Development Management Services

Telephone (01472) 313131 Fax (01472) 324216

Email: Planning@nelincs.gov.uk

REQUEST FOR APPLICATIONS TO BE HEARD AT PLANNING COMMITTEE

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

Application No.	Reason for Referring to Planning Committee
DM/0237/21/FUL	I request that this application be referrer to the committee on the basis that residents have raised concern regarding flood risk, proximality to cricket club and concerns about access points to the site. Residents are concerned about the amount of increased traffic flow to the area.
	Residents have also raised concerns about the lack of consultation that has not taken place. It has been pointed out that this was partly due to COVID 19, but surely with the better weather upon us and provided Keiger Homes find a suitable location, I see no reason why consultation could not take place in the Cricketers car park with the landlord's permission.
	Residents have been sent a letter, but as has been pointed out this is not consultation. I believe that with the appropriate consultation, most concerns could be discussed and addressed. Residents do not feel consulted and are therefore not informed.

Contact Details: -

Signature Date 14th July 2021.

Name: Debbie Woodward

Address: 10, Welholme Road, Grimsby, North East Lincolnshire



Application Summary

Application Number: DM/0237/21/FUL

Address: Land Off Littlefield Lane Grimsby North East Lincolnshire

Proposal: Erection of 75 dwellings together with a sales suite, construction of garages, driveways, estate roads, associated infrastructure, raising of ground levels, laying out of natural green space

and associated works.

Case Officer: Richard Limmer

Customer Details

Name: Ms Yvonne Sandford

Address: 9 Landeck Avenue Grimsby

Comment Details

Commenter Type: Neighbour

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment: I have lived in Landeck Avenue since 1994. Before that I lived with my parents at 141 Littlefield Lane. My mum sold that property in 2019 having moved in with me in 2018. We have all been disappointed that the land on Littlefield Lane has not been developed before as it has been an eyesore for a long time. At one point there were mud hills all over the land and groups of youths threw mud at the houses on Littlefield Lane continuously for months. Gangs of youths have congregated in those areas over the years so hopefully building on the land finally will deal with all of these matters. The types of houses look very nice which will enhance the area. I would be happy for the building to go ahead.

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21

Case Officer: Richard Limmer

Customer Details

Name: Mr John Pearson

Address: 37 Landeck Avenue Grimsby

Comment Details

Commenter Type: Neighbour

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment:I'm very happy for new Dwellings to be built on the grounds, as at the moment it's a waist of space and the homes that are proposed look lovely homes and hopefully it will bring the area up to a higher standard.

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and associated works.

Case Officer: Richard Limmer

Customer Details

Name: Mrs Judy Pearson

Address: 37 Landeck aveue Grimsby

Comment Details

Commenter Type: Member of the Public

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment: I think with these lovely upmarket homes it will be so good for our area. I'm so happy

About this

I hope it goes ahead. Sooner the better xx

Carol Pedersen (Engie)

From: Louise Stevens

Sent: 27 February 2021 13:29
To: Planning - IGE (ENGIE)

Subject: *comment for DM/0237/21/FUL - log once validated* Littlefield Lane

Follow Up Flag: Follow up Flag Status: Flagged

Dear Sir/Madame,

Having received proposed details of the housing development on the Littlefield land site, I am most concerned about said access to site.

If we have understood the plan, posted to residents by Keigar Homes - to whom I have also emailed, the access is right on the notorious bend, for which several speeding preventions have been out in place over the years and which have all failed.

I think the added traffic of a 78 houses which could realistically result in 150 plus cars, using the access on bend, will undoubtedly cause further problems .

This corner is dangerous enough now with cars parking on the front of properties, buses, delivery lorries etc trying to get passed safely, we have witnessed many prangs and near misses as we live right on the bend.

I don't know what the answer is but I just hope is is looked into very seriously

Thanking you
Mrs Louise Stevens
125A Littlefield Lane
Grimsby
DB34 4PN Sent from my iPhone

Angela Tynan (Engie)

From:

Sent:

24 March 2021 15:46

To:

Planning - IGE (ENGIE)

Subject:

Littlefield Lane plot

Hi, the proposed housing development on the old Littlefields site, to me would be a much better use if site than the eye-sore it has become over the years!!

My issue is the access to said site.

It seems from the plan that it would be using the original access that is in place from when it was restaurant.

This is right on notoriously dangerous bend, for which several speed deterrents have failed.

With 75 proposed new properties and the extra traffic this will obviously cause, I think it needs to be addressed, I live right on this bend and it's a nightmare to get in and out of drive now so the added traffic is a concern. A few of my neighbours have voiced the same opinion.

If this is already a - done deal - I do hope at least this will be some consideration .

Thanking you

Mrs Louise Stevens

125A Littlefield Lane

Sent from my iPhone

Application Summary

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Proposal: Erection of 75 dwellings together with a sales suite, construction of garages, driveways, estate roads, associated infrastructure, raising of ground levels, laying out of natural green space

and associated works.

Case Officer: Richard Limmer

Customer Details

Name: Mr tony robinson

Address: 129 littlefield lane grimsby

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment:I would like to voice my objection to the proposed plan for the 75 dwellings in littlefield lane. Where in essence, I have no objection to utilising the land for dwellings, I do think it must be done with safety in mind. My objection is to the application using a single entrance to the proposed estate. The intended entrance/exit is on a notorious/dangerous bend(councils description over the years) and should any accident or incident occur on this bend it will block, fire, ambulance and police and emergency access should it be required, for the majority of the properties. I have lived here for over 50 yrs and can vaguely remember planning permission for dwellings being denied on this site because of the lack of a second access. So my associated question is I would like to know what has changed? Littlefield Lane is a major thoroughfare for Grimsby traffic and a major bus route and the fact that it is a 20mph zone is irrelevant as very few comply.

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and associated works.

Case Officer: Richard Limmer

Customer Details

Name: Mr Steve Ives

Address: 133 Littlefield Lane Grimsby

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment:1.Access and Egress to the site has not been thought through by Kieger Homes, the proposal will increase traffic flow to the area and as the bend on Littlefield Lane had traffic calming measures introduced a couple of years ago, this should be an indication that it is a historically dangerous road. Additional access and egress to the site needs to be put in place to prevent accidents, this could be done by reducing the number of proposed dwellings and redesign of site. If only 1 access and egress route to the proposed development is in place I object to planning application.

- 2. I would imagine 98% of local residents do not want this application to go ahead, why has there been no consultation with local residents from Kieger Homes? If they had arranged public consultation with the people that this development would have an impact on (Covid no excuse) perhaps they could of realised there is a number of issues with current plans.
- 3. Wildlife, have Kieger carried out research on to what wildlife currently occupies the land, not saying there any white crested newts, but deer and bats have been spotted on the site.
- 4. Flooding, planting a few tree's will not have an impact on the flood risk, the proposed height (as outlined by previous objectors) is a real concern, Littlefield Lane already has drainage issues when high waterfall so this development in its current form will increase flood risk due to proposed raising of land, this needs urgent attention prior to any application being granted.

No doubt a pre agreement for this planning application has been agreed and local residents will have to like it or lump it, but the council needs to address local residents concerns prior to progression of this development.

Flooding / Access Egress / Public Consultation / Wildlife.

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and associated works.

Case Officer: Richard Limmer

Customer Details

Name: Mr Jeffrey Cox

Address: 16 Carlton Road Grimsby

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment:I believe that I have been wrongly excluded from the consultation process for this proposed planning application yet I have a clear view from my rear garden into the old little fields and beyond to the cricket pavilion in the further adjoining field so it is my belief that this planning application should be immediately suspended until this has been properly investigated and rectified. I believe that any new houses that may be built will most definitely overlook my property and have a major impact on my privacy so I therefore object to this planning application Kind regards

J cox

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21

Case Officer: Richard Limmer

Customer Details

Name: Jordan Cook

Address: 19 Carlton road Grimsby

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment:It seems like no consideration for any issues raised by neighbors are being listened to.

Wonder how many backhanders have taken place in regards to this planning

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21

Case Officer: Richard Limmer

Customer Details

Name: Mr Jordan Cook

Address: 19 Carlton Road Grimsby

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment:Yet more plans from Kieger Homes but yet still nothing to ease the valid concerns that

have been placed by numerous people.

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and associated works.

Case Officer: Richard Limmer

Customer Details

Name: Mr Jordan Cook

Address: 19 Carlton Road Grimsby

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: As other have stated the current proposal shows the entrance being on the bend of littlefield lane, which is a notoriously bad bend with cars parking causing traffic issues. The possibility of an extra 150 cars will more than likely result in accidents happening.

If this goes ahead I'll feel sorry for all the wildlife that has made littlefields it's home for the past 30+ years, including a family of foxes, owls and bats

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and associated works.

Case Officer: Richard Limmer

Customer Details

Name: Mrs Kathleen Cook

Address: 19 carlton road Grimsby

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment:Would like to object to the plans to build houses on littlefield site my concerns are ,with the raising of the ground level ,my property could face flooding as we are at A very low point. My privacy will be affected given the height of the houses..and the raising of the land we have different species of wildlife which. Needs protection , finally littlefield lane the traffic is very heavy and more houses will mean more traffic to a busy road.

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21 - amended site layout and information dated 8th April 2022

Case Officer: Richard Limmer

Customer Details

Name: Mr Liam Grant

Address: 32 carlton road Grimsby

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment:We object the planning application to have more unsustainable housing built in the area let alone adjacent to our land.

There are numerous new build sites going on around the town and area that are poorly built, poorly thought about (access/egress/environment/surrounding areas) seems to have no concern when these applications get approved. The site that is in question links onto a nice green area that has been transformed by nature, with deers, many bird species enjoy it. The town seem to be loosing natural areas for unnecessary expensive poor constructed housing.

To cram 75 houses with garages etc into such a small space seems more of a political move rather than what is good for the existing area and surroundings.

There will be much excessive noise in the construction of these, congestion, disruption to our services.

The part in the revised application of "raising ground levels" seems unnecessary as it will invade privacy of existing properties and facilities, the land is also on flood land which seems strange to even be having planning considered.

So as gathered from my appeal to this you can strongly see that myself and many others will disagree with this application.

Carol Pedersen (Engie)

From: Brian Hewitt

Sent: 05 March 2021 14:16 **To:** Planning - IGE (ENGIE)

comment for DM/0237/21 - log when validated Proposed Keigar development off Littlefield

Lane, Grimsby

Attachments: Objection.docx

Follow Up Flag: Follow up Flag Status: Flagged

Dear Sir/Madam,

Please find attached my comments/objections regarding the Keigar homes planning proposal for land bordering Littlefield Lane, Grimsby. This is in response to Keigar informing nearby residents on 24th February 2021 that a planning proposal was being submitted within the next two weeks.

Yours faithfully

Brian Hewitt

34 Carlton Road,

GRIMSBY

DN34 4PP

5th March 2021

Dear Sir/Madam,

I am writing to object to the plan by Keigar Homes to develop spare land at the rear of Carlton Road Grimsby. I own 34 Carlton Road and have lived at the property for 28 years. I have to say I was totally unaware of any proposed development until 25th February 2021. Keigar Homes state in a handout that no public consultation could take place because of Covid restrictions. This is unacceptable given the size of the development.

My main objection regards the proposed access road to the development for the following reasons.

- There is a major concern regarding health and safety. Traffic coming from, and going into, the access road would have to turn off/onto the main Littlefield Lane (a major bus route) just where the road bends. In effect the access road is on the corner of that bend. It did not matter when so little traffic was going to Littlefield Club alone, but the increase in traffic would be considerable- both in the construction and post construction phases. Traffic calming measures have already been placed (road bumps, wider pavements); a road in the proposed position would add considerably to it.
- 2) According to the views submitted with a covering letter from Keigar Homes, the access road would be the same as the previous access road to Littlefield Lane Club (now demolished). The access road appears to be straight and only curves away where the Club access used to be. However, the current road is NOT straight, but reduces from a dual to a single track just behind my property (my house is the second semi into Carlton Road). To be straight the pathway behind my property would have to go, meaning traffic will be passing behind my property day and night within five metres. This would be TOTALLY UNACCEPTABLE. The noise levels would be constant and the fumes from exhausts would be drifting over constantly. Although I am a pensioner, the family next door has three young children, and this CANNOT be any good at all for their health, let alone the adults. I believe the pathway is also a public right of way to Westminster Drive, and, therefore, should not be removed.
- 3) Another consideration is that there would be a road at the front of our properties (Carlton Road) AND one at the back (the proposed access road). Again, this cannot be

- environmentally right and shows scant regard for the residents bordering this proposed development. Even when Littlefield Club was operating, there was only a small flow of traffic to one property, not constant traffic to more than 50 houses!
- 4) Another consideration will be the noise and pollution levels while any construction takes place, again to the detriment of all the residents bordering the proposed development. Construction is likely to take place for at least eighteen months, again with all construction traffic going in and out of the only access road bordering my and others' properties into the bend of the main road (as discussed above).

I implore you to instruct Keigar to reposition the access road entirely away from current housing and to be built on the other side of the proposed development. After all, there has to be adequate access for emergency services. (When there was a fire at Littlefield Club the fire engines had to back out of the single-track road). This would solve all the problems outlined above because

- a) It would be nowhere near current housing reducing considerably noise and pollution for those properties;
- b) There would be greatly reduced health and safety considerations being away from the road bend; and
- c) The public pathway could remain untouched.
 One access road in and out as proposed is ill-thought through and appears to be a cost-cutting exercise.

Yours faithfully, Brian Hewitt

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Case Officer: Richard Limmer

Customer Details

Name: Mr Brian Hewitt

Address: 34 Carlton Road Grimsby

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment:I have read with increasing concern the notices that have recently been put onto the planning portal regarding the proposed Keigar development on a stretch of land off Littlefield Lane. In particular, there is a piece from a company calling itself Avoca which calls for the planning proposal to be granted 'straight away'. It is nearly a year since the planning application went in, and only a few local residents with properties backing onto the field were told that there had been no consultation because of covid restrictions. But there are now no Covid restrictions preventing a meeting between Keigar and local residents taking place. By mentioning a meeting a year ago, they obviously had recognized the residents' right to have one, but are now totally ignoring that right.

A meeting would be to all parties' advantage, clearing up possibly any misunderstandings and alleviating the residents' concerns regarding safety, flooding and the environmental impact. As the plan stands it remains unacceptable. Who knows what conscientious consultation may bring? Another unacceptable statement refers to the eyesore that the site currently exhibits, stating that it cannot be used as a sports field and thus have its status changed. But the owners have been grossly negligent in maintaining the site and have allowed it to get into that state in the first place. How can anyone play sports on it in that condition? It is not the site which is not fit for purpose, but the attitude of the owners.

Finally, I must reiterate the dangerous plan to have the development road come out onto Littlefield Lane on a bend, only 10 metres away from Carlton Road (a cul-de-sac). The amount of extra traffic generated on a main road/bus route which already has safety measures (20mph speed limit, double width pavement) inevitably will lead to chaos and potential serious accidents. This has not been addressed as Keigar persevere with an almost identical plan to that which was originally

submitted in March 2021. They must not be allowed to bypass public consultation so these issues can be addressed.

To the south of the cricket club a forested area is being created to deal with flooding and to increase carbon neutrality. Why, oh why, has this not been the case to the north of the cricket ground? There is plenty of land where the old Western Secondary School used to stand (about a mile or so away) which can be used for development. There is no need for any on this plot. LET LOCAL RESIDENTS HAVE THEIR SAY.

Yours

Brian Hewitt

From: Brian Hewitt > Sent: 23 May 2022 19:37

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

Subject: Littlefield Lane proposed development by Keigar Homes

Dear Mr Limmer,

Please find attached my response to the Littlefield Lane proposed development by Keigar Homes. Thank you so much in advance for putting my neighbourly objections onto the planning portal.

Yours sincerely, Brian Hewitt 34 Carlton Road Grimsby DN34 4PP 23/05/2022 Mr Richard Limmer,

Development Management Services Grimsby.

North East Lincolnshire Council DN34 4PP Municipal Offices

Town Hall Square

Grimsby DN31 1HU

23rd May 2022

Re: Responses to comments regarding proposed development of 74 houses off Littlefield Lane by Keigar Homes.

NB. Seeing that there had been a fresh planning application from Keigar, I was at least hopeful that there had been substantial changes to the plan, addressing the fourfold concerns that residents have been highlighting for the last year or so.

But what a complete letdown. There are **no major changes** except for placatory changes benefitting only the cricket club. How can the reduction from 75 to 74 dwellings be classed as substantial?

I therefore resubmit my original objections from March 2021. These all still fully apply.

I have to say I am utterly dumbfounded by the apparent lack of concern/compassion/interest shown by Keigar Homes to any of the serious misgivings of residents when invited to respond to the plans. In particular, issues regarding consultation, flooding, access, road safety and environmental issues made by residents have been totally ignored. I will address each one of these separately, quoting the addresses of the householders who made their original comments. Please check these out.

No Consultation – 62 Westminster Drive, 56 Westminster Drive, 16 Carlton Road, 35 Carlton Road, 133 Littlefield Lane. When there is a major construction project, a public meeting is held to hear the views of all parties. In this case, none has been held, with Covid restrictions quoted as the reason. All any householder has received is a 3 page letter very sparingly outlining maps of the intended development. THIS IS NOT CONSULTATION. Views were not sought at the time and the same plans have been resubmitted with very minor alterations, as though the original plans had been accepted, which they undoubtedly have not been. Indeed it appears households on one side of Carlton Road did not even know about the proposals and are extremely annoyed, since they will have to put up with traffic entering the proposed site when entering and exiting Carlton Road. With the removal of crowd restrictions such a consultation is still essential. 35 Carlton Road has just moved in January 2021 and a land search did not reveal any preliminary planning. Why was this? I have also been informed that the land could not be purchased 30 years ago as it had been given to the council by the Dixon paper mill family with the precise intention that it would be a sports field in perpetuity. Furthermore, it was pointed out that the council has a surfeit of building land in the borough – indeed, the site of the old Western School is nearby and is currently under development. So why more so near in a green belt area? Questions (amongst others) which Keigar have not answered, and, I suspect don't want to answer. Bypassing the consultation meeting has prevented questions being asked. It is not fair that Keigar can pay consultants to plead their case whilst sitting householders are not even allowed to have their say at a meeting. (contd.)

<u>Flooding/Site Drainage</u> 60 Westminster Drive, 62 Westminster Drive, 56 Westminster Drive, 19 Carlton Road, 71 Elm Avenue, 133 Littlefield Lane

Much has been written about this issue. To mitigate flooding issues, it is proposed to raise the ground level. But, Andrew Smith, a consultee in planning with regards to drainage, categorically states, "There must be no raising of existing ground levels." This sounds rather final to me. Keigar Homes has only made a flood/site drainage assessment regarding the proposed development. Nowhere have they shown any thought for the potential flooding etc of existing homes around the site. The area would have been built upon when it was first developed, but it has not for all these years. It is not called East Marsh for nothing. The adjacent allotments, the cricket club and the waste land opposite The Academy Grimsby on Westward Ho all have not been developed, due to flooding and green site considerations. Yet Keigar want to override this ostensibly to make money.

<u>Access/Road Safety</u> 19 Carlton Road, 34 Carlton Road, 35 Carlton Road, 36 Carlton Road, 6 Heathfield Court, 125A Littlefield Lane, 129 Littlefield Lane, 133 Littlefield Lane

There is a common consensus that the access road proposed for the site is extremely badly positioned for the amount of traffic it could carry. Lots of people beyond those who put their thoughts on the website have said that one road, in and out, at the junction of a bend on a main thoroughfare is not only not enough, but highly dangerous. Speed bumps abound and there is a 20mph speed limit on Littlefield Lane for a good reason – to slow traffic down – and traffic going in and coming out of the site will add to congestion immeasurably. Following a bad accident to a child there is a double width footpath on Littlefield Lane at the field side. Noise, pollution and a very dangerous situation at the bend are a toxic mix. Added to this are cars parked in front of properties and the buses and lorries travelling along the road. Many have expressed that any access road would be far better positioned at the other end of the site to alleviate this. What have Keigar done? Ignored all this and submitted the same road plan as previously, completely ignoring the wishes of residents. The plan is an accident waiting to happen. It is downright dangerous and must be altered.

Environment/Wildlife 19 Carlton Road, 36 Carlton Road, 62 Westminster Road, 133 Littlefield Lane The impact on the environment both during and after construction has also been raised. Long standing families of animals and birds would be displaced and this has upset many people. Cutting down/back of long-established trees has only been addressed as far as the cricket club has been concerned, and then not satisfactorily. The loss of another inner town green space could happen if not challenged, with the displaced wildlife and fauna the victims. People care about these things. By not replying to genuine concerns, Keigar appear not bothered. There does not appear to be a biodiversity net gain plan either.

Summary

The objections above (and there are many) of the residents have not been addressed and, in the case of site access and the environment, have been totally ignored. Flooding and site drainage has been mentioned but only pertaining to the site itself and not the immediate environs. The views of extensive allotment holders are not recognised. No consultation meeting(s) has taken place. Of 16 households responding on the NELC portal, 14 were against the proposals (ie. 87.5% against). It is clear Keigar want to ride roughshod over objections to push through their plans for profit. A lot of money can be made from the sale of 74 homes (deemed excessive by Grimsby/Cleethorpes District Civic Society). When and why was the sports field (clearly marked on a previous map) sold to developers and redesignated as building land? Keigar argue it fell out of use, but this does not alter its designation. As for being an eyesore and encouraging anti-social behavior, it is Keigar's

responsibility to maintain the site and they clearly have been derelict in that duty. The homeowner at 56 Westminster Drive sums it all up — "Keigar homes have shown no regard for the existing dwellings around the area (I would also add the owners too). All they have thought about is cramming the site." The Environment Agency, Sports England, the Grimsby/Cleethorpes District Civic Society and the Fire Brigade have all made additional comments/objections as well as the residents. Yet Keigar Homes ploughs on as if its plans are sacrosanct without any but the most minor changes. How arrogant! I await further developments with interest.

Yours sincerely, Brian W. Hewitt

NB. I have also sent these comments to Great Grimsby MP Lia Nici at the House of Commons.

Mr Richard Limmer, 34 Carlton Road,

Development Management Services Grimsby.

North East Lincolnshire Council DN34 4PP

Municipal Offices 26th May 2021

Town Hall Square

Grimsby

DN311HU

Re: Responses to comments regarding proposed development of 75 houses off Littlefield Lane by Keigar Homes.

These notes are made in response to comments regarding the above proposed development. I have to say I am utterly dumbfounded by the apparent lack of concern/compassion/interest shown by Keigar Homes to any of the serious misgivings of residents when invited to respond to the plans. In particular, issues regarding consultation, flooding, access, road safety and environmental issues made by residents have been totally ignored. I will address each one of these separately, quoting the addresses of the householders who made the comments. Please check these out.

Consultation

Source – 62 Westminster Drive, 56 Westminster Drive, 16 Carlton Road, 35 Carlton Road, 133 Littlefield Lane.

When there is a major construction project, a public meeting is held to hear the views of all parties. In this case, none was held, with Covid restrictions quoted as the reason. All any householder has got is a 3 page letter very sparingly outlining maps of the intended development. THIS IS NOT CONSULTATION. Views were not sought at the time and the same plans have been resubmitted with very minor alterations, as though the original plans had been accepted, which they undoubtedly have not been. Indeed it appears households on one side of Carlton Road did not even know about the proposals and are extremely annoyed, since they will have to put up with traffic entering the proposed site when entering and exiting Carlton Road.

With the imminent easing of crowd restrictions such a consultation is still essential. 35 Carlton Road has just moved in January 2021 and a land search did not reveal any preliminary planning. Why was this? I have also been informed that the land could not be purchased 30 years ago as it had been given to the council by the Dixon paper mill family with the precise intention that it would be a sports field in perpetuity.

Furthermore, it was pointed out that the council has a surfeit of building land in the borough — indeed, the site of the old Western School is nearby and is currently under development. So why more so near in a green belt area? Questions (amongst others) which Keigar have not answered, and, I suspect don't want to answer. Bypassing the consultation meeting has prevented questions being asked. It is not fair that Keigar can pay consultants to plead their case whilst sitting householders are not even allowed to have their say at a meeting.

(contd.)

Flooding/Site Drainage

60 Westminster Drive, 62 Westminster Drive, 56 Westminster Drive, 19 Carlton Road, 71 Elm Avenue, 133 Littlefield Lane

Much has been written about this issue. To mitigate flooding issues, it is proposed to raise the ground level. But, Andrew Smith, a consultee in planning with regards to drainage, categorically states, "There must be no raising of existing ground levels." This sounds rather final to me. Keigar Homes has only made a flood/site drainage assessment regarding the proposed development. Nowhere, have they shown any thought for the potential flooding etc of existing homes around the site. The area would have been built upon when it was first developed, but it has not for all these years. It is not called East Marsh for nothing. The adjacent allotments, the cricket club and the waste land opposite The Academy Grimsby on Westward Ho all have not been developed, due to flooding and green site considerations. Yet Keigar want to override this ostensibly to make money.

Access/Road Safety

19 Carlton Road, 34 Carlton Road, 35 Carlton Road, 36 Carlton Road, 6 Heathfield Court, 125A Littlefield Lane, 129 Littlefield Lane, 133 Littlefield Lane

There is a common consensus that the access road proposed for the site is extremely badly positioned for the amount of traffic it could carry. Lots of people beyond those who put their thoughts on the website have said that one road, in and out, at the juncture of a bend on a main thoroughfare is not only not enough, but highly dangerous. Speed bumps abound and there is a 20mph speed limit on Littlefield Lane for a good reason – to slow traffic down – and traffic going in and coming out of the site will add to congestion immeasurably. Noise, pollution and a dangerous situation at the bend are a toxic mix. Added to this are cars parked in front of properties and the buses and lorries travelling along the road. Many have expressed that any access road would be far better positioned at the other end of the site to alleviate this. What have Keigar done? Ignored all this and submitted the same road plan as previously, completely ignoring the wishes of residents. The plan is an accident waiting to happen. It is downright dangerous and must be altered.

Environment/Wildlife

19 Carlton Road, 36 Carlton Road, 62 Westminster Road, 133 Littlefield Lane

The impact on the environment both during and after construction has also been raised. Long standing families of animals and birds would be displaced and this has upset some people. Cutting down/back of long established trees has only been addressed as far as the cricket club has been concerned, and then not satisfactorily. The loss of another inner town green space could happen if not challenged, with the displaced wildlife and fauna the victims. People care about these things. By not replying to genuine concerns Keigar appear not to care.

Summary

The objections above (and there are many) of the residents have not been addressed and, in the case of site access and the environment, have been totally ignored. Flooding and site drainage has been tackled but only pertaining to the site itself and not the immediate environs. No consultation meeting(s) has taken place. Of 16 households responding on the NELC portal, 14 were against the proposals (ie. 87.5% against). It is clear Keigar want to ride roughshod over objections to push through their plans for profit. A lot of money can be made from the sale of 75 homes (deemed

excessive by Grimsby/Cleethorpes District Civic Society). When was the sports field (clearly marked on a previous map) redesignated as building land? Keigar argue it fell out of use, but this does not alter its designation. As for being an eyesore and encouraging anti-social behavior, it is Keigar's responsibility to maintain the site and they clearly have been derelict in that duty.

The homeowner at 56 Westminster Drive sums it all up – "Keigar homes have shown no regard for the existing dwellings around the area (I would also add the owners too). All they have thought about is cramming the site."

The Environment Agency, Sports England, the Grimsby/Cleethorpes District Civic Society and the Fire Brigade have all made additional comments/objections as well as the residents. Yet Keigar Homes ploughs on as if its plans are sacrosanct without any but the most minor changes. How arrogant!

I await further developments with interest.

Yours sincerely,

Brian W. Hewitt

NB. I have also sent these comments to Great Grimsby MP Lia Nici at the House of Commons.

Application Summary

Application Number: DM/0237/21/FUL

Address: Land Off Littlefield Lane Grimsby North East Lincolnshire

Proposal: Erection of 75 dwellings together with a sales suite, construction of garages, driveways, estate roads, associated infrastructure, raising of ground levels, laying out of natural green space

and associated works. 'additional noise assessment'

Case Officer: Richard Limmer

Customer Details

Name: Mr Brian Hewitt

Address: 34 Carlton Road Grimsby

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment:Two documents have recently been added to the planning application by Keigar Homes to build on land off Littlefield Lane.

- 1) By the environment team regarding an acoustic barrier
- 2) By Highways regarding the impact of additional traffic on the adjoining road (Littlefield Lane). I feel that the decisions in both these documents, particularly the second, have not taken in the objections made by residents into any type of meaningful consideration.

The acoustic barrier

Whilst understanding the need for an acoustic barrier for the site, there is no mention or regard for existing homeowners who themselves would likewise need an acoustic barrier to mitigate the noise from the site during and after any proposed construction. In other words, Keigar Homes wants to protect its development acoustically from cricket sounds but it is oblivious to the sounds it will cause existing homeowners.

The impact of additional traffic on Littlefield Lane

The document states "the current proposals will not demonstrate a severe impact on the highway network". This is ludicrous. A number of comments on the portal refer to the danger of siting the access road on a bend where sight lines of the current access road from Littlefield Lane are obscured. Additionally, the former Littlefield Club only had a car park for roughly 20 cars when there were the occasional functions. It was rarely full, many times having 3-4 cars only. How can this traffic compare to the vehicles of 75 homeowners and associated commercial traffic at any time, day or night, but particularly at peak morning and evening times?

There have been accidents in the past, necessitating a double width footpath. The whole situation is a recipe for accidents, particularly as in recent years traffic has increased dramatically. The proposal to re-site the access road to the other side of the development has been totally ignored,

both by Keigar and Highways. Why?

What is needed is consultation with the area's residents, not decisions made without them. Please can there be a consultation meeting arranged to air these views. The residents deserve that much at least.

Yours faithfully, Brian Hewitt 34 Carlton Road, Grimsby. From: Brian Hewitt

Sent: 29 September 2021 16:00

To: Planning - IGE (ENGIE) <planning@nelincs.gov.uk> **Subject:** Recent additions to the planning portal

Dear Mr Limmer,

Two documents have recently been added to the planning application by Keigar Homes to build on land off Littlefield Lane.

- 1. By the environment team regarding an acoustic barrier
- 2. By Highways regarding the impact of additional traffic on the adjoining road (Littlefield Lane).

I feel that the decisions in both these documents, particularly the second, have not taken in the objections made by residents into any type of meaningful consideration.

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Whilst understanding the need for an acoustic barrier for the site, there is no mention or regard for existing homeowners who themselves would likewise need an acoustic barrier to mitigate the noise from the site during and after any proposed construction. In other words, Keigar Homes wants to protect its development acoustically from cricket sounds but it is oblivious to the sounds it will cause existing homeowners.

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What is needed is consultation with the area's residents, not decisions made without them. Please can there be a consultation meeting arranged to air these views. The residents deserve that much at least.

Yours faithfully,

Brian Hewitt

34 Carlton Road, Grimsby.

Application Summary

Application Number: DM/0237/21/FUL

Address: Land Off Littlefield Lane Grimsby North East Lincolnshire

Proposal: Erection of 75 dwellings together with a sales suite, construction of garages, driveways, estate roads, associated infrastructure, raising of ground levels, laying out of natural green space and associated works. 'additional noise assessment' - Amended ball strike assessment December

21 - amended site layout and information dated 8th April 2022

Case Officer: Richard Limmer

Customer Details

Name: Mrs Louise Crawford

Address: 34 Carlton Road Grimsby

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment:It's about time some common sense was applied to the application Keigar Homes has made. When is someone going to realise this is not the right place to build upon. The road that is to be used for traffic (which is right at the back fence) is not suitable. It will be extremely dangerous. This field, which is a green space, floods quite badly in inclement weather. It is however an ideal place to fill with trees, much kinder to the environment and the wildlife that live on this plot. I understand mature trees are to be cut down. How dreadful! Please stop this request from Keigar Homes and say no, permission denied.

What about the homes that back on to the plot. Does no one care about our quality of life? The building of these homes will cause residents pollution of the environment and noise. Please refuse this application.

Yours

Louise Crawford

Carol Pedersen (Engie)

From: Brian Hewitt

Sent: 21 March 2021 18:19 **To:** Planning - IGE (ENGIE)

Subject: Proposed development Littlefield Lane (2)

34 Carlton Road Grimsby

Dear Sir/Madam,

My partner earlier sent his comments to you. These are mine.

I do hope common sense will prevail. The building of houses has been mooted before and turned down. It is not a suitable or safe site.

Also why should the people in Carlton Road have their lives completely changed? During construction the noise, dirt, dust and traffic will be appalling. No more sitting in the garden or pegging out the washing. I appreciate that personal circumstances are not to be taken into consideration. However, I Have bad arthritis and have limited options. My garden is the one thing I still enjoy. But the constant noise from traffic to and from these houses will stop this. Please do not let these houses be built.

I ask you this question. Would you like a building site and then have houses at the bottom of your garden and traffic going up and down the other side of your back fence? I think not. Do not let this idea progress. It is unfair to change so many lives. We have all lived through tough times with the coronavirus and then plans for the building of these houses comes along. As I have already stated, I do hope common sense will prevail. For goodness sake give us all a break and say no to these plans. Thank you.

Louise Crawford.

Application Summary

Application Number: DM/0237/21/FUL

Address: Land Off Littlefield Lane Grimsby North East Lincolnshire

Proposal: Erection of 74 dwellings together with a sales suite, construction of garages, driveways, estate roads, associated infrastructure, raising of ground levels, laying out of natural green space and associated works. 'additional noise assessment' - Amended ball strike assessment December

21 - amended site layout and information dated 8th April 2022

Case Officer: Richard Limmer

Customer Details

Name: Miss Victoria Marshall

Address: 35 Carlton Road Grimsby

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment:I object to the entry/exit of this site. This is too close to Carlton Road - which is already difficult to exit due to the busyness of Littlefield Lane and being close to a bend. There is already much noise pollution (being only the second house on Carlton Road) from Littlefield Lane so to have this from behind the house too would be extremely distressing. I bought the house in January 2021 and if this had come up on the Land search I would not have purchased the property. I would appreciate a public meeting on this issue.

Application Summary

Application Number: DM/0237/21/FUL

Address: Land Off Littlefield Lane Grimsby North East Lincolnshire

Proposal: Erection of 74 dwellings together with a sales suite, construction of garages, driveways, estate roads, associated infrastructure, raising of ground levels, laying out of natural green space and associated works. 'additional noise assessment' - Amended ball strike assessment December

21 - amended site layout and information dated 8th April 2022

Case Officer: Richard Limmer

Customer Details

Name: Miss Victoria Marshall

Address: 35 Carlton Road Grimsby

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment:I object to the entry/exit of this site. This is too close to Carlton Road - which is already difficult to exit due to the busyness of Littlefield Lane and being close to a bend. There is already much noise pollution (being only the second house on Carlton Road) from Littlefield Lane so to have this from behind the house too would be extremely distressing. I bought the house in January and if this had come up on the Land search I would not have purchased the property. I request a public meeting to discuss the issues raised by myself and fellow neighbours on Carlton Road.

Application Summary

Application Number: DM/0237/21/FUL

Address: Land Off Littlefield Lane Grimsby North East Lincolnshire

Proposal: Erection of 75 dwellings together with a sales suite, construction of garages, driveways, estate roads, associated infrastructure, raising of ground levels, laying out of natural green space

and associated works.

Case Officer: Richard Limmer

Customer Details

Name: Miss Victoria Marshall

Address: 35 Carlton Road Grimsby

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment:I object to the entry/exit of this site. This is too close to Carlton Road - which is already difficult to exit due to the busyness of Littlefield Lane and being close to a bend. There is already much noise pollution (being only the second house on Carlton Road) from Littlefield Lane so to have this from behind the house too would be extremely distressing. I bought the house in January and if this had come up on the Land search I would not have purchased the property.

Application Summary

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Address: Land Off Littlefield Lane Grimsby North East Lincolnshire

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21 - amended site layout and information dated 8th April 2022

Case Officer: Richard Limmer

Customer Details

Name: Mrs Kerri Reynolds

Address: 36 Carlton Road Grimsby

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment:After looking at the 'revised plans' I cannot see what has changed with regards to the concerns raised by residents in the surrounding area.

My concerns are still the same as my previous comments made on 7th April 2021.

At the same time I also emailed Richard Limmer from the Planning Team with some photographs and the following additional comments -

I have submitted a comment on the Application today but was disappointed that I could not attach a couple of photographs showing how close my drive is to the proposed access/exit for the housing estate. On checking the proposed site again I have noticed that the property '7 Buckingham' doesn't actually have access to a drive via the front of Littlefield Lane like the rest of the houses, theirs is further down at the rear of the property on the access road. Is this because it would be in a dangerous/difficult position? My property access is right on top of the proposed access/exit to this site! The plan is not a true reflection of just how close my drive is and I would appreciate it if someone could contact me to discuss this further.

I did receive an email response from Richard Limmer at the time stating he would pass my comments to the Highways Team to review. Not sure whether the Highways Team did review this as I was never contacted again. Happy to discuss this with the Highways Team and Keigar Homes if a public meeting is ever arranged.



Kerri Reynolds.

Application Summary

Application Number: DM/0237/21/FUL

Address: Land Off Littlefield Lane Grimsby North East Lincolnshire

Proposal: Erection of 75 dwellings together with a sales suite, construction of garages, driveways, estate roads, associated infrastructure, raising of ground levels, laying out of natural green space

and associated works.

Case Officer: Richard Limmer

Customer Details

Name: Mrs Kerri Reynolds

Address: 36 Carlton Road Grimsby

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment:I object to the entry/exit of the site as this is on a dangerous bend and also unfortunately, the entry/exit of our drive is directly next to this. I did want to attach some photographs which this facility will not allow me to therefore I will send these in an email with these comments.

Our family has 3 vehicles between us which we use daily. I work Monday to Friday 8:30am start and a 4:30pm finish time means that I hit the busy traffic on Littlefield Lane and some evenings can be sat in my car for several minutes waiting for a gap in the traffic to enable me to access my drive.

As a family we often receive abuse from road users and pedestrians for parking our vehicle directly outside our drive when trying to gain access (even though we are parked legally and within our rights to park there). The length of time we will be parked will potentially be extended by the use of the access/exit road to the new dwellings. Also, our cars would cause potential issues for vehicles attempting to exit said junction causing a blind spot.

Although there are already traffic calming measures in place (speed bumps) these unfortunately do not work and vehicles do speed up in between these. Parking our vehicle outside our property in Carlton Road is not an option due to us being in the end house as this then causes issues for entry/exit to Carlton Road for other car users.

If the entry/exit to the new housing estate was moved to the other side of the land (next to the allotments) this would make more sense from a Health and Safety point of view surely as it would not be on a dangerous bend.

We are also concerned about the noise/pollution levels whilst the construction of the houses is taking place. As Key Workers we have been working throughout the pandemic and not worked from home, so when we do come home spending time in the garden is a relaxing time/space for

us. Whilst the houses are being built this will no longer be a relaxing space for us as there will be trucks/diggers etc. in and out with lots of noise and dirt generated.

My husband works shifts so when he is on nights obviously he sleeps during the day, noise generated whilst building and access to the site will have an impact on this. I understand that personal circumstances are not taken into consideration but they should be.

As we are the end property of Carlton Road we already have 2 sides of traffic (Carlton Road in the front and then Littlefield Lane to the left of our property which our rear garden runs alongside.) Having an access/exit road at the rear of our property will mean that 3 sides of our property is enclosed by roads. Environmentally surely this is not acceptable!

When we purchased the property 10 years ago we were informed that the site had been previously turned down for the building of houses as the land was unsafe and the local Authority wanted to retain the green space. Can you explain what has changed other than the need for and injection of cash? My sister recently purchased the house next door to us (January 2021) and there was no mention then of any plans for the land to be built on.

I look forward to hearing your response.

Application Summary

Application Number: DM/0237/21/FUL

Address: Land Off Littlefield Lane Grimsby North East Lincolnshire

Proposal: Erection of 75 dwellings together with a sales suite, construction of garages, driveways, estate roads, associated infrastructure, raising of ground levels, laying out of natural green space

and associated works.

Case Officer: Richard Limmer

Customer Details

Name: Mrs Kerri Marshall

Address: 36 Carlton Road Grimsby

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I wish to object to the new development planned for Littlefield Lane, Grimsby.

I recently moved into 35 Carlton Road and am disappointed to hear that a housing development is potentially being built behind my property.

We have an array of wild birds coming into the garden together withe frogs and newts which will all disappear once the building works start and the houses are built.

Traffic noise is already very noisy as Littlefield Lane is a main road used for access to Grimsby Town which has a bus route running on it. My property will be surrounded by road noise from 3 sides which will ruin time spent out in my garden which is one of the reasons I moved into the property in the first place.

Do we actually need another housing development, houses have just been built on the Macaulay site and there is a big development planned for the ex Western School site!

A public meeting is desperately required before this is considered in order for people to give their views.

I look forward to your response.

Yours faithfully

Mrs Linda Marshall

Application Summary

Application Number: DM/0237/21/FUL

Address: Land Off Littlefield Lane Grimsby North East Lincolnshire

Proposal: Erection of 75 dwellings together with a sales suite, construction of garages, driveways, estate roads, associated infrastructure, raising of ground levels, laying out of natural green space

and associated works.

Case Officer: Richard Limmer

Customer Details

Name: Mr Kevin Reynolds

Address: 36 Carlton Road Grimsby

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment:I would like to reiterate the comments my wife has submitted stating we object to the proposed building on the land off Littlefield Lane.

On a regular basis we have issues (verbal abuse) when accessing our drive from other road/pedestrian users and this will only intensify by the addition of the proposed access to this new housing estate. It will also be a dangerous position for the entrance/exit to the housing development as this is on an already dangerous bend on Littlefield Lane.

I am concerned about the impact on noise levels as we already live on a busy main road and the addition of over 70 houses (potentially another 140+ cars) will only add to this. My property will be surrounded by 3 roads so relaxing in the garden will not be a relaxing experience!

As a shift worker I work nights therefore sleep during the day. Whilst the building works take place this will generate a lot of noise and then the impact of having 70+ houses at the rear of my property will generate even more noise especially if the entrance/exit to the houses is where it is currently proposed.

There are lots of birds that come in to our garden and we have also seen deer grazing on the land over the past few years which we never thought we would see in such a built up area. It would be a shame to lose the green space.

I look forward to hearing your feedback.

Yours faithfully

Mr Kevin Reynolds

Application Summary

Application Number: DM/0237/21/FUL

Address: Land Off Littlefield Lane Grimsby North East Lincolnshire

Proposal: Erection of 75 dwellings together with a sales suite, construction of garages, driveways, estate roads, associated infrastructure, raising of ground levels, laying out of natural green space

and associated works, 'additional noise assessment'

Case Officer: Richard Limmer

Customer Details

Name: Mr Trevor Potter

Address: 56 Westminster Drive GRIMSBY

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons: Comment:Richard.

Why have we still not had a Public Meeting to discuss this proposed monstrosity, when over the last 6 months there has been plenty of opportunity. Is it not fair that the Owners of the surrounding houses should be able to show and air their concerns directly with the Developer. Are we to assume that both you and Kiegar homes are scared that they may have relevant points which may sway your decision. With the current rise in concerns about covid we are loosing time.

Come on get one organised now.

Application Summary

Application Number: DM/0237/21/FUL

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Proposal: Erection of 75 dwellings together with a sales suite, construction of garages, driveways, estate roads, associated infrastructure, raising of ground levels, laying out of natural green space

and associated works.

Case Officer: Richard Limmer

Customer Details

Name: Mr Trevor Potter

Address: 56 Westminster Drive Grimsby

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: In the light of Sport England's comments can the Council please confirm the following;

- 1) When was Change of use applied for and who applied for it.
- 2) Who looked at the application and where the residents around the area consulted.
- 3) When was this approved if it was at all.
- 4) If it was approved what future conditions where attached to the approval.
- 5) If this land is still, as indicated by Sport England classed as Sports Field, how can an application for Residential Development even be considered now or in the future.
- 6) The limited consultation has been inadequate, despite methods of engagement being available in-spite of COVID, residents' concerns remain unaddressed by the developer and essentially the question of need has not been addressed. The Council has more land that is needed to meets its housing requirements and as such this site is a choice not a necessity. The loss of open space given the climate emergency in an central urban location can only exacerbate carbon emissions. We also note that Anglian Water say that the surface water run-off is an unacceptable risk.

The proposal would result in the loss of designated open space. Which in the context of our urban setting on the periphery of the town centre is important not just for recreation and leisure, but also for biodiversity. The loss of such open space to housing when there is no need, on the basis of a

speculative windfall proposal would significant to our community. These green lungs in our urban area are important to our sense of place and well-being. COVID has taught us how crucial these areas of green are.

We object to this application most strenuously.

Application Summary

Application Number: DM/0237/21/FUL

Address: Land Off Littlefield Lane Grimsby North East Lincolnshire

Proposal: Erection of 75 dwellings together with a sales suite, construction of garages, driveways, estate roads, associated infrastructure, raising of ground levels, laying out of natural green space and associated works. 'additional noise assessment' - Amended ball strike assessment December

21

Case Officer: Richard Limmer

Customer Details

Name: Mr Trevor Potter

Address: 56 Westminster Drive GRIMSBY

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment:I read with dismay at yet another report (Sequential Test) that has been prepared for and paid for by Keigar Homes. Of course the outcome of the Tests find in favour of the developer as one would expect. The glaring omission seems to yet again be, that after the raising of the Land no one has considered the surrounding properties that will be some 1.2 Meters lower. This report may give the site in question a green light but what about the risk to the lower lying land adjacent to it.

Can someone please explain how the developer and the Council are proposing to mitigate the risk of this land flooding.

Surly with the impending Local Elections one of the Candidates should be getting a grip of the situation and doing something.

Application Summary

Application Number: DM/0237/21/FUL

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Proposal: Erection of 75 dwellings together with a sales suite, construction of garages, driveways, estate roads, associated infrastructure, raising of ground levels, laying out of natural green space

and associated works.

Case Officer: Richard Limmer

Customer Details

Name: Mr Trevor Potter

Address: 56 Westminster Drive Grimsby

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment:We note with dismay that Keigar homes have again avoided interacting with the surrounding home owners. After another home owner had, along with us noted how these proposed sky-scrapers would overshadow our properties they try to add a few further trees to mask the privacy problem. This amended planting plan is no more than a plaster over and open wound, and will not alleviate the problem let alone stop the new owners looking into our rooms. Also, let us hope Keigar Homes are prepared for a large number of Insurance claims after knowingly building these properties in such a manner as to cause flooding to the surrounding existing properties.

Application Summary

Application Number: DM/0237/21/FUL

Address: Land Off Littlefield Lane Grimsby North East Lincolnshire

Proposal: Erection of 75 dwellings together with a sales suite, construction of garages, driveways, estate roads, associated infrastructure, raising of ground levels, laying out of natural green space

and associated works.

Case Officer: Richard Limmer

Customer Details

Name: Mr Trevor Potter

Address: 56 Westminster Drive Grimsby

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: We would like to oppose the above planning application on the following grounds listed;

- 1) The proposed raising of the levels around the site will impact all of the properties surrounding this site. These proposed new levels will greatly increase the risk of flooding to the properties adjacent to Westminster Drive, Augusta Street and Carlton Road. It will also increase the risk of flooding to Grimsby Cricket Club's Land and the Council Owned allotments adjacent to the site. All of which will lie considerably lower than the proposed finished site levels.
- 2) The proposed finished Ground Floor height all of the properties are shown as +4.100 according to the Layout Plans. The existing level at the end of the Passage between 56 & 58 Westminster Drive is currently shown at +2958. If my calculations are correct that means the houses will be some 1.142 metres above the now existing level in the passage alongside our property. At the other end of the Eastern Boundary adjacent to the Cricket Club it will be 1.551 metres higher. This will further add to the flooding problem due to the run off of the rear gardens towards this boundary. I appreciate there are proposed Retaining Walls along the boundary to plot no 66, and also along the middle of all the rear gardens of plots 66 to 73 backing onto Westminster Drive and Augusta Street. Also, one partly along the Northern Boundary of the Cricket Club to the side of Plot 75, they will not help as the water will find its lowest level namely the lower lying properties. 3) We can also see a further problem which will again cause considerable flooding to the lower lying properties around the Carlton Road & Westminster Drive/Augusta Street Boundaries. There are no provisions shown on the drainage layout for surface water drains to the walkway. As the Westminster Drive end of this walkway can only be left at its existing low level, the building up of the levels will cause further flooding. There is a natural incline of the pathway towards Westminster Drive to be taken into account as well. Currently after a long spell of rain that particular area of the walkway at its lowest level has standing water now due to no drainage

provision.

- 4) Further to the above problem from raising the levels, the other opposition we and all of the other houses mentioned above will have will be the loss of Privacy to us all. Given the height of the Finished Floor Levels stated above this will mean these properties will tower over all of the existing surrounding houses, including those on Littlefield Lane. Should the proposal take place it is our worry that the owners of the new properties backing on to Eastern Boundary will be able to see well into the ground floor rooms as well as the rear bedrooms of our houses from their ground floor windows. Given the added height they would be starting out from. This is not acceptable in any way.
- 5) Looking at the proposed new walkway from Westminster Drive towards Littlefield Lane. The proposal shown is certainly an improvement on what we have now. However, this Open space causes other problems. We currently have motorcycles running up and down the existing passage, and we are concerned that the added road access to the shorter walkway will further add to motorcycles using this as a rat run/shortcut between the two streets. We would urge the council to impose some form of calming method such as a chicane/kissing gate for pedestrian access only.

The police are currently aware of the existing problem of Motorcycles using the passage and walkway as a shortcut. The new layout will only add to the problem. We would urge the council to speak to the Police regarding this issue.

In conclusion the Planning application has been put forward with no consideration to the existing dwellings surrounding it. Keigar homes have shown no regard for the existing dwellings around the area. All they have thought about is cramming the site.

Also, what will the environmental impact be both now and into the future with the removal of such a large green space, let alone a natural flood plain. The wildlife alone will suffer an enormous loss. We do have roosting bats in the area, as already noted by another resident. Has anyone checked to see they are not using the trees and shrubs as a roost.

The limited consultation has been inadequate, despite methods of engagement being available inspite of COVID., residents' concerns remain unaddressed by the developer and essentially the question of need has not been addressed. The Council has more land than is needed to meet its housing requirements and as such this site is a choice not a necessity. The loss of the designated open space given the climate emergency in a central urban location can only exacerbate carbon emissions. We also note that Anglian Water also state that the surface water run-off is an unacceptable risk. We also note that the flood risk assessment only looks at the new dwellings.

Planning - IGE (ENGIE)

From:

Sent:09 April 2021 17:27To:Planning - IGE (ENGIE)Subject:Little fields 75 dwellings

Hello Richard,I live at 58 Westminster Drive Grimsby and would like to point out my concerns about the proposed development. The affordable housing has 3 separate dwellings overlooking my rear garden. The proposed development also cuts through a small piece of rear garden which I have owned since we bought the house 22 years ago. This has been maintained and renewed twice since we bought house. The garden also had access to the rear to a walkway that Kiegea payed the Grimsby Cricket Club money to have access for? I also have concerns about the amount of footage passing house using my passage way next to my house side. I am objecting on the grounds of privacy and taking my garden that I think legally I own as being sole resident and maintaining fencing for the last 22 years. In that time nobody has ever approached or asked about me maintaining land. Very concerned home owner, and concerned about affordable housing when it could be moved to boundary near Cricket club, thanks Byron Cox

Application Summary

Application Number: DM/0237/21/FUL

Address: Land Off Littlefield Lane Grimsby North East Lincolnshire

Proposal: Erection of 75 dwellings together with a sales suite, construction of garages, driveways, estate roads, associated infrastructure, raising of ground levels, laying out of natural green space and associated works. 'additional noise assessment' - Amended ball strike assessment December

21 - amended site layout and information dated 8th April 2022

Case Officer: Richard Limmer

Customer Details

Name: Mr Byron Cox

Address: 58 Westminster Drive Grimsby

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Again the plans show Keigers taken part of my land on the corner ,end of passage. I'm also very concerned on the road that is only roughly 4 metres from my garden, the noise and late night traffic will be terrible. The distance from my front of house to road is 11 metres and is still very noisy. The passageway which I own with no 56 Westminster will be abused more than ever, and the constant use of motorbikes down passage will be even more. The police are aware of this problem. The road should of been in front of the proposed houses to minimise traffic noise. Could the passage way from Westminster be closed off to stop cut through as it's a major problem now , without all the proposed parking in Westminster in the future. Very concenered about this letter arriving today after it was posted on 3rd May and it has took 6 days to arrive?

Application Summary

Application Number: DM/0237/21/FUL

Address: Land Off Littlefield Lane Grimsby North East Lincolnshire

Proposal: Erection of 75 dwellings together with a sales suite, construction of garages, driveways, estate roads, associated infrastructure, raising of ground levels, laying out of natural green space

and associated works.

Case Officer: Richard Limmer

Customer Details

Name: Mr Michael Kirkham

Address: 60 Westminster Drive Grimsby

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment:I note from your letter of 15th March 2021 regarding this development that there is incorporated within the plan an intention for "Raising of Ground Levels".

I would object to this proposal until being assured of the studies that have been made in relation to site drainage and the potential of flooding to surrounding areas which may be caused by the raising of the ground levels. Please provide all details of how the "Raising of Ground Levels" will be undertaken and the proposed level to be achieved in relation to my property.

Please provide details of the undertakings which will be provided by Engie to me in the event of water ingress to any part of my property given that this has not happened at any stage in the past.

Application Summary

Application Number: DM/0237/21/FUL

Address: Land Off Littlefield Lane Grimsby North East Lincolnshire

Proposal: Erection of 75 dwellings together with a sales suite, construction of garages, driveways, estate roads, associated infrastructure, raising of ground levels, laying out of natural green space

and associated works.

Case Officer: Richard Limmer

Customer Details

Name: Mr Michael Kirkham

Address: 60 Westminster Drive Grimsby

Comment Details

Commenter Type: Neighbour

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

Comment Reasons:

Comment: Whilst I do not object in principle to the development I would like clarification relating to the planning drawings provided on the 24th February 2021.

Specifically, Plot 69 to the rear of my property (60 Westminster Drive) shows a tree to be positioned - please provide details of the species, height at maturity and placement with regards to proximity and position to my rear fence

The tree should not overhang my boundry fence in any way nor detract from my benefit of the South and West facing sunlight.

Your early and detailed reply is requested.

Regards,

M.J.Kirkham

Application Summary

Application Number: DM/0237/21/FUL

Address: Land Off Littlefield Lane Grimsby North East Lincolnshire

Proposal: Erection of 74 dwellings together with a sales suite, construction of garages, driveways, estate roads, associated infrastructure, raising of ground levels, laying out of natural green space and associated works. 'additional noise assessment' - Amended ball strike assessment December

21 - amended site layout and information dated 8th April 2022

Case Officer: Richard Limmer

Customer Details

Name: Mr David White

Address: 62 Westminster Drive Grimsby

Comment Details

Commenter Type: Neighbour

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

Comment Reasons:

Comment:Open Space: the arrangement for the management of the open spaces seem to have no official validity or funding to carry out the works of grass cutting and trimming. How will this work? If not maintained we will find that at the back of our properties will be prone to fly tipping and general neglect. The onward grounds maintenance seems to be a method for the developer to relinquish. Surely this should be passed over to the local authority in the normal manner.

Boundary treatment: what is the proposed boundary treatment between my existing property and the green open space.

We note that the raising of the ground levels still seems to be unresolved as commented by 34 Carlton Road, the raising of the ground levels by approx a metre to our property raises the issue of being overlooked in our back garden by plots 53, 54 and 55.

Application Summary

Application Number: DM/0237/21/FUL

Address: Land Off Littlefield Lane Grimsby North East Lincolnshire

Proposal: Erection of 75 dwellings together with a sales suite, construction of garages, driveways, estate roads, associated infrastructure, raising of ground levels, laying out of natural green space

and associated works. 'additional noise assessment'

Case Officer: Richard Limmer

Customer Details

Name: Mr David White

Address: 62 Westminster Drive Grimsby

Comment Details

Commenter Type: Neighbour

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

Comment Reasons:

Comment:We note the various conversations regarding this project, but are concerned that the major problem regarding the drainage does not seem to be addressed. This is a major concern and has far reaching consequences for all concerned.

Application Summary

Application Number: DM/0237/21/FUL

Address: Land Off Littlefield Lane Grimsby North East Lincolnshire

Proposal: Erection of 75 dwellings together with a sales suite, construction of garages, driveways, estate roads, associated infrastructure, raising of ground levels, laying out of natural green space

and associated works.

Case Officer: Richard Limmer

Customer Details

Name: Mr David White

Address: 62 Westminster Drive Grimsby

Comment Details

Commenter Type: Neighbour

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

Comment Reasons:

Comment:Raising of ground levels:

My main concern is flooding as you are raising the ground level thus exasperating possible flooding from the natural fall of the land. I note that no provision has been made for surface water drainage along our boundary (Westminster Drive). Natural perculation will not be sufficient to disperse this water due to the underlaying clay subsoil. Please provide me details of how you are going to deal with possible flooding issues.

Raised levels:

Raised levels of proposed housing to plots 70 and 71 will infringe on our privacy (62 Westminster) as we note from ground level drawings the level is approx 1.3m higher. What, if any consideration is being given to our privacy/sight lines.

Application Summary

Application Number: DM/0237/21/FUL

Address: Land Off Littlefield Lane Grimsby North East Lincolnshire

Proposal: Erection of 75 dwellings together with a sales suite, construction of garages, driveways, estate roads, associated infrastructure, raising of ground levels, laying out of natural green space

and associated works.

Case Officer: Richard Limmer

Customer Details

Name: Mr David White

Address: 62 Westminster Drive Grimsby

Comment Details

Commenter Type: Neighbour

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

Comment Reasons:

Comment:Boundary Fencing:

What consideration has been given to boundary fencing at the rear of my property 62 Westminster Drive: height, material etc

Planning - IGE (ENGIE)

From: graham clift

 Sent:
 27 March 2021 19:11

 To:
 Planning - IGE (ENGIE)

Subject: Application for Keigar to build homes off Littlefield Lane Grimsby

Dear Sir / Madam

For years the land where the proposed homes are to be erected has subject to flooding as are many plots on the adjacent Saltings allotments which is well documented in that dept.

Nobody takes any notice of the new 20 mph speed requirements on Littlefield Lane so much thought should go into the design of any new road access. Littlefield Lane is already a rat run and there have been many near misses towards Dudley street lights. Cross Coates road is also overloaded particularly at school times or when drivers ignore yellow lines to park and get bacon buns etc for the local shops .

THIS DEVELOPMENT WILL PROBABLY GO AHEAD SO AS A CONDITION MAY I SUGGEST THAT ALL NEW HOMES ARE BUILT WITH SOLAR PANELS FROM THE START. THIS WILL ENHANCE THE TOWNS EFFORTS TO COMBAT CLIMATE CHANGE AND ENCOURAGE A SIMILIAR STANCE FOR FUTURE DEVELOPMENTS

Regards

Graham Clift

71 Elm Avenue Grimsby

Application Summary

Application Number: DM/0237/21/FUL

Address: Land Off Littlefield Lane Grimsby North East Lincolnshire

Proposal: Erection of 75 dwellings together with a sales suite, construction of garages, driveways, estate roads, associated infrastructure, raising of ground levels, laying out of natural green space

and associated works.

Case Officer: Richard Limmer

Customer Details

Name: Mr GEOFFREY MUDD

Address: 6 Heathfield Court Grimsby

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment:It has already been pointed out by others that the effect on traffic entering and exiting on such a dangerous corner will greatly increase risk of accident.Parking at the present time is of concern when cars,lorries,buses try to negotiate the corner more traffic [75 dwellings app.2 vehicle per household] equals mega problems.

Application Summary

Application Number: DM/0237/21/FUL

Address: Land Off Littlefield Lane Grimsby North East Lincolnshire

Proposal: Erection of 75 dwellings together with a sales suite, construction of garages, driveways, estate roads, associated infrastructure, raising of ground levels, laying out of natural green space

and associated works.

Case Officer: Richard Limmer

Customer Details

Name: Mr Roy Roberts

Address: Grimsby Town Cricket Club, Augusta Street, Grimsby, North East Lincolnshire DN34

4TX

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment:We wish to change our stance from neutral to object before the window to do so closes as we have as yet not resolved our concerns with the developer.

Application Summary

Application Number: DM/0237/21/FUL

Address: Land Off Littlefield Lane Grimsby North East Lincolnshire

Proposal: Erection of 75 dwellings together with a sales suite, construction of garages, driveways, estate roads, associated infrastructure, raising of ground levels, laying out of natural green space

and associated works.

Case Officer: Richard Limmer

Customer Details

Name: Mr Roy Roberts

Address: Grimsby Town Cricket Club, Augusta Street, Grimsby, North East Lincolnshire DN34

4TX

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: The Ball Strike Risk Assessment Update submitted by the developer is inappropriate for the level of cricket played at the club. We have commissioned a report based on the appropriate standard of cricket and this has been emailed to the Planning Officer as I am unable to see how to upload it to the portal.

Application Summary

Application Number: DM/0237/21/FUL

Address: Land Off Littlefield Lane Grimsby North East Lincolnshire

Proposal: Erection of 75 dwellings together with a sales suite, construction of garages, driveways, estate roads, associated infrastructure, raising of ground levels, laying out of natural green space

and associated works.

Case Officer: Richard Limmer

Customer Details

Name: Mr Roy Roberts

Address: Grimsby Town Cricket Club, Augusta Street, Grimsby, North East Lincolnshire DN34

4TX

Comment Details

Commenter Type: Neighbour

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

Comment Reasons:

Comment: I submit this on behalf of Grimsby Town Cricket Club which is adjacent to the proposed development to the south.

We have concerns regarding the drainage plan. We have had issues with flooding along our northern border with the proposed development in each of the last 3 years. Although the root cause was a recurrent leaking pipe, the ground drained very slowly (and contributed to the die back of trees along the border). There is reference to historic drainage along that border. With the risk of increased run-off from the development we would seek reassurance that the mitigation measures in place will be adequate to avoid flood risk to our property. In particular the capacity of crate attenuation envisaged.

Our other main concern at this stage is the Cricket Boundary Assessment which we note was conducted as a desktop exercise. We know from experience that in most senior games (over 60 each summer) at least one ball will clear the fence to our north, and sometimes several in one game. We note the plan to remove trees and lower the height of other foliage along the relevant border and this may exacerbate the issue. It would be less common, though not exceptional, for the ball to reach the houses planned on the southern edge of the development. The club wishes to operate in harmony with any new neighbours and therefore recommend consideration of mitigation measures. We would be happy to meet with Keigar and Labosport to review this.

Application Summary

Application Number: DM/0237/21/FUL

Address: Land Off Littlefield Lane Grimsby North East Lincolnshire

Proposal: Erection of 75 dwellings together with a sales suite, construction of garages, driveways, estate roads, associated infrastructure, raising of ground levels, laying out of natural green space

and associated works. 'additional noise assessment'

Case Officer: Richard Limmer

Customer Details

Name: Mr Roy Roberts

Address: Grimsby Town Cricket Club, Augusta Street, Grimsby, North East Lincolnshire DN34

4TX

Comment Details

Commenter Type: Statutory Consultee

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Updated Planning Notes from November 22nd

1. Noise Assessment

We would like to see an artist's impression of the acoustic fencing and understand whether the plan is to replace the existing fence or add the acoustic fence behind the existing fence on the developer's land.

Removing the existing fencing would not be acceptable to us unless intruder deterrence were to be incorporated in the design of the acoustic fence.

And any solution needs to be aesthetically acceptable.

We cannot accept "a simple condition stating that the contents of the report are to be complied with"

2. Ball Strike Mitigation

We cannot accept that "the design of the fence might be agreed by condition" The fence needs to deter intruders as the current one does.

We will take legal advice as to what the legal implications are of entering a S.106 Agreement regarding the grant of land to us are and until we are clear on that this is not acceptable. And any solution needs to be aesthetically acceptable.

In principal we view the grant of land positively. However, the ball strike risk assessment needs to be based on professional cricket. Whilst it is true that we advised Labosport that "the (current) level of play falls between recreational and professional standard" we would not wish to be restricted to not being able to host cricket at professional level of play, as we could currently.

3. Previous Land Use

Whilst this is a matter for Sport England to pursue, we strongly support the stance they outlined in the email from Richard Fordham to Richard Limmer on 8th June 2021.

Ellie Smalley (EQUANS)

From: clerk@newwalthamparishcouncil.com

Sent: 12 May 2022 09:50

To: Planning - IGE (ENGIE)

Subject: NWPC Comments

Categories: Purple Category

Good Morning,

Pls see below comments from New Waltham Parish:

DM/1240/21/FUL – Objection, due to growing concerns of road safety and possible rising pollution in the area.

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





Virus-free. www.avg.com

Ellie Smalley (EQUANS)

From: clerk@newwalthamparishcouncil.com

Sent:31 May 2022 12:30To:Planning - IGE (ENGIE)Subject:NWPC Comments

Categories: Purple Category

4. **DM/1240/21/FUL** – Louth Road, NW. 227 Houses with Barratt Homes. Visibility splay/viewpoint from the road has been approved. Pollution is an concern. **Object, concerns re building area increasing, traffic increasing with it levels of pollution. Safety of local school children.**

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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Planning Application Reference: DM/1240/21/FUL Proposal: Erection of 224 dwellings, garaging, creation of new vehicular access on Louth Road, landscaping and associated works Location: Land At Louth Road New Waltham North East Lincolnshire

Waltham Parish Council supports approval of this application.

Application Summary

Application Number: DM/1240/21/FUL

Address: Land At Louth Road New Waltham North East Lincolnshire

Proposal: Erection of 227 dwellings, garaging, creation of new vehicular access on Louth Road, landscaping and associated works (Amended Plans and Description to include 3 additional units)

Case Officer: Bethany Loring

Customer Details

Name: Mrs Emma Portas

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

Comment Details

Commenter Type: Parish Council

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: The Parish Council has given careful consideration to this application and would like to strongly object for the following reason:

- The additional housing will increase the traffic on an already heavily congested road. At peak times the traffic around Tollbar and on the A16 is at a standstill with large tailbacks along the A16. The idle traffic produces high levels of pollution which puts the children who use the road to get to school at risk of breathing problems and chest complaints and the emissions levels cannot be ignored.
- The inevitable increase in traffic puts the children further at risk particularly those on bicycles and it is only a matter of time before there is a serious collision.
- In terms of the infrastructure, the doctors, dentists and other health practitioners who are already stretched to their limit will not be able to cope with the additional pressure of more families moving to the area.

The schools - which already seem to be operating to capacity will see further pressure upon them to accommodate more pupils.

- Holton le Clay will see a huge impact on the entrance/exit to the village at the A16 junction as there are currently plans in place for 300 properties to be built in the village. This will heavily impact road users trying to get to and from work and school every day.

The parish council has very real concerns regarding this development as it will have a huge negative impact on the residents of Holton le Clay and those living in the surrounding villages.

COMMENTS ON PLANNING APPLICATION DN 1240/21/FUL MR D. H. WATERS 433 LOUTH ROAD THIS AREA OF DEVELOPHENT WAS ONCE WEW WALTHAM GRIMSBY THE COUNTRY SIDE NELINCOLTSHIRE DN36.4PP NO DEVELOPMENT TO PLANNING APPLICATION DH.1240/21/FUL SHALL COMMENCE UNTILL DETAILED DESIGNED DRAWINGS HAVE BEISH SUBMITTED AND APPROVED BY PLANNING AUTHORITY INDICATING PREPOSED HISHWAY IMPROVEHENT TO THE A16 KOUTH ROAD HORTHERN APPROACH. NO SITE WORKS TO BECONHENCED UNTILL IMPROJEMENTS IE. SITE OPENING OF LOUTH ROAD AIL. ROAD OPENING. TRAFFIC LIGHTS. FOOTPATHS, SPEED SIGNS, CAMERAS. KOAD MARKINSS-LISHTINGS-COSTPAID FOR BY DEVELOPER. LOUTH ROAD AIL IS THE SILVERSTONE; BLANSHATCH OF SRIMSBY THE INFASTRUCTURE TO THIS APPLICATION IS UNKNOWN BY THE SENERAL PUBLIC AND IS RAISING 1584E'S. OVERDEVEROPHENT, SURFACE FOTORM WATER DISPOSAL. WILD WEE HABBITATS. INCREASE TRAFFIC. POPULATION INCREASE. AIR QUALITY. STORM AND SURFACE NATER HONDS DO THEY ALL LIAS LORK. FOUL MATOR CONCERNE. EXTRAINTAKE FOR SCHOOL CHILDREN HAVE WETHEROOM, . HEAVY HOUSING DEVELOPHENT ON MORTHERY APPROACHAIL LIGHT HOUSING DEVELOPMENT NESTERM + EASTERN APPROACH STATION ROAD. LIGHORE PARK. AIR QUALITY TO EXSISTING PROPERTIES WILL INCREASE FROM EXTRA TRAFFIC ALL LOUTH ROAD CAUSINS HEALTH PROBLEMS TO FISISTIMS POPULATION. EXSISTING SITE ENTRANCE: NEW FORMED. OFF LOUTH KAD AIL IS CAUSING PROBLEMS FOR LARGE SITE LORRYS. DN TURNING ONTO SITE: SURFACE CLEANING ON. EXSISTING ROAD SURFACE LOUTH ROAD. STATION ROAD MUD 15 NOT ADEQUATE LOCAL ROAD NETWORK IS NOT FIT FOR PURPOSE, NEW KELIEF ROAD

LETTER FROM HR DAWATERS 433 LOUTH ROAD

> MED WALTHAM SRIMBBY

N E LIHCOLNSHIRE

DN36 LPP



SIR'S CONCERN HAS ARISEN ABOUT THE AMOUNT OF TRAFFIC WHICH IS CAUSESING LARSE AMOUNTS OF DUST ROAD CONTAMINATION FROM WISHORE SITE PROJECT TOWARDS EXSISTIMS PROPERTIES FACING THIS BUILDING SITE ON LOUTHER

23.5. 2022

IT HAS COME TO MY INFORMATION THAT SITE ENTRANCE ON STATION ROAD RE HISMORE PARK HAS BEEN CLOSED OFF. CLOSE TO ROAD ENTRANCE NOT ALLOWING ANY CONSTRUCTION OR SITE TRAFFIC TO ENTRE. THIS CLOSURE I HAVE BEEN TOLD WAS ORDERD BY THE PLANNING DEPARTMENT DUE TO GONCERNES TO SAFTEN FOR THE SCHOOL CHILDREN.

THERE FOR ALL CONSTRUCTION TRAFFIC. DUPPLIES. WORKFORE IS DIRECTED TO CONSTRUCTED SITE ENTRANCE ON LOUTH ROAD MANU LARGE LORRIES, DILVERIES, CONSTRUCTION. CAUSING ROAD AXCESS PROBLEMS DISTRUPTING TRAFFIC FLOW ENVIROMENT, ISSUE'S. WILL THIS SITE ENTRANCE BE USED FOR DURATION OF SITE CONSTRUCTION

POINTS OF NOTE

BARRATS SHOW HOUSE IN PRISTERY CONDITION HOUSE. SARDENS, DRIVE FORCOURT.

PROPERTY FACING WISMORE PARK LOUTHROAD AND AREA TAKING THE BRUNT ON MANII ISSUE'S.

HOW DO YOU KEEP PICTURE FRAMES STRAIGHT ON INTERNAL WALLS.

Mours

00 deaths linked rtion

By CLAIRE MILLER

claire.miller@reachplc.com @GrimsbyLive

NEARLY 100 deaths in a single year in North East Lincolnshire may be due to raised levels of air pollution, figures show.

The Central Office of Public Interest (Copi) and Imperial College London have created the most detailed map to date of air pollution in the UK.

The interactive map www. addresspollution.org - tells you about pollution levels for where you live and shows nearly every home in the UK is subjected to air pollution above World Health Organisation (WHO) guidelines.

The map will tell you about levels of pollutants PM2.5 and PM10, which are small particles in the air that can cause lung problems, and in the case of PM2.5 can cause cancer, as well as Nitrogen Dioxide (NO2), which can increase the risk of disease-related mortality.

Poor air quality is a significant public health issue.

Air pollution in the UK in 2013 was



associated with the loss of 328,000 to 416,000 years lost due to people dying early.

Public Health England estimates the number of deaths each year that may be attributable to PM2.5.

It suggests levels of air pollution may have contributed to one in 20 deaths of people over 30 (5 per cent) in North East Lincolnshire in 2019.

Across the area, that would be the equivalent of around 90 deaths in

2019, the most recent figures availa-

Long-term exposure to particulate air pollution increases the risk of death, particularly from cardiovascular causes, while short-term exposure to high concentrations can exacerbate lung and heart condi-

Across England, 5.1 per cent of deaths are attributable to fine particle air pollution in 2019 - the equivalent of around 25,000 deaths of pe ble aged over 30 in a year.

The Government's Clean Air Stra egy aims to reduce people's expo Sure to PM2.5, with plans to set ou What action would be needed t meet the WHO guidelines.

It also plans to reduce PM2.5 cor Centrations across the UK, so that the number of people living in loca tions above the guideline level i reduced by 50 per cent by 2025.

REF DM/1240/21/FUL 5.9.2022, FROM NRDH WATERS 433 LOUTH ROAD NEW WALTHAM SRIMSBY NORTH EAST LINCOLNSHIRE DN364PP



LOMNENTS OF CONCERN RE 227 DWELLINGS RE AIR POLLUTION FROM NEWSITE. SITETRAFFIC ONTO LOUTH ROAD RE INTERACTION MAP HWW. ADDRESS POLLUTIONS ORS.

MELLS ABOUT EFFECTS ON PEOPLE'S HEALTH SRIMSBY EVENING TELEDRAF DATED MAYLTH

EXTRA TRAFFIC FROM THIS NEW DEVELOPHENT CAUSESINS CONCERNS
TO EXSISTING HOME'S RE LOUTH ROAD HANTHORNE QUE MAPLE SLODE
TOLLBAR SCHOOL + SURROUNDINS AREA'S.

NAN VEHCULAR AKCESS ON TO LOUTH ROAD TO BE CONSTRUCTED
TO NEW SITE FOR EDUTRY AND AKCESS FOR CONSTRUCTION 3-6 YEARS
RISISTING SITE ENTRANCE ON TO LOUTH ROAD I.E WISHORE PARK
WILL BE USED BY ALL CONSTRUCTION TRAFFIC. DELIVERIES. TRADES
SITE SPOIL, LARGE ANOUNTS DUST, XIDISE, MUD, TRAFFIC INCONVENIENCE
DITE CONSTRUCTION CONCERNS 227 DWELLIASS MATERIAL SHORTARE
WORK FORCE SHOPTASE, OVERDEVELO PMENT OF SITE, NOT ENOUGH
INFORMATION FOR LOCAL RESIDENTS TO VIEW AND UNDERSTANTD
SITE LANDUT, THIS APPLICATION HUST BE THOUSH PROPERLY NOT FISHED
LOCAL RESIDENT TOUTH ROAD LOOK TOWARD TO IT CILL

Application Summary

Application Number: DM/1240/21/FUL

Address: Land At Louth Road New Waltham North East Lincolnshire

Proposal: Erection of 227 dwellings, garaging, creation of new vehicular access on Louth Road, landscaping and associated works (Amended Plans and Description to include 3 additional units)

Case Officer: Bethany Loring

Customer Details

Name: Mr Malcolm Willey

Address: 439 Louth Road New Waltham Grimsby

Comment Details

Commenter Type: Neighbour

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

Comment Reasons:

Comment: The existing Temporary access way to the site on Louth Road during phase 1 creates a lot of dust and debris which blows over the neighbouring properties at Louth Road, Hawthorn Avenue and Maple Avenue. and the heavy traffic makes it difficult to access onto the highway from their properties on the East Side of Louth Road.

This Temporary access way should be remove as soon as possible and the permanent access way which is proposed in Phase 2, further South along Louth Road should be completed.

This permanent access road junction with Louth Road should be constructed with a roundabout. It will benefit existing properties mentioned above as, instead of trying to cross the busy Louth Road when turning toward Grimsby, they will be able to turn left and then turn around to the North on the roundabout. Traffic at night time will also be prevented from speeding on this road, having to slow down for the roundabout.

The construction of the houses on Phase 1 should also be completed before phase 2 is commenced thus keeping noise and pollution down to a minimal time near the existing properties.

Application Summary

Application Number: DM/1240/21/FUL

Address: Land At Louth Road New Waltham North East Lincolnshire

Proposal: Erection of 224 dwellings, garaging, creation of new vehicular access on Louth Road,

landscaping and associated works

Case Officer: Bethany Loring

Customer Details

Name: Mrs Annetta Fisher

Address: 7 Roy's Drive TETNEY Grimsby

Comment Details

Commenter Type: Member of the Public

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

Comment Reasons:

Comment:While we continue to be told we need more housing and planning contonues to be granted in and around Grimsby for more and more houses what plans are there for the provision of healthcare for all these people. I don't believe for a minute all these houses will be occupied by people already living in the area. The hospital has no room to expand because all the surrounding land has been built on the GPS and dentists are full to bursting. Towns and villages feeding into Grimsby hospital are also experiencing large development bringing more people to the area. I can't see how consideratation can be given for more housing without a major review of healthcare provision I this area

Application Summary

Application Number: DM/1240/21/FUL

Address: Land At Louth Road New Waltham North East Lincolnshire

Proposal: Erection of 224 dwellings, garaging, creation of new vehicular access on Louth Road,

landscaping and associated works

Case Officer: Bethany Loring

Customer Details

Name: Miss Magdalena Dir

Address: 2 Simpsons Fold Court New Waltham Grimsby

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: As a neighbour, who is going to be impacted by this project I would like to rise few objections.

First of all Tollbar Roundabout Area, New Waltham and Waltham do not have infrastructure to support other housing estate, which is going to contain 224 dwelling as stated in your plans. Thinking nowadays each household has 2 cars it will be another 448 cars per day going through A16, which is single lane road to Grimsby. Every day when I come back from work I am stuck in the traffic from the bottom of Peaks Parkway for 20-30 minutes, the same situation in the morning when everyone else is trying to get to work. I can not agree to more and more houses being built and it will make traffic even worse.

Secondly all the pollution from the cars, which are stuck in the traffic are going to have impact on the air, which we breathe and further on our health. To add up you are building on the field, which could be a new park and green area.

Thirdly there are not enough schools and nurseries to provide places for children in our area. To sum up you have already started building and sent the letter after dated on 28th of January 2022, so how are you going to deal with my objections against your plans, which already had been approved and works are going ahead?

I will await your response.

Thank You

Laceby Parish Council

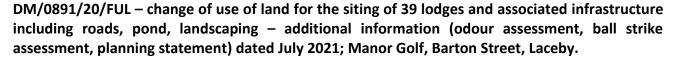
Mrs N Ashton, Clerk to Laceby Parish Council 2 Church Lane, Laceby, Grimsby, DN37 7BW

Email: lacebypcclerk@gmx.co.uk

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

6th August 2021

Dear Sir/Madam



The above planning application was discussed at the Parish Council Meeting on the 3rd August 2021. The plans and details of the application were scrutinised by Councillors attending the meeting and no further objections were recorded.

Yours faithfully,

NJ Ashton Mrs N Ashton Clerk to Laceby Parish Council



Laceby Parish Council

Mrs N Ashton, Clerk to Laceby Parish Council 2 Church Lane, Laceby, Grimsby, DN37 7BW

Email: lacebypcclerk@gmx.co.uk

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

5th March 2021

Dear Sir/Madam

DM/0891/20/FUL – change of use of land for the siting of 39 timber lodges and associated infrastructure including access roads, pond and landscaping; Manor Golf Course, Barton Street, Laceby.

The above planning application was discussed at the Parish Council Meeting on the 2nd March 2021. The plans and details of the application were scrutinised by Councillors attending the meeting and no objections were recorded.

Yours faithfully,

N.J. Ashton Mrs N Ashton Clerk to Laceby Parish Council



To Whom it may concern re Planning Reference DM/0891/20/FUL

My name is Neil Clappison and I am the Livestock Director for Cranswick Country Foods Plc and the Managing Director of Wold Farms Ltd, both being subsidiaries of Cranswick PLC.

I am contacting you to express my concerns regarding the planning application DM/0891/20/FUL which is a proposal to create a holiday home complex on the boundary to one of our Contract Pig Nursery farms, Mr R Gladding of Mill Farm, Laceby, North Lincolnshire.

Wolds Farms are an expanding pig production company looking to increase our operations throughout Lincolnshire, we have many farmers/farms Contracted as either Pig Production Nurseries or Pig Production Finishers in the county, we also have several land rental agreements with landowners in Lincolnshire with these agreements being for the siting of Outdoor Pig Breeding Units.

Mill Farm Laceby is a one of our Contract Pig Nursery farms and plays a big part in our future plans, we intend to create a small Outdoor Breeding Herd on Mr Gladdings land which will be adjacent to the boundary of this proposed holiday complex. Piglets from this herd will be weaned into Mill Farm nursery and from there will travel a short distance to other farms located between Laceby and Alford.

My concern (based on previous experience) is the level of complaints regarding noise, dust and odour that we are guaranteed to receive from holidaymakers, residents and the owners of this proposed complex. Outdoor Pig Breeding herds and Contract Nursery farms can be very noisy and generate both dust and odour year-round. The feeding of pigs starts before 7am daily with feed delivery vehicles and pig movement vehicles both arriving/leaving the site from 6am or earlier, these processes generate a lot of noise.

This potential close contact with the general public also generates a huge Pig Health concern, not just to us as an individual Pig Production Company but to the UK pig industry. The UK industry faces a huge risk of contracting African Swine Fever (ASF) which is a devastating disease that has ravaged the Chinese pig herd/Industry. This disease has now spread through Asia and Russia and has been identified in the wild boar population on the borders of Germany, it is getting closer and just like Foot and Mouth disease ASF can be spread via the careless discarding of food containing pork products, a ham sandwich, a sausage roll, a pork pie etc by the general public, if discarded in an area where Outdoor pigs can gain access to the product or if the product is deliberately but naïvely fed to the pigs, then there is of very real concern.

We are led to believe that there are other locations within the applicants property that could site this proposed holiday complex and where it would be a suitable distance away from our existing Contract Pig Nursery at Mill Farm and the fields surrounding it where we intend to site the Outdoor Breeding Herd, with this in mind I would ask you to please carefully consider the concerns I have raised.

Yours	sincerel	у
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Your Ref.

Our Ref. SMSW/ee/MAS4895

Date: 24th August 2021

The Case Officer North East Lincolnshire Council **Planning Department** Municipal Offices **Town Hall Square** Grimsby North East Lincolnshire **DN31 1HU**

By email only - planning@nelincs.gov.uk

Dear Sirs

Re:- Planning Application Reference DM/0891/20/FUL

We write reference to our letter of 6th February 2021 as we act for the owners of Mill Farm situated just to the north of the application site. My client's objection is set out in that letter (copy attached) and accompanying plan showing the Cordon Sanitaire which needs to exist to protect our client's existing business and provide a sufficient buffer to the intensive livestock use at Mill Farm and residents.

We note recent submissions by the applicant which does not address the central planning issue of the need for a Cordon Sanitaire. The plan which shows our client's intensive farming enterprise in close proximity. The existing permissions and use of the ground for lodges and the use of the golf course does not have a material impact on our client but this application being now considered will have and that is the basis of our standing objection to this application. We hope that the preservation of the rural economy and a vital local food chain business is protected and would hope that the authority therefore refuses the application.

Yours faithfully

V Simon Williams MRICS FAAV

t: 01507 350505 (Direct) 07968 396549 (mobile) m:

simon@masons-surveyors.co.uk

Enc - Copy letter 06-02-21

Cc: Richard.limmer@nelincs.gov.uk



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Your Ref.

DM/0891/20/FUL

Our Ref.

SMSW/MAS4895

Date:

6th February 2021

Richard Limmer NELC Planning New Oxford House 2 George Street Grimsby DN31 1HB

Dear Mr Limmer

Manor Golf Course, Barton Street Laceby-Change of use of land of 39 timber lodges and associated infrastructure including access roads, pond and landscaping.

I act for the owners of Mill Farm situated just to the north of the application site. My client has a significant pig rearing business situated at the farm rearing pigs for Cranswick PLC, an important business enterprise on this family run farm. Please see the accompanying plan which shows its location. At any one time there are 2700 production pigs and there are plans to invest in more housing and expand numbers further. This site is within the spectrum for being defined as an Intensive Livestock Unit by the Environment Agency having more than 2000 production pigs.

The Planning Practice Guidance set out the parameters for Livestock Units and that it is generally accepted that a "Cordon Sanitaire" of 400 metres exists to protect the unit from other potentially detrimental uses around intensive livestock units and vice versa. We have illustrated the "Cordon Sanitaire" on the accompanying plan.

The farmer for whom I act rears high health pigs and is planning to create a small outdoor breeding herd to help make the rearing unit larger and more sustainable requiring substantial financial investment and is central to the long term financial viability of the farm as formerly EU subsidies are phased out over the next seven years by the UK government .

Previous planning applications on the golf course have not infringed on the livestock business but this application clearly does and on that basis my client **OBJECTS** to this application in its current form. He understands the economic argument made for the local and rural economy which he is a part of, so suggests that these lodges are moved outside of the "Cordon Sanitaire" and located elsewhere on site.

In any event my client requests that with more residents on site any future consents include a planning condition to fence the northern boundary with a chain link fence of suitable height to prevent unauthorised access by visitors to the park. My client echoes Cranswick's comment that the UK industry faces a huge risk of contracting African Swine Fever (ASF) which is a devastating disease that has ravaged the Chinese pig herd/Industry. This disease has now spread through Asia and Russia and has been identified in the wild boar population on the borders of Germany it is









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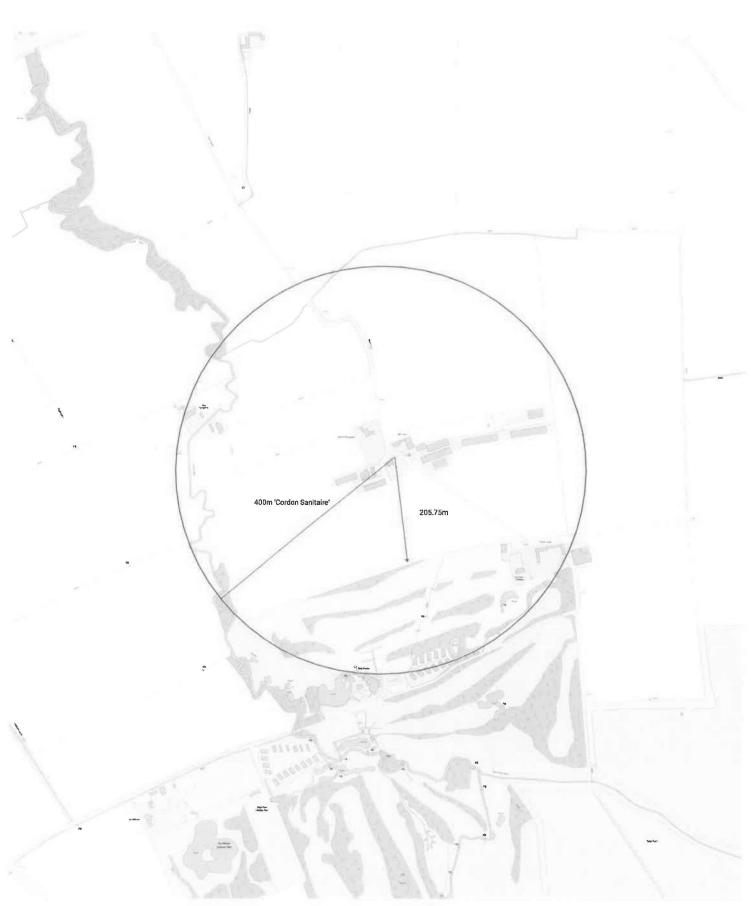


getting closer and just like Foot and Mouth disease ASF can be spread via the careless discarding of food containing pork products, a ham sandwich, a sausage roll, a pork pie etc by the general public, if discarded in an area where Outdoor pigs can gain access to the product or if the product is deliberately but naïvely fed to the pigs, then there is of very real concern.

My client would welcome more dialogue with you and the applicant to work out a solution that allows both enterprises to co-exist without significant detriment. We look forward to hearing from you.

Yours sincerely

Simon Williams





Your Ref.

Our Ref.

SMSW/ee/MAS4895

Date:

29th June 2021

The Case Officer
North East Lincolnshire Council
Planning Department
Municipal Offices
Town Hall Square
Grimsby
North East Lincolnshire
DN31 1HU

By email only – <u>planning@nelincs.gov.uk</u> Copy to Richard.limmer@nelincs.gov.uk

Dear Sirs

Manor Golf Course Laceby

Regarding the application DM/0891/20/FUL "Change of use of land for the siting of 39 timber lodges and associated infrastructure including access roads, pond and landscaping Manor Golf Course Barton Street Laceby Grimsby North East Lincolnshire DN37 7LD" I am writing to you on behalf of my client, the farming neighbour with the intensive livestock enterprise to the north of the application site.

I see from the portal that no alternative proposals or submissions from the applicant have been forthcoming for some months despite that being the understanding. The applicant's agent had a meeting with my client to discuss alternatives on the 29th March 2020.

We are keen to see an alternative proposal. Our asserted position is that the granting of a consent in its current form could have grave consequences for my clients ongoing business.

Yours faithfully

∜∜Simon Williams MRICS FAAV



MASONS

Your Ref:

Our Ref:

LW/ee/MAS4895

Date:

8th March 2022

Richard Limmer
North East Lincolnshire Council
Town Hall Square
Grimsby
DN31 1HU

By email only - Richard.Limmer@nelincs.gov.uk; planning@nelincs.gov.uk

Dear Richard

Re: DM/0891/20/FUL - Manor Golf Course, Laceby

I am writing to make further representations following my colleague Simon Williams previous correspondence with you.

Following our call on the 2nd February about the status of the above application I wanted to write a letter acknowledging the point raised within that call regarding the change of use for our clients site to that of one for turkeys rather than that of pigs, as previously stated within the application.

As I am sure that you are aware the site has been subject to the unfortunate bird flu currently running rife within the county. It is on this basis that our client is keen to reenforce their concerns of biosecurity and how important this is with regards to members of the public encroaching on the land and the potential heart-breaking situation regarding biosecurity breaches arising for our clients again.

Alongside this, as our client's entire turkey farm has been culled under the legislation provided by DEFRA there is a strong possibility our clients site may be returned to pigs by the time the application is determined.

Yours sincerely

Lauren West BSc (Hons)

Rural Team

01507 350511 (Direct)

m:

07534 551320 (Mobile)

e: lauren@masonsandpartners.co.uk



Application Summary

Application Number: DM/0891/20/FUL

Address: Manor Golf Course Barton Street Laceby Grimsby North East Lincolnshire DN37 7LD Proposal: Change of use of land for the siting of 39 timber lodges and associated infrastructure

including access roads, pond and landscaping.

Case Officer: Richard Limmer

Customer Details

Name: Mr and Mrs G.R.Mawer

Address: Home Close, Top Farm, Laceby, Grimsby. DN377EG.

Comment Details

Commenter Type: Neighbour.

Stance: Customer objects to the Planning Application.

Comment: Whilst we did not object to the 74 lodge application DM/1097/18/FUL, which is on the western side of Laceby Beck. We do object to a further 39 lodges proposed for the eastern side of the beck. Until the 74 lodges are developed in lodge area 4 it is impossible to see what social and environmental effect they will have on the on the beck as well as the surrounding area. In our opinion lodge area 4 needs to be completed before any further applications are considered.

Application Summary

Application Number: DM/0891/20/FUL

Address: Manor Golf Course Barton Street Laceby Grimsby North East Lincolnshire DN37 7LD Proposal: Change of use of land for the siting of 39 timber lodges and associated infrastructure

including access roads, pond and landscaping.

Case Officer: Richard Limmer

Customer Details

Name: David and Jeanette Mawer

Address: Greenside Cottage, Top Farm, Laceby, Grimsby. DN377EG

Comment Details

Commenter Type: Neighbour.

Stance: Customer made comments objecting to the Planning Application

Comment:

This application if approved will result in an over intensive development within the countryside, as the proposal will bring the total number of lodges on the site to an imposing number of 168. This figure is 113 more than the current 55 developed (a 200% increase). When you take into account the planning permission (DM/0076/20/FUL) granted to the neighbouring land, of a further 32 lodges, the cumulative figure when fully developed would be 200 lodges within a 400-metre radius. We have had meetings with Mr Burnett to explain our concerns of the visual, light and noise pollution this development would cause to us, Mr. Burnett had mentioned reducing the numbers but was advised "to let the application run its course". Although we are aware that a restrictive covenant is not a planning issue, I would like to point out there is a covenant on the property (known as Laceby Manor Golf Course. Title Number HS343758) that states "Not to erect in excess of 50 lodges" if this application is approved and developed it would lead to a breach of the covenant.

I would like to comment on the Design and Access Statement where it states, "this Application puts forward a "viable" proposal to use "Brownfield Land" at the Golf Course." You cannot describe two holes of a golf course as "Brownfield Land" as there have been no permanent structures built on it. The term 'brownfield' doesn't appear in the National Planning Policy Framework (NPPF), which is the principal statement of government planning policy. Instead, the NPPF refers to previously developed land. This is more closely defined as: "... land which is or was occupied by a permanent structure, including the curtilage of the developed land (although it should not be assumed that the whole of the curtilage should be developed) and any associated fixed surface infrastructure."

The Design and Access Statement also comments on the effect that Covid 19 was having on their business.

"This Application is proposed due to the fact that in these "challenging times" of COVID19, it is not currently and for the foreseeable future not economically viable to develop out Lodge Area 4 in full (i.e. Approved under Application No. DM/1097/18/FUL), as Lodge Area 4's land involves a "prohibitive", uplift in-value payment to the previous owner as soon as the first Holiday Lodge is erected on it. This payment is simply too financially onerous to pay in these challenging economic times for the leisure and tourism industries.

As a way forward for the Golf Course & Holiday Lodge Business in these testing times, this Application puts forward a "viable" proposal to use "Brownfield Land" at the Golf Course. Land which can be "economically redeveloped" and put to "better use" at this point in time to create a 5th Lodge Area. A lodge area which will have no onerous up-lift payment to make. A new Lodge Area which will be "viable" to build out "in full" in these challenging times and in the process not only "improve" the "facilities" and "playability" of the 18 hole golf course but also create 8 new jobs at the site."

It is worth noting that the Proposed Site Layout Plan was drawn up on 15th May 2020, less than 2 months into the first lockdown.

Application Summary

Application Number: DM/0891/20/FUL

Address: Manor Golf Course Barton Street Laceby Grimsby North East Lincolnshire DN37 7LD Proposal: Change of use of land for the siting of 39 timber lodges and associated infrastructure

including access roads, pond and landscaping

Case Officer: Richard Limmer

Customer Details

Name: Mr Gary Evans

Address: The Willows Barton Street Laceby

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Manor Golf Course has existing planning for 70 plus lodges the impact of these should

be seen before further construction is granted



Humberston Village Council

Clerk to the Council – Mrs. K. Peers

Planning, North East Lincs Council

11th April 2022

Dear Sirs,

The following planning applications were discussed at the meeting of Humberston Village Council held on Wednesday 6th April 2022 and the comments below each application listed are the comments resolved to be submitted as follows:

Planning Application Reference: DM/1186/21/FUL

Proposal: Erection of a domestic outbuilding (AMENDED PLANS RECEIVED 9/03/2022 - showing revised design of outbuilding and new planting)

Location: The Old Orchard South Sea Lane Humberston

No objections.

Kind regards,

Mrs. K. Peers – Clerk to the Council Humberston Village Council

Application Summary

Application Number: DM/1186/21/FUL

Address: The Old Orchard South Sea Lane Humberston North East Lincolnshire DN36 4JY

Proposal: Erection of a domestic outbuilding (AMENDED PLANS RECEIVED 9/03/2022 - showing

revised design of outbuilding and new planting)

Case Officer: Owen Toop

Customer Details

Name: Deborah Wallis

Address: Woodthorpe Lodge South Sea Lane Grimsby

Comment Details

Commenter Type: Neighbour

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment:Our comments remain the same as before, we are fully supportive of this revised

design.

Application Summary

Application Number: DM/1186/21/FUL

Address: The Old Orchard South Sea Lane Humberston North East Lincolnshire DN36 4JY

Proposal: Erection of a domestic outbuilding

Case Officer: Owen Toop

Customer Details

Name: Mr Paul Wallis

Address: Woodthorpe Lodge, South Sea Lane, Humberston South Sea Lane, Humberston

GRIMSBY

Comment Details

Commenter Type: Neighbour

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment: As an immediate neighbour it will have absolutely no impact on us and the integrity of

our development, I fully support it.

Application Summary

Application Number: DM/1186/21/FUL

Address: The Old Orchard South Sea Lane Humberston North East Lincolnshire DN36 4JY

Proposal: Erection of a domestic outbuilding

Case Officer: Owen Toop

Customer Details

Name: Dr Rajeev Maliyil

Address: 76, Station Road Great Coates Grimsby

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment:Ref. DM/1186/21/FUL
The Old Orchard South Sea Lane

I have followed these buildings during the last couple of years

And seen the building develop into a group of farm buildings that sit in context to a group of similar building

This however is a step too far

The application has no historical reference to the farm building or it's neighbour the farmhouse It is out of scale and is far to large an extension at 63sqm for the plot

It is effectively a square Box with no architectural merit to the context of the farm stead It also sits on the boundary of the farmhouse which is out of character and dominates the gap between the properties

I object to the proposals on scale and massing and overall poor quality of the design R.T.Maliyil

Application Summary

Application Number: DM/1186/21/FUL

Address: The Old Orchard South Sea Lane Humberston North East Lincolnshire DN36 4JY

Proposal: Erection of a domestic outbuilding (AMENDED PLANS RECEIVED 9/03/2022 - showing

revised design of outbuilding and new planting)

Case Officer: Owen Toop

Customer Details

Name: Dr Rajeev Maliyil

Address: Fir CLose 76, Station Road, Great Coates Grimsby

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Having reviewed the amended plans, my comments remain the same as previously

submitted, it is too big and out of character. Thank you.

Application Summary

Application Number: DM/1186/21/FUL

Address: The Old Orchard South Sea Lane Humberston North East Lincolnshire DN36 4JY

Proposal: Erection of a domestic outbuilding

Case Officer: Owen Toop

Customer Details

Name: Mr Barry Kendall

Address: 4 Cottesmore Road Cleethorpes

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I have been watching this development as it is located outside of the Local Plan area.

I object to the proposals for the development on reasons of scale and massing.

The garden room 9 x 7 is just too big for it's setting. That is the same footprint as a large 4 bedroom property which is 63sqm - it is just too big for the small garden at the rear of the property. I also object to the poor quality of design, "the timber box", as suggested by other, is a poor design solution in the rural farm building setting.

Application Summary

Application Number: DM/1186/21/FUL

Address: The Old Orchard South Sea Lane Humberston North East Lincolnshire DN36 4JY

Proposal: Erection of a domestic outbuilding

Case Officer: Owen Toop

Customer Details

Name: Mr Barry Kendall

Address: 4 Cottesmore Road Cleethorpes

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I have been watching this development as it is located outside of the Local Plan area.

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Application Summary

Application Number: DM/1186/21/FUL

Address: The Old Orchard South Sea Lane Humberston North East Lincolnshire DN36 4JY

Proposal: Erection of a domestic outbuilding

Case Officer: Owen Toop

Customer Details

Name: Ms Sharon Cole

Address: 28 Sheraton Drive Humberston Grimsby

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: The original planning application required a complex and well thought design principle,

even though the application was outside the local development boundary

The planning committee commented on the quality of the original design and granted permission

Therefore I am disappointed that this submission has not followed that rigorous design approach It is nothing more than a very big timber shed with no features or style

The building is just too large for its location on the site. The building foot print is at least half the size of the original proposed barn.

Why does anybody need to have a Garden Room this big

You could fit a kitchen lounge and two bedrooms into that space and nobody would ever know A garden room should be the dimension of a room and not over scaled to this degree

I wish to object to this application as it does not follow the context of the site and it too large for the plot

The site I fear is over developed for its RURAL setting

This site was originally outside the local development boundary, this amount of over development is not what the original permission was given for by the Committee

I object on Density and Scale of development

S. Cole

Sheraton Drive

Application Summary

Application Number: DM/1186/21/FUL

Address: The Old Orchard South Sea Lane Humberston North East Lincolnshire DN36 4JY

Proposal: Erection of a domestic outbuilding

Case Officer: Owen Toop

Customer Details

Name: Dr Nigel Winn

Address: 28 Sheraton Drive Humberston Grimsby

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: The original planning application required a complex and well thought design principle,

even though the application was outside the local development boundary

The planning committee commented on the quality of the original design and granted permission

Therefore I am disappointed that this submission has not followed that rigorous design approach It is nothing more than a very big timber shed with no features or style

The building is just too large for its location on the site. The building foot print is at least half the size of the original proposed barn.

Why does anybody need to have a Garden Room this big

You could fit a kitchen lounge and two bedrooms into that space and nobody would ever know A garden room should be the dimension of a room and not over scaled to this degree

I wish to object to this application as it does not follow the context of the site and it too large for the plot

The site I fear is over developed for its RURAL setting

This site was originally outside the local development boundary, this amount of over development is not what the original permission was given for by the Committee

I object on Density and Scale of development

N Winn

Sheraton Drive

Application Summary

Application Number: DM/1186/21/FUL

Address: The Old Orchard South Sea Lane Humberston North East Lincolnshire DN36 4JY

Proposal: Erection of a domestic outbuilding

Case Officer: Owen Toop

Customer Details

Name: Garry Chapman

Address: 26 Hurstlea Drive Humberston Grimsby

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment:Ref. DM/1186/21/FUL

Domestic Out-building at

The Old Orchard South Sea Lane

I object to the proposals for the above development on reasons of scale and massing to an edge of village and rural location

The so called Garden room is just too big for the area of garden it is trying to be squeezed into. 9x7 in just to big - 63sqm is bigger than a domestic house

I also object to the poor quality of design, the timber "box" is void of any integrity in its setting and is incongruous the the farm building it sits with

A Poor submission of poor design quality - very disappointing and underwhelming overall

G Chapman

-----Original Message-----From: Lucy Colley

Sent: 15 May 2022 13:33

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

Subject: Planning to Erect 4 lighting columns at Signhills school.

We live in close proximity to this school, 2nd house from the school. We are against this proposal. The reasons being .

- 1. We have just completed a costly extension with a Juliet balcony that to the left of our view overlooks this school. I do not wish to look out onto this 20ft high lighting on an evening, especially for football that will take place.
- 2. This lighting will encroach on our privacy, lighting up our bedroom.
- 3. The noise of adults playing football into the late evening, raised voices, use of language etc. is not acceptable to us. This is a very quiet area especially after school hours, one of the reasons for living here.

Thankyou Mr Colley

Application Summary

Application Number: DM/0875/21/FUL

Address: Signhills Academy Hardys Road Cleethorpes North East Lincolnshire DN35 0DN

Proposal: Erect 4 lighting columns to existing MUGA

Case Officer: Owen Toop

Customer Details

Name: Mr David Ellis

Address: 60 Chichester Road Cleethorpes

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: This is clearly a repeat of the previous failed application 12 years ago. They state that this will allow the children to use the facility late afternoon / early evening in winter but then state that it will be in use until 10pm?

It is clear that it will be rented out to groups of adults and the resultant foul language and the constant noise of the ball hitting the fence will ruin my evenings.

The light pollution is also a concerns as they will be visible from my adjoining property.

Strongly oppose (again)

Application Summary

Application Number: DM/0875/21/FUL

Address: Signhills Academy Hardys Road Cleethorpes North East Lincolnshire DN35 0DN

Proposal: Erect 4 lighting columns to existing MUGA (AMENDED DOCUMENTS RECEIVED 31ST

JANUARY IN RELATION TO LIGHTING AND USAGE OF AREA)

Case Officer: Owen Toop

Customer Details

Name: Mr David Ellis

Address: 60 Chichester Road Cleethorpes

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment:As per my previous 2 objections to bright light, noise, foul and abusive language increased traffic. The only thing that has changed is that the mayhem will end by 830 pm instead of 1000pm. My objection remains. The facilities around the area remain largely unused / under used. What next resubmit to finish at 815pm and hope nobody notices?

From: Ellis, David

Sent: 20 October 2021 18:01

To: Owen Toop (Engie) < Owen.Toop@nelincs.gov.uk **Subject:** RE: Erect 4 lighting columns to existing MUGA

Hi Owen,

60 Chichester Road Cleethorpes N E Lincs DN35 0HZ

Best regards

Dave

From: Ellis, David

Sent: 19 October 2021 17:58

To: Owen Toop (Engie) < Owen.Toop@nelincs.gov.uk Subject: RE: Erect 4 lighting columns to existing MUGA

Owen,

I am extremely concerned. This is basically what Mr Thompson tried to do 12 years ago!

Lights for late afternoon / early evening but then states will be used until 10pm.

This is to be used by adults until 10pm

I strongly oppose.

Regards



10 Daggett Road Cleethorpes North East Lincolnshire DN35 0EL

1st May 2022

Dear Mr Toop,

Your ref: DM/0875/21/FUL

Thank you for your letter regarding the planning application for the erection of lighting columns at Signhills School. I would like to object to this proposed installation and development in the strongest possible terms. Below are my reasons for this objection:

- 1. The lights will create light pollution in the area.
- 2. Use of the facility after school hours will create a significant level of increased noise by those participating in activities at the facility. On some days this will continue until 8.30pm.
- 3. We already experience problems with staff from the school parking on Daggett Road during the daytime. Parents collecting their children from the school in the afternoon, often totally disregard the double yellow lines on Daggett Road and park on these. The facility will undoubtedly cause the problem to continue well into the evening.

Yours sincerely,

Application Summary

Application Number: DM/0875/21/FUL

Address: Signhills Academy Hardys Road Cleethorpes North East Lincolnshire DN35 0DN

Proposal: Erect 4 lighting columns to existing MUGA (AMENDED DOCUMENTS RECEIVED 31ST

JANUARY IN RELATION TO LIGHTING AND USAGE OF AREA)

Case Officer: Owen Toop

Customer Details

Name: Mrs Natalie Parr

Address: 16 Daggett Road Cleethorpes

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment:Signhills have taken all the trees down from the back of my house leaving me with no privacy and now want to put lights up I can already see the lights that are in from the back of my house now. If they can replant trees so I can get my privacy back.

PLANNING APPLICATION DM/0163/22/REM

Application Summary

Application Reference; DM/0163/22/REM

Location: 16, Radcliffe Road, Healing, Grimsby, Lincolnshire DN41 7NH

Proposal: 'Reserved Matters' application following DM/0007/19/OUT to erect two dwellings with access, appearance, landscaping, layout and scale to be considered.

Case Officer: Bethany Loring

Customer Details

Name: Mr & Mrs A. Smith Address: 6, Radcliffe Road, Healing

Comment details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

The historical development on this site has been ongoing since March 2015 with the following applications;

19 th March 2015 DM0244/15/OUT	proposal for three detached properties behind the existing bungalow
27 th Aug. 2015 DM0719/15/OUT	proposal for two detached properties behind the existing bungalow
9 th May 2017 DM0473/17/FUL	proposal for two detached properties and extensions to the existing bungalow
3 Jan 2019 DM0007/19/OUT	Reapplication of 0719/15/OUT which expired on 11 Jan 2019 Outline Planning Application for two building plots to rear of existing detached bungalow.
On the 5 th April 2019 DM/0007/19/OUT	Outline planning permission was granted by the Planning Council for Application
13 th July 2020 DM/0461/20/FUL	Alterations & first floor extension to existing bungalow
Jan 2021 DM/0023/21/FUL	Variations of conditions Inc. render - surface water drainage etc.

Since the first application it has been recorded that the surrounding neighbourhood and the parish council had made objections to the proposal on:

- 1. Size of dwelling (It was strongly recommended that the proposed dwelling, if granted, be single storey bungalows in keeping with the surrounding area)
- 2. Drainage
- 3. Removal of disease-ridden trees on the border with 4-6 Radcliffe Road.

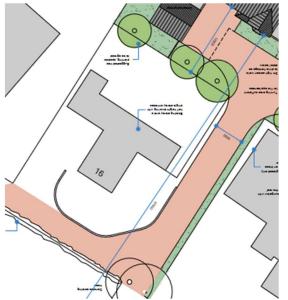
Item 1 is now null and void after council approval in April 2019 for two two- storey dwellings to be built and also 16, Radcliffe Road Bungalow allowed to be converted to a two-storey building in 2020.

CLARIFICATION OF DRAWINGS SUBMITTED

From my rear door I now have a view of a very imposing two-storey building replacing a bungalow at 16, Radcliffe Road, yet he describes it on the Block Plan as an "existing storey and a half height dwelling with single storey annexes"



When the developer submitted plans in July 2020 DM/0461/20/FUL they showed ground floor plans and first floor plans, which is comparable to current plans for this development which he calls two-storey dwellings. If he is indeed correct then the proposed buildings are labelled incorrectly.



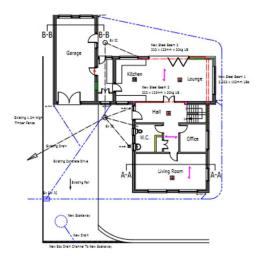
At the frontage of 16, Radcliffe Road there is currently a garden wall that divides the access road and circles around the two-storey part of the building allowing access both sides for vehicles to the garages.

The block plan submitted shows the wall continuing to join up with the boundary fencing installed, thereby allowing no access for vehicles to the right hand side garage forecourt; is this correct or is it another surprise the developer has in mind?

DRAINAGE

Due to the natural elevated slope of the land from the site to properties bordering Radcliffe Road and the fact that the underlying soil is clay, it has been known for moderate rain to cause surface flooding. It is imperative that a fully sustainable surface water drainage system is required for this development. No raising of existing ground levels and interceptor drainage be installed to prevent an increase in overland run off on to adjacent land.

ONGOING DRAINAGE ISSUES



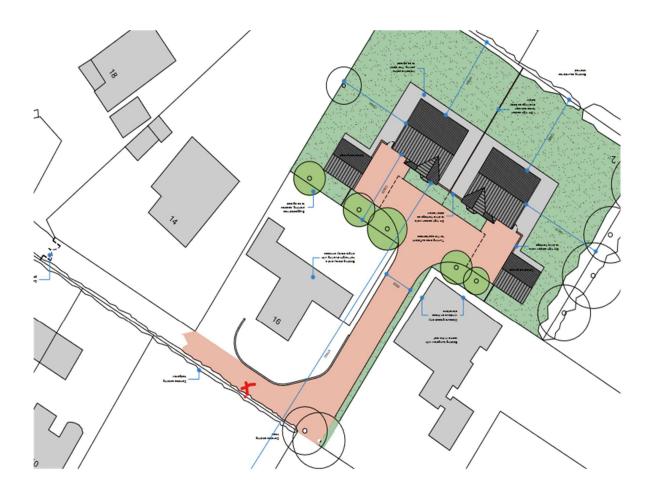
Ground Floor Plan (1:100)

The proposed plan above, DM/0023/21/FUL, which was designed to prevent surface water of 200sq metres from the garage forecourt and driveway cascading directly down into the garden of no 6 Radcliffe Road, which has a further 25cm drop in level. It was to have been implemented by the developer, with approval of the planning department, by the installation of an Eco drain across the entrance which would be directed into a soakaway to BRE 365 standard. I assume this was completed to the satisfaction of the planning dept.

A week later after, planning council approval, (June 2021) the developer erected a single storey garage, complete with apex roof on to the right hand side of the building, thereby duplicating exactly the same problem on that side; this action contravened 'Condition 2' of the planning approval and we are still awaiting a reply from the planning department concerning this and the drainage requirements needed to avert the same problem.



From the existing site plan, the elevation readings show that from the rear of the houses, concrete footprint to the boundary of No 4 and 6 Radcliffe Road is approx. 10.6 > 9.47 = 1.13 M higher and this is also repeated from the main gate entrance leading into the road driveway 10.4 > 9.47 = 0.93 M



Red X indicates the lowest point where surface water from the proposed road will accumulate and cascade into the garden of 6 Radcliffe Road which is 25cm lower level than the road; this does not take into account the surface water deposited from the two garage forecourts from the [now] two-storey dwelling of 16 Radcliffe Rd.

The footprint of the proposed two dwellings and garages to the rear of 16 Radcliffe Road is approx. 600 sq. metres and the developer has added further footprint to his two-storey dwelling at no 16 with his extension combined with a new road of 5metres wide x 48metres long from garage forecourts to boundary and a further 60metres long to the driveway entrance, which equates to a staggering 540 square metres of driveway.

It is common knowledge that the whole area has clay subsoil which has been noted in the 'Proposers Design & Access' statement as 'poor infiltration rates' and permeable driveway will not prevent surface water flooding as they are also prone to clogging over a period of time. Also, the sheer mass of water during a rainstorm at this elevation will be like a torrential river cascading down to the adjoining properties. This is not a road being suggested - more like a river bed!

The road requires **full kerbing and drainage channels along the boundary** to eliminate flooding into the properties on Radcliffe Road

DANGEROUS TREES

There has been concern for two diseased and ivy-ridden poplar trees near to the edge of the boundary on this site to be removed which the developer has detailed on the block plan as 'existing trees.'



In 2018 I had to demolish my potting shed after damage from falling dead branches and have not replaced the shed because of the neglect of these trees causing debris and damage in the corner of our plot and also that of our neighbours at No 4, who have exactly the same problem.

The outline planning permission approved on 5th April 2019 states the following:

Item 7 Conditions of the approval is in accordance with the following plans

Site Location Plan 4 Jan 2019 (Trees not shown on plan)

Block Plan 4 Jan 2019 (Trees not shown on plan)

Site Level Plans 15 Jan 2019

Proposed Site Layout 4 Jan 2019 (indicates trees to be removed and proposed hedging)

A revised planning statement to support the above also states:

The diseased and ivy-infested poplar trees to the boundary with 4 and 6 Radcliffe Road will be removed as will the leylandii trees to the boundary with 14 The Avenue

BOUNDARY HEDGE

The boundary hedging between ourselves and the proposed road offers us little privacy and certainly security is at risk. The occupants of the new properties, when leaving in their vehicles at night with their headlights glaring on will illuminate our house and our privacy as they proceed down the slope and curve around the road: I suggest a consideration of a more suitable boundary fencing would eliminate these concerns and also reduce maintenance and responsibilities of the existing hedge of 16 Radcliffe Rd.

Application Summary

Application Number: DM/0163/22/REM

Address: 16 Radcliffe Road Healing North East Lincolnshire DN41 7NH

Proposal: Reserved Matters application following DM/0007/19/OUT to erect two dwellings with

access, appearance, landscaping, layout and scale to be considered

Case Officer: Bethany Loring

Customer Details

Name: Mr Robert Morton

Address: 8 The Avenue, Healing GRIMSBY

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I wish to object the proposed development of a further two houses on this location.

The character and appearance of housing in this area is of detached homes set in large gardens with a degree of separation offering residents good amounts of privacy. The proposed two homes of two stories will be able to observe directly into the gardens, living rooms and bedroom windows of my own home as it is a bungalow with widows facing the propose site, this causes large loss of privacy concerns.

with the large number of new homes currently being constructed in the parish of Healing village I fail to see what immediate necessity these homes will solve, particularly as other residents continually complain about flood and sewerage capacity in the area being a concern, can the local sewers cope with another 300 tonnes or 300,000ltrs of waste water these two large family homes will generate?

Squeezing these homes in will ruin the character of the area as mentioned above of homes set distances apart with open areas of gardens and good levles of privacy, especially when the current property on site has been largely extended both in footprint and height, another house was completed 3 years ago on the boundary already increasing the housing density by 25% in the area, adding two more will push the housing density up to 67%.

Residents have had to endure over 2 years of constant construction noise and dirt and disruption. These houses are not an immediate necessity (given large number of new houses already being built on the outskirts of the parish), will deprive residents of their rights to privacy, will cause disruption and inconvenience to neighbors for even longer and will place additional strain on the already over strained and complained about local sewer system.

I firmly believe these houses are unnecessary and to the detriment of the local neighboring amenities and should therefore not be approved.

Application Summary

Application Number: DM/0163/22/REM

Address: 16 Radcliffe Road Healing North East Lincolnshire DN41 7NH

Proposal: Reserved Matters application following DM/0007/19/OUT to erect two dwellings with

access, appearance, landscaping, layout and scale to be considered

Case Officer: Bethany Loring

Customer Details

Name: Mr Tim Gifford

Address: The Coach House 8A The Avenue, Healing Grimsby

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment:Further to previous applications and modified application under this reference I maintain my objection that two x two storey houses will inevitably overlook my back garden and rear windows at 8A The Avenue, invading my longstanding privacy. Further, the ground area under consideration is very low-lying and is flooded with standing surface water for much of the period between November and March, as is my own back garden. I am concerned that unless a meaningful ground drainage system is incorporated into these designs that any such development with any raising of the ground level will compound the flooding of my back garden. In principle, I accept the driver for the development is the financial benefit to be derived by the owner of the proposed development but completely disagree that these two properties are required or appropriate to existing surrounding single-storey bungalow properties. The original bungalow at 16 Radcliffe road has already been extended and a second storey added over the last two years which substantially impacts on the area and in my view represents over-development of the site. As such, I remain in total objection to this proposed development of yet two more significant but unnecessary properties.

Application Summary

Application Number: DM/0163/22/REM

Address: 16 Radcliffe Road Healing North East Lincolnshire DN41 7NH

Proposal: Reserved Matters application following DM/0007/19/OUT to erect two dwellings with

access, appearance, landscaping, layout and scale to be considered

Case Officer: Bethany Loring

Customer Details

Name: Dr RAMACHANDRAN SANKARAN

Address: 12A THE AVENUE HEALING GRIMSBY

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I have read the comments from other neighbours. I share a boundary with the proposed development. Having lived in this property for over a year now, I agree with the comments from neighbours on the drainage both with regard to rainwater as well as sewage and the ivy infested trees, since those comments are highly relevant to my property as well.

I support the view of our neighbour on 14 The Avenue that the proposed development should be single level homes, since a two level house directly overlooking the two bedrooms of my property will affect the privacy.

Application Summary

Application Number: DM/0163/22/REM

Address: 16 Radcliffe Road Healing North East Lincolnshire DN41 7NH

Proposal: Reserved Matters application following DM/0007/19/OUT to erect two dwellings with

access, appearance, landscaping, layout and scale to be considered

Case Officer: Bethany Loring

Customer Details

Name: Dr RAMACHANDRAN SANKARAN

Address: 12A THE AVENUE HEALING GRIMSBY

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I have read the comments from other neighbours. I share a boundary with the proposed development. Having lived in this property for over a year now, I agree with the comments from neighbours on the drainage both with regard to rainwater as well as sewage and the ivy infested trees, since those comments are highly relevant to my property as well.

I support the view of our neighbour on 14 The Avenue that the proposed development should be single level homes, since a two level house directly overlooking the two bedrooms of my property will affect the privacy.

Bethany Loring (EQUANS)

Kindest regards

Design intervention

Helen

Bethally Loring (EQUANS)	
From: Sent: To: Subject:	Design Intervention 19 April 2022 12:11 Bethany Loring (EQUANS) RE: DM/0163/22/REM
issue with the development in gen put this to bed. However, from a applications on the site, some of the roof dwellings were proposed	e plot to be developed and know outline approval has been given, we haven't got an neral. In fact to have the approval for something everyone can agree on will at last enecdotal evidence from other agents involved with the past history of the which have been withdrawn, we understood that single storey dwellings or room in a for this plot, as approved for no.12a The Avenue. This would be in keeping with the in the scale and privacy for the neighbouring plots.
(which is a full storey as you are of proviso that the side facing eleva	inded by bungalows and despite approval being given for a first floor on no.16 aware and not half as indicated on the current application) this came with the tions which looked into neighbouring gardens would be obscure glazed. Would the new properties if approved? As the new upstairs windows would be overlooking all wn.
-	cliffe Road were not as fortunate and have bedroom windows viewing their private ooked and have their private space once again impeded by the proposals in terms of with additional traffic etc.
It also seems that drainage is an are not impacted by the new buil	issue with this site, will soakaways be provided to ensure all the houses in the area dings?
-	d as stated above we haven't got an issue with this per se but do think the ell designed individual properties that respond to the location and the practicalities
Kindest Regards	
Helen Lavric Robinson and Glynn 14 The Avenue, Healing	Robinson

1

From: Waltham Parish Council [mailto:walthampc@btconnect.com]

Sent: 07 April 2022 15:01 **To:** planning@nelincs.gov.uk

Subject: Planning Comments from Waltham Parish Council

Good afternoon,

Please may I submit the attached comments from Waltham Parish Council.

Kind Regards

Tanya

Tanya Kuzemczak Clerk to the Parish Council

Tel: 01472 826233 Mob: 07713 985277

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

www.walthamparishcouncil.org.uk

Planning Application Reference: DM/0208/22/FUL Proposal: Variation of Condition 1 (Approved Plans) as granted on DM/0857/21/FUL to revise approved boundary treatments to plots 1,3, 4, 5, 6 and 7 Location: 1, 3, 4, 5, 6 And 7 Anita Grove (former Tynedale, Cheapside) Waltham North East Lincolnshire DN37 0BW

Waltham Parish Council recommends refusal of this application on the following grounds. The boundary treatment is a significant departure from the original application. The 1.8m boarded fencing on the original plan would have provided security and protection from crime to the property that runs alongside plots 5 to 7 and the hammerhead turning point. The new proposal removes a stretch of fencing and changes the type of fencing to a more open Lincolnshire post and rail on another section. This may negatively impact security to the adjacent property and garden. There are concerns over flooding and it is noted that the flood risk assessment has not been updated.

Application Summary

Application Number: DM/0208/22/FUL

Address: 1, 3, 4, 5, 6 And 7 Anita Grove (former Tynedale, Cheapside) Waltham North East

Lincolnshire DN37 0BW

Proposal: Variation of Condition 1 (Approved Plans) as granted on DM/0857/21/FUL to revise

approved boundary treatments to plots 1,3, 4, 5, 6 and 7

Case Officer: Bethany Loring

Customer Details

Name: Mrs Sharon Lennie

Address: 6 Anita Grove Waltham Grimsby

Comment Details

Commenter Type: Neighbour

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment: A new 1.8m fence alongside the access road to 6 & 7 Anita Grove is unnecessary in this rural environment. The properties blend in effectively and privacy issues are avoided as the plots overlook grassland and not neighbouring houses.

We are advised that the boundary to the NW between No 7 and The Old Nurseries is along the centre line of the ditch and have assisted in the maintenance of the verge and ditch to the boundary line. Erection of a fence would create a false boundary and prevent access for future maintenance.

Application Summary

Application Number: DM/0208/22/FUL

Address: 1, 3, 4, 5, 6 And 7 Anita Grove (former Tynedale, Cheapside) Waltham North East

Lincolnshire DN37 0BW

Proposal: Variation of Condition 1 (Approved Plans) as granted on DM/0857/21/FUL to revise

approved boundary treatments to plots 1,3, 4, 5, 6 and 7

Case Officer: Bethany Loring

Customer Details

Name: Mr Stephen Lennie

Address: 6 Anita Grove Waltham Grimsby

Comment Details

Commenter Type: Neighbour

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment: A new 1.8m fence alongside the access road to 6 & 7 Anita Grove is unnecessary in this rural environment. The properties blend in effectively and privacy issues are avoided as the plots overlook grassland and not neighbouring houses.

We are advised that the boundary to the NW between No 7 and The Old Nurseries is along the centre line of the ditch and have assisted in the maintenance of the verge and ditch to the boundary line. Erection of a fence would create a false boundary and prevent access for future maintenance.

Application Summary

Application Number: DM/0208/22/FUL

Address: 1, 3, 4, 5, 6 And 7 Anita Grove (former Tynedale, Cheapside) Waltham North East

Lincolnshire DN37 0BW

Proposal: Variation of Condition 1 (Approved Plans) as granted on DM/0857/21/FUL to revise

approved boundary treatments to plots 1,3, 4, 5, 6 and 7

Case Officer: Bethany Loring

Customer Details

Name: Mr Thomas Stark

Address: 7 Anita Grove Scartho Grimsby

Comment Details

Commenter Type: Neighbour

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment:I approve of the changes to the Boundary Treatments in this proposal, especially in relation to the boundary between my property (7 Anita Grove) and the grassland of our neighbours property (The old Nurseries). This boundary is alongside the NW of our property and runs through the centre line of the dyke which separates the two properties. I have responsibility of maintaining the Dyke and its banks in order to prevent potential flooding to mine and neighbouring properties. If a 1.8m fence was to be erected, I would be unable to access the dyke to carry out this maintenance work. In addition to this, I believe the Lincolnshire post and rail fence on the proposal to be in keeping with the surrounding area, with the neighbouring gardens using similar styles.

Application Summary

Application Number: DM/0208/22/FUL

Address: 1, 3, 4, 5, 6 And 7 Anita Grove (former Tynedale, Cheapside) Waltham North East

Lincolnshire DN37 0BW

Proposal: Variation of Condition 1 (Approved Plans) as granted on DM/0857/21/FUL to revise

approved boundary treatments to plots 1,3, 4, 5, 6 and 7

Case Officer: Bethany Loring

Customer Details

Name: Dr Pauline Adiotomre

Address: Mount Royal Cheapside Waltham Grimsby

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment:I object to the proposed changes. The fencing was proposed originally as a condition for security, privacy and to keep in line with the existing fencing within the area and surrounding the whole of Anita Close and my property.

Yet another amendment to a condition of the granting of the building permission is being requested. What exactly is the point of having conditions for the planning in the first place if they are just being either removed or ignored one by one. The fact that he has already erected the fencing that he is now proposing along the dyke edge is in violation to the planning condition. Same as he removed the mature tree behind my property that was there to provide privacy again against planning permission and then was made to put in retrospective planning condition to replace the tree and have a ecological system in place to ensure the tree remains viable which to date has still not been put in place and will take many years for the tree to grow and provide the required privacy.

Paul Glover the developer has already stated many times he does not care as he does not have to live here. You will find the existing residence who have lived here for 30years plus are all objecting to the various variations to the conditions that would have meant planning permission would never have been granted in the first place.

I also note the plans submitted yet again do not include the replacement tree on the plans. Is this another attempt to yet again sneakily bi-pass the replacement tree condition amongst this variation request.

Application Summary

Application Number: DM/0208/22/FUL

Address: 1, 3, 4, 5, 6 And 7 Anita Grove (former Tynedale, Cheapside) Waltham North East

Lincolnshire DN37 0BW

Proposal: Variation of Condition 1 (Approved Plans) as granted on DM/0857/21/FUL to revise

approved boundary treatments to plots 1,3, 4, 5, 6 and 7

Case Officer: Bethany Loring

Customer Details

Name: Mr Michael Rands

Address: The Old Nurseries, Cheapside Waltham Grimsby

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment:I object to the proposed boundary change in this proposal because it is attempting to remove the requirement to build a 1.8 metre boarded fence between my property (The Old Nurseries) on the NW boundary of the development now known as Anita Grove (originally Tynedale). In 2016 when Planning permission was first applied for the plans were rejected partly because there was no secure fence between my property and the proposed development. Amended plans including a 1.8 metre boarded fence along my boundary were submitted and approved as DM/0420/16/FUL on 16.08.2016 See Boundary Treatment plan drawing 16-500/101. All the other existing properties surrounding this development have a 1.8 metre boarded fence for their security and privacy ie.Mount Royal, St Davids and Gairloch. Also the new properties in Anita Grove have new fences on their boundaries. Paul Glover the developer has already built a Lincolnshire 4 rail fence along my boundary of Plot7's garden in contravention of his planning approval, Enforcement Notice /0920/21 confirms this. The Waltham Parish Council also rejected this amended plan at their meeting held on Tuesday 5th April 2022.

I am also concerned that the Management Scheme included as part of the original approved plans (DM420/16/FUL) in relation to maintenance of the dyke being P6 on the submission has not been complied with during the build period and the new owners of Plot 6 and 7 don't seem to be aware they have responsibility for maintaining the banks and the water course as defined in the plans and under "Lincolnshire Rules" for boundaries and dykes as explained to me by Martin Archer who was Chairman of Waltham Parish Council back in 2016.

Megan Green (EQUANS)

From: Planning - IGE (ENGIE)

Subject: FW: DM/0262/22/REM Planning Comment - Barnoldby-le-Beck Parish Council

From: Barnoldby le Beck Parish Council <BarnoldbyPC@outlook.com>

Sent: 23 May 2022 09:14

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

Subject: DM/0262/22/REM Planning Comment - Barnoldby-le-Beck Parish Council

Good afternoon,

Please may I submit the following comment on behalf of Barnoldby-le-Beck Parish Council.

Planning Application Reference: DM/0262/22/REM Proposal: Variation of Condition 1 (Approved Plans) as granted on application DM/1103/17/REM to amend design of Plot 4 to include addition of rooms in the roof space, alterations to internal layouts and amendments to window openings/positions (amended plans May 2022) Location: Land North Of Main Road Barnoldby Le Beck North East Lincolnshire

Barnoldby-le-Beck Parish Council recommends refusal of this application on grounds that the property is too large for the plot, and the privacy and amenity of the neighbours will be adversely affected by overlooking from the Plot 4 dwelling. These concerns have been previously expressed by the Parish Council and are not alleviated by the May 2022 amended plans.

Kind regards

Tanya

Tanya Kuzemczak Clerk to Barnoldby le Beck Parish Council

Ellie Smalley (EQUANS)

From: Barnoldby le Beck Parish Council <BarnoldbyPC@outlook.com>

Sent: 10 May 2022 12:51 **To:** Planning - IGE (ENGIE)

Subject: Barnoldby-le-Beck Planning Comment DM/0262/22/REM

Categories: Purple Category

Good afternoon,

Please may I submit the following comment from Barnoldby-le-Beck Parish Council.

Planning Application Reference: DM/0262/22/REM Proposal: Variation of Condition 1 (Approved Plans) as granted on application DM/1103/17/REM to amend design of Plot 4 to include addition of rooms in the roof space, alterations to internal layouts and amendments to window openings/positions Location: Land North off Main Road Barnoldby Le Beck North East Lincolnshire

Barnoldby-le-Beck Parish Council recommends refusal of this application on grounds that the property is too large for the plot, and the privacy and amenity of the neighbours will be adversely affected by overlooking from the Plot 4 dwelling.

Kind regards

Tanya

Tanya Kuzemczak Clerk to Barnoldby le Beck Parish Council

Application Summary

Application Number: DM/0262/22/REM

Address: Land North Of Main Road Barnoldby Le Beck North East Lincolnshire

Proposal: Variation of Condition 1 (Approved Plans) as granted on application DM/1103/17/REM to amend design of Plot 4 to include addition of rooms in the roof space, alterations to internal

layouts and amendments to window openings/positions

Case Officer: Richard Limmer

Customer Details

Name: Mrs Vicki Booth

Address: 1 Beck Farm Mews Barnoldby Le Beck

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Complete violation of privacy. Over looking properties. Not in original plans. Feel this is

an unreasonable request.

Application Summary

Application Number: DM/0262/22/REM

Address: Land North Of Main Road Barnoldby Le Beck North East Lincolnshire

Proposal: Variation of Condition 1 (Approved Plans) as granted on application DM/1103/17/REM to amend design of Plot 4 to include addition of rooms in the roof space, alterations to internal

layouts and amendments to window openings/positions

Case Officer: Richard Limmer

Customer Details

Name: Mrs Natasha Smart

Address: 1A Beck Farm Mews Barnoldby-le-Beck GRIMSBY

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: This application is a complete violation of our privacy, which we strongly object to, the addition of these loft bedrooms will look directly into our children's bedrooms. We have already had to erect a new fence in a desperate attempt to get more privacy, this will allow them to look directly into our house and garden.

From this land not even being in the original local plan, these have gone from the original agreed 4 bedroom houses (like ours) to massive 6 bedroom houses on tiny plots that severely encroach on the privacy of the existing houses on Beck Farm Mews.

Application Summary

Application Number: DM/0262/22/REM

Address: Land North Of Main Road Barnoldby Le Beck North East Lincolnshire

Proposal: Variation of Condition 1 (Approved Plans) as granted on application DM/1103/17/REM to amend design of Plot 4 to include addition of rooms in the roof space, alterations to internal

layouts and amendments to window openings/positions

Case Officer: Richard Limmer

Customer Details

Name: Mr Mark Tomlinson

Address: 2 Beck Farm Mews Barnoldby le beck Grimsby

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment:Total Roof height must not be increased to accommodate the extra planned room construction in the loft. Struggling to find any relevant total roof heights from previous planning applications to compare! Architect drawings do not have easily readable height readings for some reason.

Total roof height should be equal to or less than the height of house's east of the plot (i.e. No 1 / 1A / 2 Beck farm mews). I'm sure N E Lincs planning dept will be checking these measurement's before construction is complete!

Therefore with the above conditions accepted and agreed the addition of a loft room and x 4 skylights (roof windows) in principle is acceptable on the condition they remain West Facing (according to the latest plans submitted!).