Cleethorpes. It is a well known fact that the centre of Cleethorpes is struggling for parking spaces for its residents as it is so the potential of the 9 apartments possibly having 2 cars each is not good at all for College street and the surrounding areas. College street has been a residents parking only 8am to 6pm for a number of years now and even now after 6 pm the street is full with some people having to park on double yellow lines or park on surrounding streets as they cannot get parked and this street is parking both sides as well. I also feel that it will be overpopulating the street as it is quite a small compact one compared to other ones.

Comments for Planning Application DM/0821/20/FUL

Application Summary

Application Number: DM/0821/20/FUL

Address: College House 87 College Street Cleethorpes North East Lincolnshire DN35 8BN

Proposal: Change of use of former care home to 15 bedroom HMO (House in Multiple Occupation)
- AMENDED PLANS and DESCRIPTION

Case Officer: Lauren Birkwood

Customer Details

Name: Mr paul cookson

Address: 49 College Street, Cleethorpes, North East Lincolnshire DN35 8BN

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: This amended application is very similar to the 2017 application which was withdrawn. The developer has obviously tried to lull us into a false sense of security by originally applying for a 9 room conversion and then, when the furore dies down, slip in an amendment for a 15 room conversion!

This is almost doubling the occupancy!

I refer you to all the previous objections, and would say that the same objections still apply, only twofold!

Comments for Planning Application DM/0821/20/FUL

Application Summary

Application Number: DM/0821/20/FUL

Address: College House 87 College Street Cleethorpes North East Lincolnshire DN35 8BN

Proposal: Change of use of former care home to 9 self contained residential apartments

Case Officer: Lauren Birkwood

Customer Details

Name: Mr Paul Cookson

Address: 49 College street Cleethorpes

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I wish to object to the above proposal which is just a rehash of a previous application for an HMO. Although with fewer rooms grandiosely described as "Apartments" it will of course end up as a lodging house for transients.

If approved such a large influx of possibly 18 residents plus "Sofa Surfers", will have a detrimental effect on the street, and the objections which were put forward last time still stand, i e, lack of parking, increased traffic, increased noise, and antisocial behaviour.

Comments for Planning Application DM/0821/20/FUL

Application Summary

Application Number: DM/0821/20/FUL

Address: College House 87 College Street Cleethorpes North East Lincolnshire DN35 8BN

Proposal: Change of use of former care home to 15 bedroom HMO (House in Multiple Occupation)
- AMENDED PLANS and DESCRIPTION

Case Officer: Lauren Birkwood

Customer Details

Name: Miss Deb Stanforth

Address: 62 college street cleethorpes

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I confirm my previous objection based on over crowding of the street which if this development went ahead would severely worsen parking and cause health and safety issues for the residents

of college street and impact the over crowded streets in the general area .

i would also like to have recorded no street sign has been displayed informing general neighbours of the amendments which to me isn't an amendment but a total new application but i guess you must be able to do this which to me totally undermines the planning application procedure

College house should be renovated back into family housing in line with the rest of college street

.....I have lived here for over 10 yrs

Comments for Planning Application DM/0821/20/FUL

Application Summary

Application Number: DM/0821/20/FUL

Address: College House 87 College Street Cleethorpes North East Lincolnshire DN35 8BN

Proposal: Change of use of former care home to 9 self contained residential apartments

Case Officer: Lauren Birkwood

Customer Details

Name: Miss Deb Stanforth

Address: 62 college street cleethorpes

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I am objecting to the above planning application on the following grounds

the street is extremely busy day and night this was reflected in permit parking being introduced in college street by the council , to me acknowledging the serious situation in college street to add what is very possible could result in 18 plus cars adding to the street making it almost impossible for residents who are paying for permits to park !!!!!!!

I also note comments made by highways dated 6/11/20 saying the street over utilised then on 11/12/17 saying it was HEAVILY OVER UTILISED in a previous planning application , but with its previous use being a care home it wouldn't effect the road usage ????????

May i state that the above property ceased being a care home in 2012 and 8 yrs later judging road usage as the same and as the council agreed with putting permits in place a few years ago ????

this just doesn't add up

finally may i state on grant street (the old bingo hall) planning is ongoing for a huge development that could further strain the parking of college street and surrounding streets

I urge this application to be put to a planning committee were we can elect a resident to speak for the street this could stop an accident waiting to happen on college street

regards

Comments for Planning Application DM/0821/20/FUL

Application Summary

Application Number: DM/0821/20/FUL

Address: College House 87 College Street Cleethorpes North East Lincolnshire DN35 8BN

Proposal: Change of use of former care home to 9 self contained residential apartments

Case Officer: Lauren Birkwood

Customer Details

Name: Mrs Eve True

Address: 72 college street Cleethorpes

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I am stating my objection; this is against the multitude of proposed apartments. I feel a smaller number would be more suitable.

As a mother to two children with a baby due any day, the proposed development is causing me worry. This building is directly opposite my own home which I own. As a resident here for 15 years I have seen an increase in traffic, parking issues and antisocial behaviour from commuters.

Although permits are available they do not ease the problem as people are able to park after 6pm.

On returning home from work we often find ourselves with no place to park. The traffic does not feel safe and I fear 9 more dwellings will severely affect this issue further.

The disruption is a concern as is noise pollution. We have been given little information on the proposal, as this could affect our property value and also our safety and wellbeing; both physical and mental, I am disappointed we have not been further involved.

Having children and a potential 9 more residents directly opposite is frightful. The potential for accidents with such unmanaged traffic is a huge concern for us.

I feel the rights of current occupants of the street have largely been ignored. This is our home and to make such a huge change on what is a residential area of mostly family homes seems unfair and certainly not what I expected when I purchased the property.

I hope the wellbeing and safety of the residents who are settled on the street will not be dismissed in favor of a building which at present has no occupants and the objection does not affect real people with real lives.

These are valid concerns which I hope will be heard. I strongly feel that 9 apartments is far too many on such a small, domestic street such as ours.

Comments for Planning Application DM/0821/20/FUL

Application Summary

Application Number: DM/0821/20/FUL

Address: College House 87 College Street Cleethorpes North East Lincolnshire DN35 8BN

Proposal: Change of use of former care home to 15 bedroom HMO (House in Multiple Occupation)
- AMENDED PLANS and DESCRIPTION

Case Officer: Lauren Birkwood

Customer Details

Name: Mr Shayne True

Address: 72 College Street Cleethorpes

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: As my wife has stated on a previous comment we as a household and homeowners strongly oppose. 15 rooms is ridiculous for a property of this size, and in such a residential area. An area where families reside. Financial gain aside there is no benefit to this other than to the property owner. I would hope the consideration of many residents is applied rather than that of one buyer. It is obvious that so many rooms mean this property will attract low rent, non families and on such a scale this is worrying for a family with Young children. I urge the decision makers to ask themselves if they would be happy if such a project was to commence opposite their own homes? Traffic will be an issue and a hazard as it is already problematic without adding a further potential 15 cars! It's absurd. It is noted the plans have changed, though the layout is the same as one that was previously rejected. Please consider all of the above.

Comments for Planning Application DM/0821/20/FUL

Application Summary

Application Number: DM/0821/20/FUL

Address: College House 87 College Street Cleethorpes North East Lincolnshire DN35 8BN

Proposal: Change of use of former care home to 9 self contained residential apartments

Case Officer: Lauren Birkwood

Customer Details

Name: Mr Shayne True

Address: 72 college street Cleethorpes

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I own a property directly opposite the property in question. The proposal is concerning as we have not been given any information in detail, thus we can only assume what a build of such a scale will mean for existing residents.

It is a fair assumption that nine extra residential apartments will be chaotic for our street, firstly with building works and further with settlement and parking.

We are a family with three children and in my own opinion the street is already problematic with parking issues and anti social behaviour. I feel adding to the street in such a high number would increase traffic and noise pollution.

This makes the street less desirable not only for sale but also for the wellbeing of residents.

I feel as a homeowner my family and I have a right to feel safe. An influx in cars would make this a very unsafe area for children. The possibility of increased noise, a demand on water pressure (which is already low) and traffic is a huge concern.

I feel a smaller restoration would be a fair compromise.

Comments for Planning Application DM/0821/20/FUL

Application Summary

Application Number: DM/0821/20/FUL

Address: College House 87 College Street Cleethorpes North East Lincolnshire DN35 8BN

Proposal: Change of use of former care home to 15 bedroom HMO (House in Multiple Occupation)
- AMENDED PLANS and DESCRIPTION

Case Officer: Lauren Birkwood

Customer Details

Name: Mr tony watson

Address: 74 College street Cleethorpes

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment:I severely object to this application as the number of occupants would seriously have an impact on the area. It is already difficult to park after 18.00 pm even as a permit holder, the potential increase in in vehicles would make life in the area intollerable. The increase of noise at all hours, currently the noise from the the high street is loud , very loud as most have rear beer gardens and are noisy till the early hours of the next day. Houses of multiple occupation generally have sort stay tenants who generally have no regard for the local residents and would be anti social in there actions and behavure would with the high street nosie make the area threat on our standard of living college street.

Comments for Planning Application DM/0821/20/FUL

Application Summary

Application Number: DM/0821/20/FUL

Address: College House 87 College Street Cleethorpes North East Lincolnshire DN35 8BN

Proposal: Change of use of former care home to 15 bedroom HMO (House in Multiple Occupation)
- AMENDED PLANS and DESCRIPTION

Case Officer: Lauren Birkwood

Customer Details

Name: Ms Sally Robinson

Address: 74 College Street Cleethorpes

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Dear Sir/Madam,

I am writing to object to proposed development of No87 College Street as an HMO.

I live directly opposite the property and I have several concerns about the development.

Traffic and Parking.

College Street is already used as a 'cut through' for day time traffic going to and from the shops, the Guest Houses along Grant Street (as the Traffic is now directed this way via road signs). On a night the traffic increases due to the night time economy, including parking for the pubs and clubs and taxi drop offs along the street as the High Street gets too busy. We already experience these problems on a daily basis, without extra pressure on the parking from a possible 15 more cars, with a possibility of even more vehicles outside of the 8am to 6pm permit times once the HMO residents receive visitors.

Parking outside of the permit times is already very difficult and this development will further increase the difficulty to find adequate parking for residents during the permit times. We have a number of residents with disabilities on College Street, of which I am one, and several residents with young families too - many of us require a space as near to our properties as possible to facilitate ease of unloading shopping and dropping off children safely etc. As I live directly opposite the proposed HMO, I am at a loss as to if I will ever get close to my house again once the new residents start parking their cars.

Noise

I am also concerned as to the levels of noise that this HMO will bring. We are already adversely

affected by the extreme noise from the music emitting from the clubs to the rear of our properties on my side of College Street, objecting to the plans of the pubs extending did no use to protect our right to peace and quiet there sadly. I sleep at the front of my property so I will then also be directly affected by noise from the HMO as well as the already insufferable noise from the aforementioned pubs and clubs.

Litter

On our experience of having flats and properties to the rear of the properties on my side of College street, each time a new tenant moves in, the old tenants left belongings are tipped into the passageway at the rear of our houses, leading to problems with rats and mice, fire risks and smells, as well as an eyesore. We continue to bring this problem to the councils attention but nothing has been done. I am therefore concerned that the same will happen opposite me too, once tenants begin to swap and change regularly as they do in HMO's. I am already anxious about the idea of the development for this prospect alone.

Previous HMO refusal

I am aware that earlier plans for this property have been refused and I do not see that the amendments have gone any way to improving the application. There was also an application for turning a guest house on neighbouring Grant Street in 2008, it was refused, in part, due to the fact that it would aggravate on street parking problems in the locality. Since that date, even with the residents permit scheme, the traffic and parking situation is still a growing problem.

I have lived at this property on and off for over 50 years and, despite the area being classed as part of the Premier Resort, past planning permissions have continued to erode what was once a desirable, quiet and tidy place to live.

Thank you for your attention on this matter.

Kind regards,

Sally Robinson.

Planning - IGE (ENGIE)

From: Lauren Birkwood (Engie)
Sent: 17 November 2020 15:47
To: Planning - IGE (ENGIE)
Subject: FW: ApplicationDM/0821/20/FUL

New neighbour comment Please upload..

Thanks, Lauren

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



Working in Partnership

engie.co.uk

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

From: brenda Collins
Sent: 17 November 2020 15:26
To: Lauren Birkwood (Engie) <Lauren.Birkwood@nelincs.gov.uk>
Subject: ApplicationDM/0821/20/FUL

Hi Lauren

I would like to object to the planning application reference DM/0821/20/FUL 85/87 College Street.Cleethorpes, for the conversion to nine residential apartments. This development will most certainly cause disruption and impact significantly on our quality of life and the other residents,

I live at 76 College Street directly facing number 85/87, I have concerns regarding health and safety with regard to the volume of traffic this will generate. Children regularly play in the street however, more vehicles both, parking and travelling up and down the street, will present very significant safety concerns.

Also this will cause other parking issues specifically in regard to possible obstruction for emergency vehicles.

Kind Regards

Brenda Collins

Concered Resident

Comments for Planning Application DM/0821/20/FUL

Application Summary

Application Number: DM/0821/20/FUL

Address: College House 87 College Street Cleethorpes North East Lincolnshire DN35 8BN

Proposal: Change of use of former care home to 15 bedroom HMO (House in Multiple Occupation)
- AMENDED PLANS and DESCRIPTION

Case Officer: Lauren Birkwood

Customer Details

Name: Mr John Norris

Address: 76 College Street Cleethorpes

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

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

College Street already experiences a high volume of traffic as it is used as a through road by pedestrians and road users (signposted by the council) to access the beach and guest houses located in Grant Street and Princess Road. Thus, residents already experience high levels of noise and air pollutants. (Which can impact on the health and wellbeing of residents)

Also the council recognises this via resident parking scheme. My concerns are, will this proposed HMO generate more traffic and create a greater impact on residents health and wellbeing. Also children play in the street thus creating further health and safety issues.

Cleethorpes is promoted as a holiday resort therefore how would an HMO so close to guest houses promote a positive image of the resort and encourage people to come for holidays.

Furthermore this application has been yo-yoing back and forth for a few years as an HMO then Apartments and back to an HMO all have been and are objected to.

Comments for Planning Application DM/0821/20/FUL

Application Summary

Application Number: DM/0821/20/FUL

Address: College House 87 College Street Cleethorpes North East Lincolnshire DN35 8BN

Proposal: Change of use of former care home to 15 bedroom HMO (House in Multiple Occupation)
- AMENDED PLANS and DESCRIPTION

Case Officer: Lauren Birkwood

Customer Details

Name: Mrs Brenda Collins

Address: 76 College Street College Street Cleethorpes

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I object to the planning Application on the following grounds:

College street is a through road for pedestrians and already has a high volume of traffic passing through it from princess road and Grant street.

College street has permit parking so the impact of possibly more traffic will affect amount of parking spaces. Also will this create more noise and pollution from exhaust fumes?

Children play in the street and this could be a health and safety issue if more traffic or speeding motorists.

How will this affect house prices in the street will anyone want to buy a property near an HMO?

Cleethorpes is a seaside resort how would an HMO so close to guest houses be a good thing to attract more visitors?

From: John Norris
Sent: 19 October 2020 11:52
To: Planning - IGE (ENGIE) <planning@nelincs.gov.uk>
Subject: Application DM/0821/20/FUL

Please can you tell me if these proposed apartments are for sale or are they going to be rented out.

As a previous planning application for this property was proposed as a House of multi occupation (HMO), I was just wondering if this new proposal is just another way of dressing up an HMO. I am concerned that if these apartments are for rent they may be filled with nuisance neighbours which the council would wish to relocate thus placing the councils problem on my doorstep.

(I live directly opposite 87 College Street).

Kind Regards

John Norris

Resident
76 College street
Cleethorpes

Comments for Planning Application DM/0821/20/FUL

Application Summary

Application Number: DM/0821/20/FUL

Address: College House 87 College Street Cleethorpes North East Lincolnshire DN35 8BN

Proposal: Change of use of former care home to 15 bedroom HMO (House in Multiple Occupation)
- AMENDED PLANS and DESCRIPTION

Case Officer: Lauren Birkwood

Customer Details

Name: Mr Graham Cook

Address: 77 college street cleethorpes

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I find it hard to believe you can amend an application on this scale

my original object is doubly so now

the parking is a massive issue and I refute what highways have said the street is massively over used since 2012 when college house closed we have had brown tourist signs installed regarding the guest houses in Grant Street this has added more traffic!!! we have had permits for day time use but it doesn't help the residents in the evening more bars opening up on the high street also have caused more and more traffic to use College Street going from Grant St into College St is exceptionally dangerous as you are nearly going round the corner blind when traffic is parked on both college street and grant street this is an accident waiting to happen

College House was a care home staff getting dropped off and picked up to start and finish work also when nurses called they parked on double yellow lines at the end of college street and used nurse on call signs visitors to the care home used the car park in Grant Street this can't be classed as the same as a 15 room HMO street usage ...

I'm waiting for the comments that people that live in HMOs don't use cars!!!! that is crazy to say that with visitors and own cars it will become a health and safety accident waiting to happen!!!!

college street is made up of terraced family houses rented and owned and college house should be coveted to fit in with the make up of the street the 1st application was very vague to say the least the amended one is well what can I say dreadful!!!!!! The honest tax payers of College Street deserve some respect I've lived here for over 45 yrs

As we go forward Cleethorpes is having massive investment to become a major resort which will increase traffic more and the usage of grant street's massive car park will put even more pressure on college street. I stand by my objection

Comments for Planning Application DM/0821/20/FUL

Application Summary

Application Number: DM/0821/20/FUL

Address: College House 87 College Street Cleethorpes North East Lincolnshire DN35 8BN

Proposal: Change of use of former care home to 9 self contained residential apartments

Case Officer: Lauren Birkwood

Customer Details

Name: Mr Graham Cook

Address: 77 college street cleethorpes

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I object to the following application for the following reasons

1 the car parking situation is horrendous evenings the street is jammed full even with a payable permit system in place if only works from 8am till 6 pm 9 apartments is far to many for a close terrace house street this could add 18 more cars plus visitors making it impossible to park in a street i have lived in for over 40yrs

2 as Cleethorpes is a lot busier resort than it was in 2012 I cant understand where highways get there information from I assume a computer !!!!!!!!! which does not reflect the real world of college street someone one day will get seriously hurt in fact a few yrs ago a residents son was taken to hospital after being hit by a car !!!!! but i guess this isn't a planning consideration....

3 Grant street development(old bingo hall site) will put a huge pressure on college street traffic wise again something not taken in to account on highways statement . We all agree college house need to be renovated but it has to be the right renovation for the law abiding tax payers the reside in college street ..

and finally I am very disappointed in the way most people have found out about this application hardly anyone got letters to tell them about this and i live only 3 houses away also i notice the dates all over the place on the street sign which isn't made for people to read easily this has been very poorly communicated to the residences of college street

Comments for Planning Application DM/0821/20/FUL

Application Summary

Application Number: DM/0821/20/FUL

Address: College House 87 College Street Cleethorpes North East Lincolnshire DN35 8BN

Proposal: Change of use of former care home to 15 bedroom HMO (House in Multiple Occupation)
- AMENDED PLANS and DESCRIPTION

Case Officer: Lauren Birkwood

Customer Details

Name: Ms Kimberley Spauls

Address: 78 College Street Dn35 8bw Cleethorpes

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I strongly object to this HMO, I live directly opposite this property with my lounge and bedroom facing the property which I presume will be bedrooms of the refurbished property. As a disabled female living alone it worries me of the type of character that may be housed in this type of building, I am aware that this may not be a point for planning but it is still a major safety point from someone that is extremely vulnerable like myself. I have severe mental impairment and I need to feel safe in my home.

I also due to my brain damage have trouble negotiating roads and traffic, if this was to happen it is bound to encourage more cars and deliveries etc which will make it more of a risk for me to live my daily life, I have to be able to have my son and any visitors be able to park close to my house so they can pick me up easily, again parking could become an issue, at the moment my son has a carers permit and I have a blue badge but what if there is no space for him to park?

What if an ambulance has to come to me in the night, I have a brain tumour and could well need the emergency services.

Putting all this to one side, this is a resort and the brown signs are they are proof of that... guest houses and visitors should be encouraged not homes of multiple occupation! I moved here to see out my days in a peaceful place by the sea, I did not expect to have to fight continuously to keep it that way.

Comments for Planning Application DM/0821/20/FUL

Application Summary

Application Number: DM/0821/20/FUL

Address: College House 87 College Street Cleethorpes North East Lincolnshire DN35 8BN

Proposal: Change of use of former care home to 15 bedroom HMO (House in Multiple Occupation)
- AMENDED PLANS and DESCRIPTION

Case Officer: Lauren Birkwood

Customer Details

Name: Miss Charlotte Sizer

Address: 81 College Street Cleethorpes

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I object on the following grounds

Road Safety, College Street is extremely busy and getting worse, the parking is dreadful even with permits as they are not 24hr.

The noise I believe will be far worse than its previous usage as a care home !! with the noise generated by more bars on the high street which I know some neighbours have complained to the council as alleyways also getting left in dreadful state.

The building should be returned to family houses that is in keeping with the street or flats of meaningful size like the development on Princess Rd just finished not like the bedsit size on the 1st application.

The planning application is very basic to say the least for a development of this size the management information is just an A to Z of how to manage a HMO or flatlets not designed for 85-87 college street this could relate to any HMO in the UK.

A very poorly presented application.

I would finally like to say there has been no yellow street sign posted on College Street to let the neighbourhood know of the changes to this planning application I noticed a sign on Grant Street for another HMO. Worrying that this is a trend in our tourist resort. totally wrong accommodation type if you are wanting to attract tourists. The Council should take note of the tax paying residents views. Objection complete

Comments for Planning Application DM/0821/20/FUL

Application Summary

Application Number: DM/0821/20/FUL

Address: College House 87 College Street Cleethorpes North East Lincolnshire DN35 8BN

Proposal: Change of use of former care home to 15 bedroom HMO (House in Multiple Occupation)
- AMENDED PLANS and DESCRIPTION

Case Officer: Lauren Birkwood

Customer Details

Name: Mr Dave Hone

Address: 83 College Street Cleethorpes

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment:OBJECTION TO PLANNING APPLICATION

APPLICATION NUMBER DM/0821/20/FUL

85-87 COLLEGE STREET, CLEETHORPES

Introduction

I would like to further object to the amended planning application reference DM/0821/20/FUL, 85/87 College Street, Cleethorpes, for conversion into a 15-bedroom HMO.

I have severe concerns around the impact an HMO will have on College Street and Grant Street, as outlined below.

Part One: Impact on my property

My concern around my own property is that of increased noise generated by a 15-room HMO. I believe that will be greatly increased from the property's previous function as a care home, with 15 different residents and couples living in the property. I have concerns around my own quality of life should this project get the go-ahead.

Part Two: Traffic

I have serious concerns around the increase in traffic that may be seen as a result of the plans.

College Street now has brown tourist information signs, directing vehicles along the road towards the guest houses on Grant Street, which has increased the traffic flow in recent years. With a proposed development on the site of Clifton Bingo getting the go-ahead, even more traffic is expected down what is a narrow residential street that already has far too many vehicles using it daily. Our fear is the proposal for 85-87 will increase that further and place residents and their children at increased risk.

Part Three: Parking

The parking situation on both College Street, and nearby Grant Street, is of serious concern to residents and I fear the situation will be exasperated by an HMO. In 2008, a similar plan for a property on the corner of Grant Street and College Street was refused. An existing guest house had been earmarked to become an HMO on planning number DC/155/08/SSU, but was refused on four grounds. One of those reasons for refusal was because the plans "may be expected to aggravate existing on-street vehicle parking problems in the locality, contrary to saved Policies GEN1 and H13 of the North East Lincolnshire Local Plan 2003."

Since that refusal, the parking situation has got worse, not better in the area. The proposal for the Clifton Bingo site could lead to increased parking on College Street and Grant Street, and the improvement of bars and facilities within Cleethorpes over the past few years has seen parking levels increase outside of permit hours. Introducing a potential 15 further vehicles to the street would make the parking situation impossible for existing residents.

Part Four: Plans

I have concerns around the amended proposal, including the plans and the lack of a Design and Access statement. I would expect a design and access statement to be mandatory on such applications, and the absence of one for this project raises the concern that inadequate thought has been given to the development design process and the sustainable approach to access.

Furthermore, I have concerns around the floor plans, which appear to be very similar to a previous proposal for the property, reference DM/0962/17/FUL. Those plans, which were withdrawn at the time, share some idiosyncrasy with the new plans, such as the unusual way the table and chairs are depicted in the dining room. The new plans also appear to have different fonts for certain areas and the information at the side appears to be a template pasted over existing information. My concern is a lack of due care and attention to the plans if indeed they have simply been copied from elsewhere and used in a fresh context, having previously been rejected.

Conclusion

The application for 85/87 College Street will have a significant detrimental effect on the lives of existing residents as well as increasing vehicle flow down a residential street already at breaking

point. The lack of a Design and Access statement, as well as concerns over the plans, also suggests that little thought has been given to the impact of the project and the finer details of implementing an HMO on this site.

Comments for Planning Application DM/0821/20/FUL

Application Summary

Application Number: DM/0821/20/FUL

Address: College House 87 College Street Cleethorpes North East Lincolnshire DN35 8BN

Proposal: Change of use of former care home to 9 self contained residential apartments

Case Officer: Lauren Birkwood

Customer Details

Name: Mr David Hone

Address: 83 College Street, Cleethorpes, North East Lincolnshire DN35 8BN

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Introduction

I would like to object to the planning application reference DM/0821/20/FUL, 85/87 College Street, Cleethorpes, for conversion into nine residential apartments.

I have severe concerns around the impact multiple apartments will have on College Street and Grant Street, as well as needing clarification on other points regarding the application.

Part One: Impact on my property

I am firstly concerned about the impact this project could have on my property. Having perused the available information, I cannot find mention regarding the walls between my property and the proposed apartments. I am concerned about the soundproofing and nuisance that may be caused by having multiple dwellings adjoining my own.

There has been no consultation between me and the developer as to how this may be addressed. It is imperative to my quality of life that significant acoustic insulation is included, which has not been reflected in the current proposals.

Part Two: Lack of information

There is a concerning lack of information around the proposal, with inconsistencies evident in the notices put up by the council announcing the potential development. The dates, which have now been corrected, were erroneous on the notices and local tax-paying residents are being given extraordinarily little information on the possible scale of the plans. College Street is a tight street, and any large-scale development will cause disruption to the quality of life of its residents, but how

much is tough to gauge from the limited and evasive information currently submitted by the developer.

Part Three: Parking

By far the most concerning aspect of the development in the parking situation on both College Street, and nearby Grant Street. College Street is a primarily residential street which requires residents with vehicles to have a parking permit. By introducing nine new dwellings, a potential arises for up to 18 vehicles to be introduced to the area. That would result in increased traffic flow, as well as further congestion to an area already under great strain.

In 2014 the parking permits were introduced which cover the street from 8am until 6pm, but in the evening the parking situation is a serious issue. Cars currently park on both sides of the street and introducing more residents will worsen the situation, causing a possible obstruction for emergency vehicles. There is also a community spirit in the area and children regular play in the street, but more vehicles, both parking and travelling up and down the street, will present real and significant safety concerns.

Conclusion

The application for 85/87 College Street will have a severe impact on the safety of the street for residents due to an increase in traffic and a lack of parking. Without adequate consideration and allowance for traffic flow and parking, any development that sees the introduction of additional homes simply cannot go ahead safely and without detrimental impact on the current residents.

Comments for Planning Application DM/0821/20/FUL

Application Summary

Application Number: DM/0821/20/FUL

Address: College House 87 College Street Cleethorpes North East Lincolnshire DN35 8BN

Proposal: Change of use of former care home to 9 self contained residential apartments

Case Officer: Lauren Birkwood

Customer Details

Name: Mrs iyabode mary Daramola

Address: 23-25 grant street cleethorpes

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I completely object to the development of 9 apartment on the basis of Parking for "lets be real" potentially say btw 9 and realistically 18 cars. But not everybody drives.

The Plus is undoubtedly this lovely property will be brought back to use which will be for the benefit of Society at large.

But not at the expense of a neighborhood already at war for parking spaces.

In my candid Opinion, If 9 flats are Granted the noise pollution will increase, a societal environment such as a Hostel atmosphere will be created and finally tensions already high amongst existing local neighbours may escalate to the new residents and vice versa.

My Conclusion is for a more realistic number of flats/apartment which is 5. Or for a conservative civil approach of bringing back the properties to 2 individual properties or better still a Care home which it used to be.

Comments for Planning Application DM/0821/20/FUL

Application Summary

Application Number: DM/0821/20/FUL

Address: College House 87 College Street Cleethorpes North East Lincolnshire DN35 8BN

Proposal: Change of use of former care home to 9 self contained residential apartments

Case Officer: Lauren Birkwood

Customer Details

Name: Mrs Iyabode Mary Daramola

Address: 23-25 grant street cleethorpes

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I completely disagree to the development of 9 apartment on the basis of Parking and overcrowded street "lets be real" potentially say btw 9 and realistically 18 cars. But not everybody drives. if the developer is able to create an underground parking that may solve the issue of parking aside that there is a big big issue with parking on college street already .

The Plus is undoubtedly this lovely property will be brought back to use which will be for the benefit of Society at large.

But not at the expense of a neighborhood already at war for parking spaces.

In my candid Opinion, If 9 flats are Granted the noise pollution will increase, a societal environment such as a Hostel atmosphere will be created and finally tensions already high amongst existing local neighbours may escalate to the new residents and vice versa.

My Conclusion is for a more realistic number of flats/apartment which is 4. Or for a conservative civil approach of bringing back the properties to 2 individual properties ,

Comments for Planning Application DM/0821/20/FUL

Application Summary

Application Number: DM/0821/20/FUL

Address: College House 87 College Street Cleethorpes North East Lincolnshire DN35 8BN

Proposal: Change of use of former care home to 9 self contained residential apartments

Case Officer: Lauren Birkwood

Customer Details

Name: Mrs Jean Sykes

Address: 23-25 grant street cleethorpes

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I completely disagree to the development of 9 apartment on the basis of Parking and overcrowded street "lets be real" potentially say btw 9 and realistically 18 cars. But not everybody drives. if the developer is able to create an underground parking that may solve the issue of parking aside that there is a big big issue with parking on college street already .

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Comments for Planning Application DM/0821/20/FUL

Application Summary

Application Number: DM/0821/20/FUL

Address: College House 87 College Street Cleethorpes North East Lincolnshire DN35 8BN

Proposal: Change of use of former care home to 15 bedroom HMO (House in Multiple Occupation)
- AMENDED PLANS and DESCRIPTION

Case Officer: Lauren Birkwood

Customer Details

Name: Mrs mary daramola

Address: 23-25 grant street cleethorpes

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: this planning for 15 bed HMO has been something that has been objected to in the past I do not understand why this has become an amended plans , if this property is turned to 15 HMO this will cause overcrowding in the area , lack of parking spaces which is already a nightmare at the moment , I think the no of the rooms should be reduced

Comments for Planning Application DM/0821/20/FUL

Application Summary

Application Number: DM/0821/20/FUL

Address: College House 87 College Street Cleethorpes North East Lincolnshire DN35 8BN

Proposal: Change of use of former care home to 15 bedroom HMO (House in Multiple Occupation)
- AMENDED PLANS and DESCRIPTION

Case Officer: Lauren Birkwood

Customer Details

Name: Mrs Jean Sykes

Address: 23-25 grant street cleethorpes

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: this planning for 15 bed HMO has been something that has been objected to in the past I do not understand why this has become an amended plans , if this property is turned to 15 HMO this will cause overcrowding in the area , lack of parking spaces which is already a nightmare at the moment , I think the no of the rooms should be reduced

Comments for Planning Application DM/0821/20/FUL

Application Summary

Application Number: DM/0821/20/FUL

Address: College House 87 College Street Cleethorpes North East Lincolnshire DN35 8BN

Proposal: Change of use of former care home to 9 self contained residential apartments

Case Officer: Lauren Birkwood

Customer Details

Name: Mr jide daramola

Address: 23-25 Grant Street Cleethorpes cleethorpes

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment:I completely object to the development of 9 apartment on the basis of Parking for "lets be real" potentially say btw 9 and realistically 18 cars. But not everybody drives.

The Plus is undoubtedly this lovely property will be brought back to use which will be for the benefit of Society at large.

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In my candid Opinion, If 9 flats are Granted the noise pollution will increase, a societal environment such as a Hostel atmosphere will be created and finally tensions already high amongst existing local neighbours may escalate to the new residents and vice versa.

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Comments for Planning Application DM/0821/20/FUL

Application Summary

Application Number: DM/0821/20/FUL

Address: College House 87 College Street Cleethorpes North East Lincolnshire DN35 8BN

Proposal: Change of use of former care home to 15 bedroom HMO (House in Multiple Occupation)
- AMENDED PLANS and DESCRIPTION

Case Officer: Lauren Birkwood

Customer Details

Name: Mrs Melina Coggan

Address: Sussex House 36 Princes Road Cleethorpes

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Sussex House object to the plans.

This is due to concerns firstly with parking in the area for our staff to be able to park for work and park within distance of the care home. Also visiting professionals who support residents in our care.

We also have concerns with possible anti social behavior and the welfare of residents in our 24 hours care setting who all are cared for due to mental health concerns.

There is cause for concern for our residents who go out regular, they pass the site for the application and the safety of our residents may be compromised. It is a bust road and I feel having more traffic again endanger our residents. It also isn't fair on the community of college street and the concerns they have also with traffic and behaviors of those who may live there.

Comments for Planning Application DM/0821/20/FUL

Application Summary

Application Number: DM/0821/20/FUL

Address: College House 87 College Street Cleethorpes North East Lincolnshire DN35 8BN

Proposal: Change of use of former care home to 9 self contained residential apartments

Case Officer: Lauren Birkwood

Customer Details

Name: Mr Jason Belton

Address: 37 princess rd cleethorpes

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: i object to the above planning application for the following reason

i live in Princess Rd which is linked to College St by Grant Street

the parking is dreadful at this present time the council are asking us if we want permit parking too ! which proves to me that we have a very dangerous road highway situation which could be increased incredibly by a 9 flat development .

also the development on Grant Street near the train station will only cause more car parking congestion

The big question planning have to answer is developments over road and people safety!!!

Cleethorpes roads are far busier than when college house closed its doors in 2012 8 yrs ago

Comments for Planning Application DM/0821/20/FUL

Application Summary

Application Number: DM/0821/20/FUL

Address: College House 87 College Street Cleethorpes North East Lincolnshire DN35 8BN

Proposal: Change of use of former care home to 15 bedroom HMO (House in Multiple Occupation)
- AMENDED PLANS and DESCRIPTION

Case Officer: Lauren Birkwood

Customer Details

Name: Mr Jason Belton

Address: 37 Princess rd Cleethorpes

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I Object to this application on the following grounds .

the parking in the area is well over used that its becoming a serious

safety concern this application will further put more pressure on a over used street pushing the

traffic into Princess road this would create far more traffic than a care home that closed 9 yrs ago

regardless what highways say this is the reality of living here

regards

Comments for Planning Application DM/0821/20/FUL

Application Summary

Application Number: DM/0821/20/FUL

Address: College House 87 College Street Cleethorpes North East Lincolnshire DN35 8BN

Proposal: Change of use of former care home to 15 bedroom HMO (House in Multiple Occupation)
- AMENDED PLANS and DESCRIPTION

Case Officer: Lauren Birkwood

Customer Details

Name: Ms Lisa Triki

Address: 35 Durban Rd Grimsby

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Regarding this application College street is a very busy road its permit parking throughout the day and solid parking out of permit hours due to the ever increasing number of bars opening in the surrounding area ..The corner of college street and grant street is extremely dangerous as you cant see round the corner when cars are parked right up this is only a matter of time before someone gets knocked down this is only meters away ! if this development was to go ahead it would massively increase traffic volume , also there is a huge development in planning on the old bingo site nearby which again would hugely effect local road issues . health and safety of the residents who i know cover all ages and wider general public must come 1st . also i was led to believe Cleethorpes is investing large amounts of money in tourism i just wonder what effect this will have if the planning policy is to allow any building of size to change into an HMO

Also very little information to view

Comments for Planning Application DM/0821/20/FUL

Application Summary

Application Number: DM/0821/20/FUL

Address: College House 87 College Street Cleethorpes North East Lincolnshire DN35 8BN

Proposal: Change of use of former care home to 9 self contained residential apartments

Case Officer: Lauren Birkwood

Customer Details

Name: Mr Mark Stanley

Address: 10 Wollaston road Cleethorpes

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I wish to appose the the application on the grounds of parking in the area.

9 new apartments with possibly 9 plus vehicles will have a knock on effect and cause further problems to residents in Bursar street and Wollaston road.

I suggest the problem of parking takes priority over new developments which would only make the situation worse.