

Item 1 - Land At
Buddleia Close Healing
DM/1211/21/FUL

Healing Parish Council

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

9th February 2022

Planning Dept. NELC
BY EMAIL

Dear Sirs,

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

Planning Application Reference: DM/1211/21/FUL Proposal: Erect 8 dwellings to include garages, landscaping and access

Location: Land At Buddleia Close Healing

Objections – whilst the Parish Council recognises that development will take place on this site, and has no objections to that in principle, it does support several neighbour's concerns with regard to the proposed landscaping which threatens to overshadow neighbouring gardens and dwellings. The members also had concerns on possible intrusion from the proposed balcony on the larger end dwelling. The Parish Council would ask for amended plans to be submitted addressing the landscaping issues.

Mrs. Kathy Peers
Clerk – Healing Parish Council

Healing Parish Council

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

10th August 2022

Planning Dept. NELC
BY EMAIL

Dear Sirs,

The following application was discussed at a meeting of Healing Parish Council held on Tuesday 9th August 2022 – the comments and observations from the Parish Council are shown as follows:

Planning Application Reference: DM/1211/21/FUL

Proposal: Erect 8 dwellings to include garages, landscaping and access (AMENDED PLANS received 12th July 2022)

Location: Land At Buddleia Close Healing

Objections. The Parish Council would support objections and concerns by residents and reiterate its own objections to the development of this site. There is going to be a loss of amenity for some of the nearby residents with overlooking etc. where at the moment there is none. There is possible damage to existing mature trees due to the proposed siting of garages and any loss of trees would have a detrimental impact on the nature of this area. There is also the question of the ownership and responsibility for the ditch and also trees to the south-east part of the site. The Council also notes that some plots have access gates built in which appear to allow access to the ditch and this is not clear why. The Council would wish to see this application refused.

Mrs. Kathy Peers
Clerk – Healing Parish Council

Comments for Planning Application DM/1211/21/FUL

Application Summary

Application Number: DM/1211/21/FUL

Address: Land At Buddleia Close Healing North East Lincolnshire

Proposal: Erect 8 dwellings to include garages, landscaping and access

Case Officer: Owen Toop

Customer Details

Name: Mr Paul Harrison

Address: 4 Acorn Close Healing Grimsby

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: My objection relates to the large conifers that are on the edge of plot five of the development.

Having had experience of large conifers leaching moisture from the ground in times of no rainfall, and the associated instability of the root system, I have grave concerns that the trees could be blown down by a strong south westerly wind causing damage my property.

I am aware that some pruning of the closest trees has already been done by the previous land owner, and would suggest that this should be continued by the developer.

If the trees were removed and replaced by a less aggressive species then I would withdraw my objection.

Comments for Planning Application DM/1211/21/FUL

Application Summary

Application Number: DM/1211/21/FUL

Address: Land At Buddleia Close Healing North East Lincolnshire

Proposal: Erect 8 dwellings to include garages, landscaping and access (AMENDED PLANS received 12th July 2022)

Case Officer: Owen Toop

Customer Details

Name: Mr Paul Harrison

Address: 4 Acorn Close Healing Grimsby

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I haven't seen anything in the amended plans that alleviates my concerns about the trees on the Northern boundary of the development.

The dry summer will have meant that the tall conifers on this boundary will have leached water from the ground and possibly made the root structure unstable. Any works on the ground could further destabilise that root structure and with strong winds, blow the trees onto my property. In order to alleviate the risk to property and persons, not least Nos 4 and 6 Acorn close, the trees should be cut down before development starts.

Comments for Planning Application DM/1211/21/FUL

Application Summary

Application Number: DM/1211/21/FUL

Address: Land At Buddleia Close Healing North East Lincolnshire

Proposal: Erect 8 dwellings to include garages, landscaping and access

Case Officer: Owen Toop

Customer Details

Name: Mrs Helen Stringer

Address: 6 Acorn Close Healing Grimsby

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I have no major objections to the houses but have a major issue with the landscaping. I was hoping that the conifer trees bordering our property which are somewhere in the region of 50 ft would have been cut back to a more reasonable height during this development. Not only do they block most of the light from my garden until the afternoon, they are unsightly and dangerous. During any high winds and storms we live in fear of them toppling and would demolish our home. This would surely be a worry for anyone buying plot 5, never mind the damage to foundations. It would also block a significant amount of light to plot 5's garden. If the conifers could be reduced then I would support this development.

I would like clarification on the maple tree being planted near to my greenhouse and vegetable plot. After looking at the type of tree I fear it is going to be yet another tall tree that will block our light and be left to grow to around 10 metres in years to come. I understand new trees need to be planted but would rather it be a smaller variety if that could be accommodated.

Comments for Planning Application DM/1211/21/FUL

Application Summary

Application Number: DM/1211/21/FUL

Address: Land At Buddleia Close Healing North East Lincolnshire

Proposal: Erect 8 dwellings to include garages, landscaping and access (AMENDED PLANS received 12th July 2022)

Case Officer: Owen Toop

Customer Details

Name: Mr Paul Stringer

Address: 6 Acorn Close Healing Grimsby

Comment Details

Commenter Type: Neighbour

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

Comment Reasons:

Comment: I have no objection to the overall development or the style of the proposed dwellings- however I request clarification on a number of points

Firstly the new plan shows the ransom strip along the border of 6 Acorn close but cuts it short at the boundary of this property, whereas it actually runs all the way down to the public footpath at the northern edge of the development . Also there is no mention of a fence to be erected to keep this land isolated. This ransom strip does not belong to 6 Acorn close (as detailed on the plan) but to the original developers of Acorn Close.

Secondly as there is no update to the topographical plan - it is not clear what action is to be taken re the high conifers on the southern edge which currently pose a danger to Plot 5 and houses on the Acorn close boundary.

Comments for Planning Application DM/1211/21/FUL

Application Summary

Application Number: DM/1211/21/FUL

Address: Land At Buddleia Close Healing North East Lincolnshire

Proposal: Erect 8 dwellings to include garages, landscaping and access (AMENDED PLANS received 12th July 2022)

Case Officer: Owen Toop

Customer Details

Name: Mrs Helen Stringer

Address: 6 Acorn Close Healing Grimsby

Comment Details

Commenter Type: Neighbour

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

Comment Reasons:

Comment: I have no major objections to the houses being built but I still think the conifers bordering plot 5 need to be either removed or substantially cut back. There is no revised plan to do this and they block my light, are a dangerous height - should they come down in a bad storm they would flatten my house. Whoever buys plot 5 will have a considerable reduction in light and would be in the same situation as myself with the danger of a storm.

Also there is no plans for a fence next to the hatched area, which will need to be erected to keep the integrity of the ransom strip. The hatched area should extend all the way down to the public footpath and is not owned by no 6 Acorn, it is owned by the original developers of Acorn Close.

Comments for Planning Application DM/1211/21/FUL

Application Summary

Application Number: DM/1211/21/FUL

Address: Land At Buddleia Close Healing North East Lincolnshire

Proposal: Erect 8 dwellings to include garages, landscaping and access (amended landscaping and ecology details received 5th August 2022)

Case Officer: Owen Toop

Customer Details

Name: Mr Paul Stringer

Address: 6 Acorn close Healing Grimsby

Comment Details

Commenter Type: Neighbour

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

Comment Reasons:

Comment: I see no resolution to any of the issues raised in my comments of the 18th July, in any of the updates to date.

As a result my previous comments stand -

I have no objection to the overall development or the style of the proposed dwellings- however I request clarification on a number of points

Firstly the new plan shows the ransom strip along the border of 6 Acorn close but cuts it short at the boundary of this property, whereas it actually runs all the way down to the public footpath at the northern edge of the development. Also there is no mention of a fence to be erected to keep this land isolated. This ransom strip does not belong to 6 Acorn close (as detailed on the plan) but to the original developers of Acorn Close.

Secondly as there is no update to the topographical plan - it is not clear what action is to be taken re the high conifers on the southern edge which currently pose a danger to Plot 5 and houses on the Acorn close boundary.

Comments for Planning Application DM/1211/21/FUL

Application Summary

Application Number: DM/1211/21/FUL

Address: Land At Buddleia Close Healing North East Lincolnshire

Proposal: Erect 8 dwellings to include garages, landscaping and access (amended landscaping and ecology details received 5th August 2022)

Case Officer: Owen Toop

Customer Details

Name: Mrs Helen Stringer

Address: 6 Acorn Close Healing Grimsby

Comment Details

Commenter Type: Neighbour

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

Comment Reasons:

Comment: After receiving another letter from planning and reading a very detailed and complicated 48 page ecologist report, I see nothing much has changed. There is still no plan to address the already stated issues with the conifers.

I have also commented about the ransom strip but still no fence has been put onto the revised plans.

No major objections to the houses but the conifers seriously need dealing with.

Comments for Planning Application DM/1211/21/FUL

Application Summary

Application Number: DM/1211/21/FUL

Address: Land At Buddleia Close Healing North East Lincolnshire

Proposal: Erect 8 dwellings to include garages, landscaping and access

Case Officer: Owen Toop

Customer Details

Name: Paul Stringer

Address: 6 Acorn Close Healing Grimsby

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I was led to believe that as part of this development, the tall conifers that border the southern edge of this area would be reduced in height to match the four that immediately border my boundary.

These trees have been allowed to grow to excessive heights and develop large root systems causing potential drought and shading issues of neighbouring properties, allied with concerns over potential collapse and creating a visual eyesore - a reduction in height in line with the other trees would mitigate these concerns.

I see no reference in the plans to address this issue.

I also see that against the boundary of my property there is a provision to plant a Field Maple William Caldwell - after investigation I understand that this will grow to an excess of 30 ft within 10 years - this will block the natural light to my greenhouse and vegetable plot . I would therefore request that it is replaced with a lower growing variety.

If the tree management issues can be resolved then I am happy to support this development

> On 28 Feb 2022, at 12:08, Paul Stringer

>

> Hi Ellie

> As per our telephone conversation this morning. Re the above planning request off Buddleia Close ,Healing.

> I am a resident adjacent to the development at 6 Acorn close, Healing.

> It has come to my notice that on the western edge of this development there is a 0.3 metre ransom strip which has not been taken account of in the plans.

> I believe there should be an additional 6 foot fence at the boundary of the development and the rear of the houses on Acorn close.

> I have attached land registry documents as evidence , this is only for my property although the strip runs all the way down the rear of Acorn to the public footpath.

> Unfortunately I am unable to add this to the portal as the comments timescale has now closed.

> I would be grateful if you could include this in any planning revisions for this development.

> Kind regards

> Paul Stringer

>

>

> Sent from my iPad

Comments for Planning Application DM/1211/21/FUL

Application Summary

Application Number: DM/1211/21/FUL

Address: Land At Buddleia Close Healing North East Lincolnshire

Proposal: Erect 8 dwellings to include garages, landscaping and access (AMENDED PLANS received 12th July 2022)

Case Officer: Owen Toop

Customer Details

Name: Mrs Judith Carney

Address: 7 ACORN CLOSE HEALING Grimsby

Comment Details

Commenter Type: Neighbour

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

Comment Reasons:

Comment: The 0.3 metre ransom strip on the western edge of the proposed plan looks like it only runs at the side elevation of No 6 Acorn Close but the original developers of Acorn Close own this and in fact it runs along the full length of the fence behind the houses on Acorn Close to the public footpath. I understand that the hatched area of the ransom strip will be fenced off also. If this is so I am concerned how this will be maintained and the aesthetics of a relatively small piece of land sandwiched between two fences.

Additionally, the rear bedroom of my house No 7 Acorn Close looks like it will be overlooked from Plot 7 and could potentially reduce the value of my property should I want to sell.

I do not object in essence to houses being built on the land but do have reservations so at present remain neutral.

Comments for Planning Application DM/1211/21/FUL

Application Summary

Application Number: DM/1211/21/FUL

Address: Land At Buddleia Close Healing North East Lincolnshire

Proposal: Erect 8 dwellings to include garages, landscaping and access

Case Officer: Owen Toop

Customer Details

Name: Ms G Bramley

Address: 11 Acorn Close Healing

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: After looking at the plans, plot 6&7 will back on to my property resulting in a loss of privacy. The back of plot 6&7 will look directly in to my garden and the back of my house therefore I do not agree with the current plans on this basis.

Comments for Planning Application DM/1211/21/FUL

Application Summary

Application Number: DM/1211/21/FUL

Address: Land At Buddleia Close Healing North East Lincolnshire

Proposal: Erect 8 dwellings to include garages, landscaping and access

Case Officer: Owen Toop

Customer Details

Name: Ms Emma Patmore

Address: 5 Buddleia Close Healing Grimsby

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I would object to the proposal based on the increased volume of traffic through Buddleia Close and would argue that the road is not a wide enough space to allow for a minimum of 16 additional cars access (2 per household).

The noise and environmental impact during the build and beyond will impact on my private garden space.

I also object to the upper windows / balcony proposals - with limited trees / landscaping these properties have the potential to invade the privacy of the existing surrounding properties.

Comments for Planning Application DM/1211/21/FUL

Application Summary

Application Number: DM/1211/21/FUL

Address: Land At Buddleia Close Healing North East Lincolnshire

Proposal: Erect 8 dwellings to include garages, landscaping and access

Case Officer: Owen Toop

Customer Details

Name: Mr Tim Gifford

Address: 5 Wisteria Drive Healing Grimsby

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Plot 1 of the Planning Application Reference DM/1211/21/FUL shows a substantial house at the head of the development with south-facing second floor chalet windows which will overlook several surrounding properties due to the election of these windows above the roof height of neighbouring houses. These chalet windows should be replaced by 'Velux' style windows which are less obtrusive to the privacy of neighbours. Moreover, the plans indicate that there will be two south facing 'balconies' above the garden room and dining room respectively. Again, these are not merely balconies but sun-deck areas with French door/bi-fold door access on to them which is designed to clearly provide the facility for outdoor activities and partying which will inevitably overlook all surrounding properties whose own outdoor activities take place in relative privacy at ground level, but which would unquestionably be overlooked by the new sun-decks. These sun deck 'balconies' must not be allowed to proceed as they will impact directly on all the properties situated to the south, south west and south east of the development. First floor outdoor decking of such significant size is absolutely not consistent with the dormitory privacy of the surrounding area and would be a gross invasion of the relative privacy currently enjoyed by neighbours. The 'balcony' concept should be withdrawn entirely and the proposed first floor French windows/bi-fold doors should be restricted to inward-opening doors with the doorways also fitted with externally-fixed 'Juliet-balcony' barriers preventing any person access onto the first floor roof areas which overlook adjacent properties and gardens. All outdoor activity at all properties should be restricted exclusively to ground level/garden events to ensure the privacy of all neighbours to remain unseen and not overlooked by others on elevated decking. These above aspects of the plan represent a gross invasion of privacy for existing properties and should not be allowed to go ahead in their current proposed form.

Comments for Planning Application DM/1211/21/FUL

Application Summary

Application Number: DM/1211/21/FUL

Address: Land At Buddleia Close Healing North East Lincolnshire

Proposal: Erect 8 dwellings to include garages, landscaping and access (AMENDED PLANS received 12th July 2022)

Case Officer: Owen Toop

Customer Details

Name: Mr Keith Bennett

Address: 15 wisteria drive Healing Grimsby

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: While the plot has had several planning applications and gone down from 10 dwellings to 8 dwellings and Plot 3 that overlooks my house is set back well, I still object to the velour windows that look into our garden. I would be happy if Plot 3 is a 4 bedroom dwelling with no skylight in the roof overlooking my garden.

It's nice to see that you have looked into maintenance of the ditch but with the access gates from every plot leading onto a 1.5meter pathway does this mean that the plots leading onto the ditch are responsible for the maintenance of the ditch? Also will there be a high gate at the wooden bridge end to prevent people and children walking and messing around down the path way. Currently the other side is overgrown so preventing access.

Comments for Planning Application DM/1211/21/FUL

Application Summary

Application Number: DM/1211/21/FUL

Address: Land At Buddleia Close Healing North East Lincolnshire

Proposal: Erect 8 dwellings to include garages, landscaping and access (amended landscaping and ecology details received 5th August 2022)

Case Officer: Owen Toop

Customer Details

Name: Keith Bennett

Address: 15 wisteria deive Healing Healing

Comment Details

Commenter Type: Neighbour

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

Comment Reasons:

Comment: Firstly Thankyou for moving the property forward on the latest revision of the plans. My only comment and not a complaint but feel it will be very worth while is the 1.5m path that runs along the back of the new properties for ditch maintenance would it be possible to put a locked gate at the end near the bridge to prevent it been a kids running area and ensures security for the area or otherwise it will need railings up for kids safety into the ditch

Comments for Planning Application DM/1211/21/FUL

Application Summary

Application Number: DM/1211/21/FUL

Address: Land At Buddleia Close Healing North East Lincolnshire

Proposal: Erect 8 dwellings to include garages, landscaping and access

Case Officer: Owen Toop

Customer Details

Name: Mr KEITH BENNETT

Address: 15 WISTERIA DRIVE HEALING GRIMSBY

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Following a review of the plans and with sole regards to Plot 2 which will back onto my property my objection is the windows in the roof look directly onto my property and hence reduce the privacy in my rear garden. i would like to see the windows in the roof modified to a roof only construction with no windows or as a minimum velux skylights installed as an alternative.

Also has provision being made for adequate room which needs to be left to maintaining the ditch between the new developement and plot 2 and my property on wisteria drive, the enviromental agency have and will need access to maintain the ditch that runs between the new developement my house on wisteria drive.

on a postive note i am pleased to see that the current proposal developement has reduced in size since the first approved developement.

Comments for Planning Application DM/1211/21/FUL

Application Summary

Application Number: DM/1211/21/FUL

Address: Land At Buddleia Close Healing North East Lincolnshire

Proposal: Erect 8 dwellings to include garages, landscaping and access

Case Officer: Owen Toop

Customer Details

Name: Mrs Mary Howard

Address: 11 Wisteria Drive, Healing Healing Grimsby

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I do not object to the development overall, but there are a number of issues with the proposals that are seriously concerning and need to be addressed before this application is decided.

This development is being squeezed in between existing homes on all sides, so I feel it is important to ensure the privacy of all residents. In my view the concept of outdoor sun decks and balconies is entirely inappropriate, and plans should be amended to remove these to avoid excessive overlooking. Creating what is in effect a 'party deck' at first floor level on plot one is completely at odds with living in a small and crowded development.

The roof windows on this and other plots are similarly intrusive and need to be changed to Velux-type, so that the privacy of existing residents is maintained.

The house at plot one seems to be quite out of keeping with both the proposed other new homes and also existing homes, given its huge scale.

Nowhere can I see any mention of the impact on the ecology of the area. This site has laid fallow for many years and has developed a scrubby flora, now providing excellent roosting and feeding habitat for many species of birds. Trees on site and at the border are used as used as a Tawny Owl Roost. Whilst the principle of biodiversity net gain is not yet mandatory, I see no effort by the developer to voluntarily compensate for the loss of habitat on site. At the very least there needs to be some protection afforded for the existing trees and shrubs along the footpath, and to the more mature trees to the southern boundary.

The ditch that backs onto Wisteria Drive properties will be completely inaccessible for any maintenance. This point was raised on the previous application. Anyone remembering the floods in 2007 will recall the incredible amount of water that this ditch carried. Whilst we know that some detritus in the ditch can help to 'slow the flow' at times of heavy rainfall, not being able to access it for clearing will endanger surrounding properties if its capacity is seriously reduced.

Thank you for your consideration of my points.

Comments for Planning Application DM/1211/21/FUL

Application Summary

Application Number: DM/1211/21/FUL

Address: Land At Buddleia Close Healing North East Lincolnshire

Proposal: Erect 8 dwellings to include garages, landscaping and access (AMENDED PLANS received 12th July 2022)

Case Officer: Owen Toop

Customer Details

Name: Mrs Mary Howard

Address: 11 Wisteria Drive Healing Grimsby

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment:1. I note that the plans for Plot 1 have changed, so that instead of an integral garage to the left of the front of the property, there is now a large detached garage close to existing neighbouring property, and right up against the boundary of the development. The positioning of this and its scale will significantly impact on neighbours. I would ask that the siting of this garage be reviewed.

2. This garage for plot 1 is also shown to be under the canopy of existing maturing ash trees, which sit outside of the red edge of the development. The garage for plot 2 is similarly positioned under the trees. I am concerned that these garages will cause disturbance to the tree roots, and that damage may weaken or possibly kill the trees.

3. The ash trees provide a significant positive impact to the landscape of the area, and are known to be used by owls and woodpeckers, amongst other bird species. I draw attention to the Council's recently adopted Natural Assets Plan, which indicates the importance of keeping our existing tree stock healthy, for carbon reduction and for biodiversity. Several mature trees on the development site were removed around the time of the outline planning application that was made in 2016, so what we have left in this area are important.

4. These trees grow on the edge of the ditch that runs to the south-east of the proposed development. If the trees are damaged then it is unknown who will be held responsible for maintenance, pruning or felling. The ownership of this ditch has been mentioned in comments to the previous set of plans. I myself have raised concerns that there needs to be space left to enable the ditch to be maintained, so I am pleased that the plans now show a 1.5 metre wide maintenance strip on the ditch side, and each of plots 1-4 to have a gate in their fences to allow maintenance of the ditch. This seems to indicate that the property owners, or the developer, will have some responsibility for ditch maintenance, and the trees that sit on it sides. If the responsibility for the maintenance of this ditch could be confirmed to local residents through this

application, then that would be greatly appreciated. At present there is no maintenance of the ditch or the trees.

Comments for Planning Application DM/1211/21/FUL

Application Summary

Application Number: DM/1211/21/FUL

Address: Land At Buddleia Close Healing North East Lincolnshire

Proposal: Erect 8 dwellings to include garages, landscaping and access

Case Officer: Owen Toop

Customer Details

Name: Mrs Suzie Fawcett

Address: 17 Wisteria Drive Healing Grimsby

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I object to the proposal due to the impact that the building of plots 3 and 4 will have on my property.

Plots 3 and 4 will back on to my property, the plans for both plots show windows in the roof which would look directly onto my property, reducing privacy in the garden and also looking directly into the windows of our property. The second floor windows on plot 4 appear to be velux skylight windows, but the second floor windows on plot 3 appear to be windows that face directly towards our property and therefore would encroach on our privacy. If the windows in the roof could be removed, or changed to velux skylights, this would reduce the issues with privacy.

Both plots also show plans to have garages built set further back from the actual properties, which I object to as they will be imposing on our property. The drawing of the garages does not appear to bear a resemblance to the landscape masterplan with regards to the direction the gables will be facing. The garage drawing shows the gables to the side, whereas on the landscape masterplan it shows the gables as being the front and rear of the garage buildings. The garage on plot 3 is set back to almost the fence line which will impact on the aesthetics from our property, we will be looking onto the rear brick wall of the garage, and both the proposed dwellings and garages would negatively impact on the light into our garden.

There is a ditch to the rear of the proposed dwelling which runs between the proposed site and the properties on Wisteria Drive. If the properties and their land run up to the ditch then there will be insufficient access for ditch cleaning and maintenance.

The proposed development could be detrimental to the property value of the existing properties on Wisteria Drive. Should this be the case then financial compensation should be considered for

those affected.

Item 2 - Land South
Of Stallingborough
Road Healing
DM/0482/22/FUL

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

Tel: 01472 326289 Option 1



EQUANS

Working in partnership

REQUEST FOR APPLICATIONS TO BE HEARD AT PLANNING COMMITTEE

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

Application Number	Reason for Referring to Planning Committee
DM/0482/22/FUL	I FEEL THIS IS A SIGNIFICANT PIECE OF ARCHITECTURE WHICH WOULD BENEFIT FROM A COMMITTEE DECISION.

Contact Details: -

Signature

Date 8TH SEPT 22

Name Cllr B. PARKINSON

Address:

North East Lincolnshire Planning
New Oxford House, George Street, Grimsby, N E Lincolnshire, DN31 1HB
(01472) 313131 W www.nelincs.gov.uk

EQUANS Services Limited
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Registered in England No 598379



Healing Parish Council

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

10th August 2022

Planning Dept. NELC
BY EMAIL

Dear Sirs,

The following application was discussed at a meeting of Healing Parish Council held on Tuesday 9th August 2022 – the comments and observations from the Parish Council are shown as follows:

Planning Application Reference: DM/0482/22/FUL

Proposal: Erection of a detached dwelling, with balconies to rear, swimming pools, creation

of new vehicular access, creation of pond and associated works

Location: Land South Of Stallingborough Road Healing

Objections. The Parish Council would support objections to this application from residents and would support concerns made by residents and Church Wardens from St Peter and Pauls Church who were present at the meeting. The Parish Council did receive a presentation from the Architect at its meeting also so had all the information required to enable it to consider fully the details of the application.

The Council feel that the building is admirable and well designed but unfortunately it is in the wrong location. This building, however well hidden, would not be in keeping with the surrounding area being adjacent to the churchyard and the Church itself. The area is sensitive with having the churchyard for burials etc. and the Parish Council feel that a dwelling of this size and scale adjacent to this area is inappropriate.

The Council also had concerns on the number of traffic movements such a proposal would generate since it specifies it is for an extended family unit. There is not just the Church and Churchyard but also the very popular Healing Manor Hotel and Restaurant all accessing the access road onto Stallingborough Road not just with vehicles but also with pedestrian movements. Any further traffic movements connected with a building of this size and scale

would not be welcome. Traffic already exceeds the speed limit at this location and Stallingborough Road is a very busy road to come out onto. Overall, although the Council could appreciate the innovative design and environmental sustainability of the project, the proximity to the Church and the Churchyard is inappropriate. The Council also had concerns on any future possible use of the building and site with a design of this size and scale. On another plot, elsewhere where it would fit more appropriately into the overall setting, this design would be much admired, but not at this location. The Council would therefore wish to see this application refused.

Mrs. Kathy Peers
Clerk – Healing Parish Council



Mr. Ian Stitchell
3 Stallingborough Road,
Healing,
N.E. Lincolnshire
DN41 7QF

Date: 6 August 2022

Planning Application Ref: DM/0482/22/FUL

Dear Sir/Madam,

This is my take on the proposed development. This is discrimination and I am the victim. Let me explain. I have a large plot of land at the side of my house, the entrance has a lowered kerb and a twenty foot wide drive with an area wide enough to turn vehicles around therefore we do not have to reverse on to the main road. It is not a Green Belt. There is also an old brick stable with pantile roof on the edge of the site and it is nearly 80 foot away from my house.

I have had planning permission turned down twice and I was told by your Planning Officer that there are planning rules in place so nobody on my side of the road can build a dwelling. You took the Regulations away for a year to allow a wealthy business man to build a large detached house and that is why there is a 5a 30 foot away from me. I applied for planning permission at the same time but I was turned down so I appealed. I was turned down again and was told that when the house was finished they were going to put the Regulations back so I need not apply again.

I am 70 years old and fighting Bowel Cancer. The treatment I received has resulted in me getting Vasculitis, an inflammation of blood vessels caused by my immune system attacking me. I have also got Rheumatoid Arthritis and so my mobility is poor and I struggle

living in my house. I have lived here for 37 years with my wife and two daughters, both girls attended Healing schools. I love living here and would like to stay where I am until I die. To be able to do that I need to build a small bungalow on my property with wide doorways for a wheelchair as my mobility will not improve, only worsen as time goes on. Also a ramp leading up to the exits. But as you can see, your planning regulations prevent this from happening.

Now my neighbour, who I share a boundary with, is about to get permission to erect a very large dwelling with 2 swimming pools, balconies to the rear etc. He is building on Green Belt land. Down the centre of the site there are several mature broad leaf trees over 100 years old that probably will have to be felled to get his dwelling in. Again, here is a very wealthy man.

If this neighbour is allowed to do this and yet I cannot build a small bungalow I would say I am definitely being discriminated against. Either opening up the planning for me or reject his planning application. It is illegal to discriminate against people in Britain, the Act was passed in 2010.

You also let the Healing Manor build a detached house on their ground 200 yards away from mine. When I enquired about how they got planning permission I was informed that it was a Gatehouse and every Manor has one. Most Manors don't have one and Healing never did! It was being rented out.

You can check the facts in my letter and if they are incorrect let me know.

Yours faithfully,

I.B. Stitchell

Comments for Planning Application DM/0482/22/FUL

Application Summary

Application Number: DM/0482/22/FUL

Address: Land South Of Stallingborough Road Healing North East Lincolnshire

Proposal: Erection of a detached dwelling, with balconies to rear, swimming pools, creation of new vehicular access, creation of pond and associated works

Case Officer: Richard Limmer

Customer Details

Name: Mr Kevin Onn

Address: 24 Stallingborough Road Healing Healing, GRIMSBY

Comment Details

Commenter Type: Amenity Group

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I am a Church Warden at Saint Peter and Saint Pauls Church and fortunately the postman must know me and he delivered the notice of planning application to me otherwise we may not have known.

The site is adjoining the church yard which is about 2 thirds full of grave spaces. As a church we were considering approaching the owner of the land to see if the church could purchase it for future growth and a green space.

This 'House' / 'Mansion' is of a very modern design and does not complement the area at all.

It is very big and would detract from the area of grade II listed building i.e. Church and church yard.

The Manor Hotel has a lot of traffic entering and exiting the church lane.

The access onto Stallingborough Road would cause more traffic being dangerous on a very fast road which is not policed enough to deter speeding. (it is supposed to be 30mph but traffic runs at 40>mph)

This design would be more suitable for hidden away from built up areas in the depths of the countryside.

Comments for Planning Application DM/0482/22/FUL

Application Summary

Application Number: DM/0482/22/FUL

Address: Land South Of Stallingborough Road Healing North East Lincolnshire

Proposal: Erection of a detached dwelling, with balconies to rear, swimming pools, creation of new vehicular access, creation of pond and associated works

Case Officer: Richard Limmer

Customer Details

Name: Ms Gillian McNaughton

Address: 79 Station Road Healing Grimsby

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I wish to raise my concerns to the above Planning Application.

1. With all the new houses being built on the outskirts of Healing Village, we are losing more and more countryside and green belt and this Planning Application is sadly just another instance of historical land disappearing for ever.
2. Ancient trees are irreplaceable and the trees within the proposed field and surrounding area are steeped in history. These impressive trees have been standing tall for hundreds of years, witnessing momentous historical events while providing invaluable homes for wildlife. The older the tree, the more vital to wildlife it becomes. These trees need to be protected at all times, because building work would disrupt the roots. This also applies to the surrounding hedgerows that need protecting due to their age and ecological importance.
3. The environment and ecological balance of all types of established wildlife and possible endangered wildlife living within the proposed Application and surrounding land will be disrupted or lost for ever.
4. The Planning Application is for two swimming pools at the proposed property. This seems excessive and questions if this property is going to be developed further once built.
5. The appearance of the property is very modern in comparison to St Peter and St Paul's Church, Healing Manor and surrounding dwellings/buildings in the area and would not blend in as a result, even though it states its design would achieve this.

Gill McNaughton
Healing

Comments for Planning Application DM/0482/22/FUL

Application Summary

Application Number: DM/0482/22/FUL

Address: Land South Of Stallingborough Road Healing North East Lincolnshire

Proposal: Erection of a detached dwelling, with balconies to rear, swimming pools, creation of new vehicular access, creation of pond and associated works

Case Officer: Richard Limmer

Customer Details

Name: Mrs Lynette Newborn

Address: Dunroaming 81 Station Road Healing

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I find it very hard to believe this is something other than a home. Why two swimming pools. Will this eventually be a health spa and an extension of the hotel or in competition with. If so surely this is the wrong type of planning permission.

If it is going to be a business then surely different planning is needed and consultation.

It is a very modern design for a village with so much history especially at the Manor and church.

Comments for Planning Application DM/0482/22/FUL

Application Summary

Application Number: DM/0482/22/FUL

Address: Land South Of Stallingborough Road Healing North East Lincolnshire

Proposal: Erection of a detached dwelling, with balconies to rear, swimming pools, creation of new vehicular access, creation of pond and associated works

Case Officer: Richard Limmer

Customer Details

Name: Mr Barry Krofchak

Address: 118 Station Road Healing Grimsby

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I am not a religious person but I find it completely disrespectful that the owners would even consider such an application.

This former grazing field has, in recent years become neglected by the owner and I can imagine why some may see this application as a more attractive option than the current situation. However, the proximity of this land to the church and graveyard mean that it is totally inappropriate to consider it suitable for the construction of any sort of commercial structure or dwelling regardless of size or design.

There are many other considerations in terms of the setting, intensification, size and so on but, given the proximity, I don't see how any of these could be overcome.

The land needs to be better managed, given the size and age of the trees, and the current owners should be forced to do more.

Comments for Planning Application DM/0482/22/FUL

Application Summary

Application Number: DM/0482/22/FUL

Address: Land South Of Stallingborough Road Healing North East Lincolnshire

Proposal: Erection of a detached dwelling, with balconies to rear, swimming pools, creation of new vehicular access, creation of pond and associated works

Case Officer: Richard Limmer

Customer Details

Name: Mrs Elizabeth Scott

Address: 11 Ashtree Close Immingham

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Why on earth would a home owner want a home with 2 pools??

This is no doubt going to be a spa or business. In which case this should be taken down the legal and correct avenues of planning.

Honesty is key to having the support from the community by all working together in a development of what will inevitably affect the village.

There is so much character to the site in question not to mention the wildlife.

I could go on but think my issue is raised enough.

On 16 Aug 2022, at 13:37, Joyce Woodhouse wrote:

I wish to make the following objections to planning application DM/0842/22/FUL.

1. This is not an attractive building.
2. It is not in keeping with the surroundings, i.e. a very old church and an equally old Manor House,
3. Although it will have its own road, the main road is very busy at times, especially. School times and could be a potential accident spot.
4. There is vacant land on Wells road, could this not be utilised?

Are there any plans to extend the proposed building in the future.

Yours faithfully

Joyce Woodhouse
61 Nicholson road
Healing.

Comments for Planning Application DM/0482/22/FUL

Application Summary

Application Number: DM/0482/22/FUL

Address: Land South Of Stallingborough Road Healing North East Lincolnshire

Proposal: Erection of a detached dwelling, with balconies to rear, swimming pools, creation of new vehicular access, creation of pond and associated works

Case Officer: Richard Limmer

Customer Details

Name: Mrs Christina Coleman

Address: 10 Apple Tree Court Healing

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I am objecting to this application for the following reasons

- the proposed house for the site is ultra modern and very large not all in keeping with the surrounding properties of the Church(Grade 2 listed) , Manor Hotel and houses on Stallingborough Road

- it detracts from the Church as being in close proximity

- access onto Stallingborough Road is difficult - increasing the traffic on an already very busy dangerous road with few people adhering to the speed limit

I understand from the attending the Parish Council meeting that it is a house for an extended family

- having a roof terrace with swimming pools overlooking the churchyard may be disturbing to any funeral taking place or people wanting to quietly reflect whilst visiting their relatives and friends buried.

Comments for Planning Application DM/0482/22/FUL

Application Summary

Application Number: DM/0482/22/FUL

Address: Land South Of Stallingborough Road Healing North East Lincolnshire

Proposal: Erection of a detached dwelling, with balconies to rear, swimming pools, creation of new vehicular access, creation of pond and associated works

Case Officer: Richard Limmer

Customer Details

Name: Mr Norman Littlewood

Address: 15 Lucas Court Healing

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Although do not overlook the proposed building I am part of a small team that looks after the church and the cemetery area.

I feel that this development definitely in the wrong place.

Throughout the year I spend time in the Church and cemetery area and know that the peace and tranquillity will be destroyed if building on this site is allowed to go ahead.

As Healing has expanded this area would be better suited for an extension to the existing asset that Healing possesses.

All inhabitants of Healing have the lawful right to be buried in Healing churchyard regardless of their religion we have to look forward to increase the size of our church cemetery.

Healing is not unique in this problem.

N.G.Littlewood

Comments for Planning Application DM/0482/22/FUL

Application Summary

Application Number: DM/0482/22/FUL

Address: Land South Of Stallingborough Road Healing North East Lincolnshire

Proposal: Erection of a detached dwelling, with balconies to rear, swimming pools, creation of new vehicular access, creation of pond and associated works

Case Officer: Richard Limmer

Customer Details

Name: Mr Church Warden

Address: St Peter & Paul Church Healing Healing, GRIMSBY

Comment Details

Commenter Type: Councillor

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment:1. The Parochial Church Council objects to the proposed planning application in that the building would be overlooking the Churchyard where burials take place.

2.The proposed development is not in keeping with the area, either with the church, which is a Grade 2 listed building, and its neighbours, Healing manor, since it is ultra modern in design.

3 There are also concerns because the church water supply runs across part of the field.

4. Although this building is 'carbon neutral' the flat roof forms a terrace which will overlook the churchyard, and to some extent the Church.

5. Having an extended family living here would cause more traffic onto the already busy Stallingborough Road.

6. The churchyard is quickly becoming full with grave spaces and the Church Wardens have approached the owner of this site to see if Saint Peter and Saint Paul could purchase it for possible extension of the churchyard.

Item 3 - Thorpe Park
Holiday Camp
Anthonys Bank
Road Humberston
DM/0450/22/DEM



Humberston Village Council

Clerk to the Council – Mrs. K. Peers

Tel:- 07494 577661

Email:- clerk@humberstonvillagecouncil.com

Planning, North East Lincs Council

9th June 2022

Dear Sirs,

The following planning applications were discussed at the meeting of Humberston Village Council held on Tuesday 7th June 2022 and the comments below each application listed are the comments resolved to be submitted as follows:

Planning Application Reference: DM/0450/22/DEM

Proposal: Prior notification for the demolition of 5 amenity blocks

Location: Thorpe Park Holiday Camp Anthony's Bank Road Humberston

Objections – after reading all of the objections submitted onto the Portal from caravan owners the Council is in support of these objections. The proposals would appear to be leaving existing users without any facilities which would be unacceptable and it would also appear that no direct consultation has taken place, just the placing of notices around the site. The Council is disappointed that no proper consultation appears to have been done.

Kind regards,

KJ Peers

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

Comments for Planning Application DM/0450/22/DEM

Application Summary

Application Number: DM/0450/22/DEM

Address: Thorpe Park Holiday Camp Anthonys Bank Road Humberston North East Lincolnshire
DN36 4GG

Proposal: Prior notification for the demolition of 5 amenity blocks

Case Officer: Jonathan Cadd

Customer Details

Name: Mrs Rachel Cooper

Address: 28 First Avenue, East Dene, ROTHERHAM S65 2RW

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Over 100 unserviced caravans rely on these amenity blocks to provide them with hot and cold running water and also toilet and shower facilities. Without these amenity blocks they have no access to any of these facilities. These facilities are provided by haven for the unserviced caravans at an annual charge of non serviced domestic charges.

Without these basic facilities we will no longer be able to use our caravans.

Unserviced caravan owner at Jay 48

Mrs Rachel Cooper
28 First Avenue
East Dene
ROTHERHAM
S65 2RW

28 May 2022

Our Ref: JAY 48

Your Ref: DM/0450/22/DEM

Dear Henry Gomm,

I understand Haven Leisure Limited are applying for planning permission for the demolition of 5 amenity blocks at Thorpe Park Holiday Centre. Anthony's Bank Road. CLEETHORPES. North East Lincolnshire. DN35 0PW. The proposed date of demolition being 1 November 2022.

The 5 blocks consist of 1 on Heron, 1 on Fulmar, and 3 on the touring site.

I write to object to the above proposed planning application to demolish the amenity blocks. 1 on HERON, 1 on FULMAR and 1 on THE TOURERS. I know this site well and wish to object on the following reasons.

SITE DESCRIPTION

HERON, JAY and FULMAR are part of the old South Beach camp site. Owned by North East Lincolnshire Council from the early 1950's.

The unserviced caravans on these 3 blocks are serviced by the 3 toilet/shower amenity blocks named above and also provide a chemical toilet, hot and cold running water and a Laundry room. These facilities are provided by Haven and are paid for by the caravan owners in their non-serviced domestic charge on an annual basis.

Until recently these above mentioned amenity blocks provided services to the last remaining unserviced caravans on HERON, FULMAR AND JAY. After the forced removal of the caravans from Heron in 2015, 2021 and 2022 there now only remains unserviced caravans on FULMAR AND JAY but they still require the use of these services.

It is understood that Haven are planning to remove the rest of the unserviced caravans from FULMAR over the next few years and put them onto JAY block. This will then be the last remaining block of unserviced caravans.

Unfortunately Jay block has never had its own amenity block and depends on HERON, FULMAR and 1 on THE TOURERS block to provide the service of toilets/showers and hot and cold running water, and

also a chemical toilet. At present there are still well over 100 un serviced caravans requiring this service. Which is being paid for.

Should these amenity blocks be demolished all unserviced caravans will have no access to any of these services. Haven will then be free to develop the entire site.

HISTORY

As mentioned above HERON and JAY formed part of the old south beech camp site dating back to the early 1950`s. When the site was obtained by Bourne Lesuire it was stated that both of theses blocks were to remain un developed while ever un serviced caravans wished to remain on site. It is understood that in 2017 Haven Leisure Limited were issued with a fine for the forced removal of caravans on the HERON block against the caravan owners wishes.

It is for these reasons I wish to object to the proposed planning application.

Yours Sincerely

Rachel Cooper

From: rachel cooper
Sent: 07 June 2022 09:43
To: Jonathan Cadd <Jonathan.Cadd@nelincs.gov.uk>
Subject: DM/0450/22

Hi,

My name is Rachel Cooper.

My parents bought their first caravan in 1957 and had it placed on what was South Beach campsite, now Haven. They continuously had a caravan on that same spot right up until 2016/2017 when they both died. 60 years of owning a caravan and renting the land it stood on.

In 2017 after their death myself and my brother kept the caravan and took up the reins of caravan ownership.

My dad would never buy one of the new modern caravans with its own toilet and shower and hot running water.

He liked to go for a walk to the laundrette to get hot water or go to the toilet and have a chin wag with his mates often returning when the water was cold. There was always a real community spirit and still is. My dad always said most of the people with the new modern caravans didn't know their neighbours because they didn't need to leave their caravans.

The reason for this post is Haven, Thorpe Park are now wanting to knock down the amenity blocks which all the unserviced caravan owners use and need. These amenity blocks include toilets, showers, and a laundrette where we can get hot and cold running water. Without these services we can't stay in the caravans. And Haven will then be free to develop the rest of the camp. They want to get rid of all the unserviced caravans and also the touring side of the camp.

I understand not a lot of people like the tourist industry and holiday makers in the area but us older style caravan owners really do love and appreciate the area and the history of the place.

As a child we always shopped at Freeman Street market and played in the old penny arcade in there. Something to eat from the cafe before going to the beach, and sitting outside the caravan with our friends watching the bats flying around.

Over the years I have witnessed a lot of change in the area a lot of them for the better and some not so good.

During Covid we on the unserviced caravans could not visit because we didn't have our own facilities and had to share the amenity block which wasn't allowed at the time. But as part of our fees for the year we pay for these facilities as part of our non-serviced domestic charges.

All the serviced caravans were still allowed to visit because they had their own toilets and showers. And Haven were also allowed to rent out their own caravans for holidays. (I know because we rented there's and had to pay because we couldn't stay in our own)

We are now afraid that if Haven are allowed to knock down these facilities that we rely on we will very soon have all our caravans evicted from the site.

Haven had not even had the decency to let any of the caravan owners know what they are intending to do. On the planning application submitted to the council it says they want to knock down 5 of the amenity blocks and that notices have been placed in prominent areas around the park. They have even included 6 photos of the locations. But not all these locations have notices up. And not one of these notices have been placed outside the 3 amenity that the unserviced caravans use. We found out simply by accident when a friend was on the touring site last week and saw a man put them up. She followed him and saw him only put up one more notice.

Most of the older people in the unserviced caravans don't have Internet access so won't be able to oppose the planning so I am appealing to the community of Cleethorpes and Grimsby to help us.

Not only is this going to affect us it's also affecting the local area and wildlife. As youngsters we sat watching the bats flying around and since the big development when Haven took the camp the numbers dropped significantly. There are always foxes walking through the park looking for food because their dens were ripped up for machinery and development.

We are regular visitors to the area, we spend our money in your local shops, restaurants and pubs when we visit. Please help us to keep our amenity blocks on the park by objecting to the planning application. All of these new developments are paid for by the caravan owners in with our fees.

We were not even half way into this season yet but were already being told of an increase to next year's fees for another planned development.

Any help would be greatly appreciated.Thank you in advance.

28 First Avenue, East Dene

Comments for Planning Application DM/0450/22/DEM

Application Summary

Application Number: DM/0450/22/DEM

Address: Thorpe Park Holiday Camp Anthonys Bank Road Humberston North East Lincolnshire
DN36 4GG

Proposal: Prior notification for the demolition of 5 amenity blocks

Case Officer: Jonathan Cadd

Customer Details

Name: Mrs Rachel Cooper

Address: 28 First Avenue East Dene ROTHERHAM

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: The unserviced caravans on Fulmar and Jay blocks rely on the amenity blocks in question to provide hot and cold running water also toilet/showers. Without these amenity blocks none of the unserviced caravans will have access to any facilities and therefore will be unable to use their caravans.

These services are paid for as part of our non serviced domestic charges by each caravan owner.

Lee Cooper
50 Beauchamp Road
Kimberworth
ROTHERHAM
S61 3SP

28 May 2022

Our Ref: JAY 69

Your Ref: DM/0450/22/DEM

Dear Henry Gomm,

I understand Haven Leisure Limited are applying for planning permission for the demolition of 5 amenity blocks at Thorpe Park Holiday Centre, Anthonys Bank Road, CLEETHORPES, North East Lincolnshire, DN35 0PW. The proposed date of demolition being 1 November 2022.

The 5 blocks consist of 1 on Heron, 1 on Fulmar, and 3 on the touring site.

I write to object to the above proposed planning application to demolish the amenity blocks. 1 on HERON, 1 on FULMAR and 1 on THE TOURERS. I know this site well and wish to object on the following reasons.

SITE DESCRIPTION

The un serviced caravans on these 3 blocks are serviced by the 3 toilet/shower amenity blocks named above and also provide a chemical toilet, hot and cold running water and a Laundry room. These facilities are provided by Haven and are paid for by the caravan owners in there non serviced domestic charge on an annual basis.

Until recently these above mentioned amenity blocks provided services to the last remaining un serviced caravans on HERON, FULMAR AND JAY. After the forced removal of the caravans from Heron in 2015, 2021 and 2022 there now only remains un serviced caravans on FULMAR AND JAY but they still require the use of these services.

It is understood that Haven are planning to remove the rest of the un serviced caravans from FULMAR over the next few year and put them onto JAY block. This will then be the last remaining block of un serviced caravans.

Unfortunately Jay block has never had its own amenity block and depends on HERON, FULMAR and 1 on THE TOURERS block to provide the service of toilets/showers and hot and cold running water, and also a chemical toilet. At present there are still well over 100 un serviced caravans requiring this service. Which is being paid for.

Should these amenity blocks be demolished all un serviced caravans will have no access to any of these services. Haven will then be free to develop the entire site.

It is for these reasons I wish to object to the proposed planning application.

Yours Sincerely

Comments for Planning Application DM/0450/22/DEM

Application Summary

Application Number: DM/0450/22/DEM

Address: Thorpe Park Holiday Camp Anthonys Bank Road Humberston North East Lincolnshire DN36 4GG

Proposal: Prior notification for the demolition of 5 amenity blocks

Case Officer: Jonathan Cadd

Customer Details

Name: Mr Kevin Hall

Address: 54 Parkgate Goldthorpe Rotherham

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: As an owner of a non-serviced caravan on Thorpe Park (Jay 63) I am appalled at the proposal to remove the toilet and shower blocks available for holiday makers use. It is a basic human right to have such facilities available; to maintain levels of basic hygiene and cleanliness in the interests of public health.

I whole heartedly oppose the motion to remove such provision which by its very nature, forces non-serviced caravans off Thorpe Park altogether. It was a provision in acquiring the site that provision would be made to accommodate existing non-serviced caravans.

Comments for Planning Application DM/0450/22/DEM

Application Summary

Application Number: DM/0450/22/DEM

Address: Thorpe Park Holiday Camp Anthonys Bank Road Humberston North East Lincolnshire
DN36 4GG

Proposal: Prior notification for the demolition of 5 amenity blocks

Case Officer: Jonathan Cadd

Customer Details

Name: Mr christopher inman

Address: 66 BROADWAY EAST ROTHERHAM

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: my parents were 1 of the first people on this sight. originaly putting a caravan on arround 60 years ago. thorpe park wanted them to open the barn pub, but they passed away before the date. as a family several of us have kept the caravan on. in my opinion unserviced caravans kept this sight going untill greed of the now owners started seeing pound sighns instead of people. if these ammenitys are demolished it will be the beggining of the end of unserviced caravans on this sight

Comments for Planning Application DM/0450/22/DEM

Application Summary

Application Number: DM/0450/22/DEM

Address: Thorpe Park Holiday Camp Anthonys Bank Road Humberston North East Lincolnshire
DN36 4GG

Proposal: Prior notification for the demolition of 5 amenity blocks

Case Officer: Jonathan Cadd

Customer Details

Name: Mrs sue newey

Address: 33 hall close avenue whiston rotherham

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: We have had our unserviced van over 20 years. When we bought it we were told that a 99year lease was in place to retain unserviced caravans at Thorpe Park. Please consider that these caravans are much more eco-friendly than serviced vans. We use solar panels and windmills to power them. Demolishing the toilet blocks would be a health hazard. Please consider how the much the owners of these vans have already contributed and will continue to support the economy of the local area .

Comments for Planning Application DM/0450/22/DEM

Application Summary

Application Number: DM/0450/22/DEM

Address: Thorpe Park Holiday Camp Anthonys Bank Road Humberston North East Lincolnshire DN36 4GG

Proposal: Prior notification for the demolition of 5 amenity blocks

Case Officer: Jonathan Cadd

Customer Details

Name: Mrs Natalia Muscroft

Address: 9 Lansbury Place Rotherham

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I strongly object to this application. If this application is approved it will be ruining lives. There are people on this site that have been there for generations enjoying the simple life and Thorpe Park are trying to take that away from them just to they can put more expensive vans on the site and be able to charge 5 x more ground rent per year. The people in the unserviced caravans rely on the facility block and by taking them away will mean that they can't stay on the site. Also, by taking away the blocks it will affect the serviced vans too. You are permitted to visit site out of season, you can go to your caravan but the caravan is drained down so you can't use the toilet so the only thing that they could do would be to use the blocks. Closing the facility blocks will be a bad idea for all (other than Thorpe Park).

Comments for Planning Application DM/0450/22/DEM

Application Summary

Application Number: DM/0450/22/DEM

Address: Thorpe Park Holiday Camp Anthonys Bank Road Humberston North East Lincolnshire
DN36 4GG

Proposal: Prior notification for the demolition of 5 amenity blocks

Case Officer: Jonathan Cadd

Customer Details

Name: Mr Scott Muscroft

Address: 9 Lansbury Place Rotherham

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I strongly object to this planning application. My family have been on this site for over 5 generations enjoying our holiday home and by taking away the facility blocks is going to ruin things not just for my family but 100's of other people who have been on this site for many many years. Over the last few years Thorpe Park have made things more and more difficult and awkward towards those with non serviced caravans and have had a very much bullying attitude to those owners and families, moving their vans and pushing them into smaller and smaller plots.

Comments for Planning Application DM/0450/22/DEM

Application Summary

Application Number: DM/0450/22/DEM

Address: Thorpe Park Holiday Camp Anthonys Bank Road Humberston North East Lincolnshire
DN36 4GG

Proposal: Prior notification for the demolition of 5 amenity blocks

Case Officer: Jonathan Cadd

Customer Details

Name: Mrs bernice crabtree

Address: 5 lockwood close eastherringthorpe ROTHERHAM

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: i strongly object to the demolition of the toilet/shower blocks on Heron and Fulmar, as a user of caravans on these blocks for over 50 years the demolition would put the unserved users at a great disadvantage and without any water or facilities, This matter needs to be re-thought by Haven

Comments for Planning Application DM/0450/22/DEM

Application Summary

Application Number: DM/0450/22/DEM

Address: Thorpe Park Holiday Camp Anthonys Bank Road Humberston North East Lincolnshire
DN36 4GG

Proposal: Prior notification for the demolition of 5 amenity blocks

Case Officer: Jonathan Cadd

Customer Details

Name: Mr Andrew Inman

Address: 13 Thornton terrace Rotherham

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: We have been using caravan site since I was a lil baby and these changes will effect a lot off people summer brake public get away and family time it was a holiday brake were it didn't cost a grate deal

> From: Joanne Thorpe
> Sent: 30 May 2022 14:12
> To: Planning - IGE (ENGIE) <planning@nelincs.gov.uk>
> Subject: J66 Mr & Mrs Thorpe
>
> Your Ref; DM/0450/22/DEM
>
> Dear Henry Gomm,
>
> I understand Haven Leisure Limited are applying for planning permission for the demolition of 5 amenity blocks at Thorpe Park holiday Centre, Anthony's Bank Road, Cleethorpes, North East Lincolnshire, DN35 0PW. The proposed date of demolition being 1st November 2022.
> The 5 blocks consist of 1 on Heron block, 1 on Fulmar and 3 on touring sites.
> I am writing to object to the above proposed planning application to demolish the amenity blocks, 1 on Heron, 1 on Fulmar and 1 on the touring site. I have been on this site in this same since 1986 and have many reasons for my objection to this planning.
>
> The unserviced caravans on these 3 blocks are serviced by the 3 toilet / shower amenity blocks named above and also provide a chemical toilet for waste, hot and cold running water and a laundry / electrical room. These facilities are provided by Haven and paid for by all caravan owners in our non serviced domestic charge on our annual fee.
>
> Until recently these above mentioned amenity blocks provided essential services to the last remaining unserviced caravans on Heron Fulmar and Jay. After the forced removal of caravans in 2015, 2021 and 2022 there now only remains unserviced on fulmar and Jay but they still require use of these amenity blocks.
>
> It is understood that haven are planning to remove the rest of the unserviced caravans from Fulmar over the next few year onto Jay block however Jay have never had their own amenity block and rely on the Fulmar amenities and the one on Tourers. Should the planning go ahead and we lose the amenity blocks then we have no access to running water, toilets or the chemical toilet which makes it severely hard to keep an unserviced caravan.
>
> It is for these reasons I wish to object to your planning application.
>
> Sincerely ,
>
> Mr & Mrs Thorpe. Jay 66.
>
> Sent from my iPhone

54 Hall Gate, Mexborough

Comments for Planning Application DM/0450/22/DEM

Application Summary

Application Number: DM/0450/22/DEM

Address: Thorpe Park Holiday Camp Anthonys Bank Road Humberston North East Lincolnshire
DN36 4GG

Proposal: Prior notification for the demolition of 5 amenity blocks

Case Officer: Jonathan Cadd

Customer Details

Name: Naomi Muscroft

Address: 98 Southey hall road Sheffield

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I object to the blocks been pull down due to raising cost off fuel food and everyday living some people can only afford this kind of holiday me being 1 of them we need the toilet blocks to shower and provide the caraven with clean fresh water and for personal hygiene reasons im 40 years old and have been coming to the caravan since i was born the toilet blocks have always been there And need to stay there a lot of the people on the block stay there thought out the summer its there second home

And your trying to force them off the block by taking away they toilets and water supply

Comments for Planning Application DM/0450/22/DEM

Application Summary

Application Number: DM/0450/22/DEM

Address: Thorpe Park Holiday Camp Anthonys Bank Road Humberston North East Lincolnshire
DN36 4GG

Proposal: Prior notification for the demolition of 5 amenity blocks

Case Officer: Jonathan Cadd

Customer Details

Name: Mrs jennifer charlesworth

Address: 20 beechwood road stocksbridge sheffield

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment:the shower blocks are used by the unserviced caravans on Thorpe park which have been there for many years.

By removing these and not building or upgrading these facilites they are forcing these owners off the park to make way for more expensive vans for profit.

Comments for Planning Application DM/0450/22/DEM

Application Summary

Application Number: DM/0450/22/DEM

Address: Thorpe Park Holiday Camp Anthonys Bank Road Humberston North East Lincolnshire
DN36 4GG

Proposal: Prior notification for the demolition of 5 amenity blocks

Case Officer: Jonathan Cadd

Customer Details

Name: Debbie Abdurrahman

Address: 242 Pontefract Road Barnsley

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Although there is currently 5 blocks, Thorpe park have systematically cut off water supplies to all but two blocks, for the last 5 years even though the blocks have 4 cubicles only two toilets were working, drains often flood the external ground and the disable cubicle has had a dripping shower that black damp spores is all over the tiles, walls, green mould on laundry wall and general maintenance not keep to meaning leading to an hour queue for showers and not enough hot water to cope with owners on site. Please do an unbounded visit to all the blocks to see how they are putting all owners health and safety at risk from poor hygiene and poor maintenance program.

Comments for Planning Application DM/0450/22/DEM

Application Summary

Application Number: DM/0450/22/DEM

Address: Thorpe Park Holiday Camp Anthonys Bank Road Humberston North East Lincolnshire
DN36 4GG

Proposal: Prior notification for the demolition of 5 amenity blocks

Case Officer: Jonathan Cadd

Customer Details

Name: Mr Stanley Kolkowski

Address: 9 reresby walk Denaby main Doncaster

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Been there 60 years unserviced vans need toilet access

Comments for Planning Application DM/0450/22/DEM

Application Summary

Application Number: DM/0450/22/DEM

Address: Thorpe Park Holiday Camp Anthonys Bank Road Humberston North East Lincolnshire
DN36 4GG

Proposal: Prior notification for the demolition of 5 amenity blocks

Case Officer: Jonathan Cadd

Customer Details

Name: Janine Kingston

Address: 17 Oakwell Drive Askern Doncaster

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: If these amenity blocks are knocked down it means several caravan owners will lose their holiday homes. Also those who like camping or using a touring caravan cannot stay at Thorpe park. My sister in law often camps while I'm in a serviced caravan, Havens plans will put a stop to it. I think the older unserved caravans give Thorpe Park character.

Comments for Planning Application DM/0450/22/DEM

Application Summary

Application Number: DM/0450/22/DEM

Address: Thorpe Park Holiday Camp Anthonys Bank Road Humberston North East Lincolnshire
DN36 4GG

Proposal: Prior notification for the demolition of 5 amenity blocks

Case Officer: Jonathan Cadd

Customer Details

Name: Miss Sarah Crabtree

Address: 4 Hall Flat Lane Balby Doncaster

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment:I object to this proposed planning application as it is unnecessary and unfair. If the toilet block on Fulmar is knocked down 100,s of people will be left without fresh water and toilet facilities. As a disabled person I relie on these facilities disabled shower and toilet and washing facilities daily. They are a short walk from my unserviced caravan. I bought my caravan 4 years ago and was given a lease of 20 year. I wouldn't be able to use my caravan without the facilities I pay for £3000 a year from Thorpe Park. Please don't knock the toilet block down

Yours sincerely

Sarah Crabtree

Comments for Planning Application DM/0450/22/DEM

Application Summary

Application Number: DM/0450/22/DEM

Address: Thorpe Park Holiday Camp Anthonys Bank Road Humberston North East Lincolnshire
DN36 4GG

Proposal: Prior notification for the demolition of 5 amenity blocks

Case Officer: Jonathan Cadd

Customer Details

Name: Mr David Joyce

Address: 55 Laneham Clise Bessacarr Doncaster

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I'm a former owner at Thorpe Park and frequent visitor as my friend still owns on site. The application is ridiculous and yet another attempt for the owners of Thorpe Park to get shut of the non-service caravans. Ask yourself where will folk shower and empty their chemical toilets that they will be forced to use when the toilet blocks are shut. These facilities are a vital part of the Thorpe Park community. Ridiculous and unbelievable application.

Comments for Planning Application DM/0450/22/DEM

Application Summary

Application Number: DM/0450/22/DEM

Address: Thorpe Park Holiday Camp Anthonys Bank Road Humberston North East Lincolnshire
DN36 4GG

Proposal: Prior notification for the demolition of 5 amenity blocks

Case Officer: Jonathan Cadd

Customer Details

Name: Mr Jacob Calvert

Address: 55 Fields Way Huddersfield

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Pulling down the facility blocks would be the end of the unserviced caravans on the south beach site- Please don't let this happen

Comments for Planning Application DM/0450/22/DEM

Application Summary

Application Number: DM/0450/22/DEM

Address: Thorpe Park Holiday Camp Anthonys Bank Road Humberston North East Lincolnshire
DN36 4GG

Proposal: Prior notification for the demolition of 5 amenity blocks

Case Officer: Jonathan Cadd

Customer Details

Name: Ms Kimberley Archer

Address: 37 church lane Outwood Wakefield

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: The demolishing of these buildings will force many in serviced vans off the site and out of their much loved holiday homes. I strongly object to this happening

Comments for Planning Application DM/0450/22/DEM

Application Summary

Application Number: DM/0450/22/DEM

Address: Thorpe Park Holiday Camp Anthonys Bank Road Humberston North East Lincolnshire
DN36 4GG

Proposal: Prior notification for the demolition of 5 amenity blocks

Case Officer: Jonathan Cadd

Customer Details

Name: Simon Ostler

Address: 23 Lindsey Road Cleethorpes

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: This takes away one of the only sites where touring caravans and tents can pitch to enjoy a short break.

It will leave only a very small site at Meridian point as the only location in the whole of Cleethorpes area to pitch up, negating efforts to turn Cleethorpes into a tourist destination

Comments for Planning Application DM/0450/22/DEM

Application Summary

Application Number: DM/0450/22/DEM

Address: Thorpe Park Holiday Camp Anthonys Bank Road Humberston North East Lincolnshire
DN36 4GG

Proposal: Prior notification for the demolition of 5 amenity blocks

Case Officer: Jonathan Cadd

Customer Details

Name: Mr Ashley Hall

Address: 92 Freshfields Cleethorpes

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I object to these facilities being removed as it leaves the unserviced caravans with no fresh water or washing facilities. This is being done so the owners of the unserviced caravans are forced to sell, which Haven want so they can sell more expensive serviced caravans.

Comments for Planning Application DM/0450/22/DEM

Application Summary

Application Number: DM/0450/22/DEM

Address: Thorpe Park Holiday Camp Anthonys Bank Road Humberston North East Lincolnshire
DN36 4GG

Proposal: Prior notification for the demolition of 5 amenity blocks

Case Officer: Jonathan Cadd

Customer Details

Name: Ms Heather Bygott

Address: Roma , 50 station ave New waltham Grimsby

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment:I have been going here to Thorpe park many years, and to take away the facilities by way of proposed demolition for the unserviced caravans is wrong and unlawful. There has been no thought given to the welfare of disabled caravanners.

Comments for Planning Application DM/0450/22/DEM

Application Summary

Application Number: DM/0450/22/DEM

Address: Thorpe Park Holiday Camp Anthonys Bank Road Humberston North East Lincolnshire
DN36 4GG

Proposal: Prior notification for the demolition of 5 amenity blocks

Case Officer: Jonathan Cadd

Customer Details

Name: Anna Mcgrath

Address: 18whitworth Way Market rasen

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment:I want to object to this planning. By removing these toilet blocks it would mean that caravan owners would be forced to leave site many who have been on the site decades.

My grandparents where on this site for over 50 years before the passed and as a family we have kept there caravan on. If this services was to be removed none serviced caravan would have no toilet / shower facilities and cost them a substantial amount to relocate these caravans however likely these would become scrap a they would not be able to afford to do this

These services are paid for by the owners within there ground rent.

So as stated I object to this unless there are replacement facilities put in place

Thankyou

Anna McGrath

Comments for Planning Application DM/0450/22/DEM

Application Summary

Application Number: DM/0450/22/DEM

Address: Thorpe Park Holiday Camp Anthonys Bank Road Humberston North East Lincolnshire
DN36 4GG

Proposal: Prior notification for the demolition of 5 amenity blocks

Case Officer: Jonathan Cadd

Customer Details

Name: Vickie Moore

Address: 37 Haigh Park Kingswood Hull

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Useful amenities, please don't take away.

Comments for Planning Application DM/0450/22/DEM

Application Summary

Application Number: DM/0450/22/DEM

Address: Thorpe Park Holiday Camp Anthonys Bank Road Humberston North East Lincolnshire
DN36 4GG

Proposal: Prior notification for the demolition of 5 amenity blocks

Case Officer: Jonathan Cadd

Customer Details

Name: Mr Paul Price

Address: 43 Fountains Place Eye Peterborough

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I purchased my unserviced caravan on the Haven site in 2013 and use the toilet block that is due to be demolished on a daily basis when I'm visiting the site during the 9 months it is open.

Part of my fees go towards the up keep of these amenities and without them we would have to give up our caravan which we have enjoyed for nearly 10 years we have supported the local economy and businesses over this time and feel that what Haven is doing is unfair on those of us that spend a lot of time around the local area.

Haven will be free to develop the entire area increasing prices at this difficult time and putting it out of reach of many who have been on site for many years.

Surely what they are trying to do without even consulting us is not the best way forward and extremely under handed as we have become used to over the last few years.

I look forward to a positive outcome and that Haven are denied the opportunity to demolish the blocks we use and we can still come to site for many years to come.

Kind regards

Paul Price

Comments for Planning Application DM/0450/22/DEM

Application Summary

Application Number: DM/0450/22/DEM

Address: Thorpe Park Holiday Camp Anthonys Bank Road Humberston North East Lincolnshire
DN36 4GG

Proposal: Prior notification for the demolition of 5 amenity blocks

Case Officer: Jonathan Cadd

Customer Details

Name: Miss Kirsty Adams

Address: 7 Blacksmiths Lane Tetford

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment:.

Ellie Smalley (EQUANS)

From: chris inman
Sent: 12 June 2022 09:47
To: Planning - IGE (ENGIE)
Subject: DM/0450/22/DEM
Attachments: caravan signatures 001.jpg; caravan signatures 002.jpg; caravan signatures 003.jpg; caravan signatures 004.jpg; caravan signatures 005.jpg; caravan signatures 006.jpg; caravan signatures 007.jpg; caravan signatures 008.jpg; caravan signatures 009.jpg; caravan signatures 010.jpg; caravan signatures 011.jpg

Dear sirs,

We the undersigned are caravan owners and are elderly or disabled with no internet access. We wish to object to the toilet blocks/amenity blocks on Heron, Fulmar and one on the tourers site at Haven Thorpe Park, Anthony Bank. CLEETHORPES. from being demolished. We in the Un serviced caravans rely on these facilities for our toilets, showers and hot and cold running water. if these blocks get demolished, we will no longer have access to any of these facilities and will no longer be able to stay in our caravans. No information has been forth coming from the office as to what will happen to us or our caravans should these facilities be knocked down. Or what we are supposed to use. As disabled and elderly people we need these facilities close by.

On this basis we the undersigned wish to object to the planning permission.

Best Regards

Un happy caravan owners

We the undersigned do not have access to the internet and wish to object to the proposed demolition of the amenity blocks on HERON, FULMAR AND ONE ON THE TOURERS site of Haven Thorpe park for the reasons stated on the previous letter.

NAME	ADDRESS	PITCH NO:	SIGNATURE
PAUL SEATON	2 MERCER ROAD GAINSBOROUGH	JAY 8	
Diane Butler	58. Raeburn Drive	JAY 7	
G BRADFIELD	1. CADDON AVENUE	JAY 6.	
S NEWLEY	33, HALL CLOSE AVE	JAY 5	
N. NEWBY	33, HALL CLOSE AVE	JAY 5	
ROY CANNON	12 ACRES TORRANCE BARNSLBY	JAY 1	
LEE HEBBLETHWAITE	192 KINGSMED PONTEFRAC	JAY 14	
ALAN NORMAN	6 VICTORIA RD SHEPPARD	Fulmar	
A Glyn	1 Barnett Place	JAY 30	
Goodwin	Cleethorpes		
DAVID GOODWIN	1 BARNETT PLACE CLEETHORPES	JAY 30	
A Ellis	40 EAST AVE	F 100	
P HORNE	3 Butcher ST	F 45	
T HORNE	3 Butcher ST	F 45	
E Clwyf	40 EAST AVE	F 100	
1 Pace	96 Elmhill LG	Fulmar 105	
Becky COOPER	42 KATHERINE STREET	Jay 69	
R Pinner	54 Woodfield RD	Jay 56	
L Pinner	54 Woodfield RD	JAY 56	
Tyson Pinner	54 Woodfield RD	Jay 56	
Phyllis Booth	2 Holywell Crescent	Jay 33	
ANNETTE Booth	2 Holywell Crescent	Jay 33	
Gene Crow	1 Scrooby Drive	Jay 54	
Lee Cooper	42 KATHERINE STREET	Jay 69	

name	address	pitch no	sign
Mrs June	Donway 6	Badsworth close	wombwell/Barnsley F32 J Delaney
		573 01R	

MS. P. Bailey
44 Fulma 113 Goodison Boulevard. Cantly
Doncaster.

Mrs Kathleen Burgess Fulma 48
37 Rose Grove
Wombwell
Barnsley
573 8NB

MR KYIE TAKACS 126 Fulmar
38 Pym Road
Mexborough
Doncaster
S64 9BJ

South Block.

85 Cloughfields Rd.

S. 59

HOLLAND
BARNSELY.

574 ODA

16 YEARS ON SITE Disgusting
NOT Possible

MRS DIANNE
HOPKINSON 2 HOLGATE
WOMBWELL
573 8SL

JAY
19

MR B. WHALE
HOLGATE LODGE
FITZWILLIAM
PONTFRACT
W. WORKS.
WF 9 3BX

FULMAR
110

name address pitch no sign

MARU MORA 47 weulce 563
DATAICA HANSON 35 NUTWELL ARMTHORPE FULMAR 74
HUGH HANSON 35 NUTWELL ARMTHORPE Fulmar 74

Tracey Foulds 30 windmillcave F64

Margaret Bean 34 Moonfield Drive Amthorpe F. 55.

38 WINDHILL CRES MEXBOROUGH F35
36 FULLMER

65 FULLMAR) 29 ARMYNE GROVE
BARNSELEY

132 Fulmar

134 Fulmar ~~74~~ 573 9HG.

122 Fulmar.
165 S. AHAM AVE 14 ALL H447AW-

Fulmar.

Fulmar.

91 Fulmar.

41 Fulmar.

K Haywood 78 JAY 10 cliffordel
walk.

D. TIVCH.
JAY. 38.
30, MATLOCK ROAD.
ARTHSLEY SOUTH.
BARNSELEY. 57135G.

54 Hallgate Mexborough 66 JAY
864 054

Gordon Hake. 2 Newlands Ave. Sowerby Fl01

We the undersigned do not have access to the internet and wish to object to the proposed demolition of the amenity blocks on HERON, FULMAR AND ONE ON THE TOURERS site of Haven Thorpe park for the reasons stated on the previous letter.

NAME	ADDRESS	PITCH NO:	SIGNATURE
MR + MRS SMITH	PARK AVENUE	77	

CHRIS WADE
30 RIDINGS AVE
BARNLEY
S71 2AT
JAY 41

Josh Wade
30 Ridings Ave
Barnsley
S71 2AT
JAY 41

559.

W Newwood
25 Clogh Fields Rd
BARNLEY
S74 0DA Disgusting Behaviour

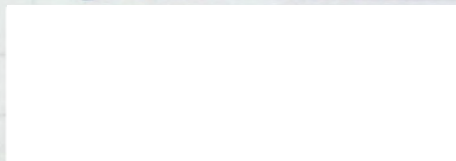
PAUL & CHERYL MOUNT (JAY 33)
9 THORNDALE RISE
BRINSWORTH
ROTHERHAM
S60 5EZ

NATALIE + BRIAN DAVISON
18 CROFT RISE

(JAY 89)

J.47

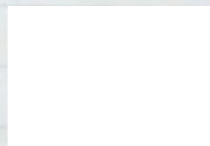
John Stason



J26 Jayne Jepson

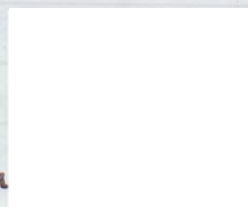
J26 Paul Jepson

J13 Robert



J13 Susan

J26 Bill

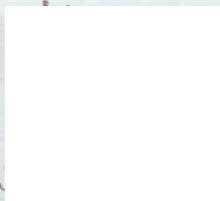


J26 Kasia

J85 Sandra

J85 Roy

J85 Ray



J87 George

J87 Gail

J82 MARK

J81 Tony



Shelfield S
SS 9LL

Jay 36.

Mrs W. Williams.
22 Priors Close
New Waltham
GRMSBY DN36 4AA

JAY 18

MISS NINA ALLEN.
30 RIDINGS AVE.
BARNSELY
S71 2AT.

JAY 41

Jayce WARD
24 WARD ST
CLEETHORPES
DN35 7RO
JAY 41

KENNETH WARD
7 ORCHARD CLOSE
MONKREYTON
BARNSELY
S71 2AT
JAY 41

J Hindley
5 Linharvie
Leffield 5
S58RH

MR G. COX (J20)
69 STANLEY STREET
GRIMSBY
N.E.L.
DN32 7RQ

J 23

E. Robertson.
17, Queen St.
Creswell
Worksop
Notts
S80 4EU.
J. 2.

A. BARNESFORD
22 TOWNSON ROAD
ROTHERHAM
S65 7LR
Ci. [redacted]
~~WARRICK~~ JAY 16

KJ Round
15 MANSFIELD RD
BARNESLEY
S71 3AR
JAY 4

32 J.

A Element.
C Taylor
B Kearns.
Jay 42
Jay 45
L Wilcaroll
Jo Bunting

J Dawes.
1 Rosevale
LS10.
Jay 40.
[redacted]

Richard Dawson
22 MITCHELL STREET
SODALBY BRIDGE
WEST YORKSHIRE
HX6 2NX

(JAY 7)

Richard Bullivant
61 GRAYSWOOD CRESENT.
HOLMEWOOD.
BRADFORD 4
WEST YORKSHIRE.
BD4 9EG.

(JAY 37.)

MARK Quinn
1 Scrooby drive
greasbrough Rotherham

S614PQ

Jay 54

ROBERT CLARK
54 BARNSLEY RD, S75 3JW

JAY 66

MR ALAN BREWSTER
MRS GAIL BREWSTER
10 ALVASTON WALK
DENBY MAIN
DORCASTER
DN12 4EW

28 May 2022

Our Ref: TPO11141 PITCH TPJAO 0039

Your Ref: DM/0450/22/DEM

Dear Henry Gomm,

I understand Haven Leisure Limited are applying for planning permission for the demolition of 5 amenity blocks at Thorpe Park Holiday Centre. Anthonys Bank Road. CLEETHORPES. North East Lincolnshire. DN35 0PW. The proposed date of demolition being 1 November 2022.

The 5 blocks consist of 1 on Heron, 1 on Fulmar, and 3 on the touring site.

I write to object to the above proposed planning application to demolish the amenity blocks. 1 on HERON, 1 on FULMAR and 1 on THE TOURERS. I know this site well and wish to object on the following reasons.

SITE DESCRIPTION

The un serviced caravans on these 3 blocks are serviced by the 3 toilet/shower amenity blocks named above and also provide a chemical toilet, hot and cold running water and a Laundry room. These facilities are provided by Haven and are paid for by the caravan owners in there non serviced domestic charge on an annual basis.

Until recently these above mentioned amenity blocks provided services to the last remaining un serviced caravans on HERON, FULMAR AND JAY. After the forced removal of the caravans from Heron in 2015, 2021 and 2022 there now only remains un serviced caravans on FULMAR AND JAY but they still require the use of these services.

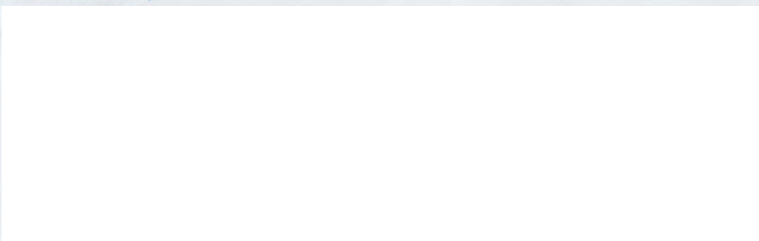
It is understood that Haven are planning to remove the rest of the un serviced caravans from FULMAR over the next few year and put them onto JAY block. This will then be the last remaining block of un serviced caravans.

Unfortunately Jay block has never had its own amenity block and depends on HERON, FULMAR and 1 on THE TOURERS block to provide the service of toilets/showers and hot and cold running water, and also a chemical toilet. At present there are still well over 100 un serviced caravans requiring this service. Which is being paid for.

Should these amenity blocks be demolished all un serviced caravans will have no access to any of these services. Haven will then be free to develop the entire site.

It is for these reasons I wish to object to the proposed planning application.

Yours Sincerely



Item 4 - Land At
Church Lane
Humberston
DM/1195/21/FUL

Mr R Limmer
North East Lincolnshire Planning

Our Ref rng/048539-0001

1 April 2022

Dear Sir

**Planning Application Reference DM/1195/21/FUL (the Amendment Application)
Application to Vary Condition 2 attached to Planning Permission DM/0036/19/FUL (the Planning Permission)**

We act for Brian Mager Limited, the current freehold owner of land at Church Lane, Humberston, lying to the north of the land referenced in the Amendment Application and the Planning Permission.

Our client's land is the land in respect of which another objector, Cyden Homes, has an interest and we expressly associate ourselves with such objection. We limit this response to where we believe our client can add to the Planning Authority's understanding of the factual matrix underlying both the Amendment Application and the Planning Permission.

In summary, our client believes that the Applicant is seeking to achieve, revised Drainage Strategy in respect of the Planning Permission and at the same time justify the Applicant's existing breach of planning conditions, most egregiously being the failure to install a holding tank on the Planning Permission land. The Applicant is seeking to achieve this, our client believes, by setting out an incorrect analysis of the drainage position on the ground and/or in implicitly suggesting that the Planning Permission land has the legal right to utilise drainage rights over our client's land.

The Planning Permission

The clear intent of the Planning Permission and the Drainage Strategy, agreed at the time, was for there to be a holding tank to take surface water from the Planning Permission Land and that any remaining (and strictly limited) surface water would run along a ditch to the west of the Planning Permission Land before running east to west down the ditches on either side of the access road, Church Lane. As an example of this understanding, Andrew Smith, Drainage Officer of the NE Lincs. Council, in his Consultee Comments, mentions that it has been agreed with the Applicant that the Applicant would clean out the ditches on either side of the access road to facilitate such excess water passing down Church Lane. See the commentary in Cyden Homes' Objection.

Crucially there is no mention in the Application for the original Planning Permission of any drainage scheme or watercourse passing north of the Planning Permission Land, along the western side of our client's current ownership and then northeast across our client's land so as to feed into other co-existing, drainage systems.

Hull Office
Citadel House, 58 High Street, Hull HU1 1QE
Tel +44 (0) 1482 323239 DX 715756 Hull 15
rollits.com

York Office
Forsyth House, Alpha Court, Monks Cross, York YO32 9WN
Tel +44 (0) 1904 625790 DX 61534 York

EWE Associates Limited Report

In the papers accompanying the Amendment Application is a report dated 14 April 2021 from EWE Associates Limited. Our client has not seen this previously. The report makes an unsupported assertion that:

"There is a watercourse located at the northwest corner of the site which conveys [sic?] flows north and then east into a system of ordinary watercourses across the land to the northeast of the site. The watercourse also accepts run-off from the catchment to the southwest of the site. The drainage route is shown on the plan at Appendix A and has been in existence prior to 1948".

Our client wishes to make it very clear that it does not agree that such watercourse even exists, does not agree that the Planning Permission or Amendment Application land has the actual benefit of any such watercourse (even if it did exist) and strongly denies that the Planning Permission and Amendments Application Land has the legal right to use any such watercourse, again if it existed.

In respect of the existence of the watercourse, our client's director Paul Mager has known the land for at least 40 years and has never experienced surface water flowing in such a manner.

Actions by the Applicant

The Council should be aware of unilateral actions taken by the Applicant over our client's land, adjacent to the northwest corner of the Planning Permission/Amendments Application land which means that an inspection of the site does not, in certain key aspects, reveal the true topographical and legal position. These are as follows:

1. the Applicant has trespassed on our client's land by fencing a parcel of our client's land off over which the Applicant has a right of way enjoyed for the Planning Permission land. In so doing, the Applicant has sought to appropriate the same for the exclusive benefit of the Planning Permission Land;
2. the Applicant has installed a large black plastic pipe under the access road, which, in our client's view, has increased any flow of water which may hitherto have crossed the end of the access road: and, crucially
3. the Applicant has placed soil over the end of the ditch running westward down the north of Church Lane, preventing the usual flow (albeit very limited) of water down Church Lane.

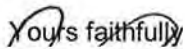
Interestingly, these actions have on occasion caused surface water from the Planning Permission land (in excess of what should have usually flowed because of the lack of the holding tank) to run out in pools across our client's land at the southwest corner. This belies the view expressed by EWE that there is a watercourse running north from this point as, if there was, the excess water would have flowed in that direction and not backed up.

The Planning Authority should be aware that the Applicant is on notice that our client intends to take self help action at some stage to remove the trespass and to prevent water continuing to spill out across our client's land.

Steps requested/required of the Planning Authority

1. To reject the Amendment Application. Planning cannot create private law rights which do not hitherto exist but, in any event, the removal of the holding tank and other changes cannot be predicated upon an alleged right of drainage that does not exist on the ground or in law.

2. The Planning Authority should now take steps to enforce the conditions of the Planning Permission insofar as they relate to drainage and landscape. Although this is not the time nor place to dwell on this aspect, the Planning Authority should be aware that our client is extremely frustrated at the delay in enforcing the conditions attached to the Planning Permission and if enforcement does not occur in the near future, then our client will have to consider what further steps should be taken so as to ensure that the Planning Authority complies with its own obligations.

 Yours faithfully

**Ralph Gilbert | Managing Partner | Dispute Resolution
for Rollits LLP**



Mr White Planning application on Land at Church Lane Humberston

We refer to the current Variation of Condition Application ref. DM/1195/21/FUL titled as:- Variation of condition 2 (Approved plans) attached to planning permission DM/0036/19/FUL retrospective for Plot 1 - alterations to elevations, increased size of garage, swimming pool and retrospective site entrance gates and boundary fencing. Land At Church Lane Humberston North East Lincolnshire

This application was submitted in January 2019 and passed in April 2019. We wish to object to this application as Cyden Homes have an interest in the land adjacent to the North with a current planning application for residential development off Midfield Road.

The original Permission ref DM/0036/19/FUL, we believe according to the NELC Planning Portal has Discharged Conditions 7 and 9 (pre-commencement conditions) DM/0345/19/CND (approval December 2019).

However, we believe that there still are outstanding conditions on the Original Permission that have yet to be approved or complied with, these are: -

Conditions Requiring Approval

Condition 6 - **Prior to their installation on site**, details of all windows and doors shall be submitted to and approved in writing by the Local Planning Authority. Reason To protect the character and appearance of the area in accordance with Policy 5 of the North East Lincolnshire Local Plan 2013-2032 (adopted 2018).

Condition 12 - **Prior to occupation of any dwelling**, final details of how water will be reused and recycled on site shall be submitted to and agreed in writing by the Local Planning Authority. Once approved, the details shall be implemented and adhered to at all times following first occupation.

Conditions Requiring compliance

Condition 3- The development **shall be built out in full accordance** with the submitted surface water drainage details as detailed on plan ref: 18-511-102. Reason To reduce the risk of flooding in accordance with Policy 5 of the North East Lincolnshire Local Plan 2013-2032 (adopted 2018).
Not built in accordance with the Plan

Condition 4 - The development **shall be built out in strict accordance** with the submitted Construction Management Plan ref: 18-511-CMP. Reason To protect the amenities of the neighbouring properties in accordance with Policy 5 of the North East Lincolnshire Local Plan 2013-2032 (adopted 2018). **Site burning and Trespass - see later commentary**

Condition 8 - The scheme of landscaping and tree planting shown on drawing no. 18-511-101 and the Planting and Bio-diversity Statement Rev A **shall be completed within a period** of 12 months, beginning with the date on which development began or within such longer period as may be first agreed in writing by the Local Planning Authority. All planting shall be adequately maintained for 5 years, beginning with the date of completion of the scheme and during.
Not built in accordance with the Plan

We believe some of the dwellings are now occupied therefore there is currently a breach of the Planning Permission on the five conditions listed above.

We all note that this is the Fourth variation application following the original discharge of Condition 7 & 9. Due to so many variations application of the same planning permission we feel has slightly confused the planning process and these multiple applications are trying to mask and hide the objections raised by your consultees and neighbours and wish to draw your attention all of to these objections made in relation to the single Approved Planning Permission DM/0036/19/FUL, in order of application.

First Variation Application submitted December 2020

This has the majority of the main principles of objections which should be considered by the planning authority as still relevant as they are items that are currently built and contrary to the approved Drawings.

DM/0905/20/FUL - Variation application of condition 2 (Approved Plans) as granted on DM/0036/19/FUL (Erect 5 detached dwellings with detached double garages to include landscaping and access) **to amend boundary treatment and hedge planting, location of rainwater harvesting tank**, garage types and amendments to the house types of plots 1, 2, 3, 4 and 5 (Amended Certificates) *post construction application - Withdrawn August 2021*

There are objections from:-

2 Andrew Road – Landscaping - removal of hedgerows and change of scheme to domestic fences

14 Cherry Close – Drainage - an offsite Sump built on third party land was constructed to collect site drainage with large drainage pipe under the drive connecting site overflow drainage to the sump (a soak away) – Landscaping – removal of hedgerow in Third party ownership and on boundaries

15 Cherry Close – Drainage - approved drainage has not been installed and water from the site drainage is now filling a “Dry” ditch (13 years prior to development)- noncompliance with approved drawings in relation to the driveway lighting conditioned in item 7 of the approval – increases to Building size and heights

Land owner of adjoining property – Drainage – Right over Land and trespass – increases to Building size and heights – Landscaping

Cyden Homes Ltd – increases to Building sizes and heights – Drainage strategy change to outfall location over third-party land reduction in storage capacity of rainwater harvesting – Landscaping

These objections can be read in full on the NELC Planning Portal *ref DM/0905/20/FUL*. However more importantly, are the objections from the **NELC Lead Local Flood Officer** and quote

“The infiltration trench has been removed and the rainwater harvesting tank appears smaller and I assume the overflow is now into a boundary ditch. All these changes mean the surface water drainage system now has the potential to increase flood risk in the area so can the applicant supply the drainage calculations to show that this isn't the case.” - Requiring further information

and the objection from **NELC Trees and Woodlands Officer** and quote

“1) Given the fact that this proposal is at present a salient into the open countryside, the existing hedges in the area are traditional mixed deciduous predominantly hawthorn, the proposal to use Laurel is out of keeping with the area.

2) the original landscape plan proposed the boundary hedges to be improved and these to be a feature of the site. The proposal to use close boarded fencing would indicate that there is little intension to improve or maintain the boundary hedges. I consider this to be detrimental to the character of the area. Whilst this may have been acceptable in the past it is acceptable now.

3) the whole tone of the amended landscape plan is that of an urban development. However, at present the development is in open countryside and I feel this fact should be respected.

4) **I am unable to support the present proposal.** my position is in keeping with past comments.”

This application was withdrawn, however the increases to Building sizes and heights, the change to the Drainage strategy and change to outfall location over third-party land, the reduction in storage capacity of rainwater harvesting tank and the Landscaping hedge removal have all taken place and are contrary to the current Planning permission. All of these objections are therefore still valid and requires Enforcement or should be carried over to the revised applications

At this point the applicant and agent have decided to split the variations into plot-by-plot application therefore via the planning process asking the same consultee the same question three times but as the Application descriptions do not relate to items such Landscaping and Drainage the consultee replies are as such

“I have no objection to the proposed changes as set out in the description.” and “No drainage comments”

Second Variation Application submitted October 2021

DM/0964/21/FUL Variation of Condition 2 (Approved Plans) pursuant to DM/0036/19/FUL to remove second floor rear dormers, amend roof lights and add roof lantern to **plot 4**, amend roof lights and add roof lantern to **plot 5** and alterations to proposed garages for plots 4 and 5
post construction application Plot 4 and 5- Pending

Objections from: -

14 Cherry Close – Size of Building – Light Pollution – Landscaping and Drainage all still being raised as garden is now sodden

15 Cherry Close – Size of Building – Lighting – Landscaping removal of hedges and Drainage all still being raised as garden is now sodden

Again, more importantly an objection from **Humberston Village Council**

The Village Council feels that the planning boundaries on this site are being exceeded and **would ask that no further variations are granted** on this site until a full and detailed **inspection of works carried out is undertaken by the Planning Enforcement Team.**

This application is still pending but now has two other variation application for plot 3 and 1 running alongside it. All 3 applications pending

Third Variation Application submitted also in October 2021

DM/1042/21/FUL Variation of Condition 2 (Approved plans) as granted on planning application DM/0036/19/FUL - Alterations to **Plot 3**, amended roof plan, remove second floor windows to the gable ends. Dormer windows increased in size to South East roof and Bi-fold doors added to kitchen/diner on South East elevation.
post construction application Plot 3 – Pending

Fourth Variation Application submitted also in October 2021

DM/1195/21/FUL Variation of condition 2 (Approved plans) attached to planning permission DM/0036/19/FUL retrospective for Plot 1 - alterations to elevations, increased size of garage, swimming pool and retrospective site entrance gates and boundary fencing
post construction application Plot 1 - Pending

Important Fact

None of the descriptions of these three later and current variations application refer to a change in the Drainage Strategy from that approved in the original permission DM/0036/19/FUL. All three applications have a list of documents revised or amended drawings

The original Planning Permission DM/0036/19/FUL specifically stated in

*Condition 3- The development **shall be built out in full accordance** with the submitted **surface water drainage details** as detailed on plan ref: **18-511-102**. Reason To reduce the risk of flooding in accordance with Policy 5 of the North East Lincolnshire Local Plan 2013-2032 (adopted 2018).*

There are two file notes on the original permissions application from the LLFA stating

"A fully sustainable surface water drainage system is required. There must be no raising of ground levels. Any ditches on or bounding the site should be cleaned out."

followed by

"The surface water drainage strategy has been agreed with the applicant who has also confirmed that he will clean out the boundary ditches around the site and on each side of the existing access road."

The construction of the onsite drainage does not follow the approved Drawing 18-511-102 seen below.



Even though the applicant clearly knew his responsibility and had agreed to them, and as he reminded the planning committee that he has been in the construction industry for over 30 years is a blatant disregard to the permission.

More concerning however, a new Drainage Strategy Document and drawing have been provided with this fourth application with drawing 18-511-102 Rev A and a Surface Water Drainage Design Document produced by EWE Associates Limited

We feel this drawing has been submitted “quietly” with no reference to it in the Agents proposed description, submitted in order to obtain an “approved” strategy without the thorough detailed analysis by the NELC Drainage engineers, LLFA or the general public

Inaccuracy of the Surface Water Drainage Design Document



Only one culvert that historically existed on this drawing that is the one to the north east behind the properties of Iona Drive to the North East. The flows of the ditches along the access road were to the west towards the Church Lane entrance and not towards the east as shown.

No culvert existed across the site access road as shown on the extract above, this is completely new and we believe the south side of access road has also been culverted or filled in

The current proposals have reduced the water storage capacity of the surface water system the and are draining to a newly created sump (soak away) located offsite at the end of the newly formed road culvert and is discharging illegally on to Third party land.

CDC Drawing
18-511-102 Rev A



Surface Water Drainage Design
Document by EWE Associates Limited



The two drawings submitted in relation to drainage conflict as to where the location outfall actually finishes, we believe the CDC drawing 102 rev A the outfall is shown incorrect (shown on the above left), whilst the Surface Water Drainage Design Document (on the right) produced by EWE Associates Limited doesn't not show any connections to the houses and shows with larger hard standing areas

We understand that the ditch to the western boundary was never connected to the adjoining land to the North, as this would have prevented vehicular field access that the applicant enjoys. Is now connected by a culverted pipe, as it is a larger diameter than 150mm Dia. as shown on EWE's Surface Water Drainage Design Document. Why such a large Pipe if it is not a culvert taking larger flows.

Significantly this western ditch at the side of plot 1 is taking the overflow outfall from the rainwater harvesting. We are unclear if the rainwater harvesting tank is taking Rainwater from just the Driveway of Plot 1 or from the house and building of Plot 1 as well. This outfall also does not appear to have any restriction to its outfall as no details have been provided contrary to the pre-occupation condition 12 so this outfall seems un restricted from plot 1

Our fears that the road culvert has be installed, because it looks like the southern ditch of the access road appears to have been filled in, becoming a service trench to the development. So, the western ditch has nowhere to outfall and hence the culvert.

In relation to the Construction Management Plan there is evidence of burning waste on/off site with photographs reference by 14 Cherry Close in his objection to the First variation Application



Video taken of fire in August 2020, shows the Southern Hedge row had already been removed.

and you can clearly see the amount of trespass that has occurred from the latest Google map view, with vehicle tracks over the field and a clear route to Plot 3



<https://www.google.co.uk/maps/@53.5295736,-0.0164459,235m/data=!3m1!1e3?hl=en-GB>

There may also be some trespass or land grabbing to the boundary of the whole site

Conclusion

In conclusion, the Approved Planning Permission that these Variations application relate to DM/0036/19/FUL are in breach of: -

Condition 6 Material doors windows and 12 Water recycling, both have not been applied for

Condition 3 Surface water drainage, 4 CMP, 8 Landscaping, are all Noncompliant with the approved drawings.

Together with the current application to Variations of Condition 2 on Plot 1 seeming to be attempting to get a revised drainage strategy passed, under handedly. Then we respectfully request the Local Planning authority should reject all the current variation applications and enforce the current planning permission, relating to all drainage and landscaping through the legal powers of the Town and Country Planning Act 1990

As the applicant has willfully shown scant regard to any of the planning requirements or personal agreements he has made, we find his actions disrespectful of the planning system and the Local Council.

When these matters have been achieved satisfactory as per the approved drawings of the original permission then the applicant could make a variation to the material changes, he has made to the size and heights of the buildings themselves.

Kind Regards

Steven Ibbotson

BA(Hons) DipArch RIBA
Architect



Cyden Homes Limited (Head Office)
Unit 1 Laceby Business Park
Grimsby Road
Laceby
Grimsby
DN37 7DP

Tel: 01472 278002
Website: www.cydenhomes.co.uk

Regd. in England 733540

Comments for Planning Application DM/1195/21/FUL

Application Summary

Application Number: DM/1195/21/FUL

Address: Land At Church Lane Humberston North East Lincolnshire

Proposal: Variation of condition 2 (Approved plans) attached to planning permission DM/0036/19/FUL retrospective for Plot 1 - alterations to elevations, increased size of garage, swimming pool and retrospective site entrance gates and boundary fencing

Case Officer: Richard Limmer

Customer Details

Name: Mr Neal MARKHAM

Address: 14 CHerry Close Humberston GRIMSBY

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I don't know why I am having to comment yet again on yet another application in relation to this development.

It seems now that the applications are being fragmented, in that they are being submitted by each of the 5 plots individually in order I feel to mask the scale of the changes that have been implemented on this development compared to the approved plans.

There have been so many applications submitted, resubmitted, pending, or withdrawn in relation to this, that I have lost track of what has been approved and what hasn't. I am of the firm belief that this is intentional and it now seems that there are elements in this latest application which appear to be purposely misleading/unclear.

I don't understand the purpose of the planning approval process if the planning officer rejects the plans but they still passed and then the development makes so many premeditated changes and just follows up with countless retrospective applications.

I haven't got the time or the energy to again go through all of the plans to compare, but the following are some the changes I can recall:

Drainage & Ditches

The planning permission condition was to clear the ditches, in fact it appears that the southern ditch on the access road has been filled in, if correct it means the rainwater in the southern field

now needs to be included in the drainage calculations, it is not. However, the map on the drainage calculations document still shows the ditch in tact, I feel this is misleading. There is no mention of this change in this new application.

It seems a smaller underground rainwater tank has been fitted in place of the larger size in the originally approved plans, the consequence is the water will overflow more quickly, into the western ditch of the development towards the new culvert under the access road. There is no mention of this in this new application.

As per above, a culvert has been laid under the access road to allow the overflow rainwater from the western ditch into the field north of the development, this culvert did not exist previously and was not on any approved plans. There is no mention of this in this new application.

The map in the drainage study shows there is a ditch which flows south/north on the western side of the the field north of the development next to my property. I feel this is misleading, I watched & videoed this ditch being created by the developer.

These acts have lead to standing water around my property, which attracts rats and my garden for the first time in 18 years is sodden. Worse still, all the water flowing into the northern field pools near the low properties in Cherry Close which have already experienced flooding. Numbers 4,5,6 & 30 have not been asked to comment on these changes, why not?

Lighting & Access

4ft bollard lights were approved on the access lane, these have been replaced with 12 ft lights causing light pollution to all of the properties that back onto the lane. There is no mention of this in this new application.

A 10 ft. wall and gate has been built without planning permission - now included in the application

Buildings

The original plans included a double garage on plot 1, this has been replaced by a quadruple garage, and not mentioned in this latest application there is also an additional brick building on its western side. Why is this additional building not mentioned nor featured in the new drawings? Again it just appears misleading.

I also understand that at least one other the plots has had its garage modified, this is not mentioned in this new application.

All 5 plots have been built at a higher elevation than the initial plans, and had modification to windows and sky lights this new application only mentions changes to plot one.

The pool has been built larger than the one which had been approved - included in this application.

Hedges

The traditional hedge rows surrounding the development and to the rear of my house 15-20ft high have been torn down contrary to the plans which stipulated these be retained.

They have been replaced by 6-8ft feather edge board, causing a 'hard boarder' contrary to the agreed conditions.

This change has not been declared in the application, however I note the the new block plan shows both a fence and a new hedgerow on the outside of the fence, the boundary fences have already been pushed out onto neighbouring land and now hedges will push them further. Why is this not clearly mentioned in this application, again it just seems misleading.

In summary

I am confident that I have not included all of the parts of the developments which have not followed the approved plans on this development.

I feel the current situation with this latest application is either intentionally or unfortunately misleading.

At what point will the Enforcement Officer, become involved and visit site to investigate thoroughly. If this does not happen it needs to be escalated to understand why not, I will be pursuing this route.

From: Mick Redfern
Sent: 30 March 2022 16:57
To: Richard Limmer (EQUANS) <Richard.Limmer@nelincs.gov.uk>
Subject: DM/1195/21/FUL

DM/1195/21/FUL

I STRONGLY OBJECT to this variation application and expect that the planning authority will reject this application and carry out the necessary enforcement to ensure that all the revisions on the original approved application are carried out. This is becoming a joke there have been numerous planning applications that have either not been approved or the client has removed them over a 4 year period. This application only covers plot 1 all the other plots have many variations to the original plans.

Drainage

The drainage plan shows a ditch on the South side of the track this used to collect water from the field. This has been filled in therefore all the run off water will now flow to the ditch on the North side of the track which is against our fence.

All the neighbours in Cherry Close have a concern about flooding around No 8. That area has flooded at least twice and with more water heading in that direction it is only a matter of time before it happens again.

Lighting

The original application stated that there would be low level bollard lighting to light up the area, the applicant has installed high lamp standards which reflect directly into the house. This has been mention before but is not part of this application. I think that it's time that enforcement should ensure that the lighting is installed as per the original application.

Hedging

This application states that as per the original approval that he will install an hedgerow on the outside of his boundary fence. This can't be done as he doesn't own that land and would be planting on the land owned by Cyden Homes. The only way he can achieve this is to move his fence back which I don't believe he will do unless enforcement ensure this is done.

Gates

These gates should never have been installed as he doesn't own that land he only has a right of way the gates should be installed at the top of track nearer to the houses.

The applicant shows blatant disregard for the planning process all the houses and garages have not been built to the original approved sizes. This process has now been going on for too long , in excess of 3 years with too many variation orders which have just faded away with no action.

Mick Redfern
15 Cherry Close

Sent from my iPad

Item 5 - Land At
Church Lane
Humberston
DM/0964/21/FUL



Humberston Village Council

Clerk to the Council – Mrs. K. Peers

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

TO: planning@nelincs.gov.uk

Planning Consultation Comments

8th November 2021

Dear Sirs,

The Village Council considered the following applications at its meeting held on Wednesday 3rd November 2021 and wishes to submit the comments as shown:

Planning Application Reference: DM/0964/21/FUL

Proposal: Variation of Condition 2 (Approved Plans) pursuant to DM/0036/19/FUL to remove second floor rear dormers, amend roof lights and add roof lantern to plot 4, amend roof lights and add roof lantern to plot 5 and alterations to proposed garages for plots 4 and 5

Location: Land At Church Lane Humberston
and

Planning Application Reference: DM/1042/21/FUL

Proposal: Variation of Condition 2 (Approved plans) as granted on planning application DM/0036/19/FUL - Alterations to Plot 3, amended roof plan, remove second floor windows to the gable ends. Dormer windows increased in size to South East roof and Bi-fold doors added to kitchen/diner on South East elevation.

Location: Land At Church Lane Humberston

Objections – the Village Council asks that these two variation applications be placed before the Planning Committee. The original planning permission passed on this site should be that which is built – there have been so many variations of conditions that the site has changed dramatically since the original permission. The Village Council feels that the Planning Dept. should be checking on what is actually taking place on the site as some of the variations which have been put before the Council for consultation have already taken place and are clearly retrospective in nature, although the applications are not labelled as such. There are objections from neighbouring properties, lighting columns differing from those on the plans, rainwater harvesting systems now not being put in place despite being on the original plans etc. The Village Council feels that the planning boundaries on this

site are being exceeded and would ask that no further variations are granted on this site until a full and detailed inspection of works carried out is undertaken by the Planning Enforcement Team.



Mr White Planning application on Land at Church Lane Humberston

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This application was submitted in January 2019 and passed in April 2019. We wish to object to this application as Cyden Homes have an interest in the land adjacent to the North with a current planning application for residential development off Midfield Road.

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These objections can be read in full on the NELC Planning Portal *ref DM/0905/20/FUL*. However more importantly, are the objections from the **NELC Lead Local Flood Officer** and quote

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4) **I am unable to support the present proposal.** my position is in keeping with past comments.”

This application was withdrawn, however the increases to Building sizes and heights, the change to the Drainage strategy and change to outfall location over third-party land, the reduction in storage capacity of rainwater harvesting tank and the Landscaping hedge removal have all taken place and are contrary to the current Planning permission. All of these objections are therefore still valid and requires Enforcement or should be carried over to the revised applications

At this point the applicant and agent have decided to split the variations into plot-by-plot application therefore via the planning process asking the same consultee the same question three times but as the Application descriptions do not relate to items such Landscaping and Drainage the consultee replies are as such

“I have no objection to the proposed changes as set out in the description.” and “No drainage comments”

Second Variation Application submitted October 2021

DM/0964/21/FUL Variation of Condition 2 (Approved Plans) pursuant to DM/0036/19/FUL to remove second floor rear dormers, amend roof lights and add roof lantern to **plot 4**, amend roof lights and add roof lantern to **plot 5** and alterations to proposed garages for plots 4 and 5
post construction application Plot 4 and 5- Pending

Objections from: -

14 Cherry Close – Size of Building – Light Pollution – Landscaping and Drainage all still being raised as garden is now sodden

15 Cherry Close – Size of Building – Lighting – Landscaping removal of hedges and Drainage all still being raised as garden is now sodden

Again, more importantly an objection from **Humberston Village Council**

The Village Council feels that the planning boundaries on this site are being exceeded and **would ask that no further variations are granted** on this site until a full and detailed **inspection of works carried out is undertaken by the Planning Enforcement Team.**

This application is still pending but now has two other variation application for plot 3 and 1 running alongside it. All 3 applications pending

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DM/1195/21/FUL Variation of condition 2 (Approved plans) attached to planning permission DM/0036/19/FUL retrospective for Plot 1 - alterations to elevations, increased size of garage, swimming pool and retrospective site entrance gates and boundary fencing
post construction application Plot 1 - Pending

Important Fact

None of the descriptions of these three later and current variations application refer to a change in the Drainage Strategy from that approved in the original permission DM/0036/19/FUL. All three applications have a list of documents revised or amended drawings

The original Planning Permission DM/0036/19/FUL specifically stated in

*Condition 3- The development **shall be built out in full accordance** with the submitted **surface water drainage details** as detailed on plan ref: **18-511-102**. Reason To reduce the risk of flooding in accordance with Policy 5 of the North East Lincolnshire Local Plan 2013-2032 (adopted 2018).*

There are two file notes on the original permissions application from the LLFA stating

"A fully sustainable surface water drainage system is required. There must be no raising of ground levels. Any ditches on or bounding the site should be cleaned out."

followed by

"The surface water drainage strategy has been agreed with the applicant who has also confirmed that he will clean out the boundary ditches around the site and on each side of the existing access road."

The construction of the onsite drainage does not follow the approved Drawing 18-511-102 seen below.



Even though the applicant clearly knew his responsibility and had agreed to them, and as he reminded the planning committee that he has been in the construction industry for over 30 years is a blatant disregard to the permission.

More concerning however, a new Drainage Strategy Document and drawing have been provided with this fourth application with drawing 18-511-102 Rev A and a Surface Water Drainage Design Document produced by EWE Associates Limited

We feel this drawing has been submitted “quietly” with no reference to it in the Agents proposed description, submitted in order to obtain an “approved” strategy without the thorough detailed analysis by the NELC Drainage engineers, LLFA or the general public

Inaccuracy of the Surface Water Drainage Design Document



Only one culvert that historically existed on this drawing that is the one to the north east behind the properties of Iona Drive to the North East. The flows of the ditches along the access road were to the west towards the Church Lane entrance and not towards the east as shown.

No culvert existed across the site access road as shown on the extract above, this is completely new and we believe the south side of access road has also been culverted or filled in

CDC Drawing
18-511-102 Rev A



We understand that the ditch to the western boundary was never connected to the adjoining land to the North, as this would have prevented vehicular field access that the applicant enjoys. Is now connected by a culverted pipe, as it is a larger diameter than 150mm Dia. as shown on EWE's Surface Water Drainage Design Document. Why such a large Pipe if it is not a culvert taking larger flows.

Our fears that the road culvert has been installed, because it looks like the southern ditch of the access road appears to have been filled in, becoming a service trench to the development. So, the western ditch has nowhere to outfall and hence the culvert.

In relation to the Construction Management Plan there is evidence of burning waste on/off site with photographs reference by 14 Cherry Close in his objection to the First variation Application



Video taken of fire in August 2020, shows the Southern Hedge row had already been removed.

and you can clearly see the amount of trespass that has occurred from the latest Google map view, with vehicle tracks over the field and a clear route to Plot 3



<https://www.google.co.uk/maps/@53.5295736,-0.0164459,235m/data=!3m1!1e3?hl=en-GB>

There may also be some trespass or land grabbing to the boundary of the whole site

Conclusion

In conclusion, the Approved Planning Permission that these Variations application relate to DM/0036/19/FUL are in breach of: -

Condition 6 Material doors windows and 12 Water recycling, both have not been applied for

Condition 3 Surface water drainage, 4 CMP, 8 Landscaping, are all Noncompliant with the approved drawings.

Together with the current application to Variations of Condition 2 on Plot 1 seeming to be attempting to get a revised drainage strategy passed, under handedly. Then we respectfully request the Local Planning authority should reject all the current variation applications and enforce the current planning permission, relating to all drainage and landscaping through the legal powers of the Town and Country Planning Act 1990

As the applicant has willfully shown scant regard to any of the planning requirements or personal agreements he has made, we find his actions disrespectful of the planning system and the Local Council.

When these matters have been achieved satisfactory as per the approved drawings of the original permission then the applicant could make a variation to the material changes, he has made to the size and heights of the buildings themselves.

Kind Regards

Steven Ibbotson

BA(Hons) DipArch RIBA
Architect



Cyden Homes Limited (Head Office)
Unit 1 Laceby Business Park
Grimsby Road
Laceby
Grimsby
DN37 7DP

Tel: 01472 278002
Website: www.cydenhomes.co.uk

Regd. in England 733540

Megan Green (Engie)

From: Planning - IGE (ENGIE)
Subject: FW: DM/0964/21/FUL

From: neal markham <>
Sent: 22 October 2021 18:12
To: Richard Limmer (Engie) <Richard.Limmer@nelincs.gov.uk>
Subject: DM/0964/21/FUL

DM/0964/21/FUL

FAO Mr Richard Limmer

14 Cherry Close
Humberston
DN364US

I strongly object to these proposals on the grounds that they are unsightly and not in keeping with the current surroundings.

I fail to see how the original plans were passed in the first instance when as I understand the recommendation was not to, they do not fit in with their surrounds, are unsightly and domination the ridge line for 10's of miles.

This is the second variation to the original plans that has been submitted each having multiple changes, the first being DM/0905/20/FUL which was subsequently withdrawn, all of those variations to the original plans were not treated or resolved but now we have more.

How is it possible to move to more variations when there are others that the planning department are well aware of which are still outstanding in DM/0905/20/FUL:

Elevation: The elevations on plots 2,3,4 and 5 have all increased in comparison to the approved plans.



Light Pollution: The Access Drive & Services plan (DM/0345/19/CND - 12 Apr 2019), submitted in response to the conditions of the original approval, the access road was due to have light bollards at every 6-8m. These have now been replaced with street lights of ~4m in height, these lights do not point at the ground, they are a Victorian type and therefore the light shines in all directions, this coupled with the removal of my boundary hedge and the lighting on plot 1 (9 separate lights) causes light pollution in all of my rear facing rooms.



Access: In the Access Drive & Services plan (DM/0345/19/CND - 12 Apr 2019) there is no mention of the large gates ~3m high and associated brick built walls.

Boundary Hedges: the traditional hedges that have been there for years and were in the original plans have all been torn up and replaced by feather edge boarding fence or Laurel bushes (those behind my property have not been replaced at all). These hedges were a key part in the original application to create a 'soft edge'. In the withdrawn application The Trees & Woodlands Officer was outraged by this, but nothing has happened.



Size: The majority of the houses and garages have been increased in size, in particular Plot 1 which had planning for a Double garage and now there is a quadruple garage and an additional brick building to the side built over the area where the traditional hedge used to occupy.

Drainage: This is a huge concern for myself and anyone living close by. The original plans have been modified so that a smaller rain water catchment tank has been installed, this then has an overflow into a ditch, a culvert has been installed under the road into the ditch behind my property and the field to the side. When it rains my garden is wet for days now, the water that is not draining away and caused a rodent infestation.

We requested that a full a rain water report was completed to calculate whether this unapproved variation was acceptable and now it have been withdrawn, therefore there is no understanding of whether any of the properties down hill of this development are at risk. I don't know why the properties down stream of this development were not invited to air their concerns about this.

I really am at a loss as to understand how the plans were originally approved, they do not fit in to the local area, but worse still, the planning department are very well aware of multiple violations and variations to the original plans but nothing has happened.

How many more variations to the agreed plan will be submitted before some questions are asked or anything enforced?

Regards

Neal Markham

Reduce your environmental footprint, please do not print this email unless you really need to.

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Megan Green (Engie)

From: Planning - IGE (ENGIE)
Subject: FW: DM/0964/21/FUL

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

From:
Sent: 20 October 2021 09:37
To: Richard Limmer (Engie) <Richard.Limmer@nelincs.gov.uk>
Cc:
Subject: DM/0964/21/FUL

DM/0964/21/FUL

FAO Mr Richard Limmer

15 Cherry Close
Humberston
DN364US

I OBJECT to these proposals on the grounds that they are unsightly and are not in keeping with the current surroundings.

This is again a retrospective proposal nearly two years after the houses have been completed.
I fail to see how this application can even be reviewed until all the issues below from the previous application can be addressed.

I also need to comment on the planning application DM/0905/20/FUL which was submitted in December 2020 again as a variation order but before the issues could be addressed the application has been withdrawn by the occupant none of the issues below have been approved by the local planning authorities:-

Buildings:- the majority of the buildings and garages have all been built larger than the approved size with additional windows and the planning submission to approve this (DM/0905/20/FUL) was seriously inaccurate.

Driveway:- this is not a private drive the occupant has a right of way ONLY for access to his property he has erected large gates and associated brick walls, which do not have planning permission and are not covered in any variation orders.

Lighting:- originally the street lighting was proposed to be low level bollard lights these have been changed to tall lamp posts which directly reflect into two of my bedrooms causing light pollution.

Drainage:- this is a serious concern for the majority of residents in this area he has installed a drainage channel under the road into the ditch at the rear of my property if this floods during heavy rain it will overflow into our land. The applicant was asked to produce calculations to prove that the drainage system was of an adequate design but he has failed to do it. It appears that the proposed water harvesting system is now replaced by a swimming pool.

Boundary fencing:- it was stipulated in his original proposal that he would improve the current hawthorn hedging and add additional suitable hedging as required. The occupant has just used close board fencing that is not in keeping with the area which should blend in with the countryside.

Trees and shrubs:- many of the existing trees, hedges and shrubs have been decimated during the development and this has had a detrimental effect on the wildlife.

Regards

Regards

Item 6 - Land At
Church Lane
Humberston
DM/1042/21/FUL



Humberston Village Council

Clerk to the Council – Mrs. K. Peers

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

TO: planning@nelincs.gov.uk

Planning Consultation Comments

8th November 2021

Dear Sirs,

The Village Council considered the following applications at its meeting held on Wednesday 3rd November 2021 and wishes to submit the comments as shown:

Planning Application Reference: DM/0964/21/FUL

Proposal: Variation of Condition 2 (Approved Plans) pursuant to DM/0036/19/FUL to remove second floor rear dormers, amend roof lights and add roof lantern to plot 4, amend roof lights and add roof lantern to plot 5 and alterations to proposed garages for plots 4 and 5

Location: Land At Church Lane Humberston
and

Planning Application Reference: DM/1042/21/FUL

Proposal: Variation of Condition 2 (Approved plans) as granted on planning application DM/0036/19/FUL - Alterations to Plot 3, amended roof plan, remove second floor windows to the gable ends. Dormer windows increased in size to South East roof and Bi-fold doors added to kitchen/diner on South East elevation.

Location: Land At Church Lane Humberston

Objections – the Village Council asks that these two variation applications be placed before the Planning Committee. The original planning permission passed on this site should be that which is built – there have been so many variations of conditions that the site has changed dramatically since the original permission. The Village Council feels that the Planning Dept. should be checking on what is actually taking place on the site as some of the variations which have been put before the Council for consultation have already taken place and are clearly retrospective in nature, although the applications are not labelled as such. There are objections from neighbouring properties, lighting columns differing from those on the plans, rainwater harvesting systems now not being put in place despite being on the original plans etc. The Village Council feels that the planning boundaries on this

site are being exceeded and would ask that no further variations are granted on this site until a full and detailed inspection of works carried out is undertaken by the Planning Enforcement Team.



Mr White Planning application on Land at Church Lane Humberston

We refer to the current Variation of Condition Application ref. DM/1195/21/FUL titled as:- Variation of condition 2 (Approved plans) attached to planning permission DM/0036/19/FUL retrospective for Plot 1 - alterations to elevations, increased size of garage, swimming pool and retrospective site entrance gates and boundary fencing. Land At Church Lane Humberston North East Lincolnshire

This application was submitted in January 2019 and passed in April 2019. We wish to object to this application as Cyden Homes have an interest in the land adjacent to the North with a current planning application for residential development off Midfield Road.

The original Permission ref DM/0036/19/FUL, we believe according to the NELC Planning Portal has Discharged Conditions 7 and 9 (pre-commencement conditions) DM/0345/19/CND (approval December 2019).

However, we believe that there still are outstanding conditions on the Original Permission that have yet to be approved or complied with, these are: -

Conditions Requiring Approval

Condition 6 - **Prior to their installation on site**, details of all windows and doors shall be submitted to and approved in writing by the Local Planning Authority. Reason To protect the character and appearance of the area in accordance with Policy 5 of the North East Lincolnshire Local Plan 2013-2032 (adopted 2018).

Condition 12 - **Prior to occupation of any dwelling**, final details of how water will be reused and recycled on site shall be submitted to and agreed in writing by the Local Planning Authority. Once approved, the details shall be implemented and adhered to at all times following first occupation.

Conditions Requiring compliance

Condition 3- The development **shall be built out in full accordance** with the submitted surface water drainage details as detailed on plan ref: 18-511-102. Reason To reduce the risk of flooding in accordance with Policy 5 of the North East Lincolnshire Local Plan 2013-2032 (adopted 2018).
Not built in accordance with the Plan

Condition 4 - The development **shall be built out in strict accordance** with the submitted Construction Management Plan ref: 18-511-CMP. Reason To protect the amenities of the neighbouring properties in accordance with Policy 5 of the North East Lincolnshire Local Plan 2013-2032 (adopted 2018). **Site burning and Trespass - see later commentary**

Condition 8 - The scheme of landscaping and tree planting shown on drawing no. 18-511-101 and the Planting and Bio-diversity Statement Rev A **shall be completed within a period** of 12 months, beginning with the date on which development began or within such longer period as may be first agreed in writing by the Local Planning Authority. All planting shall be adequately maintained for 5 years, beginning with the date of completion of the scheme and during.
Not built in accordance with the Plan

We believe some of the dwellings are now occupied therefore there is currently a breach of the Planning Permission on the five conditions listed above.

We all note that this is the Fourth variation application following the original discharge of Condition 7 & 9. Due to so many variations application of the same planning permission we feel has slightly confused the planning process and these multiple applications are trying to mask and hide the objections raised by your consultees and neighbours and wish to draw you attention all of to these objections made in relation to the single Approved Planning Permission DM/0036/19/FUL, in order of application.

First Variation Application submitted December 2020

This has the majority of the main principles of objections which should be considered by the planning authority as still relevant as they are items that are currently built and contrary to the approved Drawings.

DM/0905/20/FUL - Variation application of condition 2 (Approved Plans) as granted on DM/0036/19/FUL (Erect 5 detached dwellings with detached double garages to include landscaping and access) **to amend boundary treatment and hedge planting, location of rainwater harvesting tank**, garage types and amendments to the house types of plots 1, 2, 3, 4 and 5 (Amended Certificates) *post construction application - Withdrawn August 2021*

There are objections from:-

2 Andrew Road – Landscaping - removal of hedgerows and change of scheme to domestic fences

14 Cherry Close – Drainage - an offsite Sump built on third party land was constructed to collect site drainage with large drainage pipe under the drive connecting site overflow drainage to the sump (a soak away) – Landscaping – removal of hedgerow in Third party ownership and on boundaries

15 Cherry Close – Drainage - approved drainage has not been installed and water from the site drainage is now filling a “Dry” ditch (13 years prior to development)- noncompliance with approved drawings in relation to the driveway lighting conditioned in item 7 of the approval – increases to Building size and heights

Land owner of adjoining property – Drainage – Right over Land and trespass – increases to Building size and heights – Landscaping

Cyden Homes Ltd – increases to Building sizes and heights – Drainage strategy change to outfall location over third-party land reduction in storage capacity of rainwater harvesting – Landscaping

These objections can be read in full on the NELC Planning Portal *ref DM/0905/20/FUL*. However more importantly, are the objections from the **NELC Lead Local Flood Officer** and quote

“The infiltration trench has been removed and the rainwater harvesting tank appears smaller and I assume the overflow is now into a boundary ditch. All these changes mean the surface water drainage system now has the potential to increase flood risk in the area so can the applicant supply the drainage calculations to show that this isn't the case.” - Requiring further information

and the objection from **NELC Trees and Woodlands Officer** and quote

“1) Given the fact that this proposal is at present a salient into the open countryside, the existing hedges in the area are traditional mixed deciduous predominantly hawthorn, the proposal to use Laurel is out of keeping with the area.

2) the original landscape plan proposed the boundary hedges to be improved and these to be a feature of the site. The proposal to use close boarded fencing would indicate that there is little intension to improve or maintain the boundary hedges. I consider this to be detrimental to the character of the area. Whilst this may have been acceptable in the past it is acceptable now.

3) the whole tone of the amended landscape plan is that of an urban development. However, at present the development is in open countryside and I feel this fact should be respected.

4) **I am unable to support the present proposal.** my position is in keeping with past comments.”

This application was withdrawn, however the increases to Building sizes and heights, the change to the Drainage strategy and change to outfall location over third-party land, the reduction in storage capacity of rainwater harvesting tank and the Landscaping hedge removal have all taken place and are contrary to the current Planning permission. All of these objections are therefore still valid and requires Enforcement or should be carried over to the revised applications

At this point the applicant and agent have decided to split the variations into plot-by-plot application therefore via the planning process asking the same consultee the same question three times but as the Application descriptions do not relate to items such Landscaping and Drainage the consultee replies are as such

“I have no objection to the proposed changes as set out in the description.” and “No drainage comments”

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Again, more importantly an objection from **Humberston Village Council**

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Important Fact

None of the descriptions of these three later and current variations application refer to a change in the Drainage Strategy from that approved in the original permission DM/0036/19/FUL. All three applications have a list of documents revised or amended drawings

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followed by

"The surface water drainage strategy has been agreed with the applicant who has also confirmed that he will clean out the boundary ditches around the site and on each side of the existing access road."

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We feel this drawing has been submitted “quietly” with no reference to it in the Agents proposed description, submitted in order to obtain an “approved” strategy without the thorough detailed analysis by the NELC Drainage engineers, LLFA or the general public

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Only one culvert that historically existed on this drawing that is the one to the north east behind the properties of Iona Drive to the North East. The flows of the ditches along the access road were to the west towards the Church Lane entrance and not towards the east as shown.

No culvert existed across the site access road as shown on the extract above, this is completely new and we believe the south side of access road has also been culverted or filled in

The current proposals have reduced the water storage capacity of the surface water system the and are draining to a newly created sump (soak away) located offsite at the end of the newly formed road culvert and is discharging illegally on to Third party land.

CDC Drawing
18-511-102 Rev A



Surface Water Drainage Design
Document by EWE Associates Limited



The two drawings submitted in relation to drainage conflict as to where the location outfall actually finishes, we believe the CDC drawing 102 rev A the outfall is shown incorrect (shown on the above left), whilst the Surface Water Drainage Design Document (on the right) produced by EWE Associates Limited doesn't not show any connections to the houses and shows with larger hard standing areas

We understand that the ditch to the western boundary was never connected to the adjoining land to the North, as this would have prevented vehicular field access that the applicant enjoys. Is now connected by a culverted pipe, as it is a larger diameter than 150mm Dia. as shown on EWE's Surface Water Drainage Design Document. Why such a large Pipe if it is not a culvert taking larger flows.

Significantly this western ditch at the side of plot 1 is taking the overflow outfall from the rainwater harvesting. We are unclear if the rainwater harvesting tank is taking Rainwater from just the Driveway of Plot 1 or from the house and building of Plot 1 as well. This outfall also does not appear to have any restriction to its outfall as no details have been provided contrary to the pre-occupation condition 12 so this outfall seems un restricted from plot 1

Our fears that the road culvert has be installed, because it looks like the southern ditch of the access road appears to have been filled in, becoming a service trench to the development. So, the western ditch has nowhere to outfall and hence the culvert.

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When these matters have been achieved satisfactory as per the approved drawings of the original permission then the applicant could make a variation to the material changes, he has made to the size and heights of the buildings themselves.

Kind Regards

Steven Ibbotson

BA(Hons) DipArch RIBA
Architect



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Unit 1 Laceby Business Park
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