

Item 1 - 1, 3, 4, 5, 6 And
7 Anita Grove (former
Tynedale, Cheapside)
Waltham - DM/1002/22/
FUL

From: Waltham Parish Council <walthampc@btconnect.com>

Sent: 07 December 2022 10:22

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

Subject: Planning Comments - Waltham Parish Council

Good morning,

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

Kind Regards

Tanya

Tanya Kuzemczak
Clerk to the Parish Council

Tel: 01472 826233
Mob: 07713 985277

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

www.walthamparishcouncil.org.uk

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Planning Application Reference: DM/1002/22/FUL

Proposal: Variation of Condition 1 (Approved Plans) as granted on DM/0857/21/FUL for revision to the approved boundary treatments to plots 1,3, 4, 5, 6 and 7 (Re-submission of DM/0208/22/FUL)

Location: 1, 3, 4, 5, 6 And 7 Anita Grove (former Tynedale, Cheapside) Waltham North East Lincolnshire DN37 0BW

Waltham Parish Council recommends refusal on the grounds that it represents a departure from the original application, and the original planned fence would provide security to a neighbouring property.

Comments for Planning Application DM/1002/22/FUL

Application Summary

Application Number: DM/1002/22/FUL

Address: 1, 3, 4, 5, 6 And 7 Anita Grove (former Tynedale, Cheapside) Waltham North East
Lincolnshire DN37 0BW

Proposal: Variation of Condition 1 (Approved Plans) as granted on DM/0857/21/FUL for revision to the approved boundary treatments to plots 1,3, 4, 5, 6 and 7 (Re-submission of DM/0208/22/FUL)

Case Officer: Bethany Loring

Customer Details

Name: Mrs Sharon Lennie

Address: 6 Anita Grove Waltham

Comment Details

Commenter Type: Neighbour

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment: I support the application to remove the requirement for a 1.8m fence alongside the ditch at Anita Grove, (formerly Tynedale).

There has never been a fence alongside this part of the N.E. boundary of Tyndale, allowing access to the ditch for maintenance.

The ditch is alongside a private driveway at the rear of the development, serving only No 6 & 7 Anita Grove on one side and adjoins an open field edged by mature trees to the other.

Substantial detritus from the trees rapidly fills the ditch.

My husband and I have manually maintained the ditch alongside the drive during the past 14 months, supported by equipment access along the drive to remove foliage.

Future access for heavy equipment will also be required to excavate and dispose of silt build up.

The ditch has been noted to be well maintained during this period.

A fence alongside the ditch would prevent access for maintenance and the natural dispersion of foliage, leading to rapid drift building up against the fence and into the ditch.

The owners of the adjacent field do not maintain the ditch nor have suitable access and have advised that they believe they are not responsible for maintenance.

The well maintained ditch provides a natural, continuous and gradual drainage, reducing the risk of flooding to properties along Cheapside who have reported issues prior to the development.

The 4 ft ditch, new street lighting and gateway to the private drive provide increased security, addressing neighbouring security concerns.

There are no privacy issues along this section of the private driveway as it overlooks grassland with no sight lines to pre existing properties.

A solid fence would eliminate the soft transition of this otherwise low impact development to open countryside.

The boundary runs along the centre line of the ditch and should a stock proof boundary to the field be required, a hedge or Lincolnshire post fence could be erected between the trees on the field side of the boundary which would allow continued access from Anita Grove for ditch maintenance.

Comments for Planning Application DM/1002/22/FUL

Application Summary

Application Number: DM/1002/22/FUL

Address: 1, 3, 4, 5, 6 And 7 Anita Grove (former Tynedale, Cheapside) Waltham North East
Lincolnshire DN37 0BW

Proposal: Variation of Condition 1 (Approved Plans) as granted on DM/0857/21/FUL for revision to the approved boundary treatments to plots 1,3, 4, 5, 6 and 7 (Re-submission of DM/0208/22/FUL)

Case Officer: Bethany Loring

Customer Details

Name: Mr Stephen Lennie

Address: 6 Anita Grove Waltham

Comment Details

Commenter Type: Neighbour

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment: The boundary runs along the centre line of the ditch and should a stock proof boundary to the field be required, a hedge or Lincolnshire post fence could be erected between the trees on the field side of the boundary, in keeping with the existing field boundaries which would allow continued access from Anita Grove for ditch maintenance.

Comments for Planning Application DM/1002/22/FUL

Application Summary

Application Number: DM/1002/22/FUL

Address: 1, 3, 4, 5, 6 And 7 Anita Grove (former Tynedale, Cheapside) Waltham North East
Lincolnshire DN37 0BW

Proposal: Variation of Condition 1 (Approved Plans) as granted on DM/0857/21/FUL for revision to the approved boundary treatments to plots 1,3, 4, 5, 6 and 7 (Re-submission of DM/0208/22/FUL)

Case Officer: Bethany Loring

Customer Details

Name: Mr Stephen Lennie

Address: 6 Anita Grove Waltham

Comment Details

Commenter Type: Neighbour

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment: We support the application to remove the requirement for a 1.8m fence alongside the ditch at Anita Grove, (formerly Tynedale).

There has never been a fence alongside this part of the N.E. boundary of Tyndale, allowing access to the ditch for maintenance.

The ditch is alongside a private driveway at the rear of the development, serving only No 6 & 7 Anita Grove on one side and adjoins an open field edged by mature trees to the other.

Substantial detritus from the trees rapidly fills the ditch.

I have manually maintained the ditch alongside the drive during the past 14 months, supported by equipment access along the drive to remove foliage.

Future access for heavy equipment will also be required to excavate and dispose of silt build up.

The ditch has been noted to be well maintained during this period.

A fence alongside the ditch would prevent access for maintenance and the natural dispersion of foliage, leading to rapid drift building up against the fence and into the ditch.

The owners of the adjacent field do not maintain the ditch nor have suitable access and have advised that they believe they are not responsible for maintenance.

The well maintained ditch provides a natural, continuous and gradual drainage, reducing the risk of flooding to properties along Cheapside who have reported issues prior to the development.

The 4 ft ditch, new street lighting and gateway to the private drive provide increased security, addressing neighbouring security concerns.

There are no privacy issues along this section of the private driveway as it overlooks grassland with no sight lines to pre existing properties.

A solid fence would eliminate the soft transition of this otherwise low impact development to open countryside.

From: stephen lennie

Sent: 31 December 2022 19:30

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

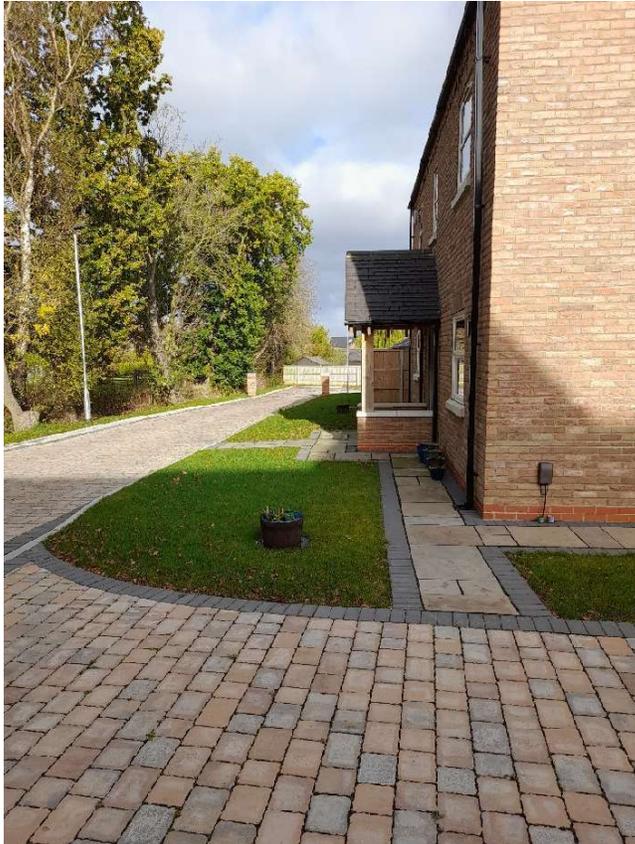
Subject: Re Request to Speak at Planning Committee Meeting ref 473740820 - DM/1002/22/FUL

Please find following e-mails including attached 17 pictures as supporting information for the Planning Committee meeting on Wednesday 4th Jan 2023.

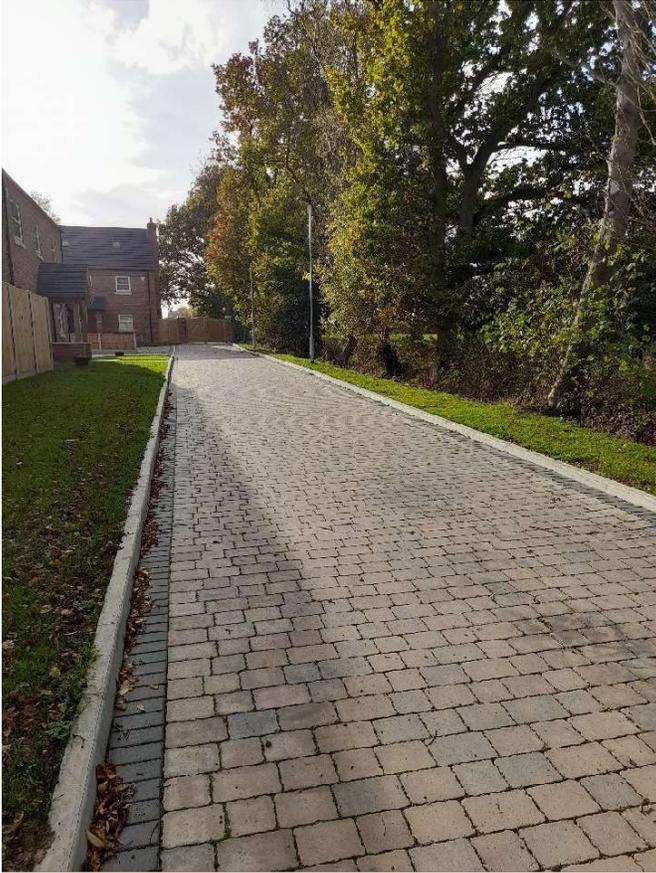
Kind regards

Stephen Lennie

6 Anita Grove



Drive



Drive





Drive



Field Fence NE



Field Fence SW



Field Fence NW and ditch build up



Drive



Drive



Ditch clean



Ditch clean



Ditch clean



Ditch clean



Ditch build up



Comments for Planning Application DM/0420/16/FUL

Application Summary

Application Number: DM/0420/16/FUL

Address: Tynedale Cheapside Waltham Grimsby North East Lincolnshire DN37 0HU

Proposal: Demolish existing dwelling and erect 5 detached houses and one pair of semi-detached houses to include garaging, landscaping & access

Case Officer: Richard Limmer

Customer Details

Name: Dr Joseph & Pauline Adiotomre

Address: Mount Royal Cheapside Waltham

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Since most of the trees on Tynedale were cut down and grass uprooted we have had significant flooding with the water getting to the brick wall of the house with any significant rain fall, which had never happened in the 18 years we have been in Mount Royal. You actually see the water flowing into our compound from under the fence. To prevent flooding of Mount Royal, Tynedale will need significant drainage put in place.

5 detached houses and a pair of semi detached house seems excessive for the small piece of land which will also worsen the flooding situation.

Most of the land on Tynedale is a paddock and therefore a greenbelt.

We would not want any structures that would block sunlight or cast shadow over our property and garden.

Comments for Planning Application DM/0420/16/FUL

Application Summary

Application Number: DM/0420/16/FUL

Address: Tynedale Cheapside Waltham Grimsby North East Lincolnshire DN37 0HU

Proposal: Demolish existing dwelling and erect 5 detached houses and one pair of semi-detached houses to include garaging, landscaping & access

Case Officer: Richard Limmer

Customer Details

Name: Mr Michael Rands

Address: The Old Nurseries, Cheapside Waltham GRIMSBY

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I object to this proposal to build 7 houses for the reasons below:

1. The proposal to build 5 houses in a back garden in a Rural area is too high a density. All the proposed houses will overlook the rear gardens of neighbouring properties. The additional traffic and people will also remove the tranquility of this rural area.
2. This land is known to suffer from flooding caused by overflow of the drain running alongside the property. A large number of trees and boundary hedges have already been removed from the rear garden destroying the rural habitat and reducing the natural ground water absorption.
3. There is no provision to replace the secure boundary along the Northern length alongside the drain. Responsibility for the future maintenance of the drain which is owned by the proposer should be confirmed.
4. There is no need for this number of houses to be built here when 90+ houses are about to be built on the opposite side of Cheapside Road and there is provision for further development on land much nearer to Waltham village centre.

Comments for Planning Application DM/1002/22/FUL

Application Summary

Application Number: DM/1002/22/FUL

Address: 1, 3, 4, 5, 6 And 7 Anita Grove (former Tynedale, Cheapside) Waltham North East
Lincolnshire DN37 0BW

Proposal: Variation of Condition 1 (Approved Plans) as granted on DM/0857/21/FUL for revision to the approved boundary treatments to plots 1,3, 4, 5, 6 and 7 (Re-submission of DM/0208/22/FUL)

Case Officer: Bethany Loring

Customer Details

Name: Mr Thomas Stark

Address: 7 Anita Grove Waltham Grimsby

Comment Details

Commenter Type: Neighbour

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

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

Comments for Planning Application DM/1002/22/FUL

Application Summary

Application Number: DM/1002/22/FUL

Address: 1, 3, 4, 5, 6 And 7 Anita Grove (former Tynedale, Cheapside) Waltham North East
Lincolnshire DN37 0BW

Proposal: Variation of Condition 1 (Approved Plans) as granted on DM/0857/21/FUL for revision to the approved boundary treatments to plots 1,3, 4, 5, 6 and 7 (Re-submission of DM/0208/22/FUL)

Case Officer: Bethany Loring

Customer Details

Name: Mrs Samantha Glover

Address: 29 Peaks Avenue New Waltham Grimsby

Comment Details

Commenter Type: Neighbour

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment: I support the revision of the boundary treatments and wish to provide some background why it is important that a fence is not erected between Anita Grove (formerly Tynedale) and the paddock land behind The Old Nurseries.

We bought the land at Anita Grove in 2015 and gained planning permission for a small development of 7 houses in 2016.

originally at the planning stage we added a close board fence between Anita Grove and the paddock next door.

Quite quickly it became apparent that it was crucial that the ditch needed regular maintaining to avoid flooding.

We have scraped the ditch out several times as it gets clogged with tree debris from the mature trees alongside it, most of which belong to the Old Nurseries .

According to previous landowners there hasn't ever been a fence alongside the ditch, it has always been kept as open countryside as access was always required.

There are now additional properties adjacent to the boundary ditch providing natural surveillance. There are also 3 street lamps making the boundary well lit and increasing security.

We know that Waltham Parish Council and NELC are very keen for landowners to take their riparian duties seriously to prevent flooding but insisting that a fence is erected and preventing ditch maintenance would lead to problems in the future.

NELC drainage experts also strongly agree the boundary needs to be left open, as it always has been

Comments for Planning Application DM/1002/22/FUL

Application Summary

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Lincolnshire DN37 0BW

Proposal: Variation of Condition 1 (Approved Plans) as granted on DM/0857/21/FUL for revision to the approved boundary treatments to plots 1,3, 4, 5, 6 and 7 (Re-submission of DM/0208/22/FUL)

Case Officer: Bethany Loring

Customer Details

Name: Mr Michael Rands

Address: The Old Nurseries, Cheapside Grimsby

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: This is the 3rd attempt by Paul Glover to change the boundary treatment approved by the Planning Committee back in 2016. I see this as a waste of the Planning departments and my time as the inclusion of the boundary fence was only added after the original application was rejected partly due to the lack of a secure fence.

My reasons for objecting to the removal of the requirement to build a boundary fence are unchanged. Mr Glover removed the existing hedge before applying for planning and now claims there was no boundary fence. I have in my possession an overhead photo which clearly shows a boundary hedge located on the Tynedale side of the drainage dyke. This hedge and fence was sufficiently robust to prevent horses from escaping from my paddock into the then private garden of the Tynedale plot.

There is already a boundary fence alongside my garden adjacent to the garden of Mount Royal on the same side of the drain as the originally approved boarded fence. The proposed 1.8M boarded fence would just be a continuation of this and access to maintain the dyke would be no problem when required. There is also the option of adding a lockable gate in the fence to give access.

We already maintain the hedge and drainage dyke on our own NW boundary with a farmers field as per Lincolnshire rules on boundary treatments and guidance issued by the Land Registry regarding Hedges and Ditches.

As I have stated in previous applications all the existing surrounding properties have security fencing being Mount Royal, Gairloch and St Davids as do the new properties in Anita Grove, this is for the owners security and privacy.

To state that the security for my property is significantly improved by the existence of this development is utter nonsense. I now have a new public road alongside my boundary through which anyone can make easy access when previously Tynedale was a private garden with no

access onto my land at all.

You should also be aware that the drainage dyke can be fast flowing and deep in times of heavy rain which could pose a health and safety risk particularly for children.

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Item 2 - Freshney Place
Friargate Freshney Place
Shopping Centre, Grimsby
- DM/0979/22/FUL

Comments for Planning Application DM/0979/22/FUL

Application Summary

Application Number: DM/0979/22/FUL

Address: Freshney Place Friargate Freshney Place Shopping Centre Grimsby North East Lincolnshire

Proposal: Regulation 3 application to partially demolish and redevelop western element of Freshney Place shopping centre to create new market and food hall, new commercial units, construction of cinema and a leisure use building, and improvements to the public realm space with associated highways and landscaping works

Case Officer: Cheryl Jarvis

Customer Details

Name: Mr Stuart Woodhead

Address: 6 Abbey Park Road Grimsby

Comment Details

Commenter Type: Member of the Public

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment: Our proud town needs a fresh start and this exactly that I support this as a nearby resident and a nearby business owner.

Comments for Planning Application DM/0979/22/FUL

Application Summary

Application Number: DM/0979/22/FUL

Address: Freshney Place Friargate Freshney Place Shopping Centre Grimsby North East Lincolnshire

Proposal: Regulation 3 application to partially demolish and redevelop western element of Freshney Place shopping centre to create new market and food hall, new commercial units, construction of cinema and a leisure use building, and improvements to the public realm space with associated highways and landscaping works

Case Officer: Cheryl Jarvis

Customer Details

Name: Mr R Day

Address: 7 Newstead Road Cleethorpes

Comment Details

Commenter Type: Member of the Public

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment: I support the planning, Shopping centres need to change to keep up changing times. A leisure complex is a great use of the space and will change the profile of the shopping centre. I hope they can build on this more with adding extra part when its build, Like library and more services.

I think the new market will be a great hub with better location for members of the public. The current market is out of date.

The above planning will help with more local jobs and better services for people.

With Grimsby it service is three towns not just the one.

Comments for Planning Application DM/0979/22/FUL

Application Summary

Application Number: DM/0979/22/FUL

Address: Freshney Place Friargate Freshney Place Shopping Centre Grimsby North East Lincolnshire

Proposal: Regulation 3 application to partially demolish and redevelop western element of Freshney Place shopping centre to create new market and food hall, new commercial units, construction of cinema and a leisure use building, and improvements to the public realm space with associated highways and landscaping works

Case Officer: Cheryl Jarvis

Customer Details

Name: Mr Jonathan Hewitt

Address: 10 Victoria Street Grimsby

Comment Details

Commenter Type: Neighbour

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment: Our retail jewellery business has traded in Victoria Street for 151 years, originally at No. 80 and at No.10 since 1939. Established in 1871 our 5th generation family business is directly opposite the empty Poundland shop due for demolition. The last time we were involved with the planning consultation process was when this end of Victoria Street was pedestrianised.

We requested that we have no public seating or litter bins opposite our shop, this was granted so we had no other reason to oppose the plans. We would herewith request the same conditions for the new redevelopments.

We would welcome better control of the pedestrianisation area with clearer 'no cycling' signage.

We understand previously the highways department had not amended the usage during the planning stage of the pedestrianisation, making it not possible to prosecute cyclists.

Anti-social behaviour is out of control in our town centre which will hopefully be addressed.

Is it possible to create a quiet zone in our location where the street is narrow and the buildings tall? Is there legislation that could be enforced to prevent amplified music in the town centre? Over the years our quiet shop has been plagued by street buskers, the worst offenders with large amplifiers. How loud is too loud?

We hope our concerns are not dismissed as not relevant.

The plans for the redevelopment of the town centre look amazing and trust the surrounding landlords of empty shops will improve their properties to attract new businesses.

We look forward to a response to our requests and to be regularly updated of developments.

Yours Faithfully

Jonathan Hewitt

Business Owner

Comments for Planning Application DM/0979/22/FUL

Application Summary

Application Number: DM/0979/22/FUL

Address: Freshney Place Friargate Freshney Place Shopping Centre Grimsby North East Lincolnshire

Proposal: Regulation 3 application to partially demolish and redevelop western element of Freshney Place shopping centre to create new market and food hall, new commercial units, construction of cinema and a leisure use building, and improvements to the public realm space with associated highways and landscaping works

Case Officer: Cheryl Jarvis

Customer Details

Name: Mr Jim Wright

Address: 27a Parker Street Cleethorpes Cleethorpes

Comment Details

Commenter Type: Member of the Public

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

Comment Reasons:

Comment:Plaudits to the authors of the Design and Access Statement for a very thoughtful and comprehensive description of the proposal.

The emphasis on making the environment as "verdant" and biodiversity-friendly is particularly welcome. It is now widely recognised in towns and cities across Europe and the USA that appropriate planting and other feature can transform urban settings into eco-hotspots for birds, bees and butterflies.

Please could I make three points:

1. There seems to be an opportunity missed - that of providing one or more 'green' walls which would provide nesting habitat for robins, wrens, blackbirds and other songbirds. There is plenty of scope within the proposed redevelopment. This would also serve to soften the setting of the site - to reduce the harshness of the hard structures. Maintenance requirements would be modest (possibly it could be done by volunteers) and certainly less expensive than removing graffiti. What is more, it may be possible to secure sponsorship for such an innovation.

2. It should be noted that swifts used to breed in the tower of St James' Church and other parts of the town centre. With the installation of swift boxes or bricks, they could be induced to return, providing not just an ecological benefit but also a magnificent PR opportunity. Once again there would be sponsorship opportunities - certainly from the Lincolnshire Bird Club

(www.lincsbirdclub.co.uk) of which I am secretary.

There could also be other nestbox opportunities within the scheme for blue tits, robins and pied wagtails.

3. On a cautionary note, is there not a risk that the raised flower beds will be used as alternative litter bins/ashtrays with the risks of soil-contamination killing the plants? At the Parkway cinema estate in Cleethorpes, by contrast, the tree/shrub planting is all at ground level which a) requires far less maintenance b) is less prone to litter accumulation and c) benefits foraging songbirds such as dunnocks, wrens, blackbirds and robins.

Thank you.

Comments for Planning Application DM/0979/22/FUL

Application Summary

Application Number: DM/0979/22/FUL

Address: Freshney Place Friargate Freshney Place Shopping Centre Grimsby North East Lincolnshire

Proposal: Regulation 3 application to partially demolish and redevelop western element of Freshney Place shopping centre to create new market and food hall, new commercial units, construction of cinema and a leisure use building, and improvements to the public realm space with associated highways and landscaping works

Case Officer: Cheryl Jarvis

Customer Details

Name: Mr Jim Wright

Address: 27a Parker Street Cleethorpes Cleethorpes

Comment Details

Commenter Type: Member of the Public

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

Comment Reasons:

Comment: Please could I make a preliminary observation?

The frontage design of the shopping centre is very drab and unwelcoming. It is similar to that of a 1960s-built college or a hospital - hardly enticing for prospective customers.

And is the signage really necessary? Won't most people have worked it out for themselves that the building contains shops?

Comments for Planning Application DM/0979/22/FUL

Application Summary

Application Number: DM/0979/22/FUL

Address: Freshney Place Friargate Freshney Place Shopping Centre Grimsby North East Lincolnshire

Proposal: Regulation 3 application to partially demolish and redevelop western element of Freshney Place shopping centre to create new market and food hall, new commercial units, construction of cinema and a leisure use building, and improvements to the public realm space with associated highways and landscaping works

Case Officer: Cheryl Jarvis

Customer Details

Name: Miss D Lincoln

Address: 35 Ropery Street Grimsby

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Although the plans to regenerate freshney place area look very encouraging I feel that a cinema would not thrive here. As you will remember the existing McDonald's site was once a cinema and closed! There are also problems with drinking and antisocial behaviour around bus stands which isn't very attractive or safe for the younger generation. At this moment in time there is also the unreliability of transport from stagecoach too, is this likely to improve?

Comments for Planning Application DM/0979/22/FUL

Application Summary

Application Number: DM/0979/22/FUL

Address: Freshney Place Friargate Freshney Place Shopping Centre Grimsby North East Lincolnshire

Proposal: Regulation 3 application to partially demolish and redevelop western element of Freshney Place shopping centre to create new market and food hall, new commercial units, construction of cinema and a leisure use building, and improvements to the public realm space with associated highways and landscaping works

Case Officer: Cheryl Jarvis

Customer Details

Name: Miss Shirley Nixon

Address: 69 Welholme Road Grimsby

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Boring. Boring. Boring. Do you not think that our town deserves better than a load of buildings that look like a row of industrial sheds? I was part of the Town Forum that rejuvenated the pedestrian area of Victoria Street. Our aim was to make the street look unique to Grimsby. We achieved that by making the lighting look like trawler masts. The stone slab seating down Victoria St have carvings of fishing and an associated life of being a trawler man. I hope these have not been lost. You've taken account of the local listed buildings of interest and then totally ignored any decorative features for these new buildings. Grimsby does not need a 5 screen cinema. Leisure facilities? We already have empty buildings along the Riverhead Square that have opened and closed soon after. Bars, restaurants, children's activity spaces have come and gone. We need something to make people want to come and stay and have a look. We are desperate for some culture. We could have had a magnificent Culture and History Museum filled with all the artefacts that our council are hiding somewhere. How magnificent it would be to have a Viking long ship in our shopping centre mall. How exciting it would be to have local artists displaying their work in our own gallery. To have major pieces of art loaned to us from London galleries. I'm ashamed to say that we don't even have our own Specialised Fish restaurant in the shopping centre, something that Rick Stein would be proud of. Fishing is of course our heritage. We were once the biggest fishing port in the world and what have we got to announce that fact. Not even a decent fish and chip shop in the town centre. My vision would be to have THE BEST FISH RESTAURANT IN THE AREA, in Lincolnshire even. We need something to bring people in from outside our immediate area. We have the same cultural origins as York. We could have the statue of Havelock and Grim in a prominent place. We could have the Victorian fountain restored to a central position instead of

it rusting away in a council yard somewhere. Someone once said that "to look to the future, you need to look to the past". Once again, we have missed a HUGE trick.

Comments for Planning Application DM/0979/22/FUL

Application Summary

Application Number: DM/0979/22/FUL

Address: Freshney Place Friargate Freshney Place Shopping Centre Grimsby North East Lincolnshire

Proposal: Regulation 3 application to partially demolish and redevelop western element of Freshney Place shopping centre to create new market and food hall, new commercial units, construction of cinema and a leisure use building, and improvements to the public realm space with associated highways and landscaping works

Case Officer: Cheryl Jarvis

Customer Details

Name: Mr Steve Holland

Address: c/o Municipal Offices Town Hall Square - Select -

Comment Details

Commenter Type: Councillor

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: The four main new buildings proposed are a cinema, a large leisure unit, an indoor market and a food court. These are being constructed using public money.

A cinema complex at the eastern end of Freshney Place failed to be constructed using a mixture of public and private investment because it was economically not viable. Although the planned cinema has an agreed tenant, the financial risk of the capital costs will lie with NELC. Installing a cinema to produce higher footfall is a high-risk strategy. It did not turn around the fortunes of the Ridings Shopping Centre in Wakefield for example.

The other large leisure unit has currently no planned use. Although a ten-pin bowling alley and even an ice rink have been talked about, it seems that this leisure unit is being built 'on spec' with no clear use identified or proposed tenant.

The existing indoor market currently struggles to fill the available space and appears to be running at about 60% occupancy. Given changes in retail shopping habits this is not surprising. Building a new indoor market is again a high-risk strategy and it will operate in competition to Freeman Street market. It is doubtful there will be enough trade to sustain two markets long-term.

Building a food court may attract trade, but it is likely to be at the expense of existing food outlets. Given anticipated obesity levels in the coming years with the adverse impact that will have on the NHS, there is a danger that creating more fast food outlets (with public money) will worsen this situation.

Item 3 - 40-42 High Street
Cleethorpes -
DM/0824/22/FUL

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



Working in partnership

Tel: 01472 326289 Option 1

REQUEST FOR APPLICATIONS TO BE HEARD AT PLANNING COMMITTEE

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

Application Number	Reason for Referring to Planning Committee
DM/0824/22/FUL	Concerns from a resident/business. More details to follow. Please contact me prior to the next planning meeting to ensure that the detail is obtained for your consideration. Thank you. Cllr Farren.

Contact Details: -

Signature ...*S L Farren*..... Date 31.10.22.....

Name ...Sophia Farren.....

Address:1 Townhall Square. Grimsby.DN31 1 HX

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
Registered Office Q3 Quorum Business Park, Benton Road, Newcastle Upon Tyne, NE12 8EX.
Registered in England No 598379

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



Working in partnership

Tel: 01472 326289 Option 1

REQUEST FOR APPLICATIONS TO BE HEARD AT PLANNING COMMITTEE

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

Application Number	Reason for Referring to Planning Committee
<p>DM/0824/22/FUL Change of use of ground floor from bank to take-away and restaurant, installation of flues with associated internal alterations 40-42 High Street Cleethorpes North East Lincolnshire DN35 8JN</p>	<ul style="list-style-type: none"> • To support the resident Mr Saxby who has submitted an objection via the NELC portal on 30.10.22. • A “proposal” to undertake mitigating measures does not constitute a firm and enforceable commitment on the part of the applicant to deploy preventative measures. • The previous application DM/1154/21/FUL was withdrawn but it should be noted that comments made to the NELC Planning portal by Mr Carl Hardy owner of no. 40 High Street refers to the issue of noise and in particular the lack of soundproofing during the time the ground floor premises were occupied by Merrs Barclays Bank. • The resident Mr Saxby has stated that: He could clearly hear the Bank Manageress engaged in conversations with clients, The Counter Staff working at the front counter, and Counter Staff in the restrooms when not working. • Other authorities provide within their planning process a clear and transparent HFT process which Myself and Mr Saxby would like to bring to your attention. It centres on Noise, Odour, opening hours, waste HFT business saturation and obesity. • Mr Saxby and I would like to attend the meeting which this application will be discussed and present a case form Mr Saxby and from myself as Ward Councillor. Please can you allow 10 working days’ notice prior to inviting myself and Mr Saxby to attend the meeting in order that we can prepare.

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Contact Details: -

Signature **Date ...30.11.22.....**

Name ...Cllr Sophia Farren.....

Address:Townhall Square.....



Comments for Planning Application DM/0824/22/FUL

Application Summary

Application Number: DM/0824/22/FUL

Address: 40-42 High Street Cleethorpes North East Lincolnshire DN35 8JN

Proposal: Change of use from bank to take-away and restaurant, installation of flues with associated internal alterations (ground floor only)

Case Officer: Emily Davidson

Customer Details

Name: Mr David Fryman

Address: Scratching Post 38 High Street Cleethorpes

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: i object to this planning proposal on the grounds of possible late night Anti Social Behaviour.

There are no proposed opening hours so without any constraints this could be open till 5am with the resulting Anti Social Behaviour that goes with late night takeaways.

Currently all the late night takeaways are on the opposite side of the road so we do not suffer from any vandalism which does occur to properties on that side of the street (broken windows/rubbish on the floor/body fluids)

Comments for Planning Application DM/0824/22/FUL

Application Summary

Application Number: DM/0824/22/FUL

Address: 40-42 High Street Cleethorpes North East Lincolnshire DN35 8JN

Proposal: Change of use from bank to take-away and restaurant, installation of flues with associated internal alterations (ground floor only)

Case Officer: Emily Davidson

Customer Details

Name: Mr rodney saxby

Address: 2 The Spinney, Grimsby, North East Lincolnshire DN34 4NS

Comment Details

Commenter Type: Member of the Public

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

Comment Reasons:

Comment: Documents submitted (Heritage Statement) Section 1.3 states "1.3 The site location is within the Cleethorpes Central Seafront Conservation Area" I believe that statement to be erroneous. My understanding is the CCS conservation area ends at the boundary of 28 HIGH STREET. This document should therefore be withdrawn and resubmitted with corrected or amended information. Kindly note that it is not possible at this stage declare a 'stance' object/support/neutral since further perusal of the documents submitted is needed.



planning direct



Objection to planning application: DM/0824/22/FUL:
“Change of use of ground floor from bank to takeaway and restaurant, installation of flues to rear elevation and internal alterations” at 40-42 High Street, Cleethorpes, North East Lincolnshire, DN35 8JN

On behalf of: Mr Roger Saxby

Prepared by: Mr Andrew Cann B.A. (Hons) MCILT

Date: 31/10/22

NOTICE

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July 2020



The Furnace, The Maltings, Princes Street,
Ipswich, IP1 1SB

 01473 407911

 enquiries@planningdirect.co.uk

 www.planningdirect.co.uk

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Introduction

Planning Direct was originally instructed by Mr. Rodney Saxby of 42 High Street, Cleethorpes, regarding Planning Application DM/0824/22/FUL: “*Change of use of ground floor from bank to takeaway and restaurant, installation of flues to rear elevation and internal alterations*”. Mr Saxby objected to the application to change the use of this building, located beneath 40-42 High Street, Cleethorpes, North East Lincolnshire, DN35 8JN. That application was withdrawn following this objection.

The Objection Statement concluded that:

The Victorian seaside town of Cleethorpes is an area of North East Lincolnshire which is described in the local plan as: “a key attraction for many visitors including those who visit on business, day visitors and holiday makers particularly during the summer months. The town offers a traditional seaside experience, focused on its beach stretching four and a half miles from the mainline railway station and pier at the northern end of the resort and immediately adjacent to the town centre...” and later: “Cleethorpes has a distinct and individual character that it is important to maintain and promote.”. This distinct and individual character hinges upon integrating the town centre with the resort area in such a way as to provide an appropriate range of attractions for both residents and visitors alike. A large takeaway is hardly an attraction which tourists will flock to and would be a waste of a large site in close proximity to the resort area and seaside of Cleethorpes. This will damage the vision for the local area as well as contributing to an over-provision of takeaway restaurants, of which there are already multiple examples on the shopping parade.

In addition to not being an appropriate use of the proposed site, a late-night takeaway will promote anti-social behaviour which will further damage the ‘family-friendly’ atmosphere that the LPA seek to cultivate for this area. Notwithstanding this, the increase in noise that will undoubtedly arise were such a development to be approved has not been considered by the applicant. It is a minimum standard when applying for such a proposal to submit a specialised noise assessment alongside the planning application; an oversight which should be sufficient grounds for refusal alone. When combined with the other planning related issues discussed herein, it is our opinion that planning permission should be refused, regardless of whether a noise assessment is

submitted in future.

The proposed location of the flues to the rear elevation of the site will lead to excessive noise and foul odours being ejected directly next to the bedroom windows of the current and future occupants. No noise assessment has been undertaken, and no consideration for the impact this would have upon residents has been made and so this proposal should be rejected.

The original applicant has now submitted a new planning application: DM/0824/22/FUL attempting to address these concerns and / or the concerns of the council.

Proposed Development

The proposed site for development is a now vacant frontage previously used as a bank branch located beneath flats 40-42 High Street, Cleethorpes, North East Lincolnshire, DN35 8JN. The applicant seeks permission to change the use of the site from a bank (Use Class E) to a takeaway and restaurant (Sui Generis): *Change of use from bank to take-away and restaurant, installation of flues with associated internal alterations (ground floor only).*

The application site is directly below and nearby residential units will potentially be effected by noise, odour and disturbance from users of the restaurant / hot food takeaway facility.

The application proposes to put in sound insulation but no specification for this has been offered as part of the application and therefore this must be ignored in the assessment of the application.

No details as to Waste Management have been given for the application.

Commentary

The nearby residents bought their properties when the use class of the ground floor unit was one associated with day-time only activities. Thus the sensitivity of nearby residential units should be considered particularly carefully.

Firstly in assessing the application the council should have concern as to the disturbance caused by a hot food takeaway at this site with no given hours of opening and an agent who considers that hours of opening are not relevant to this proposal (as they have stated in the application form).

Clearly anyone conversant with a late night takeaway function will be aware of the considerable noise generated by users of the takeaway and the additional disturbance caused by intoxicated individuals. Councils have policies that seek to separate the late-night economy from residential areas. This application seeks to foist a noise/disturbance generating activity into a residential area. Further it should be noted that the agent/applicant does not appear cognizant of the issues this causes (hence considering hours of opening irrelevant).

Further the agent seems ignorant of the need for a meaningful application of this sensitivity to give concrete assurance with regards to noise generated by the activities internal to the premises. Promising to install sound insulation without specifying what it is and having not had this specified and checked by a qualified sound engineer is not good enough.

Additionally it is common practice with all Local Planning Authorities for a Noise Assessment to be conducted by a qualified engineer in order for the councils Environment Team to establish that the noise generated is acceptable. The failure to provide such a report, in conjunction with the lack of concern over opening hours, demonstrates this is a speculative rather than serious application with little concern, if any, over the effect this will have on neighbours.

EMAQ. The kitchen ventilation supplier has provided a document attempting to

establish that the proposed equipment will be appropriate for the location indicating that with a Risk Assessment score of 33 for odour the equipment is satisfactory. However they have not cross-referenced this against the EMAQ guidance and demonstrated this to be the case. Further the supplier has not noted that EMAQ guidance requires that the equipment should also pass a threshold for internal noise generation.

The application has failed to provide any information as to how the considerable amount of waste generated will be managed at the property.

Conclusion

The council has a duty to ensure that the amenity of existing residents is not impaired in any way by this development.

The applicant is opening a takeaway with unlimited opening hours in an area of residences with a long established pattern of daytime only use of the ground floor. The application should be refused for this reason irrespective of the other reasons for refusal below.

The odour report provided by the equipment supplier is inconclusive failing to cross reference EMAQ guidance versus the specified equipment and Government guidance. The Council is thus unable to establish if the equipment is appropriate.

Notwithstanding the above EMAQ guidance requires that internal noise generated by equipment is established and assessed. The supplier has not done this.

No noise insulation is specified so this should be discounted with regards to decision making.

This is a speculative application lacking gravitas and should be rejected.

Item 4 - Unit B1 Goldbank
Business Park Wilton Road
Humberston - DM/0950/22/
FUL

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

Tel: 01472 326289 Option 1



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REQUEST FOR APPLICATIONS TO BE HEARD AT PLANNING COMMITTEE

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

Application Number	Reason for Referring to Planning Committee
DM/0950/22/ful	<p>Having visited the planned premises we cannot understand why this application should not go through on delegated powers. A site visit by planning officers could eliminate any residual objections.</p> <p>But if this is not possible we would wish it to come to Planning Committee.</p> <p>This is a natural development for a very successful internet based business that we should be supporting.</p>

Contact Details: -

Signature Date ...19th December, 2022

Name ...Cllrs Stan Shreeve and Cllr Stephen Harness

Address: ...c/o NELC.....

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Humberston Village Council

Clerk to the Council – Mrs. K. Peers

[Tel:- 07494 577661](tel:07494577661)

[Email:- clerk@humberstonvillagecouncil.com](mailto:clerk@humberstonvillagecouncil.com)

Planning, North East Lincs Council

7th December 2022

Dear Sirs,

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

Planning Application Reference: DM/0950/22/FUL

Proposal: Change of use from pet supplies warehouse to mixed use unit to include retail shop with ancillary facilities at ground floor and administrative offices at first floor to include storage and distribution with various internal and external alterations (AMENDED DESCRIPTION)

Location: Unit B1 Goldbank Business Park Wilton Road Humberston

No objections.

Yours faithfully,

KJ Peers

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

Comments for Planning Application DM/0950/22/FUL

Application Summary

Application Number: DM/0950/22/FUL

Address: Unit B1 Goldbank Business Park Wilton Road Humberston North East Lincolnshire
DN36 4AW

Proposal: Change of use from pet supplies warehouse to mixed use unit to include retail shop with ancillary facilities at ground floor and administrative offices at first floor to include storage and distribution with various internal and external alterations

Case Officer: Bethany Loring

Customer Details

Name: Mr Jack Lobaczewski

Address: Remedial Solutions UK, Unit 3-4, Celtic Place, Athena Dr, Grimsby

Comment Details

Commenter Type: Member of the Public

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment: To Whom it may concern,

As a local business person, I fully support this planning application from the Local Internet trading success story that is Tilletts. It is vital to the economic success of the local area that business are supported in their endeavors by the local authority wherever reasonably possible as Investment in these times is critical.

The building complex of a combined new head office, with click and collect and retail display is a great use of this unit. I understand Tilletts will also be using a proportion of the downstairs retail/display area to produce the social media videos highlighting the products. These videos are currently are produced outside of North East Lincs.

The business already has units on Wilton Road, which operates distribution and click and collect, but click and collect customers have to wait outside if it is busy, so a larger area inside when collecting will be a great addition. The unit has its own car parking which is beneficial too.

I do not agree with the spatial planners comments that this unit shouldn't be based in this area due to it having a retail element, it is a mixed use unit and not a retail unit. The retail/display area will be used to bring influencers to the town to make videos highlighting the products. This is the 21st century and retail has changed significantly and the planners need to consider this also in their decision making.

The business will have a significant head office operation, therefore it needs to be close to Tilletts distribution unit so staff can move freely from one to the other.

Finally, Wilton Road is a vibrant area with a multitude of mixed use businesses that really help the economy in Humberston and create employment for the locals, I have no doubt this business will be a great addition to this.

Comments for Planning Application DM/0950/22/FUL

Application Summary

Application Number: DM/0950/22/FUL

Address: Unit B1 Goldbank Business Park Wilton Road Humberston North East Lincolnshire
DN36 4AW

Proposal: Change of use from pet supplies warehouse to mixed use unit to include retail shop with ancillary facilities at ground floor and administrative offices at first floor to include storage and distribution with various internal and external alterations

Case Officer: Bethany Loring

Customer Details

Name: Mr Paul Wright

Address: 94 Willingham Street Grimsby

Comment Details

Commenter Type: Member of the Public

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment: This is a great development for the area, I think the council need to support this new Tilletts Head office.

It will be a great complex with the social media content being made in the downstairs area, bringing influencers to humberston and the increased size for click and collect and its own parking.

Dont think the planners are understanding this is much more than just a retail space with the comments they have made. Definitely the right area for this business and right next to existing premises. We need more social media businesses to invest in this area, where they can cope with the nature of their needs i.e logisitical, offices etc and instagram area for social media content. Looks a great place to work.

Comments for Planning Application DM/0950/22/FUL

Application Summary

Application Number: DM/0950/22/FUL

Address: Unit B1 Goldbank Business Park Wilton Road Humberston North East Lincolnshire
DN36 4AW

Proposal: Change of use from pet supplies warehouse to mixed use unit to include retail shop with ancillary facilities at ground floor and administrative offices at first floor to include storage and distribution with various internal and external alterations

Case Officer: Bethany Loring

Customer Details

Name: Mr Michael Walker

Address: 168 North Sea Lane Humberston

Comment Details

Commenter Type: Member of the Public

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment: We support this application as it is great to see internet based retailers investing in our area and creating employment in the Humberston Area. As Humberston Residents we believe Wilton Road is the perfect place for this business. This is a business hub after all.

Tilletts Social Media Retail Success has been a great success story for North East Lincs, we should be proud of the success of this company.

The council planners need to support Tilletts in their investment plans and not make it harder for a local business to succeed.

Tilletts business will complement the other surrounding businesses very well, given the businesses within this area.

They have proved that small local retailers can succeed on line with the right type of support. So lets have them succeed, give them the opportunity to continue their growth from within Humberston.

Item 5 - Land Off
Habrough Road
Immingham -
DM/1005/22/FUL

Comments for Planning Application DM/1005/22/FUL

Application Summary

Application Number: DM/1005/22/FUL

Address: Land Off Habrough Road Immingham North East Lincolnshire

Proposal: Erect 5 detached bungalows and 4 semi-detached dormer bungalows with garages to include access, landscaping and attenuation pond and various associated works

Case Officer: Jonathan Cadd

Customer Details

Name: Mrs Lesley Shaw

Address: 12 Stallingborough Road Immingham Grimsby

Comment Details

Commenter Type: Neighbour

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

Comment Reasons:

Comment: I would like details of the type and height of the fencing used between the proposed development and the paddock behind Stallingborough Road. This is the only fence not itemised in the application.

I find it difficult to visualise the exact location of the entrance road to the development in relation to Calder Close Road entrance and am concerned that it could be a problem leading to traffic incidents.

Comments for Planning Application DM/1005/22/FUL

Application Summary

Application Number: DM/1005/22/FUL

Address: Land Off Habrough Road Immingham North East Lincolnshire

Proposal: Erect 5 detached bungalows and 4 semi-detached dormer bungalows with garages to include access, landscaping and attenuation pond and various associated works

Case Officer: Jonathan Cadd

Customer Details

Name: Miss Lucy Hallett

Address: 1 Steeping drive IMMINGHAM

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I have just found out about the plans and want to strongly object. Myself and many of my neighbours enjoy the view and wildlife that we have at the moment and do not want houses built there. There are not many areas in Immingham that are beautiful anymore, but this is one of them. There are horses on the land at the moment and it is very enjoyable visiting them in the warmer months. That portion of the road is a nightmare as regards the traffic, there are many times during the busy times of day that traffic is at a standstill and I have often found myself unable to get out of my road, if you allow another road to lead onto it you are just asking for more traffic issues.

Comments for Planning Application DM/1005/22/FUL

Application Summary

Application Number: DM/1005/22/FUL

Address: Land Off Habrough Road Immingham North East Lincolnshire

Proposal: Erect 5 detached bungalows and 4 semi-detached dormer bungalows with garages to include access, landscaping and attenuation pond and various associated works

Case Officer: Jonathan Cadd

Customer Details

Name: Mrs Lorraine Howell

Address: 5 Steeping Drive Immingham

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: My main concern is the volume of traffic this will create, especially as the proposed entrance is opposite Calder Close.

There are not enough amenities in this small town to support more people moving here, doctors surgery, schools, shops, etc.

I am concerned for the wildlife, there are lots of badgers, foxes, etc that live in that area.

What will happen to the rescue horses that use the field?

In the winter when the sun is low the houses will block the sun light from my property.

How much of the land does the proposing person actually own? I am concerned that it will start as nine houses but soon become many more.

Comments for Planning Application DM/1005/22/FUL

Application Summary

Application Number: DM/1005/22/FUL

Address: Land Off Habrough Road Immingham North East Lincolnshire

Proposal: Erect 5 detached bungalows and 4 semi-detached dormer bungalows with garages to include access, landscaping and attenuation pond and various associated works

Case Officer: Jonathan Cadd

Customer Details

Name: Mrs Lesley Needham

Address: 22 Kishorn Court Immingham

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I have rented this land for 17 years to house my horses, I feel I should explain that this land floods every winter as the water/rainfall runs down from the farmers field. Every year it turns most of the paddocks into swamps that cannot be used.

I also need to raise your awareness to the fact that I believe part of the land he is claiming as his own does not belong to him.

Item 6 - Yarborough
Farm 16 Great Coates
Road Healing -
DM/1043/22/OUT

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



Telephone: 01472 326289 – Option 1

REQUEST FOR APPLICATIONS TO BE HEARD AT PLANNING COMMITTEE

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

Application Number	Reason for Referring to Planning Committee
DM /1043 /22/OUT	HAVING LOCAL KNOWLEDGE OF THE PROPOSED SITE, THERE HAVE BEEN NO ISSUES OVER ACCESS. THEREFORE, ASK COMMITTEE TO CONSIDER AND MAKE DECISION, NO DIS RESPECT TO HIGHWAYS DEPT INTENDED

Contact Details

Signature Date 14/12/2022

Name Cllr D. HASTHORPE

Address: 12 LINDSEY DRIVE HEALING DN417NU

Healing Parish Council

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

14th December 2022

Planning Dept. NELC
BY EMAIL

Dear Sirs,

The following application was discussed at a meeting of Healing Parish Council held on Tuesday 13th December 2022 – the comments and observations from the Parish Council are shown as follows:

Planning Application Reference: DM/1043/22/OUT

Proposal: Outline application to erect a detached dormer bungalow and associated works with all matters reserved

Location: Yarborough Farm 16 Great Coates Road Healing

No objections.

Yours faithfully,

Kathy Peers

Mrs. Kathy Peers
Clerk – Healing Parish Council

Mr & Mrs Peacock
15 Great Coates Road
Healing
DN41 7QS

15/12/22

Ref: Objection to Planning Application DM/1043/22/OUT
Yarborough Farm, 16 Great Coates Road, Healing, North East Lincolnshire DN41 7QS

With reference to the above application please note our objections as below:

1. Lane entrance - The entrance from the main road to the proposed development was historically a bridle road providing access to Yarborough Farm and the 1st half belongs to ourselves, Mr & Mrs Peacock, 15 Great Coates Road, Healing, DN41 7QS and has been in our family since 1961, it is currently and always has been 3.35m wide and not the 4.2m wide as stated in the application by Mr Jones and associates, it never has been this width nor will it ever be. His application has been misleading to you regarding the access width at the road entrance from the beginning, and furthermore, what Mr Jones has also failed to mention to you, because of what we now realise is his desire to build, we have been forced to take legal action over his demands to widen the lane. This is now resolved, as per attached letter from our solicitor to his (points 2, 3, 5, 6, 7, 8 and closing paragraph) which has made perfectly clear we are not legally bound to widen the lane nor shall we. It also states that his claim to the width is unfounded. So in line with the highways comment regarding the access width of the entrance we are in complete agreement with them.
2. Lane Material - The lane was historically a bridle path and not a proper lane and has been built over years with ash, temporary cold lay tarmac and stone when it needed, as it washes and wears away. It is just 2 tarmac strips running parallel with a grass centre and grass edges and no curb edgings, it is under severe pressure already from Mr Jones heavy vehicle activities for which it was never made. More traffic will only exacerbate this problem.
3. Safety - The entrance is over a dyke which was constructed around the late 1920's and was never made for the current use, which has increased dramatically since it is now 5 house with 2 separate business running from them. The amount of traffic that currently uses the lane is already becoming a serious safety issue due to the speed and the constant use by vehicles, this also impacts on our daily peace and our physical safety as traffic is up and down non-stop for most of the day, 7 days a week. Our garage forecourt is directly a joining the lane and is currently being used by traffic as a passing place, which is a safety issue and not ideal however we have allowed residents to use it for safety. When our own vehicles are parked there, this is not possible and facilitates vehicles reversing either out onto the main road or back up the lane. Adding more properties will only exacerbate the issue by increasing traffic and also the repair costs which we have to stand ourselves.

4. Previous planning refused - around 2006/2007, 14 Great Coates Road, at the rear of our property applied for planning of a large 6 bedroom dorma bungalow with a multi car garage, this was refused when it went for planning referral in Bristol because of the lane width and structure and increased traffic use. The lane is still the same now as then.
5. Flooding – although where the proposed development is, it has not had actual flooding, properties 15, 13, 12, 12a have repeatedly been flooded, most recently 2019, photos in the local paper are available if you would like to look. More buildings will put further pressure on the drainage infrastructure and natural drainage which will add the to issue of flooding.
6. Drains - some of the flooding we regularly get is due to the current sewerage system being insufficient to take the existing volume of rain/sewerage, on heavy rain days it backs up and bubbles out of our grey water drains, flooding our patio and the paths around our property, we have had to replace the manhole with an airtight locking lid as it would lift off. This was made worse when 14a was converted from a shed to a bungalow as the all surface water goes into the sewage. It also serves 12, 12a & 13 as well as the existing 5 properties off our lane. The current system cannot take any more additions as it has never been updated since it was first laid around the late 1920's.

We would like to point out that we came back from holiday on the 9th December 2022 to find a letter from yourselves informing us of planning application, we suspected but had not had confirmation our battle over the lane was for planning, and we note with interest that Healing Parish Council have already held a meeting on this without any current residents that this proposal affects present, neither us or our neighbours were aware until your letter arrived, is this standard procedure to move this fast without notifying anyone?

We would request you arrange to physically visit the site before the planning application goes any further.

Barbara & Ralph Peacock

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

From: Steve Wells

Sent: 21 December 2022 10:00

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

Subject: Planning objection

I wish to object to the outline planning application of my next door neighbour the reference number is DM/1043/22/OUT. The reason being is that where he intends to build is where he recently knocked down a large dwelling which had asbestos cladding and asbestos roofing. Obviously he removed all the large pieces and put them into a nearby shed but there are a lot of smaller pieces which he just buried so the land is contaminated with asbestos. Also there is a restriction on the lane we live down and I believe there is a restriction of 5 houses that could use it.

Mr. S. Wells. 16a Great Coates road Healing.

Sent from my iPad

Item 7 - Grove Farmhouse
Station Road Waltham -
DM/0365/22/OUT

Ellie Smalley (EQUANS)

From: clerk@newwalthamparishcouncil.com
Sent: 12 May 2022 09:50
To: Planning - IGE (ENGIE)
Subject: NWPC Comments

Categories: Purple Category

Good Morning,

Pls see below comments from New Waltham Parish:

1. **DM/0365/22/OUT – Approved (but, safety concerns re an already busy main road near the school).**

Kind Regards

Anneka

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

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



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Ellie Smalley (EQUANS)

From: clerk@newwalthamparishcouncil.com
Sent: 31 May 2022 12:30
To: Planning - IGE (ENGIE)
Subject: NWPC Comments

Categories: Purple Category

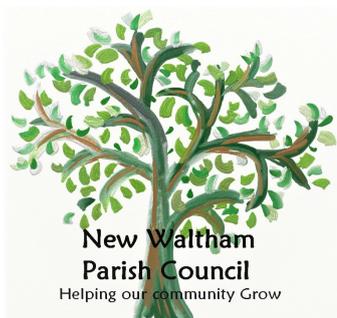
1. **DM/0365/22/OUT** – Grove Farmhouse/St Road: Build 8 properties, all within their land. Comes out onto Station Road, which is already a busy road. Small development, but highways issues/safety. – **Approved, but with concerns**

Kind Regards

Anneka

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

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



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Planning Application Reference: DM/0365/22/OUT Proposal: Outline application to erect 8 detached dwellings and associated garages with all matters reserved Location: Grove Farmhouse Station Road Waltham North East Lincolnshire

Waltham Parish Council recommends refusal of this application on the following grounds. The proposed development is not on a site designated for housing in the Local Plan. There are other sites in Waltham designated for housing that are not yet developed. The proposed site is in open countryside close to the boundary of Waltham, and the Parish Council feels that the development would result in a detrimental erosion of the strategic gap between Waltham and New Waltham. The Parish Council has concerns that such a development may set a precedent of building in the strategic gap.

Comments for Planning Application DM/0365/22/OUT

Application Summary

Application Number: DM/0365/22/OUT

Address: Grove Farmhouse Station Road Waltham North East Lincolnshire DN36 4RZ

Proposal: Outline application to erect 8 detached dwellings and associated garages with all matters reserved

Case Officer: Richard Limmer

Customer Details

Name: Mrs Joan white

Address: 17 Muirfield Waltham

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Additional objection

All applications that are NOT in the Local Plan should be refused, until the Local Plans have been completed. I notice another development is on the cards for Cheapside by Carr and Carr for Strawson. 200 are being built on Brigsley Road, and more to be built near fire station.

Roads and schools will not cope enough is enough.

As I said before Station Road has a large development of houses opposite Toll Bar Academy with over 2000 pupils, a lot that walk home to Waltham, a Farm shop, allotments, horse paddock and a residential home.

Carol Pedersen (EQUANS)

From: joar
Sent: 22 May 2022 12:36
To: Planning - IGE (ENGIE)
Subject: DM/0365/22/OUT

Every day across the road from Grove Farm are over 30 cars parked on the verges from Teachers and pupils attending Toll bar Academy, it is even worse at school starting and ending times. In the plans the Wigmore development opposite the Academy is shown, but where is the parents dropping off point plans shown? There are plans passed for 55 houses next to the fire station, but the Grove Farm is not on the Local Plan. I object to this planning application because there are enough houses being built off Station Road to be able to cope with traffic. There is a Farm shop, horse paddocks and allotments which makes more traffic.

Mrs Joan White
17 Muirfield
Waltham

Sent from [Mail](#) for Windows

Megan Green (EQUANS)

From:
Sent: 10 June 2022 11:36
To: Planning - IGE (ENGIE)
Subject: Swift bricks. DM/0365/22/OUT
Attachments: Annex swifts).docx

Categories: Orange Category

4 Beverley Court
Healing
NE Lincs
DN41 7SP
10/06/22

Dear Planning Officer

Re Application DM/0365/22/OUT
Address: Grove Farmhouse Station Rd, Waltham

I wish to comment on this planning application.

If your authority intends to grant permission for this planning application, I would like to recommend that you make installation of a minimum of **3 Swift bricks per dwelling** a planning condition to provide enhancement for biodiversity.

Designing for and installing Swift bricks into the fabric of the new buildings during construction phase is easy, inexpensive, and will last the life-time of the buildings.

More information on integral nest sites and location guidance is in the annex.

Installing integral Swift bricks would contribute to the objectives of the national legislation and planning policy set out below and demonstrate the commitment of your authority to protecting and enhancing biodiversity.

Section 40 of the Natural Environment and Rural Communities (NERC) Act 2006 [1], states: *“Every public authority must, in exercising its functions, have regard, so far as is consistent with the proper exercise of those functions, to the purpose of conserving biodiversity.”*

This is supported by the National Planning Policy Framework (NPPF) 2018[2] in paragraph 175d: When determining planning applications, local planning authorities should apply the following principles: *‘...opportunities to incorporate biodiversity improvements in and around developments should be encouraged .’*

Defra quote (response given to petition for protection of Swift nests):

*“All local authorities have a duty to have regard to conserving biodiversity as part of their policy or decision making. As well as this duty, national planning policy states that the planning system should minimise impacts on biodiversity and provide net gains in biodiversity where possible. Specific biodiversity features, such as **Swift bricks**, would normally be required of developments through either relevant local plan or through the local authority’s development control team....”*

May I respectfully point out that the North East Lincolnshire Local Plan SO6 , Built, Historic and Natural Environment says, *“ensures development needs are met in a way that minimises harm to the natural environment.”*

Item 1 of Critical Success Factors, *...“Safeguarding and protecting important species and their habitats,”* and item 4 *..“Delivery of net gains in biodiversity.”*

The annex to this letter does point out the serious decline of Swifts in recent years mostly due to building and roof renovation or repair. What the use of **Swift nest bricks** is trying to do is establish a new stronghold for the birds by ensuring bricks are added to new buildings, renovations or extended buildings.

Yours sincerely

Project Coordinator of Grimsby Area Swift Project
and on behalf of Lincolnshire Bird Club

Sent from my iPad

Annex – swifts and built development

Why are swifts important?

Swifts are a quintessential sign of British summertime and an intrinsic part of our towns and cities. They are often seen soaring over rooftops on late summer evenings, with their dark sickle-shaped wings and distinctive ‘screaming’ calls. These charismatic birds spend nearly their whole lives in flight and are migrant birds, arriving all the way from central/southern Africa in early May just to breed in the UK, before leaving again in August.

However, swifts are in trouble, having declined by 57% between 1995-2017. Swifts are now an ‘Amber-listed’ species on the list of Birds of Conservation Concern¹.

Without our help, swifts will be lost as a breeding species in the UK

Swifts are entirely reliant on buildings to nest. Nest sites are being lost when buildings are demolished or refurbished - and because swifts are faithful to their nest site, breeding success of swifts is being severely affected. New buildings lack suitable nest cavities, hence the importance of providing integral nest sites during their construction. The RSPB and the British Trust of Ornithology believe loss of nest sites is a key driver behind the dramatic decline of swifts.

If we do not take action now to save swifts, future generations will not hear the exhilarating sound of screaming parties of swifts soaring over rooftops on a summer evening. With their loss, a part of our heritage will be lost with them too.

All is not lost, however. There are lots of simple and inexpensive solutions, easily deployed in all manner of developments which address the issue - swift nest bricks being one such example.

A range of possible solutions, products and resources is listed below.

Swift bricks

Nest bricks do not require maintenance or cleaning out, as swifts build an insignificant nest. Swifts also do not foul around their nest site; therefore a build-up of waste on a development is not an issue with nest bricks, making swifts the ideal tenants.

Swift bricks last the lifetime of the building and do not detract from its appearance. There are various designs of nest bricks on the market, suited to blend with the exterior of a building, thus not affecting its appearance. There are catalogues (eg *Facts about Swift Bricks*) available with dimensions of a range of products suitable to accommodate different design scenarios and constraints.

In new residential developments, a minimum overall ratio of one cavity per dwelling should be provided and ideally 2-4 nest chambers should be provided per suitable house. For example, in a 30-house development only 10 houses will each have 3 nest bricks located on a suitable gable.

Proportionally more may be added to commercial units.

Swift bricks should be positioned approximately 0.5-1m apart, close to the eaves or barge boards of gable ends, away from doors and windows. They must be installed with at least 5m clearance above ground and with a similar clear flight path in front. Ensure trees will not impede flight lines, including any new landscaping that may do so when mature. Orientation is not critical as internal nest bricks

¹ www.rspb.org.uk/birds-and-wildlife/bird-and-wildlife-guides/bird-guide/status_explained.aspx

are better protected against extremes of temperature. Although it is advised to avoid shaded, cold northerly aspects and cold 'wind tunnels' between houses.

Swift nest boxes

Occasionally integral nest bricks may not be appropriate for the design of the building (invariably metal clad commercial buildings). However, there are a range of external swift nest boxes available as an alternative. It is worth bearing in mind, however, that external boxes tend to have a finite life.

Ideally external nest boxes must be installed under an overhang or under the eaves, to ensure some protection from weather and heat. However, nest boxes exposed to the sun need to be constructed of thick enough materials to prevent overheating and possibly painted white.

As with swift bricks, they should be sited at least 5m off the ground, with no obstacles in front of the box, which will disrupt the flight path of a swift trying to gain access to the box (such as trees), or lead predators into the box (such as cables, or climbing plants).

Swift attraction calls

Occupation of nest boxes can be speeded up if a recording of the attraction calls of swifts is played to prospecting birds. Recordings on CDs & MP3s are available to purchase from Swift Conservation and Action for Swifts.

References

Exeter City Council (2010) 'Residential Design Guide Supplementary Planning Document' Residential Design SPD chapters 9, 10 and Appendices. This is an exemplar of good practice guidance; Paragraph 9.28, page 58 and Appendix 2 are particularly relevant regarding integrating swift nest places into the fabric of buildings during construction.

<https://exeter.gov.uk/planning-services/planning-policy/supplementary-planning-documents/residential-design-guide-spd/>

Town and Country Planning Association (2004) 'Biodiversity by Design: A Guide for Sustainable Communities'.

<http://urbed.coop/sites/default/files/Biodiversity%2520by%2520design.pdf>

RIBA Publishing & Bat Conservation Trust (2013) 'Designing for Biodiversity: A technical guide for new and existing buildings', 2nd Edition.

<http://www.ribabookshops.com/item/designing-for-biodiversity-a-technical-guide-for-new-and-existing-buildings-2nd-edition/79859>

Action for Swifts 'Facts about Swift bricks'.

<https://actionforswifts.blogspot.com/p/swift-bricks.html>

RSPB swift nest box

<https://ww2.rspb.org.uk/get-involved/activities/give-nature-a-home-in-your-garden/garden-activities/createahighhomeforswifts/>

Swift Conservation - swift box designs & attraction calls.

<http://www.swift-conservation.org/Shopping!.htm>

Action for Swifts - swift box designs.

<http://actionforswifts.blogspot.co.uk/p/diy-swift-box-designs.html>

Action for Swifts - attraction call system.

<http://actionforswifts.blogspot.co.uk/p/attraction-call-systems-for-swifts.html>

Action for Swifts - Residential bird box guidance

<https://actionforswifts.blogspot.com/p/rbbg.html>

Action for Swifts - The attitudes of housing occupants to integral bird and bat boxes

<https://actionforswifts.blogspot.com/2018/06/the-attitudes-of-housing-occupants-to.html>

Day, J., Mayer, E. and Newell, D. (2019). The Swift – A Bird You Need to Help! *In Practice - Bulletin of the Chartered Institute of Ecology and Environmental Management*, 104: 38-42.

<https://actionforswifts.blogspot.com/p/rbbg.html>

Item 8 - 23 Sterling
Crescent Waltham -
DM/0897/22/FUL

From: Waltham Parish Council <walthampc@btconnect.com>

Sent: 07 December 2022 10:22

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

Subject: Planning Comments - Waltham Parish Council

Good morning,

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

Kind Regards

Tanya

Tanya Kuzemczak
Clerk to the Parish Council

Tel: 01472 826233
Mob: 07713 985277

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

www.walthamparishcouncil.org.uk

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Planning Application Reference: DM/0897/22/FUL

Proposal: Demolish existing conservatory and detached garage, erect single storey rear extension, raise in roof height, erect side extension to include garage at ground floor and front and rear dormers at first floor, install roof light, install Juliet balcony at first floor and various associated internal and external works

Location: 23 Sterling Crescent Waltham North East Lincolnshire DN37 0DW

Waltham Parish Council recommends refusal of this application on grounds that it is an over-development of the site and detrimental to the residential amenity of the neighbours on Chestnut Close.

Comments for Planning Application DM/0897/22/FUL

Application Summary

Application Number: DM/0897/22/FUL

Address: 23 Sterling Crescent Waltham North East Lincolnshire DN37 0DW

Proposal: Demolish existing conservatory and detached garage, erect single storey rear extension, raise roof height, erect two storey side extension to include garage at ground floor and front and rear dormers at first floor, install roof light, install Juliet balcony at first floor and various associated internal and external works

Case Officer: Emily Davidson

Customer Details

Name: Mr Derrick Haughton

Address: 2 Chestnut Close Waltham Grimsby

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Dear Planning department,

We have looked at the online plans, which are not really clear, unless you are a planner! I.e, north, south, east, west facing elevations, which are so confusing! No mention at all, as to whether you are looking at the front or rear of the property! Add that to the fact that it is a first floor extension, which isn't clearly viewable or comprehend-able from the plans, therefore we have to object.

Whilst we do not object to anyone improving their property, we do object to having 2 large windows, including a Juliet Balcony at first floor level (which is not shown on these on-line plans), in an extension which will overlook ours and our neighbours properties, especially our rear and mostly private gardens. This whole area is predominately single (ground) floor bungalows and such an intrusion of privacy, will not only effect us, but will inevitably have an effect on the value of our properties and sale prospects, when required to sell.

More thought should have been given to neighbours, therefore we object to this planning application.

Kind regards

Derrick & Jennifer Haughton

Comments for Planning Application DM/0897/22/FUL

Application Summary

Application Number: DM/0897/22/FUL

Address: 23 Sterling Crescent Waltham North East Lincolnshire DN37 0DW

Proposal: Demolish existing conservatory and detached garage, erect single storey rear extension, raise in roof height, erect side extension to include garage at ground floor and front and rear dormers at first floor, install roof light, install Juliet balcony at first floor and various associated internal and external works

Case Officer: Emily Davidson

Customer Details

Name: Mr Stephen Wearing

Address: 3 Chestnut Close Waltham Grimsby

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: The property at 23 Sterling Crescent is categorised by the Environment Agency as in an area of "high risk" for surface water flooding.

<https://check-long-term-flood-risk.service.gov.uk/postcode>

Neighbouring properties at 21 Sterling Crescent, 25 Sterling Crescent and 3 Chestnut Close are similarly designated. According to a risk map provided by the Environment Agency, 23 and 25 Sterling Crescent form the centre of a small area of elevated risk where flooding to a depth of greater than 30cm is shown in both high risk and low risk scenarios.

<https://check-long-term-flood-risk.service.gov.uk/map>

This is not surprising, since they are at a slightly lower level than all surrounding properties and more importantly, the road. The map indicates the road as the likely direction from which surface water is likely to enter the properties. Any development which increases the proportion of ground covered by concrete is likely to raise the risk of surface water flooding to these properties since it will increase the rate of run off on to that portion which remains capable of absorbing water.