



Humberston Village Council

Clerk to the Council – Mrs. K. Peers

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

Email:- clerk@humberstonvillagecouncil.com

Planning, North East Lincs Council

5th October 2022

Dear Sirs,

The following planning applications were discussed at the meeting of Humberston Village Council held on Tuesday 4th October 2022 and the comments below each application listed are the comments resolved to be submitted as follows:

Planning Application Reference: DM/0778/22/FUL

Proposal: Erect chalet with associated boundary treatments, hard landscaping and associated works

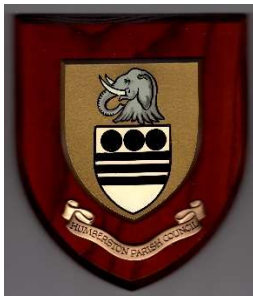
Location: Plot 80 Humberston Fitties Humberston

Objections – the Village Council would support the concerns of local residents and in essence sees no need for another holiday home in this area. The Village Council would agree with residents on the preservation of the nature of the Fitties site and this application is too far removed from what should be acceptable in this conservation area. The green spaces add to the nature of this site and the biodiversity and ecology of the site are part of its integral nature, and these should not be used to provide more of what are, in essence, holiday homes. The Village Council is concerned that allowing this development would set a precedent which would then allow all green areas on the site to be deemed suitable for further development. The Village Council therefore hopes that the Conservation Officer will agree with its observations and that the application will be refused.

Yours faithfully,

KJ Peers

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



Humberston Village Council

Clerk to the Council – Mrs. K. Peers

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

Email:- clerk@humberstonvillagecouncil.com

Planning, North East Lincs Council

1s November 2022

Dear Sirs,

The following planning applications were discussed at the meeting of Humberston Village Council held on Tuesday 1st November and the comments below each application listed are the comments resolved to be submitted as follows:

Planning Application Reference: DM/0778/22/FUL

Proposal: Erect chalet with associated boundary treatments, hard landscaping and associated works (amended FRA and plans)

Location: Plot 80 Humberston Fitties Humberston

Objections – the Council would reiterate its previous objections to this application on the grounds quoted previously in its original objections.

Yours faithfully,

KJ Peers

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

Comments for Planning Application DM/0778/22/FUL

Application Summary

Application Number: DM/0778/22/FUL

Address: Plot 80 Humberston Fitties Humberston North East Lincolnshire

Proposal: Erect chalet with associated boundary treatments, hard landscaping and associated works

Case Officer: Emily Davidson

Customer Details

Name: Mrs Maggie Stocker

Address: 1st Main Road Humberston Fitties Humberston

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I object to the height of the property being 16Ft. This will invade my privacy.

Both in the chalet and my Garden.

More people using the drains. More heavy traffic on the roads.

Wildlife, I have a lot of wildlife present on my property.

Not keeping to regulations on the Fitties.

Comments for Planning Application DM/0778/22/FUL

Application Summary

Application Number: DM/0778/22/FUL

Address: Plot 80 Humberston Fitties Humberston North East Lincolnshire

Proposal: Erect chalet with associated boundary treatments, hard landscaping and associated works

Case Officer: Emily Davidson

Customer Details

Name: Mr Alex Hamilton

Address: 3 Humberston Fitties Chalet Park Humberston Grimsby

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment:

The Planning Permission of 1992 was not based on flood risk. It was introduced to underline the holiday and recreational status of the site in support of the Council's decision to increase the open season to 10 months.

It was not until the 2000's that Councils became more directly involved with the need for flood risk assessments to inform future development and the management of leases.

In 2007 it procured its own site-specific flood risk assessment which concluded that the Council should not increase the potential consequences of a flood by its actions. The currently unoccupied plots should not be developed.

For nearly 20 years, the Council have repeatedly been warned against increasing occupancy levels in a known flood risk area by further, more recent flood risk analysis and expert opinion, and have resisted applications for chalet alterations which would lead to an increase in occupancy on that basis.

A summary of events follows:

2003: Humberston Fitties Chalet Park Newsletter

"GLOBAL FLOOD RISK ASSESSMENT

As you are probably aware the majority of the vacant plots were allocated from the waiting list held by Tourism Operations, late last year. Access to these sites has however been held up due to the

preparation of a global flood risk assessment for the North East Lincolnshire coastline, which obviously includes the Fitties. This document will affect any new builds and replacement builds on the Humberston Fitties Chalet Park and no further permissions can be granted until the implications of this report are thoroughly debated.

The advice that we have received from the relevant department of the Council is that at the moment "the Strategic Flood Risk Assessment is being progressed with the final report due this autumn. This will provide clearer policy guidance on the acceptability of sites for future development proposals given the dangers of flooding and identify areas where measures of mitigation will be required.

When the Tourism Operations team has any further detail to report all Fitties residents, and holders of vacant plots, will be informed."

2005: Humberston Fitties Chalet Park Newsletter

"GLOBAL FLOOD RISK ASSESSMENT

As you are probably aware, the majority of the vacant plots were allocated some time ago, but building on the sites has been held up due to ongoing works to develop a 'Flood Risk Assessment' for the Humber Estuary/East Coast. This work is being developed in conjunction with North Lincolnshire Council and the Environment Agency.

Once complete this work will inform further planning guidelines for the Fitties, which will be developed as a priority at this time. No firm time-scale has been set as yet for this work to be completed."

2007: Humberston Fitties Analysis of Flood Risk

"IMPACT ON LEASES AND COUNCIL ACTIONS

The potential consequences of a flood must not be increased by the actions of the Council. Initial soundings from the Environment Agency also suggest that the Agency would be uncomfortable about increasing the consequence of a potential flood. Accordingly, Weetwood advocates that:

- No extension should be made to the leases into the current closed season. This would introduce people onto the site at a time when the coastal flooding presents the greatest risk, and greatest uncertainty.
- No additional development should be permitted within the Fitties which would increase the number of people in the flood-risk area.
- Currently unoccupied plots should not be developed, but the council may consider offering them to neighbouring plots to extend as garden/recreational areas. This represents a pragmatic use of

the land without significantly increasing the consequences should a flood occur through allowing additional people to remain on site overnight.

2011: Environment Agency comment

Environment Agency's Coastal Adviser reported that "we have major concerns that any reduction in the occupancy restriction will significantly increase the risk to people".

2012: POLICY, PERFORMANCE AND RESOURCES SCRUTINY PANEL

When the Select Committee considered the future management arrangements for the site in 2012, it again recommended a precautionary approach to the risk of flooding, taking into account the evidence provided by the Environment Agency, the Strategic Flood Risk Assessment, the 2010 Shoreline Management Plan, the testimony of the drainage engineer and the details of the 2009 planning appeal decision.

Report on the findings of the Humberston Fitties Select Committee 2012

"Currently there are around 12 'vacant plots' that remain unoccupied with the Council responsible for their upkeep and cleanliness. Due to planning restrictions upon the site and the objections that would be received from the Environment Agency to any planning applications which would see the occupancy numbers at the Humberston Fitties increased, the opportunity to offer these up to the market for development is very unlikely."

Comments for Planning Application DM/0778/22/FUL

Application Summary

Application Number: DM/0778/22/FUL

Address: Plot 80 Humberston Fitties Humberston North East Lincolnshire

Proposal: Erect chalet with associated boundary treatments, hard landscaping and associated works

Case Officer: Emily Davidson

Customer Details

Name: Ms Sylvia Webb-murray

Address: 10, Main Road The Fitties Humberston

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: A previous risk assessment stated that: Consequences of a flood must not be increased. Additional development on the Fitties would increase numbers in a flood risk area. These proposed chalets are new builds not replacement chalets. Also I think that empty plots should be kept as gardens, we need more open greens for plants and wildlife to flourish. Green spaces can act as firebreaks, this is important to all of us in an area with many wooden buildings. The roads cannot withstand extra use in their current state of repair. We pay the council and Tingdene to maintain them, but they are poorly surfaced. The drainage system is very old and cannot cope with the extra burden of drains from more new chalets. I strongly object to this development.

Comments for Planning Application DM/0778/22/FUL

Application Summary

Application Number: DM/0778/22/FUL

Address: Plot 80 Humberston Fitties Humberston North East Lincolnshire

Proposal: Erect chalet with associated boundary treatments, hard landscaping and associated works

Case Officer: Emily Davidson

Customer Details

Name: Mrs Christine Stott

Address: 16 First Main Road Humberston Fitties Grimsby

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: COMPLAINT

I am writing to complain about the sale of 10 plots (one outstanding) on the Humberston Fitties and in particular the possible building of a property on Plot 80. One of the many reasons I bought a property on Fitties was because of the open and green spaces scattered around the area. I understand that the green open spaces are designated as an asset of community value, which I totally agree with.

I also like the fact that having spaces around the Fitties means that it can act as a possible fire break should the worst happen.

I am not aware of an ecological assessment on any protected species within this application.

I find the roads around the Fitties manageable but not in good repair. I am therefore very concerned about the state of the roads if 10 or more plots were to be built on the site. The extra transport of heavy machinery would be most damaging not only to the roads but surrounding grass pavements and potentially some of the properties, as they are not all substantially built.

I am also concerned about the resources available to Fitties. The drains are struggling already and do back up. This does not account for the extra water usage, electric and other amenities, when we are trying to be an eco-friendly site.

I am not aware of any properties being built on these plots in the past, so do not understand how Tingdene can call them Replacement plots. I would like to see evidence of this.

I do think that the report in 2007 that the NELC commissioned has information that applies and is relevant today, especially the section 6.4 Impact on Leases and Council Actions which stated:

- No additional development should be permitted within the Fitties which would increase the number of people in the flood-risk area.
- Currently unoccupied plots should not be developed, but the council may consider offering them

to neighbouring plots to extend as garden / recreational areas. This represents a pragmatic use of the land without significantly increasing the consequences should a flood occur through allowing additional people to remain on site overnight.

In conclusion, I strongly object to any further development of the empty plots, in particular Plot 80, which would ultimately adversely affect the welfare and community which is The Fitties.

Comments for Planning Application DM/0778/22/FUL

Application Summary

Application Number: DM/0778/22/FUL

Address: Plot 80 Humberston Fitties Humberston North East Lincolnshire

Proposal: Erect chalet with associated boundary treatments, hard landscaping and associated works

Case Officer: Emily Davidson

Customer Details

Name: Lord Sharon Schroeder

Address: 18 third Avenue, Humberston Fitties Humberston

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Why have the council insisted in the past that we cannot buy these empty plots because of potential food risks, and then in a time where flooding is predicted to happen more than ever you sell to this corrupt business who have such a bad reputation and who are not for the people but only interested in their own greed.. You do realise we are entering a time where all the corrupt institutions will be exposed,? so let's hope you are not on the list as a corrupt institution who takes back handers from very corrupt business because its all really about the money. As if that is the case you will be exposed too aswell as tingdene. Let's see a council who is fir the people.

Comments for Planning Application DM/0778/22/FUL

Application Summary

Application Number: DM/0778/22/FUL

Address: Plot 80 Humberston Fitties Humberston North East Lincolnshire

Proposal: Erect chalet with associated boundary treatments, hard landscaping and associated works

Case Officer: Emily Davidson

Customer Details

Name: Dr Damon Hager

Address: 21 4th Avenue Humberston Fitties

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I object to this application.

This is a Heritage Plotland Settlement, with vacant spaces designated Assets of Community Value. The Fitties are also a conservation area, with RSPB Tetney Reserve (and SSSI status) adjacent to half the site.

This area is fragile, and the existing (ageing) infrastructure can barely cope with current residential properties. The same applies to the local Fitties road structure. This comprises heavily used public thoroughfares to the Yacht Club, the RSPB Tetney Lagoons and the beach. More pertinently, these roads are substandard.

The area is recognised by the applicable government agencies as being one of high flood risk. Inland drainage is problematic, to say the least. Partly for these reasons, and partly because of concerns for natural-habitat preservation, vacant plots have been regarded as 'off limits' by NELINCS in the past.

The vacant plots and open land have been formally granted the status of ASSETS OF COMMUNITY VALUE, to be used for the common good.

This area of outstanding natural beauty is a habitat for countless species, including various migrating birds. Inappropriate constructions have already been granted planning permission. If this continues, the area will lose its unique environmental, cultural and historic value. Put simply, a *reasonable* number of open spaces are needed at the Fitties, both for human and animal use. It is not appropriate for every possible square metre to be built on.

Thank you for your attention to this matter. I trust that local opinion (and particularly that of immediate neighbours) will be heeded, and planning permission will not be forthcoming.

Comments for Planning Application DM/0778/22/FUL

Application Summary

Application Number: DM/0778/22/FUL

Address: Plot 80 Humberston Fitties Humberston North East Lincolnshire

Proposal: Erect chalet with associated boundary treatments, hard landscaping and associated works

Case Officer: Emily Davidson

Customer Details

Name: Mr Stephen Manders

Address: 24 Humberston Fitties Humberston Grimsby

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: As far as I have known the Fitties the council has been emphatically opposed to any development of the empty plots.

Should this be reversed and development allowed it will serve only to enhance the parasitic Tingdene business model.

It will certainly erode any trust in the council and its future proclamations.

Paul Bright

30 Humberston Fitties

DN36 4EU

Planning Application Reference: **DM/0778/22/FUL**

This is a further letter of objection after reviewing the recently added revised Flood Risk Assessment and other documents. What is unclear in this application is who is actually applying for planning permission. The application is by one person but all of the supporting documentation is provided by Tingdene Holiday Parks Ltd who have sold the plots without planning permission and have a vested interest in ensuring permission is granted.

Flood Risk Assessment

The revised flood risk assessment still uses evacuation measures as mitigation from flood risk. This has already been rejected by the planning inspectorate and they stated, ***I do not doubt the value of Flood Evacuation Plans. Although the availability of flood warnings and evacuation plans are one of the considerations to ensure that any new development is safe, these are dependent on human action and compliance. Failings and errors can and do occur including illness, accidents, delayed departure, unexpected and dramatic changes in the conditions and natural personal reluctance to move out rapidly. I am mindful that such events can occur at night, when most people are asleep, and this would make contact and response difficult. The Council also refers to the difficulty of enforcing a flood evacuation plan. Given the predicted force, speed and depth of future flooding, and the fact that chalets are single storey I consider that this would also place residents in considerable danger. The risk that it could present to the emergency services were they obliged to attempt rescue cannot be overlooked. As such I do not consider that flood warnings and evacuation plans on their own, during the period when extreme tidal events are likely would manage flood risk so that the development would remain safe throughout its lifetime.***

Notwithstanding the above, section 6.3 Reducing Vulnerability to the Hazard, states in section 6.3.4, ***It is understood that the Client is registered with the Agency's Flood Warnings Direct so that they evacuate upon receipt of a Flood Warning.*** The Client (Tingdene Holiday Parks Ltd) only has a management presence on site for 7 to 8 hours two days per week and often this is reduced to 1 day per week. This will delay any daytime evacuation. As explained by the Environment Agency in their objection to this planning application, flood warnings are only issued in daylight hours, so night time evacuation cannot be guaranteed which is 15 to 16 hours during November/December.

The environment agency also stated, ***we would urge consistency of decision making for this application, in line with the Inspector's conclusions for the Appeal. They went on to state, If you are minded to approve the application contrary to our objection, please contact us to explain why material considerations outweigh our objection. This will allow us to make further representations.***

Sequential and Exception Test Statement

Section 1.3.2 and section 3.2.6 once again make the case for flood risk evacuation as mitigation which has already been rejected as outlined above.

Part a) of Exception test

Section 4.2.7 states ***It is considered that the benefits to the wider community demonstrate that the siting of replacement chalets on the 11 currently vacant plots outweighs the flood risk which is already and can into the future be appropriately mitigated and managed.***

Sections 4.2.3 to 4.2.6 of the statement make claims on what THPL has done and spent since taking over the lease. The things stated are all a normal part of being a landlord and to put it in to context, the amount claimed to have been spent is significantly less than a single year's ground rent collected from the Fitties chalet owners. Also, the maintenance of the roads and repairs to infrastructure are passed on to the Fitties chalet owners through the service charge. To try and claim the upkeep of a very profitable asset as a benefit to the wider community is quite frankly, nonsense. This is not some altruistic gesture for community benefit, this is the landlord carrying out its normal duties for which it is very well compensated, however this is somewhat irrelevant, as the question in front of this local planning authority is; does this planning application pass part a) of the exception test and clearly it does not. These empty plots are currently designated as an asset of community value by NELC and when designating these empty plots as part of that community asset in November 2019 it stated, ***It would be the opinion of the Local Authority that the land continues to further the social wellbeing or interests of the Public.*** This benefit will be lost to the wider community if this planning application is approved.

Part b) of Exception test

Section 4.2.8 restates what the planning inspectorate and Environment Agency has already dismissed in that evacuation procedures ensure ***there will be ample time to safely evacuate visitors from the site, in accordance with the Warning and Evacuation Strategy.*** As clearly outlined above this cannot be relied upon so that the development would remain safe throughout its lifetime.

In its conclusions in section 5.1.1 it states in the first bullet point:

there are no alternative sites with a lower flood risk than Humberston Fitties, available to THPL,

This is misleading as it does not explain what other alternatives or areas have been considered.

The second bullet point states:

the siting of replacement chalets on the currently vacant plots on a site with 'extant' permission for holiday use, which is located in an allocated 'Resort Area' where development plan policy requires high quality accommodation will be supported by the Council, will result in direct sustainability benefits to the wider community in accord with Part a) of the exception test,

Achieving sustainable development according to the NFPP has three overarching objectives, which are interdependent and need to be pursued in mutually supportive ways (so that opportunities can be taken to secure net gains across each of the different objectives):

a) an economic objective – to help build a strong, responsive and competitive economy, by ensuring that sufficient land of the right types is available in the right places and at the right time to support growth, innovation and improved productivity; and by identifying and coordinating the provision of infrastructure;

b) a social objective – to support strong, vibrant and healthy communities, by ensuring that a sufficient number and range of homes can be provided to meet the needs of present and future generations; and by fostering well designed, beautiful and safe places, with accessible services and open spaces that reflect current and future needs and support communities’ health, social and cultural well-being; and

c) an environmental objective – to protect and enhance our natural, built and historic environment; including making effective use of land, improving biodiversity, using natural resources prudently, minimising waste and pollution, and mitigating and adapting to climate change, including moving to a low carbon economy.

Whilst there may be a case for an economic objective in increased council tax income, it fails the social objective as it removes the green open spaces currently designated an Asset of Community Value and mentioned earlier in this objection. This asset currently supports communities’ health, social and cultural well-being and is attached at the end of this document.

This planning application also fails the environmental objective by reducing biodiversity and removing habitats that have been available to wildlife for decades.

Unless it meets all three objectives it cannot be considered as sustainable development as outlined in the NPPF

The final bullet point states:

through the Mitigation, Warning and Evacuation measures set out in the site-specific FRA, that the siting of 11 replacement chalets on the currently vacant plots can be made to be safe for the lifetime of the chalets and the flood risks mitigated without increasing flood risk elsewhere, in accordance with Part b) of the Exception Test.

This once again makes the case for evacuation measures to mitigate the flood risk which has already been dismissed as outlined earlier in this objection.

Any new building on current green open spaces will remove some of that green space that would currently be able to absorb flood water. The National Planning Policy Framework is clear that flood risk should not be increased elsewhere, including over the lifetime of the permission not just at the point of grant of permission. There will be a significant amount of concrete needed in foundations to support this new building and the other ten proposed buildings. This will quite clearly increase the flood risk elsewhere.

As clearly outlined above, this planning application with revised FRA still fails to pass a number of the tests and other requirements demanded by planning policy and goes against what the Planning Inspectorate has already stated in a planning appeal and should be rejected.

The legal opinion from Shoosmiths commissioned by THPL in support of this planning application makes a very important point in paragraph 2.13 where it states, ***“The Council should also give significant weight to the importance of consistency in decision making and the fact that flood risk is already managed at the Site with the occupancy restrictions contained in the 1992 Permission”***. As clearly stated by the planning inspectorate and confirmed by the environment agency, the flood risk is not adequately managed, and if the council is to be consistent, then it will follow what the planning inspectorate determined and refuse this application. Any refusal will certainly be appealed and the planning inspectorate can again decide if this application should be approved. This would ensure a consistent approach.

The Fitties CIC
FAO: Tom Cannon

Our Ref: NELC/HFACVTFCIC/1920

Your Ref:

29 November 2019

Re: Asset of Community Value (ACV), Humberston Fitties

I am writing to you to confirm the outcome of the above nomination which has now been determined by the Director of Resources and Governance and Portfolio Holder for Regeneration, Skills and Housing on the 18th November 2019.

To confirm, the Local Authority, in line with the spirit of the Localism Act, has considered the land known as the Humberston Fitties Chalet Park, inclusive of the areas outlined red on the attached plan.

As there has been no material changes in the site and therefore it continues to meet the definition of an asset of community value as set out in section 88 of the Act, it shall be listed for a further period of 5 years on the Register as well as the local land charges register.

Regulation 3, Schedule 1 of the Act '*Land which is not of community value (and therefore may not be listed)*', in line with paragraph 1, sub-paragraph 1 of Regulation 3, Schedule 1, has resulted in the definition of a residence and part '*(b) every part of the land can be reached from the residence without having to cross land which is not owned by that single owner*' means that both the Chalet (residence) and the adjoining land leased as part of that residence are not classed as land which is of community value and are therefore excluded from the nomination.

After further consideration, this is a change to the previous nomination and therefore a plan, showing the exclusions, will be registered excluding not only the residences but also the adjacent land within each 'plot' which is classed as land which is connected to that residence.

In considering sub-paragraph 2 of the Act, it has been determined that land that is not connected with a residence as per section (a) of the same paragraph, relates to all the remaining land within the nominated boundary, with the exception of the residences and the land leased as part of the residences.

The nomination therefore is in relation to the remaining land, i.e.:

- Roads, verges, tracks and pathways;
- Vacant former plots;
- Open space, bank to the river;
- Humber Mouth Yacht Club and Community Centre;
- Dykes and ditches; and

Assets Team
Municipal Offices, Town Hall Square, Grimsby, North East Lincolnshire, DN31 1HU
assets@nelincs.gov.uk

- Woodland and Copses.

All remaining criteria within Regulation 3, Schedule 1 of the Act is not relevant.

In the spirit of the Localism Act, the Regulations are not considered in isolation. What determines the nomination is whether, in the opinion of the Local Authority, an asset would meet the definition of an asset of community value as set out in section 88 of the Act.

In summary, the definition of 'community' value within the meaning of the Act requires that land or buildings in a local authority's area:

- has in the recent past or is currently used of having; or
- continues to have; or
- to have a realistic prospect within the next 5 years of having

a non-ancillary* use that furthers social wellbeing or social interests.

(*for example, an ancillary use is something that is "secondary" (or "incidental") to another use.)

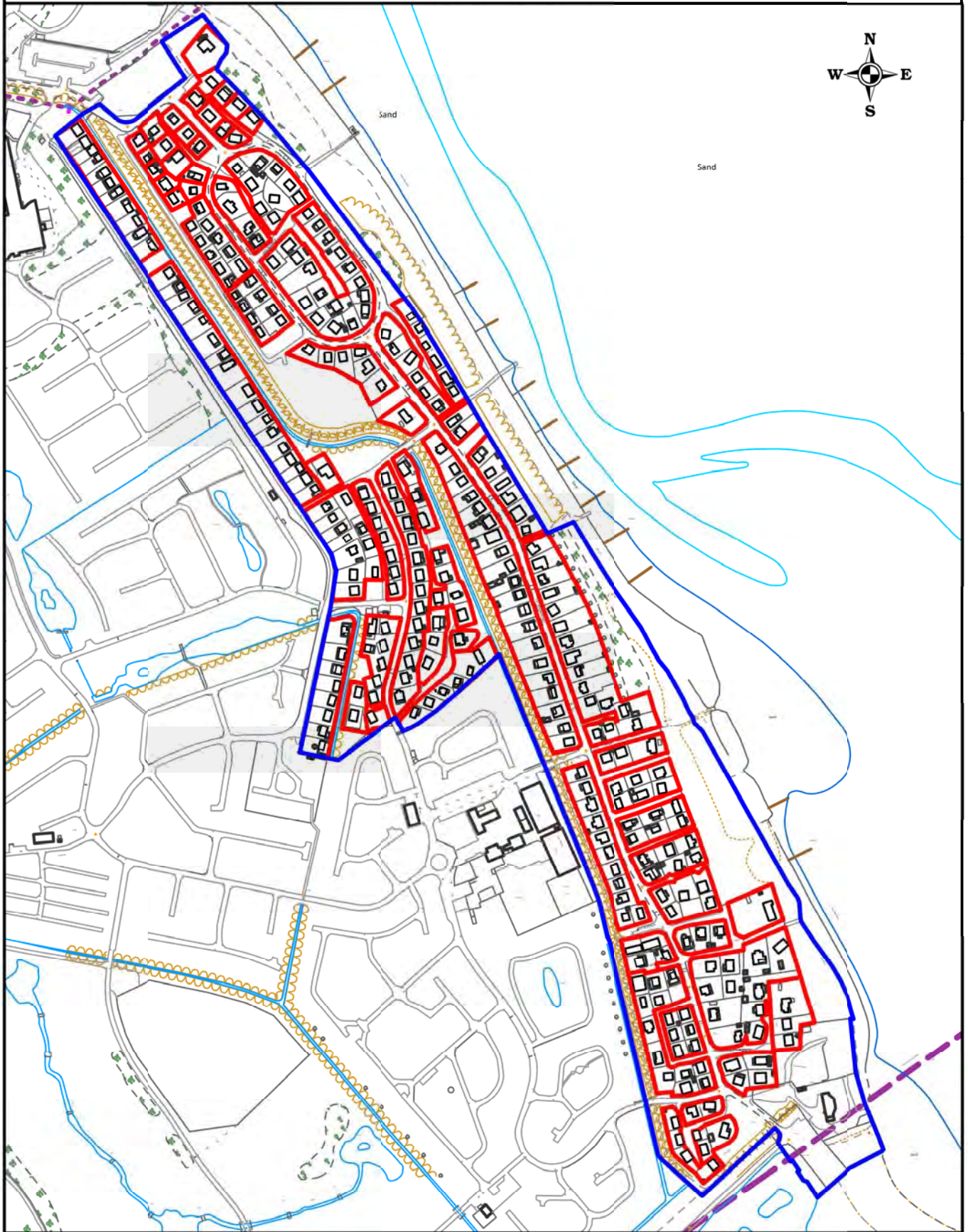
In line with section 88 of the Act, it is for the Local Authority to test these criteria in relation to the value that nominations have to Communities of North East Lincolnshire. It would be the opinion of the Local Authority that the land continues to further the social wellbeing or interests of the Public.

The nomination will be updated on to the Register held by the Council as an 'Asset of Community Value' for a further period of five years'. You can view the Register on-line by visiting our website: <https://www.nelincs.gov.uk/council-information-partnerships/partnerships/localism/>

Yours sincerely,

Jack Fox
North East Lincolnshire Council

Location Map



From: paul bright
Sent: 07 December 2022 05:41
To: Planning - IGE (ENGIE) <planning@nelincs.gov.uk>
Cc: Emily Davidson (EQUANS) <Emily.Davidson@Nelincs.gov.uk>
Subject: Re: Planning Application DM/0778/22/FUL

Good Morning Ellie,

After further reviewing the supporting document that has been added to this planning application on 5th December with a map showing a chalet on plot 80 from 1994. There appears to be many inaccuracies in this map regarding empty plots. Can you please add the attached document as a neighbour comment. This shows the status of all empty plots from the 1996 conservation area appraisal and all eleven plots were empty when this was carried out by NELC. The supporting document 1994 map, does not reflect this and should be disregarded. Many owners who have resided on the Fitties for decades can confirm the status of these plots and NELC's own information should be able to clarify this.

Regards

Paul Bright

HUMBERSTON FITTIES CONSERVATION AREA Appraisal and Management Statements

28 First Main Road

Pitched corrugated metal sheeting covered roof with timber gutter. Walls flat asbestos sheeting on brick foundations. Timber framed windows and door. Shed to rear, timber picket fence with double metal gates to front, no hardstanding.

29 First Main Road

Pitched metal sheeting covered roof with plastic gutters and rainwater pipes. Walls flat sheeting on brick foundations. Timber framed windows and door. "Anderson" shed to rear, timber picket fence with double gates, no hardstanding.

30 First Main Road

Pitched corrugated asbestos sheeting covered roof with flue and asbestos gutter. Walls timber horizontal boarding on brick foundations. Timber framed windows and door. Shed to rear, timber picket fence with single gate to front and metal double gates, two rows concrete slabs for hardstanding.

31 First Main Road

Pitched felt covered roof with brick chimney stack, plastic gutters and rainwater pipes. Walls horizontal timber boarding on concrete block foundations. Timber framed windows and door. Shed to rear, timber picket fence with single gate, no hardstanding.

32 First Main Road

Pitched metal "Decra" tile covered roof with plastic gutters. Walls concrete panels, cement rendered on concrete block foundations. PVCu framed windows, wood door. Shed to rear, timber picket fence with metal double gates to front, two rows concrete slabs for hardstanding.

33 First Main Road (empty plot)

Pitched corrugated iron sheeting covered roof with metal flue, plastic gutters and rainwater pipes. Walls timber horizontal boarding on concrete block foundations. PVCu framed windows, brown, door, white. Shed to rear, timber picket fence with metal gates to front, no hardstanding.

35 First Main Road

Pitched felt covered roof with metal flue, plastic gutters and rainwater pipes. Walls timber horizontal boarding on concrete block foundations. Timber framed windows and door. Shed to rear, timber picket fence, gates, no hardstanding.

36 First Main Road

Pitched corrugated iron sheeting covered roof with plastic gutters and cast iron rainwater pipes. Walls, horizontal timber boarding on brick foundations. Brick chimney stack to front. Timber framed windows. Timber picket fence with matching double gates, no hardstanding. Nissan type shed to rear.

37 First Main Road

Pitched corrugated asbestos sheeting covered roof with brick chimney stack and plastic gutters. Walls rendered on brick foundations. Timber framed windows and door. Timber picket fence, double metal gates. Two rows slabs and gravel for hardstanding.

38 First Main Road

Slightly pitched felt covered roof with metal flue, plastic gutters and rainwater pipes. Walls, brick and horizontal timber boarding on concrete block foundations. Timber framed windows and door.

Timber picket fence with matching double gate, gravel drive. Shed to rear and right. 6'0" shiplap fence between 36 and 38.

39 First Main Road

Pitched felt covered roof with brick chimney stack, asbestos gutters and plastic rainwater pipes. Walls timber horizontal boarding on brick foundations. Timber framed windows and door. Shed to rear, timber picket fencing, double metal gates, no hardstanding.

40 First Main Road

Pitched felt covered roof with metal flue, no gutter. Walls, concrete panels on concrete block foundations. Timber framed windows and door. Timber picket fence with double metal gates, no hardstanding.

40A Third Avenue

Pitched felt covered roof with plastic gutters and rainwater pipes. Walls concrete panels on concrete block foundations. Timber framed windows and doors. Timber picket fence and double gates, no hardstanding.

41 First Main Road

Pitched corrugated asbestos sheeting covered roof with brick chimney stack, plastic gutters and rainwater pipes. Walls timber sheeting on concrete block foundations. Timber framed windows and door. Timber picket fence, concrete slabs for hardstanding.

42A First Main Road

Flat felt covered roof with plastic gutters and rainwater pipes. Walls, timber/asbestos panelling on brick foundations. Brick wall to front porch. Timber framed windows and door. Timber horizontal rail fence and double gate, no hardstanding.

42 Third Avenue

Flat felt covered roof with brick chimney stack to side, plastic gutters and rainwater pipes. Walls timber horizontal boarding on brick foundations, brick below windows to front. Timber framed windows and door. Timber picket fence with matching double gates, crazy paving path. Anderson air raid shelter to right with concrete hardstanding. Shed to rear.

43 First Main Road

Pitched felt covered roof with plastic gutters, rainwater head and rainwater pipes. Walls timber horizontal boarding on concrete block foundations. PVCu framed windows and door. Shed to rear, timber picket fence with timber and mesh double gates to front, sand for hardstanding.

44 First Main Road

Pitched metal profiled sheet covered roof. Walls timber sheeting and cover strips on brick foundations. PVCu framed windows, timber door. Hardcore around perimeter of chalet. Timber fence to front, no hardstanding.

45 First Main Road

Pitched metal "Decra" tile covered roof with plastic gutters and rainwater pipes. Walls horizontal PVCu boarding on concrete block foundations. PVCu framed windows and door. Shed to rear, timber picket fence with single gate, path to side door, no hardstanding.

46 First Main Road

Pitched felt covered roof with plastic gutters and rainwater pipes. Walls concrete panels on concrete block foundations. PVCu framed

windows, timber door with canopy over. Timber fence to front with single gate, brick piers. No hardstanding, shed to rear, metal double gates with brick piers.

47 First Main Road

Pitched corrugated asbestos sheeting covered roof with plastic gutters and rainwater pipes. Flat felt covered roof to side extension. Walls rendered on concrete block foundations. PVCu framed windows and door. Shed to rear, timber picket fencing, timber double gates, no hardstanding. Satellite dish to side.

48 First Main Road

Pitched felt covered roof with aluminium flue, plastic gutter and rainwater pipes. Walls concrete panels on concrete block foundations. Timber framed windows and door. Canopy to door and concrete ramp. Timber picket and timber post and wire fence to front. Shed to rear.

48A Third Avenue

Pitched felt covered roof with aluminium flue, plastic gutters and rainwater pipes. Walls concrete panels on concrete block foundations. Timber framed windows and door. Timber picket fence with matching single gate to front, double gate to rear. Path to front door, concrete slab patio and shed to rear.

49 First Main Road

Pitched felt covered roof with flue, plastic gutters and rainwater pipes. Walls timber horizontal boarding on concrete block foundations. Timber framed windows and door. Shed to rear, timber picket fence with gate, no hardstanding.

50 First Main Road

Possible folding building brought from the U.S base at Goxhill after 2nd. World War. Pitched felt covered roof with plastic gutters and rainwater pipes. Sloping felt covered roof to front extension. Walls timber horizontal boarding on concrete block foundations. Rendered below windows to front extension. Timber framed windows and door, steps to door. Timber picket fence to front with matching double gate, crazy paving hardstanding.

50A Third Avenue

Flat felt covered roof with brick chimney stack, plastic gutters and rainwater pipes. Walls concrete panels rendered on concrete block foundations. Timber framed windows, aluminium sliding doors. Timber picket fence and matching double gates to front. No hardstanding, shed to rear. Free standing mast with satellite dish to side.

51 First Main Road

Pitched concrete interlocking concrete tile covered roof with plastic gutters and rainwater pipes. Walls rendered on concrete block foundations. Timber framed windows and door. Shed to rear, hedge, no hardstanding.

52 First Main Road

Possible folding building brought from the U.S base at Goxhill after 2nd. World War. Pitched felt covered roof with brick chimney stack to side, plastic gutters and rainwater pipes. Sloping felt covered roof to front extension. Walls timber horizontal boarding on brick foundations. PVCu framed windows and door. Timber picket fence to front with double matching gates. Two rows concrete slabs, shed to rear.

HUMBERSTON FITTIES CONSERVATION AREA Appraisal and Management Statements

52A First Main Road

Pitched felt covered roof with plastic gutters and rainwater pipes. Walls concrete panels on concrete block foundations. Timber framed windows and door. Timber picket fence to front, shed to rear.

53 First Main Road

Pitched felt covered roof with plastic gutters and rainwater pipes. Walls rendered on concrete block foundations. PVCu framed windows and door. Shed to rear, timber shiplap fence, double metal gates, concrete slabs for hardstanding.

54 First Main Road

Pitched man made slate covered roof with chimney, plastic gutters and rainwater pipes. Walls imitation stone on strip foundations. PVCu framed windows, timber framed to rear conservatory. Timber picket fence with metal double gates, no hardstanding. Sheds to rear.

54A First Main Road

Pitched felt covered roof with plastic gutter and rainwater pipes. Walls concrete panels on concrete block foundations. Timber framed windows and door. Steps to door. Concrete posts with timber picket fence. Concrete slabs to hardstanding.

55 First Main Road

Pitched felt covered roof with brick chimney stack, plastic gutters and rainwater pipes. Walls rendered on brick foundations. Timber framed windows and door. Shed to rear, hedge to front and side with timber rail and post fence to side with matching gates, no hardstanding.

56 First Main Road

Pitched corrugated asbestos sheeting covered roof with brick chimney stack to side, plastic gutters and rainwater pipes. Walls timber horizontal boarding on concrete block foundations. Metal windows, timber door, porch to front. Post and wire fence to front, double metal gate to rear, no hardstanding. Shed to rear.

57 First Main Road

Sloping flat felt covered roof with brick chimney stack to right handside. Walls horizontal timber boarding on concrete block foundations. Timber framed windows and door. Timber picket fence and double gates to front. No hardstanding, shed to rear. Lamppost in front garden.

58 First Main Road

Sloping flat felt covered roof with brick chimney stack and asbestos gutters. Walls coated asbestos panels on concrete block foundations. PVCu and timber framed windows, timber door. Hedge to front, concrete slabs to front, shed to rear.

59 First Main Road

Pitched concrete interlocking concrete tile covered roof (felt covered before 1999) with brick chimney stack and plastic gutters and rainwater pipes. Walls rendered on concrete block foundations. PVCu framed windows. Satellite dish on side. New extension to right handside. New concrete block hardstanding. No gates, hedge to front.

60 Second Avenue

Pitched felt tile covered roof with plastic gutters and rainwater pipes. Walls brick on traditional foundations. Timber framed windows. Timber picket fence and double gates to front, right. Hedge to left boundary and front, left. Shed to rear, no hardstanding.

61 Second Avenue

Pitched felt covered roof with plastic gutters and rainwater pipes. Walls smooth render over timber boarding on concrete block foundations. PVCu framed windows and door. Timber supports to front verandah, timber and metal balustrade. Timber picket fence, gravel drive to right handside. Shed to rear.

62 Second Avenue

Pitched profiled asbestos sheet covered roof with flue and plastic gutters and rainwater pipes. Walls, horizontal timber boarding on concrete block piers. Timber framed windows and door. Timber handrail to front verandah. Timber picket fence and double gates to front, no hardstanding. Shed to rear.

63 Second Avenue

Pitched corrugated asbestos sheeting covered roof with plastic gutters and rainwater pipes. Walls timber vertical boarding on concrete block foundations. Timber framed windows and door. Garage to left handside. Concrete steps with metal handrail to door. Timber picket fence and double gate to front. Concrete drive to garage to left, concrete path to door. Aerial dish to right elevation.

64 Second Avenue

Pitched felt covered roof with plastic gutters and rainwater pipes. Walls horizontal timber boarding on concrete block foundations. Timber framed windows and doors. Timber picket fence to front, no gate. Two lines concrete slabs to right handside to car port to rear.

65 Second Avenue (empty plot)

Pitched felt covered roof. Walls horizontal timber cladding on concrete block foundations. PVCu framed windows. Timber picket fence to front with double metal gates, no hardstanding. Patio to right handside rear.

67 Second Avenue

Pitched felt covered roof with plastic gutters and rainwater pipes. Walls horizontal timber boarding on concrete block foundations. Timber framed windows and door. Timber picket fence and gates to front and double metal gates. Two rows concrete slabs to left handside, hardstanding to right handside.

68 Second Avenue

Pitched corrugated iron sheeting covered roof with brick chimney stack to side and plastic gutters and rainwater pipes. Walls flat asbestos panels on concrete block foundations. PVCu framed windows, timber door. Timber picket fence with double metal gates to front. Two rows concrete slabs to left handside.

69 Second Avenue

Flat felt covered roof with brick chimney stack and flue, plastic gutters and cast iron rainwater pipe. Walls timber sheeting on concrete block foundations. Timber framed windows and doors. Timber picket fence with double metal gates to front. Concrete path to side.

70 Second Avenue

Pitched felt covered roof with plastic gutters and rainwater pipes. Walls, Round section horizontal timber boarding on concrete block foundations. PVCu framed windows, aluminium door. Timber picket fence and gate to front. Concrete path to door. Aerial to right handside elevation.

71 Second Avenue

Pitched felt covered roof with plastic gutters and rainwater pipes. Walls vertical plastic cladding on concrete block foundations. Timber framed windows. Timber picket fence and double gate to front. No hardstanding, shed to rear.

72 Second Avenue

Pitched felt covered roof with plastic gutters and rainwater pipes. Walls concrete panels on concrete block foundations. PVCu framed windows and doors. Timber picket fence and double gates to front. Patio to front, two rows concrete slabs to right handside, shed to rear.

73 Second Avenue

Sloping flat felt covered roof with flue. Walls rendered with timber boarding on concrete block foundations. Timber framed windows and doors, aluminium door. Timber picket fence and double gates to front. No hardstanding.

74 Second Avenue

Sloping flat felt covered roof with flue. Walls rendered with timber boarding on concrete block foundations. Timber framed windows and door. Timber roof over front porch. Timber picket fence and gates to front. Concrete path to door, hardstanding to right handside. Shed to rear.

75 Second Avenue (empty plot)

Flat felt covered roof. Timber horizontal boarding on concrete block foundations. Timber framed windows and door. Canopy over door and window. Wire mesh on timber post fence with double metal gates to front, no hardstanding.

77 First Main Road

Pitched felt covered roof with brick chimney stack, plastic gutters and rainwater pipes. Walls timber horizontal boarding on shaped concrete block foundations. Timber framed windows and door. Shed attached to left handside, timber horizontal board fence with single timber picket gate with metal pole gate to front, no hardstanding. Concrete path to front door.

78 First Main Road

Flat felt covered roof with brick chimney stack, plastic gutters and rainwater pipes. Walls timber horizontal boarding on concrete block foundations. Timber framed windows and door. Shed to rear, timber picket fence, no hardstanding.

79 First Main Road

Flat and pitched felt covered roof with brick chimney stack, plastic gutters and rainwater pipes. Walls timber horizontal boarding, stained on concrete block foundations. PVCu framed windows, timber door. Shed to rear, timber post with wire netting fence to front with single metal gate, no hardstanding. Concrete path to front door.

80 First Main Road (empty plot)

81 First Main Road

Pitched felt covered roof with brick chimney stack, plastic gutters and rainwater pipes. Walls timber horizontal boarding on brick foundations. Timber framed windows and door. No shed, timber posts with wire netting fence, double metal gates to front, no hardstanding.

82 First Main Road

Pitched metal "Decra" tile covered roof with flue, plastic gutters and rainwater pipes. Walls PVCu and timber horizontal boarding on concrete block

HUMBERSTON FITTIES CONSERVATION AREA Appraisal and Management Statements

foundations. Timber and PVCu framed windows, timber door. "Anderson" shed to rear, brick and stone wall to front with double metal gates, concrete slabs for hardstanding.

83 First Main Road

Pitched felt covered roof with flue, plastic gutters and rainwater pipes. Walls timber horizontal boarding, stained on concrete block foundations. Timber framed arched top windows, aluminium door. Shed to rear, timber picket fence and double gates to front, path to door, no hardstanding.

85 First Main Road

Pitched metal "Decra" tile covered roof with plastic gutters and rainwater pipes. Walls plastic horizontal boarding on concrete block foundations. Timber framed windows and door. Shed to rear, timber horizontal boarded fence with double gates, single vertical boarded gate, no hardstanding.

86 First Avenue

Pitched concrete interlocking tile covered roof. Walls smooth render on concrete block foundations. PVCu framed windows and door. Timber picket fence, no hardstanding.

87 First Avenue

Pitched felt covered roof with brick chimney stack, plastic gutters and rainwater pipes. Walls concrete panels, rendered, concrete block foundations. Timber framed windows and door. Porch to front. Shed to rear, double timber gates, two rows concrete slabs. Satellite dish on pole to rear garden.

88 First Avenue

Pitched felt covered roof with metal flue, plastic gutters and rainwater pipes. Walls concrete panels, smooth render on concrete block foundations. PVCu framed windows, timber door, canopy over. Shed to rear, timber picket fence with double gates, concrete hardstanding to front.

89 First Avenue

Pitched felt covered roof with brick chimney stack, plastic gutters and rainwater pipes. Walls concrete panels on concrete block foundations. Timber framed windows and door, canopy over. Shed to rear, no fencing, path to front door.

90 First Avenue

Pitched metal "Decra" tile covered roof with brick chimney stack, plastic gutters and rainwater pipes. Walls concrete panels, cement render on concrete block foundations. PVCu framed windows timber door, canopy over. Shed to rear, timber picket fence, brick piers to gate opening, concrete slabs for hardstanding.

101 First Main Road

Pitched felt covered roof with plastic gutters and rainwater pipes. Walls flat asbestos sheeting, painted, on brick foundations. Timber framed windows and door. No shed, timber picket fence with gates to front, no hardstanding.

103 First Main Road

Flat felt covered roof with supporting metal pole to corner, with brick chimney stack. Walls timber horizontal boarding on brick foundations. Timber framed windows and door. No shed, timber picket fence with gates to front, no hardstanding.

105 First Main Road (empty plot)

107 First Main Road

Pitched corrugated asphalt covered roof with plastic gutters and rainwater pipes. Walls flat asbestos sheeting, painted, on concrete block piers. PVCu framed windows and door. Shed to rear, timber picket fence and gate to front, no hardstanding.

108 First Main Road

Sloping flat felt covered roof with brick chimney stack. Walls timber vertical boarding, painted, on brick foundations. Timber framed windows and door. No shed, timber picket fence to front, no gate, no hardstanding.

109 First Main Road

Pitched corrugated asbestos sheeting covered roof with brick chimney stack, plastic gutters and rainwater pipes. Walls flat asbestos/marine ply sheeting, painted, on brick foundations. Timber framed windows and door. Shed to rear, timber post with wire netting fence to front, railway sleepers for hardstanding.

110 First Main Road

Pitched felt covered roof. Walls timber horizontal boarding on brick foundations. Timber framed windows and door. Shed to rear, timber picket fence and gate to front, no hardstanding.

111 First Main Road

Pitched felt covered roof with brick chimney stack, plastic gutters and rainwater pipes. Walls timber horizontal boarding to gable, cement render to flat "Stirling" boards, painted, on concrete block piers. Timber framed windows and door. No shed, timber picket fence to front with double gates, no hardstanding.

112 First Main Road

Pitched felt covered roof with brick chimney stack, plastic gutters and rainwater pipes. Walls render, spa dash finish on boarding, on concrete block piers. Timber framed windows and door. Shed to rear, timber picket fence with double and single metal gates to front, no hardstanding.

113 First Main Road

Pitched felt covered roof with plastic gutters and rainwater pipes. Walls flat asbestos sheeting, painted, with timber cover strips on brick foundations. Timber framed windows and door. No shed, timber posts with wire netting fence to front with timber diagonal close boarded double gates, no hardstanding.

114 First Main Road

Pitched corrugated asbestos sheeting covered roof with brick chimney stack, plastic gutters and rainwater pipes. Walls render over asbestos sheeting and timber boarding on brick and concrete block foundations. Timber framed windows. Shed to rear, concrete paling fence and double metal gates to front, concrete slabs for hardstanding.

115 First Main Road

Pitched felt covered roof with plastic gutters and rainwater pipes. Walls timber horizontal boarding, stained, on concrete block foundations. Aluminium framed windows, timber door. Shed to rear, timber post and wire netting fence with double metal gates to front, gravel for hardstanding.

116 First Main Road

Pitched interlocking concrete tile covered roof with rendered brick chimney stack, plastic gutters

and rainwater pipes. Walls rendered on cavity brick wall on strip foundations. Timber framed windows and door. Shed to rear, hedge with wrought iron railings to front, double metal gates, concrete for hardstanding.

117 First Main Road

Pitched felt covered roof with plastic gutters and rainwater pipes. Walls timber horizontal boarding, painted, on brick and concrete block foundations. Timber framed windows and door. Shed to rear, timber picket fence with metal gates to front, concrete for hardstanding.

118 First Main Road

Pitched corrugated asbestos sheeting covered roof with plastic gutters and rainwater pipes. Walls brick cladding on concrete block foundations. PVCu framed windows and door. Timber post with wire mesh fence to front with timber double gates, concrete for hardstanding.

119 First Main Road

Pitched corrugated asbestos sheeting covered roof with brick chimney stack, plastic gutters and rainwater pipes. Walls timber horizontal boarding on brick foundations. Aluminium framed windows and door. Shed to rear, timber picket fence, no hardstanding.

120 First Main Road

Pitched metal "Decra" tile covered roof with plastic gutters and rainwater pipes. Walls concrete panels on concrete block foundations. Timber framed windows and door. Shed to rear, timber picket fence with timber double gates, no hardstanding.

121 First Main Road

Pitched corrugated asbestos sheeting covered roof with brick chimney stack, plastic gutters and rainwater pipes. Walls timber horizontal boarding on brick foundations. Timber framed windows and door. Shed to rear, timber picket fence with horizontal rails with double metal gates to front, concrete for hardstanding.

122 First Main Road

Pitched felt covered roof with plastic gutters and rainwater pipes. Walls rendered on concrete block foundations. Timber framed windows and door. Shed to rear, timber vertical board fence with double gates, no hardstanding.

123 First Main Road

Pitched corrugated asbestos sheeting covered roof with plastic gutters and rainwater pipes. Walls timber horizontal boarding, stained, on brick foundations. Timber framed windows and door. Shed to rear, timber picket fence with single gate to front, no hardstanding.

124 First Main Road

Flat sloping felt covered roof. Walls timber horizontal boarding, stained, on concrete block foundations. Timber framed windows and door. Shed to rear, timber horizontal boarded fence to front and gate, concrete for hardstanding.

125 First Main Road

Pitched felt and corrugated asbestos sheeting covered roof with brick chimney stack, plastic gutters and rainwater pipes. Walls flat metal panels painted with timber horizontal boarding on brick foundations to front lean to. Timber framed windows and door. Shed to rear, timber picket fence, no hardstanding.

HUMBERSTON FITTIES CONSERVATION AREA Appraisal and Management Statements

152 First Main Road

Flat felt covered roof with flue, plastic gutters and rainwater pipes. Walls flat asbestos sheeting on concrete block foundations. Metal framed windows and timber door. No shed, timber picket fence and double gates to front, concrete slabs for hardstanding. Windmill to side.

153 First Main Road

Pitched felt covered roof with flue. Walls timber vertical boarding on concrete block foundations. Timber and PVCu framed windows, timber door. Shed to rear, timber picket fence and gates to front, wire netting with timber single gate to Avenue, no hardstanding. Windmill to side

154 First Main Road

Flat felt covered roof with flue, asbestos gutters and rainwater pipes. Walls flat asbestos sheeting on brick foundations. Timber framed windows and door. Shed to rear, timber picket fence to front, double metal gates, concrete slabs for hardstanding. Windmill to rear.

155 First Main Road

Pitched corrugated asbestos sheeting covered roof with brick chimney stack and plastic gutters. Walls flat asbestos sheeting, PVCu cladding to gables, concrete block foundations. Lean to pergola to right side, shed to rear, timber picket fence and gates to front, concrete for hardstanding.

156 First Main Road

Flat felt covered roof with brick chimney stack, plastic gutters and rainwater pipes. Metal pole to roof support at corner. Walls flat asbestos sheeting, painted, on brick and concrete block foundations. PVCu framed and timber framed windows, timber door. Timber picket fence to front, no hardstanding.

157 First Main Road

Pitched felt covered roof with plastic gutters and rainwater pipes. Walls timber vertical and horizontal boarding on brick and concrete block foundations. Timber framed windows and door. Shed to rear, timber picket fence with single gate to front, double gates to side, no hardstanding. Concrete path to front door.

158 First Main Road

Pitched felt covered roof with rendered brick chimney stack, plastic gutters and rainwater pipes. Walls rendered on brick foundations. Timber framed windows and door. Shed to rear, timber picket fence with double gates to front, no hardstanding.

159 First Main Road

Pitched felt covered roof with flue, plastic gutters and rainwater pipes. Walls render, spa dash, on flat asbestos sheeting on concrete block foundations. Timber framed windows and door. Shed to rear, timber picket fence and double metal gates to front, no hardstanding.

160 First Main Road

Pitched felt covered roof with brick chimney stack, plastic gutters and rainwater pipes. Walls timber horizontal boarding on brick foundations. Timber and metal framed windows, timber door. Shed to rear, timber picket fence to front, no hardstanding.

161 First Main Road

Pitched felt covered roof with flue, asbestos gutters and rainwater pipes. Walls render, spa dash, on flat asbestos sheeting on concrete block

foundations. PVCu framed windows and door. Shed to rear, timber post and chain link fence with double metal gates to front, two rows concrete slabs for hardstanding

162 First Main Road

Pitched felt covered roof with plastic gutters and rainwater pipes. Walls flat textured asbestos sheeting on concrete block foundations. Timber framed windows and door. No shed, timber picket fence and double metal gates to front, no hardstanding. Ramp to left side.

163 First Main Road

Pitched interlocking concrete tile covered roof with brick chimney stack and plastic gutters. Walls brick on strip foundations. Timber framed bow top windows, aluminium door. Shed to rear, timber picket fence to front, two rows concrete slabs for hardstanding.

164 First Main Road

Pitched felt covered roof with plastic gutter and rainwater pipes. Walls flat asbestos sheeting, painted, on brick and concrete block foundations. Timber framed windows and door. No shed, timber vertical close boarded fence, timber picket single gate, no hardstanding.

165 First Main Road

Pitched felt tile effect covered roof with plastic gutters and rainwater pipes. Walls timber horizontal boarding on brick foundations. Timber framed windows and door. Shed to rear, half horizontal log fence and timber double gates to front, no hardstanding.

166 First Main Road

Pitched felt covered roof with flue, plastic gutters and rainwater pipes. Walls timber horizontal boarding on brick and block foundations. Timber framed windows and door. Shed to rear, timber picket fence to front and side, double metal gates to side, concrete hardstanding to rear. No hardstanding to front.

167 First Main Road

Flat felt covered roof with plastic gutters. Walls timber horizontal and vertical boarded on brick foundations. Timber framed windows and door. Timber picket fence with single gate to front, no hardstanding. Windmill to rear.

168 Eighth Avenue

Pitched felt covered roof with aluminium flue and plastic gutters and rainwater pipes. Walls timber horizontal boarding on concrete block foundations. Timber framed windows and door. Steps to rear door. Timber fence and single gate to front. No hardstanding, shed to rear. Satellite dish to front.

169 First Main Road

Pitched felt tile effect covered roof with brick chimney stack, plastic gutters and rainwater pipes. Walls timber horizontal boarding on timber block foundations. Timber framed windows and door. Garage to side in corrugated iron with pitched roof. Timber picket fence and double gates to front, railway sleepers for hardstanding.

170 First Main Road

Pitched metal deck covered roof with flue, plastic gutters and rainwater pipes. Walls metal vertical ribbed to gable end with pebbledash to remainder on concrete block foundations. Timber framed windows and door, metal up and over door to

garage on side. Timber picket fence to front, concrete for hardstanding.

171 First Main Road

Slight pitched felt covered roof with stone clad chimney stack, wood and plastic gutters and rainwater pipes. Walls vertical cedar boarding on concrete block foundations. PVCu and timber framed windows, timber door. Stone steps to front door. Shed to rear, wood post with metal chain link fence to front, no hardstanding. C.1950 for Hewitts the Grimsby jeweller. Original fitted kitchen with hinged trapdoor with a sunken bath under.

172 First Main Road

Pitched felt covered roof. Walls timber horizontal stained boarding on brick foundations. PVCu and timber framed windows, timber door. Shed to rear, timber horizontal rail fence, no hardstanding.

173 First Main Road

Pitched felt covered roof with plastic gutters and rainwater pipes. Walls flat asbestos sheeting on concrete block foundations. Timber framed windows and door. Shed to rear, timber horizontal boarded fence to front, no hardstanding.

174 First Main Road

Pitched corrugated asbestos sheeting covered roof with flue, asbestos gutters and rainwater pipes. Walls, flat asbestos sheeting on concrete block foundations. Timber framed windows and door. Shed to rear, timber posts with metal wire mesh fence to front, no hardstanding.

175 First Main Road

Sloping felt covered roof with plastic gutter to rear. Walls flat asbestos panels, vertical cedar boarding on concrete block foundations. Timber framed windows and door. Shed to rear, timber picket fence to front, no hardstanding.

176 First Main Road (empty plot)

177 First Main Road

Flat felt covered roof with flue, asbestos gutters and rainwater pipes. Walls, flat asbestos panels on concrete block foundations. Timber framed windows and door. Timber picket fence to front, no hardstanding.

178 First Main Road

Flat felt covered roof with plastic gutter to rear only. Walls, timber horizontal boarding on brick and block foundations. PVCu framed windows and door. Shed to rear, timber picket fence and double gates to front, no hardstanding.

179 Twelfth Avenue

Pitched felt covered roof with flue, asbestos and plastic gutters and rainwater pipes. Walls concrete panels on concrete block foundations. PVCu framed windows, timber door. Canopy over door. Shed to rear, timber picket fence to front, no hardstanding.

180 First Main Road

Flat felt covered roof. Walls rendered on concrete block foundations. PVCu framed windows, timber to side, timber door. Shed to rear, timber picket fence and timber horizontal rail double gates to front, no hardstanding.

182 First Main Road

Pitched "BigSix" corrugated asbestos sheeting covered roof with curved ridge, flue, plastic gutters and rainwater pipes. Walls vertical ribbed asbestos sheeting on concrete strip foundations.

HUMBERSTON FITTIES CONSERVATION AREA Appraisal and Management Statements

Timber framed (were metal) windows and door. Shed to rear, timber picket fence and double gate to front, concrete slabs for hardstanding. Windmill to rear.

184 First Main Road

Pitched "BigSix" corrugated asbestos sheeting covered roof with curved ridge, flue, plastic gutters and rainwater pipes. Walls vertical ribbed asbestos sheeting on concrete strip foundations. Timber framed windows and door. Shed to rear, timber vertical paling fence to front with double metal gates, two rows concrete slabs for hardstanding.

185 First Main Road

Pitched metal "Decra" tile covered roof with brick chimney, plastic gutters and rainwater pipes. Walls concrete panels on concrete block foundations. PVCu framed windows, timber door. Timber double picket gates to drive entrance.

186 First Main Road

Pitched corrugated asbestos sheeting covered roof with brick chimney stack, asbestos gutter and rainwater pipes. Walls, asbestos panels with vertical timber cover strips on concrete block foundations. Timber framed windows and door. Shed to rear, timber picket fence to front with double metal gates, two rows concrete slabs for hardstanding. Windmill to rear.

187 Ninth Avenue

Pitched metal "Decra" tile covered roof with flue, plastic gutters and rainwater pipes. Walls timber horizontal boarding and render on concrete block foundations. Timber framed windows and door. Shed to rear, timber picket fence with double gate to front, no hardstanding.

188 First Main Road

Pitched corrugated asbestos sheeting covered roof with flue and asbestos gutters. Walls rendered on concrete block foundations. PVCu framed windows. Shed to rear, timber picket fence to front, no hardstanding.

189 Ninth Avenue

Pitched felt covered roof with flue, plastic gutters and rainwater pipes. Walls timber horizontal boarding on concrete block foundations. Timber framed windows and door. Shed to front, timber picket fence with timber gate to front, no hardstanding. Windmill to front.

190 First Main Road

Pitched felt covered roof with brick chimney stack, plastic gutters and rainwater pipes. Walls timber vertical boarding on concrete block foundations. Timber framed windows and door. Shed to rear, timber picket fence to front with double metal gates, no hardstanding.

191 Ninth Avenue

Pitched felt covered roof with plastic gutters and rainwater pipes. Walls timber horizontal boarding on concrete block foundations. PVCu framed windows, timber door. Shed to side, timber posts and metal chain link fence to front, concrete slabs for hardstanding.

192 Ninth Avenue (empty plot)

193 Ninth Avenue

Pitched corrugated metal sheeting covered roof with flue, plastic guttering and rainwater pipes. Walls vertical corrugated asbestos sheeting on concrete block foundations. Timber and PVCu framed windows and timber door. Canopy over

door. Timber interwoven fence with single gate to front, concrete for hardstanding. Shed to rear.

194 Seventh Avenue

Flat sloping felt covered roof with flue. Walls timber horizontal boarding on concrete block foundations. Timber framed windows and door. Shed to rear, timber interwoven fence, no hardstanding.

195 Seventh Avenue

Pitched felt covered roof with brick chimney, plastic gutters and rainwater pipes. Walls timber horizontal boarding on concrete block foundations. PVCu framed windows and door. Shed attached to side, timber picket fence to front, no hardstanding.

196 Seventh Avenue

Pitched interlocking concrete tile covered roof with plastic gutters and rainwater pipes. Walls rendered with spa dash finish on concrete block foundations. Timber framed windows and door. Shed to rear, metal chain link fence with timber double gates to front, concrete slabs for hardstanding.

197 Seventh Avenue

Pitched man made slate roof covering with flue, plastic gutters and rainwater pipes. Walls wood shingles on brick foundations. Timber framed windows and door. Tubular metal fence with timber single gate and metal gates to front. Concrete slabs for hardstanding to side.

198 First Main Road

Pitched felt covered roof with brick chimney stack. Walls timber vertical and horizontal cedar boarding on concrete block foundations. Timber framed windows, aluminium door. Verandah with timber horizontal balustrade. Timber picket fence and double gates to front, concrete slabs for hardstanding.

199 First Main Road

Pitched felt covered roof with brick chimney stack, plastic gutters and rainwater pipes. Walls flat asbestos panels on brick foundations. PVCu framed windows and door. Shed to rear, timber picket fence with double gates to front, no hardstanding.

200 First Main Road

Sloping flat felt with PVCu to rear covered roof with brick chimney stack. Walls timber horizontal boarding on concrete block foundations. Timber framed windows and door. Shed to rear, timber picket fence to front, no hardstanding.

201 First Main Road

Sloping flat felt covered roof with flue. Walls, flat asbestos panels with timber cover strips on concrete block foundations. Timber framed windows and door. Shed to rear, timber picket fencing to front, no hardstanding.

202 Sixth Avenue

Pitched metal "Decra" tile covered roof with plastic gutters and rainwater pipes. Walls brick on conventional foundations. Vertical cedar boarding to right extension. PVCu framed windows, timber door. Shed to rear, car port attached to side, timber diagonal boarding fence to front, no hardstanding.

203 Sixth Avenue

Pitched corrugated asbestos sheeting and felt to flat covered roof with brick chimney stack, plastic gutters and rainwater pipes. Walls flat asbestos panels. Timber framed windows and

door. Shed to front, timber picket fence with single and double gates to front, no hardstanding.

204 Sixth Avenue

Pitched flat blue slate covered roof with flue, plastic gutters and rainwater pipes. Walls timber vertical cedar boarding on concrete block foundations. PVCu framed windows and door. Garage attached to side, timber picket fence to front, concrete hardstanding.

205 Sixth Avenue

Pitched felt covered roof with plastic gutters and rainwater pipes. Walls flat asbestos panels on brick foundations. Timber framed windows and door. Shed to rear, timber horizontal rail fence to front, no hardstanding.

206 Fifth Avenue

Flat sloping felt covered with plastic gutter to rear. Walls timber horizontal cedar boarding on concrete block foundations. Timber framed windows and door. Shed to rear, timber picket fence with double gates to front, no hardstanding.

206A Fifth Avenue

Flat felt covered roof. Walls flat asbestos panels on concrete block foundations. Timber framed windows, aluminium door. Shed to rear, timber picket fence and single timber gate to front, no hardstanding.

207 Fifth Avenue

Pitched corrugated asbestos sheeting covered roof with curved ridge and timber gutters. Walls vertical ribbed asbestos panels. PVCu framed windows, timber door. Timber picket fence with double gates, two rows precast concrete slabs for hardstanding.

208 Eighth Avenue

Sloping felt covered roof. Walls asbestos sheeting with timber cover strips on concrete block foundations. Timber framed windows and door. Timber interwoven fence and double gates to front. No hardstanding.

210 Tenth Avenue

Pitched asbestos sheet covered roof with plastic gutters and rainwater pipes. Walls concrete panels on concrete block foundations. Timber framed windows and door with canopy over. Double timber gates, some tarmac hardstanding.

211 Tenth Avenue

Aluminium framed ex. Military. Pitched asbestos sheet covered roof with curved ridge. Overhang to front and rear on aluminium columns. Chimney to side. Aluminium gutters. Walls asbestos panels, coated on concrete foundations. Metal windows, timber door.

212 Tenth Avenue

Pitched metal corrugated sheet covered roof with brick chimney stack and plastic gutters and rainwater pipes. Walls timber horizontal boarding on concrete block foundations. Timber framed windows and door. Double timber gates to front with hedge plus single gate. Shed to side. No hardstanding.

213 Eleventh Avenue

Pitched asbestos corrugated sheet covered roof with plastic gutters and rainwater pipes. Walls timber horizontal boarding on brick foundations. Timber framed windows and door, porch to door. Post and metal chain link fence with metal double gates to front. No hardstanding, Anderson shelter to rear.

HUMBERSTON FITTIES CONSERVATION AREA Appraisal and Management Statements

253 Anthony's Bank Road

Pitched slate covered roof with flue and plastic gutters. Walls timber horizontal boarding on concrete block foundations. Timber framed windows, no door to front. Timber picket fence to front with timber double horizontal rail gates, no hardstanding.

254 Anthony's Bank Road

Pitched felt covered roof. Walls timber horizontal boarding. Timber framed windows and door. Brick shed to left front. Vertical timber close boarded to front, no gate, no hardstanding.

255 Anthony's Bank Road

Pitched felt covered roof with brick chimney stack. Walls timber horizontal boarding. Timber framed windows and door. Shed to rear, timber picket fence to front with double metal gates, concrete hardstanding.

256 Anthony's Bank Road

Pitched felt covered and flat translucent sheeting covered roofs with brick chimney stack. Walls rendered. Timber framed windows and door. Shed to front right, timber picket fence to front, concrete slabs for hardstanding.

257 Anthony's Bank Road

Pitched interlocking concrete tile covered roof with plastic gutters. Walls timber horizontal boarding. Timber framed windows and door. Hedge to front, no gates, gravel drive and concrete slabs.

258 Anthony's Bank Road

Pitched felt covered roof with brick chimney stack and plastic gutters. Walls timber horizontal boarding on brick foundations. Timber framed windows and door. Shed to rear, timber picket fence to front with matching gates, moulded concrete slabs for small hardstanding.

259 Anthony's Bank Road

Pitched felt covered roof with brick chimney stack and plastic gutters. Walls, rendered on brick foundations. PVCu framed windows and door. Shed to front left. Hedge to front with double metal gates, no hardstanding.

260 Anthony's Bank Road

Pitched concrete interlocking concrete tile covered roof with plastic gutters. Walls brick on concrete foundations. Timber framed windows and door. Shed to rear. Timber picket fence to front with matching gates, concrete drive.

261 Anthony's Bank Road

Pitched felt covered roof with flue and plastic gutters. Walls rendered. Timber framed windows, no door to front. Shed remains at rear. Timber three horizontal rail fence to front with double timber picket gates, concrete slabs for hardstanding.

262 Anthony's Bank Road (empty plot)

263 Anthony's Bank Road

Pitched felt covered roof with plastic gutters. Walls timber horizontal boarding. PVCu framed windows, no door to front. Shed to right. Timber vertical board fence to front and matching double gates, crazy paving hardstanding.

264 Anthony's Bank Road

Pitched metal "Decra" tile covered roof with plastic gutters. Walls plastic horizontal boarding. Timber framed windows and door. Shed to rear. Timber post with wire mesh to front, double metal gates, no hardstanding.

265 Anthony's Bank Road

Pitched felt covered roof with flue and plastic gutters. Walls timber horizontal boarding on concrete block foundations. Timber framed windows and door. Shed to rear. Hedge to front with double metal gates, two rows concrete slabs for hardstanding.

266 Anthony's Bank Road

Pitched felt covered roof with brick chimney stack and plastic gutters. Walls timber horizontal boarding on concrete block foundations. Timber framed windows and door. Shed to rear. Hedge to front with double metal gates, no hardstanding.

268 Anthony's Bank Road

Pitched felt covered roof with brick chimney stack and plastic gutters. Walls, timber horizontal boarding on brick foundations. Timber framed windows and door. Shed to rear. Hedge to front with double timber gates, two rows hardcore for hardstanding.

269 Anthony's Bank Road

Pitched corrugated asbestos sheeting covered roof with plastic gutters. Walls concrete panels. PVCu framed windows and door. Timber two horizontal rail fence to front with double metal gates, no hardstanding.

271 Anthony's Bank Road

Sloping flat felt covered roof with flue. Walls timber horizontal boarding. PVCu framed windows and door. Shed to rear. Timber two horizontal rail fence to front with double metal gates, two rows concrete slabs with pebble infill for hardstanding.

272 Anthony's Bank Road

Pitched felt covered roof with brick chimney stack and plastic gutters. Walls timber vertical boarding. Timber framed windows and door. Shed to rear. Vertical timber close boarded fence to front with matching single gate, concrete path.

274 Anthony's Bank Road

Pitched corrugated asbestos sheeting covered roof with flue and plastic gutters. Walls concrete panels on concrete block foundations. PVCu framed windows and door. Shed to rear. Timber post with wire mesh fence to front with double metal gates, two rows concrete slabs for hardstanding.

276 Anthony's Bank Road

Flat felt covered roof with brick chimney stack and plastic gutters. Walls, flat rendered panels. PVCu framed windows and door. Timber picket fence to front with double metal gates, no hardstanding.

277 Anthony's Bank Road

Flat felt covered roof with flue. Walls timber horizontal boarding on concrete block foundations. Timber framed windows and door. Shed to rear. Timber horizontal lap fence to front with double metal gates, two rows concrete slabs for hardstanding.

278 Anthony's Bank Road

Pitched felt covered with brick chimney stack and plastic gutters. Walls timber horizontal boarding on concrete block foundations. Metal framed windows, timber door. Shed to rear. Timber picket fence to front with double metal gates, concrete hardstanding.

Built in 1963 from a dismantled chalet in Thruscoe, South Yorkshire. The wind generator

is a Lucas Fastlite model generating 20amps of electricity.

279 Anthony's Bank Road

Pitched felt covered roof with brick chimney stack and plastic gutters. Walls timber vertical boarding on brick foundations. Timber framed windows and door. Shed to rear. Timber picket fence to front with double metal gates, no hardstanding.

280 Anthony's Bank Road

Pitched felt covered roof with brick chimney stack and plastic gutters. Walls rendered concrete panels on concrete block foundations. Timber framed windows and door. Shed to rear. Vertical timber picket fence to front with matching gates, concrete hardstanding.

281 Anthony's Bank Road

Pitched felt covered roof with flue and plastic gutters. Walls, timber horizontal boarding. Timber framed windows and door. Shed to front left. Timber picket fence to front with matching double gates, no hardstanding.

282 Anthony's Bank Road

Pitched corrugated asbestos sheeting covered roof with plastic gutters. Walls rendered flat panels. Timber and metal framed windows, timber door. Shed to front left. Timber horizontal shiplap fence to front with double metal gates, no hardstanding.

283 Anthony's Bank Road

Pitched metal "Decra" tile covered roof with brick chimney stack and plastic gutters. Walls, timber horizontal boarding. PVCu framed windows and door. Shed to front left. Timber two horizontal rail fence to front with matching double gate, three rows concrete slabs for hardstanding.

284 Anthony's Bank Road

Pitched metal sheeting, painted, covered roof with plastic gutters. Walls rendered on concrete block foundations. Timber framed windows and door. Shed to front right. Timber two horizontal rail fence to front, no hardstanding.

285 Anthony's Bank Road

Pitched reconstituted slate covered roof with flue and asbestos gutters. Walls timber horizontal boarding on concrete block foundations. PVCu framed windows and door. Shed to front left. Timber picket fence to front with matching gates, no hardstanding.

286 Anthony's Bank Road

Pitched felt covered roof with flue and plastic gutters. Walls timber sheeting. Timber framed windows and door. Shed to rear. Timber four horizontal rail fence to front with gates to match, concrete hardstanding.

287 Anthony's Bank Road (empty plot)

Vacant plot, timber picket fence to front with matching double gates.

288 Anthony's Bank Road

Pitched felt covered roof with flue and plastic gutters. Walls timber horizontal boarding on concrete block foundations. PVCu framed windows and door. Shed to rear. Timber picket fence to front with double metal gates, pebble hardstanding.

289 Anthony's Bank Road

Flat felt covered roof with brick chimney stack and plastic gutters. Walls rendered on concrete block foundations. PVCu framed windows and

door. Shed to rear. Timber horizontal shiplap fence to front with double metal gates, concrete hardstanding.

290 Anthony's Bank Road

Pitched felt covered roof with flue and plastic gutters. Walls timber vertical boarding on concrete block foundations. Timber framed windows and door. Shed to rear. Timber vertical hit and miss boarding fence to front, no hardstanding.

291 Anthony's Bank Road

Pitched felt covered roof with plastic gutters. Walls rendered on concrete block foundations. PVCu framed windows and door. Shed to rear. Timber picket fence to front, concrete path.

292 Anthony's Bank Road

Pitched felt covered roof with plastic gutters. Walls timber horizontal boarding. Timber framed windows and door. Shed to rear. Timber picket fence to front with double metal gates, two rows concrete slabs for hardstanding.

293 Anthony's Bank Road

Pitched (under construction). Walls timber horizontal boarding. Timber framed windows and door. Hedge to front, no hardstanding.

294 Anthony's Bank Road

Flat, felt covered roof with flue and plastic gutters. Walls rendered on concrete block foundations. Timber framed windows and door. Hedge to front, double timber gates, one row concrete slabs for hardstanding.

295 Anthony's Bank Road

Pitched slate covered roof with flue and plastic gutters. Walls timber horizontal boarding and sheeting. Timber framed windows and door. Shed to rear. Timber picket fence to front with double metal gates, two rows concrete slabs for hardstanding.

296 Anthony's Bank Road

Flat felt covered roof with rendered brick chimney stack and plastic gutters. Walls sheeting on concrete block foundations. Timber framed windows and door. Metal framed with mesh infill fence to front with matching double gates, concrete hardstanding.

297 Anthony's Bank Road

Pitched felt covered roof with rendered brick chimney stack and plastic gutters. Walls concrete panels, painted. Timber framed windows and door. Shed to rear. Timber vertical hit and miss boarding fence to front with double metal gates, one row concrete slabs for hardstanding.

298 Anthony's Bank Road

Pitched asbestos corrugated sheeting covered roof (being renovated). Walls ply panelling (original timber boarding) on concrete block piers. Timber framed windows and door. Shed to rear. Timber horizontal shiplap fence to front with double metal gates, one row concrete slabs for hardstanding.

300 First Main Road

Pitched felt covered roof with brick chimney stack, plastic gutters and rainwater pipes. Walls concrete panels on concrete block foundations. Timber framed windows and door. Canopy to front door on metal poles. Concrete path to side.

300A First Main Road

Pitched felt covered roof with side brick chimney stack, plastic gutters and rainwater pipes. Walls

timber horizontal boarding on concrete block foundations. Timber framed windows.

301 First Main Road

Slight pitched felt covered roof with brick chimney stack, plastic gutters and rainwater pipes. Walls rendered panels with timber laths on concrete block foundations. Timber framed windows and door. Concrete path to door.

301A First Main Road

Pitched corrugated asbestos sheeting covered roof, no gutters. Walls asbestos panels with timber cover strips on concrete block foundations. Timber framed windows all boarded over.

302 First Main Road

Pitched felt covered roof with brick chimney stack, plastic gutters and rainwater pipes. Walls concrete panels on concrete block foundations. PVCu framed windows and door. Canopy to front door on metal poles. Concrete path to front door.

303 First Main Road

Flat felt covered roof with brick chimney stack and plastic gutters. Walls rendered panels with timber laths on concrete block foundations. Timber framed windows and door. Brick string to steps to door. Concrete slab path to door.

303A First Main Road (empty plot)

304 First Main Road
Pitched metal "Delta" tile covered roof with brick chimney stack, plastic gutters and rainwater pipes. Walls concrete panels, painted on concrete block foundations. Timber framed windows and door. Porch over door. Brick string to steps to front door. Concrete path to door.

304A First Main Road

Pitched felt covered roof with metal flue, plastic gutters and rainwater pipes. Walls horizontal timber boarding on concrete block foundations. Timber framed windows and door. Verandah to front.

305 First Main Road

Pitched metal "Delta" tile covered roof with brick chimney stack and plastic gutters. Walls concrete panels on concrete block foundations. PVCu framed windows and door. Canopy to door. Concrete path to door.

305A First Main Road

Sloping flat felt covered roof. Walls, horizontal timber boarding on brick foundations. Timber framed windows and door.

306 First Main Road

Pitched concrete interlocking tile covered roof with brick chimney stack, plastic gutters and rainwater pipes. Walls concrete panels, rendered on concrete block foundations. Timber framed windows and door. Canopy over door. Concrete path to door.

306A First Main Road

Sloping flat felt covered roof. Walls rendered timber panelling on brick foundations. Timber framed windows.

307 First Main Road

Pitched felt covered roof with brick chimney stack, plastic gutters and rainwater pipes. Walls concrete panels on concrete block foundations. PVCu framed windows, timber door. Concrete slab path to front door.

307A First Main Road

Slightly pitched felt covered roof with metal flue, plastic gutters and rainwater pipes. Walls horizontal timber boarding on concrete block foundations. PVCu framed windows and door.

308 First Main Road

Pitched felt covered roof with plastic gutters and cast iron rainwater pipes. Walls concrete panels on concrete block foundations. PVCu framed windows and door. Canopy over door. Concrete path to door.

308A First Main Road (empty plot)

309 First Main Road

Slight pitched felt covered roof with plastic gutters, cast iron rainwater pipes. Walls pebbledashed concrete panels on concrete block foundations. Timber framed windows and door.

310 First Main Road

Pitched felt covered roof with brick chimney stack, plastic gutter and rainwater pipes. Walls concrete panels, rendered on concrete block foundations. Timber framed windows, aluminium door. Brick string to steps to door. Concrete path to door.

310A First Main Road

Pitched felt covered roof with metal flue, plastic gutters and rainwater pipes. Walls asbestos panels with timber cover strips on brick foundations. Timber framed windows and door.

311 First Main Road

Slightly pitched corrugated asbestos/iron sheeting covered roof with flue and plastic gutters. Walls rendered concrete panels on concrete block/brick foundations. Timber framed windows and door. Timber corner post to roof overhang. Concrete slab path to doorway.

311A First Main Road

Pitched felt covered roof (mostly gone) with metal flue, some plastic gutters. Walls timber panelling, rendered on concrete block foundations. Timber framed windows.

312 First Main Road

Pitched felt covered roof with brick chimney stack, plastic gutters and rainwater pipes. Walls imitation stone cladding on concrete block foundations. PVCu framed windows, timber door. Canopy over door. Concrete path to door.

312A First Main Road

Slightly pitched felt covered roof with metal flue and brick chimney stack to side, plastic gutters and rainwater pipes. Walls concrete panels, rendered on concrete block foundations. PVCu framed windows. Independent aerial to front garden.

313 First Main Road

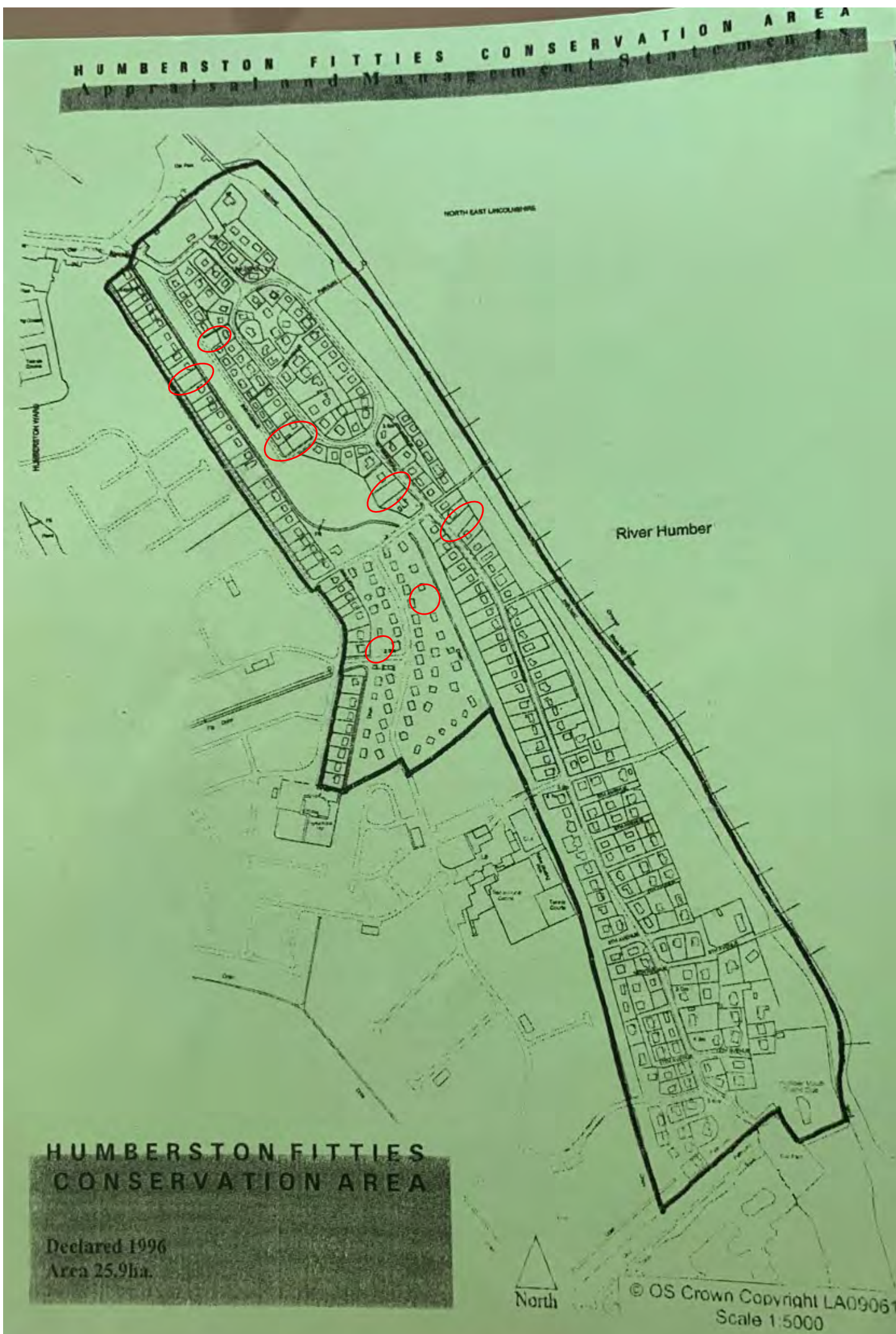
Pitched felt covered roof with chimney pot, plastic gutters and rainwater pipes. Walls concrete panels on concrete block foundations. PVCu framed windows, timber door. Concrete path to front door.

313A First Main Road (empty plot)

ex. Toilet block adjacent

315 First Main Road

Pitched interlocking concrete tile covered roof with plastic gutters and cast iron rainwater pipes. Walls brick on concrete foundations. Timber framed windows. Doors blocked with concrete blocks.



Extract from Humberside County Council Plan - 1994 showing chalet on Plot 80 (Highlighted)

Paul Bright

30 Humberston Fitties

DN36 4EU

Planning Application Reference: **DM/0778/22/FUL**

Regarding the recent submission by the Environment Agency.

The decision to determine if the Sequential and Exception Tests have been passed lies with the Local Planning Authority. The EA letter makes no determination on these tests and as outlined in my previous objection, this planning application fails the exception test and has not clearly demonstrated how it passes the sequential test in line with the UK Government Guidance on **Flood risk Assessment: The sequential test for Applicants.**

The EA made the following statement, ***The Environment Agency does not comment on or approve the adequacy of proposed flood emergency response procedures accompanying development proposals. Our involvement with this development during an emergency will be limited to delivering flood warnings to occupant/user covered by our flood warning network. The Planning Practice Guidance (PPG) (Flood Risk and Coastal Change section, paragraphs 056-058) provides information on producing an evacuation plan for development and the role of the local authority in ensuring these are appropriate.***

In circumstances where warning and emergency response is fundamental to managing flood risk, we advise local planning authorities to formally consider the emergency planning and rescue implications of new development. We recommend you consult with relevant Emergency Planners to determine whether the proposals are safe in accordance with the guiding principles of the PPG prior to determining this application.

This is at odds with what the planning inspectorate has stated on evacuation measures as outlined in my previous objection. Also can you please provide the outcome of this consultation on the planning portal. The EA clearly state, ***Without repeating all of the detail from the FRA this does highlight the high risk of flooding to the site and the extremely short time it would take for the plots(s) to be inundated with flood water and how safe access and egress would not be possible. It also shows how the site would quickly (within 2 hours) become unsafe for the emergency services to be able to access the site.*** This is a short time window for evacuation and this may happen in the early hours of the morning. The LPA needs to ensure that the development would remain safe throughout its lifetime and with this short window and the uncertainty on the impact of climate change, how can this be assured? The EA also made further comments on paragraphs 4.6.2, 4.3.4, and 5.3.16 that need further consideration.

From: paul bright

Sent: 23 November 2022 09:48

To: Planning - IGE (ENGIE) <planning@nelincs.gov.uk>; Emily Davidson (EQUANS) <Emily.Davidson@Nelincs.gov.uk>

Subject: Re: Planning Application DM/0778/22/FUL

Emily,

In the supporting documents for this planning application, it has been argued the sequential test is not required, even though it has not been demonstrated that this and others are replacement chalets. The guidance In the NELC Development and Flood Risk Guidance Note that is quoted in the NELC SFRA is clear in step 3, where it states in the section on replacement dwellings:

These will not normally require a Sequential Test provided they do not expose people to an increase in flood risk and, in particular, do not:

- i. Increase the number of bedrooms*
- ii. Replace houses having more than one floor with single-storey dwellings*
- iii. Increase the number of dwellings in an area of flood risk (i.e. by replacing a single dwelling with an apartment block)*
- iv. Does not increase the volume of building by more than 20% of the original*
- Will not be placed at an unacceptable level of flood risk, irrespective of the risk posed to the existing dwelling.*

It fails the first, third and fourth points as this cannot be demonstrated, but if there ever were any chalets on these plots going back decades, they were certainly not of the scale of the proposed building, so it is clear that a sequential test is required.

With regard to the sequential test, has the applicant followed the process for identifying reasonably available alternative sites as outlined in the guidance as I cannot see anything in the supporting documents other than the statement in paragraph 163 of the Sequential and Exception Test Statement provided by Lanpro which states, there are no sites available to THPL, within the allocated 'Resort Area', which would offer betterment in terms of Flood Risk than the vacant plots within the established Humberston Fitties Park?

With regard to the exception test, has a sustainability checklist identified in Appendix 1 of the NELC guidance been provided by the applicant, providing justification of how the development proposal meets the Core Strategy DPD Sustainability Appraisal objectives, as I cannot see this in any of the supporting documentation? The claimed wider sustainability benefits are all a normal part of being a landlord and maintaining your asset. Some of the claimed benefits are actually paid for by the community through the service charge as noted in my objection on the planning portal.

Regards

Paul

Paul Bright

30 Humberston Fitties

DN36 4EU

Planning Application Reference: **DM/0778/22/FUL**

Planning Application Address: **Plot 80 Humberston Fitties**

I wish to object to this planning application based on the following:

Flood Risk

Humberston Fitties Chalet Park is in a level 3a, high risk, danger for most/danger for all flood zone. In 2007 NELC appointed Weetwood consultants to undertake an analysis of flood risk as the council wished to consider the risk and consequence of flooding before renewing the Fitties leases. The flood risk assessment concluded the following in section 6.4:

IMPACT ON LEASES AND COUNCIL ACTIONS

The potential consequences of a flood must not be increased by the actions of the Council. Initial soundings from the Environment Agency also suggest that the Agency would be uncomfortable about increasing the consequence of a potential flood. Accordingly, Weetwood advocates that:

- *No extension should be made to the leases into the current closed season. This would introduce people onto the site at a time when the coastal flooding presents the greatest risk, and greatest uncertainty*
- ***No additional development should be permitted within the Fitties which would increase the number of people in the flood-risk area.***
- ***Currently unoccupied plots should not be developed, but the council may consider offering them to neighbouring plots to extend as garden / recreational areas. This represents a pragmatic use of the land without significantly increasing the consequences should a flood occur through allowing additional people to remain on site overnight.***

In 2014 NELC appointed Black & Veatch consultancy to carry out a further flood risk assessment which reconfirmed the flood risk and in its summary section stated:

In the short term, over the next 10 years or so, sea level rise resulting from climate change will have little impact on the probability and the consequence of flooding compared to the present day. However, looking in the longer term, over the next 40 years to 2055, the probability of flooding to Humberston Fitties will increase as will the consequences of that flooding. Increased wave overtopping discharge rates will mean that nearly all the site is classed as "danger for most" or worse and, in the event of a breach, the majority will be classified as "danger for all".

The 2021 Evans flood risk assessment commissioned by Tingdene in support of this application and further building on the other ten plots suggests that there would be a three-hour time window for evacuation and with a warning system and evacuation strategy, this will mitigate the risk. In 2014 planning application **DM/0025/14/FUL** was submitted to remove the annual occupancy restrictions and replace them with flood evacuation procedures to mitigate the risk. This was rejected by NELC and was appealed to the Planning Inspectorate with a hearing on 18th November 2014. In the appeal decision, ref: **APP/B2002/A/14/2221051**, the use of evacuation procedures was rejected by the planning Inspector and the wording from the appeal decision is below. Also note the flood evacuation procedures that were rejected, are much more comprehensive than those proposed in the 2021 Evans flood risk assessment.

20. The appellant also suggests that evacuation drills and practices, clear and precise directions and procedures and action plans which include evacuation routes and flood wardens would be provided. Furthermore a list of the benefits of flood evacuation procedures over occupancy restriction have also been put to me, to which I have had regard.

21. I do not doubt the value of Flood Evacuation Plans. Although the availability of flood warnings and evacuation plans are one of the considerations to ensure that any new development is safe, these are dependent on human action and compliance. Failings and errors can and do occur including illness, accidents, delayed departure, unexpected and dramatic changes in the conditions and natural personal reluctance to move out rapidly. I am mindful that such events can occur at night, when most people are asleep, and this would make contact and response difficult. The Council also refers to the difficulty of enforcing a flood evacuation plan. Given the predicted force, speed and depth of future flooding, and the fact that chalets are single storey I consider that this would also place residents in considerable danger. The risk that it could present to the emergency services were they obliged to attempt rescue cannot be overlooked. As such I do not consider that flood warnings and evacuation plans on their own, during the period when extreme tidal events are likely would manage flood risk so that the development would remain safe throughout its lifetime.

The consensus of expert opinion on climate change is that extreme weather events will increase, and it is unthinkable that this council would now reverse the decision to allow flood evacuation procedures to mitigate the risk to this development. If it were to do so, this would require a further review from the Planning Inspectorate.

The Shoosmiths legal opinion that accompanies this planning application and refers to an extant planning permission and cites case law is somewhat irrelevant as the overriding factor is the flood risk today and this planning application must be determined on current planning policies.

The Design, Access and Heritage Statement by Ross Davy Associates that accompanies this planning application states in the Use section:

Due to the site being located in a flood risk area, the site would be subject to a sequential and exceptions assessment under NPPF guidance and the NELC assessment criteria.

The NELC Strategic Flood Risk Assessment 2011 states in the introduction section 2.1:

The main purpose of a SFRA is to provide the information needed for a planning authority to take flood risk into account when making land use allocations and determining planning applications.

In the National Policy section 2.3, it States:

The principal tools PPS25 sets out for assessing the impact of flood risk on development proposals are the Sequential Test and the Exception Test. In its most basic form the Sequential Test is a process in which the most vulnerable land uses (e.g. residential development) are directed away from areas with the highest probability of flooding towards those with the lowest. Conversely, the least vulnerable uses (e.g. outdoor recreation) are acceptable in areas with the highest probability so are not directed away from them. the principle

In the Local Policy Section 2.15, it states:

North Lincolnshire Council's Core Strategy includes Policy CS19 on Flood Risk and provides a direct link to this SFRA. It supports the risk based sequential approach to determine the suitability of land for development that uses the principles of locating development reflecting PPS25's requirement for Sequential Test, Exception Test, site specific Flood Risk Assessments and the use of Sustainable Drainage Systems where necessary and appropriate.

In the Aims of PPS25 Section 3.6 it states:

The primary aims of PPS25 are to ensure that flood risk is taken into account at all stages in the planning process; to avoid inappropriate development in areas at risk of flooding and to direct development away from areas at highest risk. Where new development is necessary in such areas, the aim is to make it safe without increasing flood risk elsewhere and, where possible, reducing flood risk overall.

In Managing Risk Section 3.7 it states:

Only permitting development in areas liable to flood when there are no reasonably alternative available sites in areas where the probability of flooding is lower and the benefits of the development outweigh the risks from flooding.

Sections 3.8 and 3.9 outline the Sequential Test:

The main way to achieve these aims is by applying the Sequential Test, a risk-based tool intended to steer new development to areas with the lowest probability of flooding and applied at all stages of planning. When doing this, preference should be given to locating new development in Flood Zone 1. If there are no reasonably available sites there, then sites in Flood Zone 2 can be considered, taking into account the ‘compatibility’ of the proposed land use as set out in Table 3.2 and applying the Exception Test if required. Only if there are no reasonably available sites in Flood Zones 1 and 2 should sites in Flood Zone 3 be considered provided, again taking the vulnerability of the proposed land use into account and applying the Exception Test if required. Further information is given in Appendix C.

Within each flood zone, new development should be directed first to sites with the lowest probability of flooding. The flood vulnerability of the intended use should be matched to the flood risk of the site, so that higher vulnerability uses are located on parts of the site with the lowest probability of flooding. When applying for planning permission to develop sites allocated in a development plan, developers are required to apply the Sequential Test again but should apply the sequential approach to locating development within the site

The benefits of this development do not outweigh the risks from flooding.

This planning Application fails the Sequential Test

Section 3.10 outlines the Exception Test and provides a table for flood risk vulnerability and Flood Zone ‘Compatibility’:

The Exception Test should be applied only after the Sequential Test has been undertaken and in the circumstances set out in Table 3.2, i.e. when ‘more vulnerable’ development and ‘essential infrastructure’ cannot be located in Flood Zones 1 and 2 and when ‘highly vulnerable’ development cannot be located in Flood Zone 1

Key

✓

Development is appropriate

✗

Development should not be permitted

Flood Risk Vulnerability Classification (see Appendix C, Table D.2)		Essential Infrastructure	Water Compatible	Highly Vulnerable	More Vulnerable	Less Vulnerable
Flood Zone (see Appendix B, Table D.1)	Zone 1	✓	✓	✓	✓	✓
	Zone 2	✓	✓	Exception Test required	✓	✓
	Zone 3a	Exception Test required	✓	✗	Exception Test required	✓
	Zone 3b	Exception Test required	✓	✗	✗	✓

Table 3.2 - Flood Risk Vulnerability and Flood Zone ‘Compatibility’

Referring back to the 2014 planning appeal **APP/B2002/A/14/2221051** which was rejected by the planning inspectorate. The Planning Inspector stated:

The proposal, if allowed, would result in the site falling within the PPG's 'Highly Vulnerable' flood risk classification as shown in Table 2: Flood Risk Vulnerability Classification of paragraph 066. This is because the removal of the time restrictions is likely to result in the chalets, which I am satisfied come within the caravans, mobile homes and park homes category, being permanently occupied. The flood risk vulnerability and flood zone 'compatibility' matrix of paragraph 067 of the PPG: Table 3: Flood risk vulnerability and flood zone 'compatibility' indicates that highly vulnerable development on sites within Flood Zone 3a, such as this, should not be permitted.

This can be seen in the above table, **a highly vulnerable development within Flood Zone 3a, should not be permitted.**

This planning Application fails the Exception Test

Conservation Area

Humberston Fitties is one of Britain's last few remaining plotland sites and is of historical importance. The adjacent foreshore is part of a Site of Special Scientific Interest (SSSI). The natural environment is key to the character of the site and is important for its natural habitat and wildlife. In the Chalet Design Guide it states:

There are a few identifiable plots vacant but very few opportunities for new plots to be developed. The open aspects around the chalets and other casual open areas within the Conservation Area are important elements in creating its character and appearance and therefore must be protected.

Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 (the Act) requires the Local Planning Authority to pay special attention to the desirability of preserving or enhancing the character and appearance of the Conservation Area. In this context, the object of preservation is to cause no harm, and is a matter of paramount concern in the planning process.

Policy 39 of the North East Lincolnshire Local Plan 2013 to 2032 (Conserving and enhancing the historic environment) states that Proposals will be permitted where they would sustain the cultural distinctiveness and significance of the North East Lincolnshire's historic, urban, rural and coastal environment by preserving and, where appropriate, enhancing the character, appearance, significance and historic value of designated and non-designated heritage assets and their settings.

The importance of considering the impact of new development on the significance of designated assets is stated in section 16 of the National Planning Policy Framework (NPPF 2019). When considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the assets conservation, for example. Any harm to, or loss to, the significance of a designated heritage asset (from its alteration or destruction, or from development within its setting), should require clear and convincing justification. In determining applications, local planning authorities should take account of:

- a) the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation
 - b) the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality;
 - c) the desirability of new development making a positive contribution to local character and distinctiveness.
- LPA's should also look for opportunities to better reveal the significance of conservation areas when considering new development (para 200)

The planning application needs to demonstrate that it will preserve or enhance the character and appearance of the Humberston Fitties Conservation Area. This new building will have a roof line much higher than its neighbours, will be overbearing on the surrounding chalets and cover a much larger footprint. This harm to the Heritage Asset could be considered less than substantial. The National Planning Policy Framework (para 202) defines this:

Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use.

The NELC local plan (para14.189) states:

*The significance of a heritage asset can be harmed or lost through alteration or destruction of the asset or **development within its setting**. Any harm or loss, including cumulative impacts leading to less than substantial harm, will require clear and convincing justification to allow the harm to be balanced against any public benefits of the proposal.*

This development gives no public benefits, it removes them. The empty plots are currently designated as part of an Asset of Community Value by NELC (ACV005) until 2024 and this planning application will prevent the community benefitting from this asset as it currently does.

Habitats and Biodiversity

The National Planning Policy Framework (para 180) states:

When determining planning applications, local planning authorities should apply the following principles:

- a) if significant harm to biodiversity resulting from a development cannot be avoided (through locating on an alternative site with less harmful impacts), adequately mitigated, or, as a last resort, compensated for, then planning permission should be refused;
- b) development on land **within or outside** a Site of Special Scientific Interest, and which is likely to have an adverse effect on it (**either individually or in combination with other developments**), should not normally be permitted. The only exception is where the benefits of the development in the location proposed clearly outweigh both its likely impact on the features of the site that make it of special scientific interest, and any broader impacts on the national network of Sites of Special Scientific Interest.

Paragraph 182 states:

The presumption in favour of sustainable development does not apply where the plan or project is likely to have a significant effect on a habitats site (either alone or in combination with other plans or projects), unless an appropriate assessment has concluded that the plan or project will not adversely affect the integrity of the habitats site.

The Fitties is a haven for wildlife including protected species and the further development of Thorpe Park has squeezed the available habitats further. Removing the open spaces around the Fitties will have an adverse effect on this and as stated in the NPPF, should not normally be permitted. The benefits of this development and the ten other plots clearly do not outweigh the likely impact.

This planning application fails to meet this requirement

Sustainable Development

The National Planning Policy Framework has a presumption in favour of sustainable development, and it states in paragraph 8 and 9:

Achieving sustainable development means that the planning system has three overarching objectives, which are interdependent and need to be pursued in mutually supportive ways (so that opportunities can be taken to secure net gains across each of the different objectives):

*a) **an economic objective** – to help build a strong, responsive and competitive economy, by ensuring that sufficient land of the right types is available in the right places and at the right time to support growth, innovation and improved productivity; and by identifying and coordinating the provision of infrastructure;*

*b) **a social objective** – to support strong, vibrant and healthy communities, by ensuring that a sufficient number and range of homes can be provided to meet the needs of present and future generations; and by fostering well-designed, beautiful and safe places, with accessible services and open spaces that reflect current and future needs and support communities' health, social and cultural well-being; and*

*c) **an environmental objective** – to protect and enhance our natural, built and historic environment; including making effective use of land, improving biodiversity, using natural resources prudently, minimising waste and pollution, and mitigating and adapting to climate change, including moving to a low carbon economy.*

These objectives should be delivered through the preparation and implementation of plans and the application of the policies in this Framework; they are not criteria against which every decision can or should be judged. Planning policies and decisions should play an active role in guiding development towards sustainable solutions, but in doing so should take local circumstances into account, to reflect the character, needs and opportunities of each area.

Achieving sustainable development needs to meet all three dimensions and they are expected to be delivered equally. A development proposal must comply with all three strands to declare a development sustainable. Given the risk from flooding and the harm caused to the conservation area, this development does not constitute sustainable development because it would not comply with the social and environmental roles of sustainability.

This Planning Application does not meet sustainable development requirements

This Planning Application fails to pass a number of the tests and other requirements demanded by planning policy to be approved. It will also go against what the Planning Inspectorate has already stated in a planning appeal. It is inconceivable that this council will approve this planning application and it should be rejected.

From: paul bright
Sent: 06 December 2022 11:10
To: Planning - IGE (ENGIE) <planning@nelincs.gov.uk>
Cc: Emily Davidson (EQUANS) <Emily.Davidson@Nelincs.gov.uk>
Subject: Re: Planning Application DM/0778/22/FUL

Hi Ellie,

I see on 5th December a supporting document has been added to this planning application with a map showing a chalet on plot 80 from 1994. Can you please add the following document to the portal as a neighbour comment. It's a copy of the map from the 1996 conservation appraisal carried out by NELC that shows an empty plot.

Regards

Paul Bright

HUMBERSTON FITTIES CONSERVATION AREA

Appraisal and Management Statement



Extract from 1996 Humberston Fitties Conservation Area Appraisal showing empty plot 80 (red circle)

Comments for Planning Application DM/0778/22/FUL

Application Summary

Application Number: DM/0778/22/FUL

Address: Plot 80 Humberston Fitties Humberston North East Lincolnshire

Proposal: Erect chalet with associated boundary treatments, hard landscaping and associated works

Case Officer: Emily Davidson

Customer Details

Name: Mrs Mary Hodson

Address: 32 First Main Road Humberston Fitties

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

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

I understood that the vacant plots should not be developed and that they were to be used as open spaces and available for enjoyment by both neighboring chalet owners and wild life/birds.

From what I understand there have never been properties on these plots in the past, even though they are described as being "replacements". Also that these new "replacement" builds will not be in keeping with the rest of the Fitties which will lead to the conservation status, and uniqueness being gradually eroded.

There is also the extra strain on an already strained system of drainage and sewage. Tingdene have already stated in one of their letters that the water pipe system is not designed for 12 month use (although the water system itself clearly cannot differentiate between months of the year and should be built to withstand use whatever the time of year) Whilst these new/replacement buildings may not be used all year, any additional buildings on The Fitties will put more strain on the water system and the infrastructure including the roads.

Comments for Planning Application DM/0778/22/FUL

Application Summary

Application Number: DM/0778/22/FUL

Address: Plot 80 Humberston Fitties Humberston North East Lincolnshire

Proposal: Erect chalet with associated boundary treatments, hard landscaping and associated works

Case Officer: Emily Davidson

Customer Details

Name: Ms Susan Scott

Address: 34 1st Main Road Humberston Fitties Grimsby

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

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

Humberston Fitties is a conservation area with heritage status. The erection of any new builds with this type of design would not align to the current ethos and general feel of the Fitties site and be at odds with neighbouring plots, potentially being an invasion of privacy and reducing natural light.

It would also reduce the current green space between plots affecting the aesthetic appeal of a nature reserve as well as increasing the risk of fire spread between dwellings constructed predominantly of timber.

Construction work would add to the noise, dust and vibration not only for chalet owners on site but visitors and holiday makers.

The development would also impact the roads and infrastructure in terms of heavy construction traffic and increased traffic in general on already poorly maintained roads.

In addition, consideration should be given to the abundant wildlife on the Fitties and the fact it is adjacent to a SSSI site.

Building on plots such as this has been disallowed in the past due to increased flood risk as soak-away ground would be covered in concrete. This stance should not be reversed.

An increase in people staying on site in additional dwellings would also give rise to even more pressure on the drainage system which has already had issues in recent times.

This application should be refused on these grounds.

Comments for Planning Application DM/0778/22/FUL

Application Summary

Application Number: DM/0778/22/FUL

Address: Plot 80 Humberston Fitties Humberston North East Lincolnshire

Proposal: Erect chalet with associated boundary treatments, hard landscaping and associated works

Case Officer: Emily Davidson

Customer Details

Name: Ms Mary Pearce

Address: 42 Third Avenue Cleethorpes

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: My objection to a new chalet being built is that the Humberston Fitties is a designated Conservation Area. I understand this to mean that the site is of historic and architectural interest. To give permission for a new chalet to be built surely contravenes this notion. Identification as a Conservation Area seeks to preserve the unique character of the place, ie not to change it by adding new buildings.

Comments for Planning Application DM/0778/22/FUL

Application Summary

Application Number: DM/0778/22/FUL

Address: Plot 80 Humberston Fitties Humberston North East Lincolnshire

Proposal: Erect chalet with associated boundary treatments, hard landscaping and associated works

Case Officer: Emily Davidson

Customer Details

Name: Mr Anthony Jewitt

Address: 54 Main Road Humberston Fitties Humberston

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: The sale of the empty plots is very concerning as I think the designs of the new properties will NOT be in keeping with the uniqueness of the Fitties. Also, I am concerned for the strain on all the services, sewage capacity etc. and the fact that the roads surrounding the Fitties are in a poor state and could do with a complete upgrade. Surely this is profiteering by Tingdene to maximise the use of the naturally empty spaces we have enjoyed for so long. I object strongly to this application...

Comments for Planning Application DM/0778/22/FUL

Application Summary

Application Number: DM/0778/22/FUL

Address: Plot 80 Humberston Fitties Humberston North East Lincolnshire

Proposal: Erect chalet with associated boundary treatments, hard landscaping and associated works

Case Officer: Emily Davidson

Customer Details

Name: Ms Stella Stone

Address: 56 1st main road Humberston fitties Grimsby

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: These plots have been sold without even have building regs in place and in the past when people have offered to buy these plots we're turned down by council saying not up for sale, so what has changed.

This plot has wildlife living there which should not be disturbed

Comments for Planning Application DM/0778/22/FUL

Application Summary

Application Number: DM/0778/22/FUL

Address: Plot 80 Humberston Fitties Humberston North East Lincolnshire

Proposal: Erect chalet with associated boundary treatments, hard landscaping and associated works

Case Officer: Emily Davidson

Customer Details

Name: Mrs Deborah Burns

Address: 60 2nd Ave Humberston

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I strongly object to this plot being built on as a neighbour and resident this empty plot has been looked after in keeping with the environment and any development would totally ruin the whole conservation area that as residents we strive to protect

From: Paul Stone
Sent: 25 September 2022 13:40
To: Planning - IGE (ENGIE) <planning@nelincs.gov.uk>
Subject: Application DM/0788/22/FUL

Fao Emily Davidson

Emily

Thank you for the opportunity to comment on the above mentioned planning application. I reside on the Fitties at Humberston.

I have a number of issues which I feel should be considered :

1. Humberston Fitties is a special unique environment. In fact the Council has recently issued and distributed a leaflet providing advice with regard to making changes to chalets.

As you are aware most of the Fitties falls within a Conservation Area development should enhance or preserve its appearance or character. This is set out in Section 72 of the Planning (Listed buildings and Conservation. Areas) Act 1990. The Council has a duty to consider proposals against this primary legislation.

An integral element of the special character of the Conservation Area are the open spaces and breaks between Fitties. If developed, and this is the first of numerous similar submissions, then there would be an individual and cumulative adverse impact on the character of the Conservation Area.

The Chalet Guide published by the Local Authority recognises this and states:

"There are a few identifiable plots vacant but very few for new plots to be developed. The open aspects around the chalets and other casual areas within the Conservation Area are important elements creating its character and appearance and therefore must be protected".

I concur with these views. The green spaces including "Plot 80" should remain undeveloped.

I consider that the proposal will result in "less than substantial harm" to the Conservation Area and as a consequence paragraph 202 of the Framework is engaged. Paragraph 202 requires the Council to balance the degree of harm against the public benefit. In this instance there is no public benefit. There is no scarcity of holiday accommodation either on the Fitties (16 properties on the market) or caravans (literally hundreds of caravans on the market). The proposal is not consistent with Section 16 of the Framework and particularly paragraph 202.

As this is not satisfied the tilted balance does not have to be engaged.

Notwithstanding, there are numerous other material considerations that lean heavily towards refusing the proposal. There are no benefits associated with the proposal that significantly and demonstrably outweigh the harm.

2. Flood Risk - occupation of the Fitties is restricted because of the potential threat of tidal flood. Additional properties should not be introduced because:

A. By introducing more residents it would increase the risk.

B. The green spaces, of which this is one, are undeveloped and provide some natural attenuation. If developed this would be lost and further hard surfaced areas introduced.

This can only exacerbate flood risk

3. Biodiversity - all of the potential development plots, including the application site have remained undeveloped. Whilst having irregular maintenance they have become havens for wildlife.

4. Fire - the majority of the Fitties are of timber construction. The threat of loss of property due to fire is very real. The undeveloped plots are natural fire breaks that could be the difference to damage to a property or an elongated row of properties.

It is just over a month ago that the fire brigade had to put out a fire on Second Avenue. That could have spread to 6 properties and if the undeveloped plot on Second Avenue had been developed to 12 properties. The same applies to the application site. The value of the application site as a fire break should not be underestimated.

5. The highway network on the Fitties is substandard in a number of ways:

A. The roads are private and many inadequate to allow two way passing of traffic. Hazardous reversing manoeuvres have to be undertaken.

- B. Sub standard visibility at junctions.
 - C. Sub standard forward visibility across bends.
 - D. Substandard surfaces which wear away rapidly.
 - E. Pooling of water on highways.
- Additional traffic will only worsen the position and have adverse impacts on road safety.

6. Drainage - the foul water drainage system is not adequate to serve the existing properties. It regularly overflows with all of the social, economic and environmental consequences.

In conclusion the proposal should be resisted because of the harm to the character of the Conservation Area. The proposal is inconsistent with Section 72 of the primary Act and paragraph 202 of the Framework. If the Council considers paragraph 11 is engaged then my view is that the harm associated with the proposal is significant and demonstrable.

The proposal should be resisted.

Regards
Paul Stone

69 Humberston Fitties,
Second Avenue
Humberston
Lincolnshire
DN36 4EX
Sent from my iPad

Comments for Planning Application DM/0778/22/FUL

Application Summary

Application Number: DM/0778/22/FUL

Address: Plot 80 Humberston Fitties Humberston North East Lincolnshire

Proposal: Erect chalet with associated boundary treatments, hard landscaping and associated works

Case Officer: Emily Davidson

Customer Details

Name: Carole Loughran

Address: 77 Main Road Humberston Fitties Humberston

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: The sewage infrastructure is struggling as we all have problems with them backing up.

The roads are in a sorry state with large potholes every winter.

The roads and gardens flood with rainwater as the drains struggle.

The spare plots make for a more pleasing outlook.

The spare plots are havens for the huge and diverse wildlife.

I do feel that the extra chalets/traffic/usage of facilities

Will impact even more in an area which is already struggling.

Comments for Planning Application DM/0778/22/FUL

Application Summary

Application Number: DM/0778/22/FUL

Address: Plot 80 Humberston Fitties Humberston North East Lincolnshire

Proposal: Erect chalet with associated boundary treatments, hard landscaping and associated works (amended FRA and plans)

Case Officer: Emily Davidson

Customer Details

Name: Mrs Blanche Clapton

Address: 78 Main Road Humberston Fitties Humberston

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: My husband and I own the chalet next to this proposed new build. On the plans it shows an air source heating outdoor unit (air source heat pump) . It is situated on the wall of the new chalet that faces ours.

As far as we know there are none of these units on the fitties. Our concern is what it will sound like. On the plans the unit looks quite large (compared to the size of the only window on the same wall) .

The fitties is where we go for peace and quiet (often sat outside) . Not to listen to an ASHP whirring away the other side of the fence .

Comments for Planning Application DM/0778/22/FUL

Application Summary

Application Number: DM/0778/22/FUL

Address: Plot 80 Humberston Fitties Humberston North East Lincolnshire

Proposal: Erect chalet with associated boundary treatments, hard landscaping and associated works

Case Officer: Emily Davidson

Customer Details

Name: Mrs Blanche Clapton

Address: 78 Main Road Humberston

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: We have seen the plans that have been submitted to build a chalet on plot 80 main road.

A Chalet (according to the dictionary) is a small timber house. The intended building does not fit this description. It is not in keeping with the chalets either side.

Why does this chalet need a refuge from flooding? (it already has to be built higher in case of flooding) is this a reason to build it even higher?

Eleven plots have been sold and no.80 is the first to apply for planning permission. If it is passed it will set a precedent for the other ten,

Th Fitties is a unique place and if the empty plots are to be built they should blend in with the surroundings - not alter the look and feel of the place.

We are not objecting to a chalet being built on the plot, but to the unnecessary height of it.

Comments for Planning Application DM/0778/22/FUL

Application Summary

Application Number: DM/0778/22/FUL

Address: Plot 80 Humberston Fitties Humberston North East Lincolnshire

Proposal: Erect chalet with associated boundary treatments, hard landscaping and associated works

Case Officer: Emily Davidson

Customer Details

Name: Allender June

Address: 79 First Main road Humberston Cleethorpes

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: The property is higher than normal. The property will look out of place and not keeping to regulations. More drains this is an issue because of thin drains.

Disturbing our wildlife.

Extra traffic on the roads

Heavy vehicles coming on site.

The noisemakers.

Comments for Planning Application DM/0778/22/FUL

Application Summary

Application Number: DM/0778/22/FUL

Address: Plot 80 Humberston Fitties Humberston North East Lincolnshire

Proposal: Erect chalet with associated boundary treatments, hard landscaping and associated works

Case Officer: Emily Davidson

Customer Details

Name: Ms heather ditch

Address: 81 main road humberston fitties grimsby

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I'd like to object to the planning application on several grounds.

The site is opposite my property and my understanding was that the site was both a fire break and a protected 'empty' space - actually an asset of community value, so I assumed it would not be sold (is it Tingdene's to sell? or to develop? Isn't that what it is? These spaces are used communally - I see kids playing there and it's obviously home (as are all other sites under consideration) to lots of wildlife. The whole site benefits from breaks in the buildings - and from their 'quirky' nature, and historic background. I don't want to see that compromised by new modern developments - especially ones which appear to break the pattern in terms of building height. (It also looks like a large building for that site, with not much space to the boundaries - it will not fit in seamlessly with the more relaxed and open fabric of the site).

It's not just personal objection on aesthetic grounds - and I certainly wouldn't object for the sake of it. I'm a relative newcomer but have heard horror stories about the strained drainage system.

Heavy plant machinery moving over aged infrastructure could cost us all, and then there will be additional burden on the system.

The impact on nature would be inevitable and irreversible. Many of us value the fitties for the refuge, the nature, the birdsong, the green space, the peace. Which would be broken and potentially lost.

I'm really mindful too of the people who live on site 10 months a year. There has been a very pointed reference in all correspondence from Tingdene to 'holiday home owners'. Many of the residents are residents...not all year of course, but this is home to them. Our home is surrounded by rental properties - and it compromises all kinds of things that residents and others value. Often 4 or more cars are parked around the holiday-let place next door, and there's another behind us. Visitors add strain on poor roads, and create parking problems and tensions.

Finally, the true and greatest value of the fitties is as a conservation area. It is a moment in history

and is loved and valuable for it. Any developments should be so carefully managed - this isn't a new development with 'conservation status' in mind. It conserves nothing and shouldn't be allowed to happen. Surely this alone should stand in the way of this application going ahead? I've no objection to progress, to development - to more people enjoying the fitties for the special place it is. But, developments like this reduce the special place it is...they change it forever and the character and purpose of the place. They take a community 'owned', enjoyed shared space and monetise it. They compromise and add strain to infrastructure. They wipe out natural habitats and the wildlife that lives there. These things are important - they need protecting, and conservation status is there to protect them. Why is it so easy to 'work around' that? This application opens the door to other unsuitable developments, setting a dangerous precedent.

Comments for Planning Application DM/0778/22/FUL

Application Summary

Application Number: DM/0778/22/FUL

Address: Plot 80 Humberston Fitties Humberston North East Lincolnshire

Proposal: Erect chalet with associated boundary treatments, hard landscaping and associated works

Case Officer: Emily Davidson

Customer Details

Name: Mrs Maggs Stocker

Address: 82 First Main Road Humberston DN36 4EU

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: It will tower over my chalet. The windows will over look onto my side invading my privacy while in the garden.

The Drains will overload. This will invade the wildlife which is around.

More heavy traffic this will cause problems.

This was completed by Mrs Stocker who does not have access to a tablet.

Comments for Planning Application DM/0778/22/FUL

Application Summary

Application Number: DM/0778/22/FUL

Address: Plot 80 Humberston Fitties Humberston North East Lincolnshire

Proposal: Erect chalet with associated boundary treatments, hard landscaping and associated works (amended FRA and plans)

Case Officer: Emily Davidson

Customer Details

Name: Miss Katherine Teakle

Address: 85 Main Road Humberston Fitties

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: George Berriman has Certificate of Lawful Use to reside full time on the Fitties

There are many others who have the Fitties as their permanent address.

Tingdene know this, as do NELincs.

The current £400 energy support Payments for home owners is currently being championed by our MP in Parliament.

Proof of residence .

This is NOT a holiday park full of statics.

Surely this changes the status of any planning application and future usage, when a solid building with foundations and footings is being submitted?

This is an historic Plotland

Humberston Fitties, wooden permanent dwellings.....and has been for 100 years.

Comments for Planning Application DM/0778/22/FUL

Application Summary

Application Number: DM/0778/22/FUL

Address: Plot 80 Humberston Fitties Humberston North East Lincolnshire

Proposal: Erect chalet with associated boundary treatments, hard landscaping and associated works (amended FRA and plans)

Case Officer: Emily Davidson

Customer Details

Name: Miss Katherine Teakle

Address: 85 Main Road Humberston Fitties

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment:.... George Berriman has Certificate of Lawfulness to reside full time on the Fitties

There are many others who have the Fitties as their permanent address.

Tingdene know this, as do NELincs.

The current £400 energy support Payments for home owners is currently being championed by our MP in Parliament.

Proof of residence .

This is NOT a holiday park full of statics.

Surely this changes the status of any planning application and future usage, when a solid building with foundations and footings is being submitted?

This is an historic Plotland

A registered asset of community value..AVC005

A designated CONSERVATION AREA 1996

Humberston Fitties, modest wooden dwellings.....and has been for 100 years.

From: planning@nelincs.gov.uk

Date: 29 October 2022 at 08:56:40 BST

To:

Subject: Comments for Planning Application DM/0778/22/FUL

Comments for Planning Application DM/0778/22/FUL

Dear Sir/Madam,

Miss Katherine Teakle,

You have been sent this email because you or somebody else has submitted a comment on a Planning Application to your local authority using your email address. A summary of your comments is provided below.

Comments were submitted at 29/10/2022 8:56 AM from Miss Katherine Teakle.

Application Summary

Address:	Plot 80 Humberston Fitties Humberston North East Lincolnshire
Proposal:	Erect chalet with associated boundary treatments, hard landscaping and associated works (amended FRA and plans)
Case Officer:	Emily Davidson

[Click for further information](#)

Customer Details

Name:	Miss Katherine Teakle
Address:	85 Main Road Humberston Fitties DN36 4EU

Comments Details

Commenter Type:	Neighbour
Stance:	Customer objects to the Planning Application
Reasons for comment:	
Comments:	There are currently 22 chalets for sale via an estate agent. 15 of the total.

Kind regards

Comments for Planning Application DM/0778/22/FUL

Application Summary

Application Number: DM/0778/22/FUL

Address: Plot 80 Humberston Fitties Humberston North East Lincolnshire

Proposal: Erect chalet with associated boundary treatments, hard landscaping and associated works (amended FRA and plans)

Case Officer: Emily Davidson

Customer Details

Name: Miss Katherine Teakle

Address: 85 Main Road Humberston Fitties

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: There are currently 22 chalets for sale via an estate agent.

Comments for Planning Application DM/0778/22/FUL

Application Summary

Application Number: DM/0778/22/FUL

Address: Plot 80 Humberston Fitties Humberston North East Lincolnshire

Proposal: Erect chalet with associated boundary treatments, hard landscaping and associated works (amended FRA and plans)

Case Officer: Emily Davidson

Customer Details

Name: Miss Katherine Teakle

Address: 85 Main Road Humberston Fitties

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Supporting Document 5th December Humberside County Council 1994 PLAN

Inaccurate and misleading in this specific instance

On this map, all empty vacant plots show chalets in situ..

Historic, official and accurate cartography will reveal these open spaces have always been just that.

* I have in writing from Mr Spriggins that he is going to "vigorously pursue HOLIDAY PARK Status over the coming months"

This private email will be sent to Officer overseeing this Planning process as it is relevant to intent. Tingdene , as a private company have no governance or code of conduct in place. Thus minimal accountability and scrutiny. I have asked for a copy of it from Sarah Newson. "No such document exists" was the response. Again the correspondence can be supplied

Planning - IGE (ENGIE)

From: Katie Teakle
Sent: 21 September 2022 10:30
To: Planning - IGE (ENGIE); Louise Jennings (EQUANS); Cllr Stephen Harness (NELC)
Subject: ERRORS in Objection PLOT 80 Fitties

Good Morning.

I have made two errors in my objection

- 1) there WAS a building on this plot in the 70's....my mistake
- 2) This application is not made by Tingdene..I was distracted by their supporting SchooSmith *LEGAL NOTE..Planning Status Vacant Plot* letter that somewhat coloured my responses.

Please will you replace this amended version of my objection..very grateful.

I thought that I could re set..but it does not allow this

Yours sincerely

Katie Teakle

I object to this application.

This is a Heritage Plotland Settlement, vacant spaces designated Assets of Community Value and overarching Conservation Area, with RSPB Tetney Reserve and SSSI status adjacent to half the location.

This area is fragile.

Already the old infrastructure is struggling..the water and sewage systems antiquated, inefficient and problematic for owners, are not fit for purpose.

Tingdene are currently being asked by my legal representative about the accuracy of their billing as well as their other claims of maintenance as our Manager/Landlord; their direct response to me has been inadequate, hence the recourse to law. A Tribunal looks to be looming.

Add to that, the roads (that are heavily used public thoroughfares to the Yacht Club, the RSPB Tetney Lagoons and the beach) are substandard.

The area is specified as high flood risk and all government agencies have identified this area as such.

Tidal Surges, coupled with East Coast storms and rising sea levels make this a precarious vulnerable site. The inland drainage systems on site are an additional concern as/when they overspill onto the surrounding area.

To my understanding no new builds are permitted.

Vacant plots have been regarded as 'off limits' by NELINCS in the past.

Direct guidance (by Pauline Cooke, who also worked for Balfour Beatty) was given to adopt a plot, to cultivate as a garden, which I did for space 105 over 15 years ago

Other factors quoted by the Authority included:-

*The site has reached building capacity as infrastructure limited and constrained due to its age and design

*The flood risk advice(2014 Black and Veatch) *which is surely a more pertinent threat now, 8 years down the line.*

*Current Government flood risk advice just issued, strengthens this extremely important factor

ASSET OF COMMUNITY VALUE

The vacant plots and open land have been formally granted this status for the common good.

ACV005 is the reference on the Register.

It is all about space that belongs to everyone and no one.

A decision taken with Due Diligence and required Governance cannot be rescinded without equal process?

Or am I wrong in thinking that?

The complete dearth of any commercial activity in the history of this Plotland (until Tingdene took over) has made this place Nature-rich and unique, beloved by all.

A sanctuary of Nature.

The Fitties is sited on the Humber Estuary, hallmarked SSSI.

An outstanding area of international importance.

Ecology does not recognise man-made boundaries, and this proximity to our site makes for added vigilance with regard to interference and destruction of habitat.

The plot has naturalised over the years, supporting abundant wildlife . The water courses (the dykes and drains) and mature trees which back onto and are part of this plot, add to it's wildlife significance; bats, migrating birds, water voles, newts frogs..the list is extensive and relevant to the character and integrity of the fitties and this plot. Already we are getting inappropriate designs being submitted to yourselves..2 storeys, multiple occupancy. Where is adherence to the design guide?

Are prefabricated statics (wooden clad) an option?

Your own Consultant Wayne Hemingway remarked on the absolute priority to preserve and conserve this remarkable and singular heritage Plotland.

This would herald the beginning of despoliation.

THANK YOU for you consideration in this matter.

Katie Teakle

85 Humberston Fitties

Sent from my iPad

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

Our ref: TEA1/1/LPF
Your ref: DM/0778/22/FUL

28 February 2023

Attn. Emily Davidson, Case Officer

BY EMAIL ONLY: Emily.davidson@nelincs.gov.uk

Copy to: planning@nelincs.gov.uk

**URGENT LETTER
RELATES TO COMMITTEE MEETING 1 MARCH 2023**

Dear Sirs

Erect chalet with associated boundary treatments, hard landscaping and associated works (amended FRA and plans) (“the Development”)

Plot 80, Humberston Fitties, Humberston, North East Lincolnshire (“the Site”)

We are instructed by Ms Katherine Teakle in relation to this application. We have reviewed the officer’s report (“**the OR**”) and note the advice of a barrister in relation to the exceptions test and this clarification is welcome along with the occupancy restriction condition recommended contrary to the Shoosmiths opinion. However, the Council will or should be well aware that the current similar occupancy restrictions are not being observed and further there is a blind-eye approach to enforcement where 10 year consents have lapsed. The Council’s failure to enforce occupancy restrictions (either seasonal or in duration over 10 years) is a serious omission and means this consent could be condition for public safety concerns which then go unheeded according to current practice and experience. At a minimum, before the matter is determined the Council needs to satisfy itself that conditions can be enforced and will be heeded, especially where they are deemed necessary to protect human life.

Further, the barrister instructed by the Council may not have been briefed on an appeal decision related to the Fitties site decided in December 2014 (APP/B2002/A/14/2221051) by Mr Mark Caines appointed by the Planning Inspectorate on behalf of the Secretary of State. A principal issue decided by Mr Caines was whether the uses of the appeal site would be at unacceptable risk from flooding if the occupancy condition was varied.

Although the appeal decision is over 8 years old now, it is striking that even then the Environment Agency (“**EA**”) had very serious concerns about the ability to conduct a safe rescue in the event of a coastal inundation event due to the depths and velocities of flood waters. At [16] the Inspector records that *“in any case, the effects of climate change will only increase flood risk in the future”* and at 18 Inspector Caines recorded the probability of flooding to be high. Both predictions are borne out by recent EA data on flood risk in this location; however, what has changed is that the extreme tidal events now occur outside the November to March period, meaning at any time there is a severe risk to human life from tidal flooding.

The reason for drawing this appeal decision to your attention before the committee meeting tomorrow is that the OR confirms that the Officer is content to recommend a condition imposed to require an emergency evacuation plan. Our client does not consider this adequate for the reasons given by the Inspector in December 2014.

We appreciate the Inspector's comments were made in the context of whether to reduce the seasonal restrictions, but the points made by Mr Caines are not season-dependent and have equal compelling relevance to an extreme tidal flood event in spring, summer or autumn. For this reason, our client's position is that the development is unsafe and poses a risk to human life and should be refused. The Inspector's concerns about safe evacuation are recorded below and a copy of the appeal decision appended to this letter.

21. I do not doubt the value of Flood Evacuation Plans. Although the availability of flood warnings and evacuation plans are one of the considerations to ensure that any new development is safe, these are dependent on human action and compliance. Failings and errors can and do occur including illness, accidents, delayed departure, unexpected and dramatic changes in the conditions and natural personal reluctance to move out rapidly. I am mindful that such events can occur at night, when most people are asleep, and this would make contact and response difficult. The Council also refers to the difficulty of enforcing a flood evacuation plan. Given the predicted force, speed and depth of future flooding, and the fact that chalets are single storey I consider that this would also place residents in considerable danger. The risk that it could present to the emergency services were they obliged to attempt rescue cannot be overlooked. As such I do not consider that flood warnings and evacuation plans on their own, during the period when extreme tidal events are more likely would manage flood risk so that the development would remain safe throughout its lifetime.

22. I note that the appellant suggests a planning permission for a 25 year time period. However the appeal site has been identified by the hazard maps as "danger for all" in the current day. A 25 year planning permission would therefore not overcome this

Heritage and Harm to the Conservation Area

The Fitties is a remarkable surviving early C20 holiday chalet park, now long designated a Conservation Area and enjoys protection under national planning law, including section 72 of the Listed Buildings and Conservation Area Act (1990), which imposes a duty on the planning authority to give "special attention" to the desirability of preserving or enhancing the character or appearance of that area. There is no reference to this key legislation in the OR and further, inexplicably, there is no reference to the standards in the National Planning Policy Framework ("NPPF") section 199-202 in relation to impacts on a designated heritage asset. These are serious omissions in relation to the advice to committee members and, on the basis of the OR, the decision would be vulnerable to judicial review for failure to properly advise members. Further these omissions undermine the Officer's credibility to recommend approval without a full appraisal of the relevant protections for designated heritage assets.

In addition, there is a material dispute whether the Site was previously occupied with a chalet when the Conservation Area was designated. The Officer has accepted the applicant's statement that it was, but this cannot be reconciled with submissions by others, including Mr Paul Bright who has included an extract from the Conservation Area Appraisal, which records

that when the Fitties Conservation area was designated Plot 80 was not developed (extract enclosed).

In the appeal decision referred to above, the Inspector observed that the increase in domestic paraphrenia *is inconsistent with the conservation area designation* and reached the view that the benefit did not outweigh the less than substantial harm under the NPPF.

26 I have been made aware of the previous planning appeal on this site (Ref: APP/B2002/A/08/2091651) and I agree with the previous planning inspector in that domestic paraphernalia, such as an increase in traffic and parked cars, whilst not to the same degree as during peak summer times, would also incrementally change the unique character and appearance of the site from a chalet holiday park to a residential area.

27. I therefore consider that as a result of this pressure, the proposal would not preserve or enhance the character or appearance of the Humberston Fitties Conservation Area. Nonetheless, I consider that the harm caused would be less than substantial. Where any harm to the significance of designated heritage assets would be less than substantial, paragraph 134 (now NPPF 201) of the Framework states that this harm should be weighed against any public benefits of the proposal.

The OR has not considered the in-combination effects of (1) the loss of the open space on Plot 80, which contributes to the Conservation Area and (2) the increased domestication through increased chalet development, notably the alien inclusion of an air source heat pump. These omissions are material to whether there is harm to the Conservation Area and the reference to the design features of the chalet is an incomplete assessment of the heritage impacts.

For these reasons, the application should be refused.

As a separate matter, although at section 7 the OR notes the community concerns with the loss of plots designated as Assets of Community Value ("**ACVs**"), there has been no satisfactory explanation why this error has occurred nor the implications for the planning considerations as a consequence of the transfer of 10 or 11 plots to a commercial developer, which is contrary to the purpose of the ACV designation.

Yours faithfully

RICHARD BUXTON SOLICITORS

Encl.

52A First Main Road

Pitched felt covered roof with plastic gutters and rainwater pipes. Walls concrete panels on concrete block foundations. Timber framed windows and door. Timber picket fence to front, shed to rear.

53 First Main Road

Pitched felt covered roof with plastic gutters and rainwater pipes. Walls rendered on concrete block foundations. PVCu framed windows and door. Shed to rear, timber shiplap fence, double metal gates, concrete slabs for hardstanding.

54 First Main Road

Pitched man made slate covered roof with chimney, plastic gutters and rainwater pipes. Walls imitation stone on strip foundations. PVCu framed windows, timber framed to rear conservatory. Timber picket fence with metal double gates, no hardstanding. Sheds to rear.

54A First Main Road

Pitched felt covered roof with plastic gutter and rainwater pipes. Walls concrete panels on concrete block foundations. Timber framed windows and door. Steps to door. Concrete posts with timber picket fence. Concrete slabs to hardstanding.

55 First Main Road

Pitched felt covered roof with brick chimney stack, plastic gutters and rainwater pipes. Walls rendered on brick foundations. Timber framed windows and door. Shed to rear, hedge to front and side with timber rail and post fence to side with matching gates, no hardstanding.

56 First Main Road

Pitched corrugated asbestos sheeting covered roof with brick chimney stack to side, plastic gutters and rainwater pipes. Walls timber horizontal boarding on concrete block foundations. Metal windows, timber door, porch to front. Post and wire fence to front, double metal gate to rear, no hardstanding. Shed to rear.

57 First Main Road

Sloping flat felt covered roof with brick chimney stack to right handside. Walls horizontal timber boarding on concrete block foundations. Timber framed windows and door. Timber picket fence and double gates to front. No hardstanding, shed to rear. Lamppost in front garden.

58 First Main Road

Sloping flat felt covered roof with brick chimney stack and asbestos gutters. Walls coated asbestos panels on concrete block foundations. PVCu and timber framed windows, timber door. Hedge to front, concrete slabs to front, shed to rear.

59 First Main Road

Pitched concrete interlocking concrete tile covered roof (felt covered before 1999) with brick chimney stack and plastic gutters and rainwater pipes. Walls rendered on concrete block foundations. PVCu framed windows. Satellite dish on side. New extension to right handside. New concrete block hardstanding. No gates, hedge to front.

60 Second Avenue

Pitched felt tile covered roof with plastic gutters and rainwater pipes. Walls brick on traditional foundations. Timber framed windows. Timber picket fence and double gates to front, right. Hedge to left boundary and front, left. Shed to rear, no hardstanding.

61 Second Avenue

Pitched felt covered roof with plastic gutters and rainwater pipes. Walls smooth render over timber boarding on concrete block foundations. PVCu framed windows and door. Timber supports to front verandah, timber and metal balustrade. Timber picket fence, gravel drive to right handside. Shed to rear.

62 Second Avenue

Pitched profiled asbestos sheet covered roof with flue and plastic gutters and rainwater pipes. Walls, horizontal timber boarding on concrete block piers. Timber framed windows and door. Timber handrail to front verandah. Timber picket fence and double gates to front, no hardstanding. Shed to rear.

63 Second Avenue

Pitched corrugated asbestos sheeting covered roof with plastic gutters and rainwater pipes. Walls timber vertical boarding on concrete block foundations. Timber framed windows and door. Garage to left handside. Concrete steps with metal handrail to door. Timber picket fence and double gate to front. Concrete drive to garage to left, concrete path to door. Aerial dish to right elevation.

64 Second Avenue

Pitched felt covered roof with plastic gutters and rainwater pipes. Walls horizontal timber boarding on concrete block foundations. Timber framed windows and doors. Timber picket fence to front, no gate. Two lines concrete slabs to right handside to car port to rear.

65 Second Avenue (empty plot)

66 Second Avenue

Sloping flat felt covered roof. Walls horizontal timber cladding on concrete block foundations. PVCu framed windows. Timber picket fence to front with double metal gates, no hardstanding. Patio to right handside rear.

67 Second Avenue

Pitched felt covered roof with plastic gutters and rainwater pipes. Walls horizontal timber boarding on concrete block foundations. Timber framed windows and door. Timber picket fence and gates to front and double metal gates. Two rows concrete slabs to left handside, hardstanding to right handside.

68 Second Avenue

Pitched corrugated iron sheeting covered roof with brick chimney stack to side and plastic gutters and rainwater pipes. Walls flat asbestos panels on concrete block foundations. PVCu framed windows, timber door. Timber picket fence with double metal gates to front. Two rows concrete slabs to left handside.

69 Second Avenue

Flat felt covered roof with brick chimney stack and flue, plastic gutters and cast iron rainwater pipe. Walls timber sheeting on concrete block foundations. Timber framed windows and doors. Timber picket fence with double metal gates to front. Concrete path to side.

70 Second Avenue

Pitched felt covered roof with plastic gutters and rainwater pipes. Walls, Round section horizontal timber boarding on concrete block foundations. PVCu framed windows, aluminium door. Timber picket fence and gate to front. Concrete path to door. Aerial to right handside elevation.

71 Second Avenue

Pitched felt covered roof with plastic gutters and rainwater pipes. Walls vertical plastic cladding on concrete block foundations. Timber framed windows. Timber picket fence and double gate to front. No hardstanding, shed to rear.

72 Second Avenue

Pitched felt covered roof with plastic gutters and rainwater pipes. Walls concrete panels on concrete block foundations. PVCu framed windows and doors. Timber picket fence and double gates to front. Patio to front, two rows concrete slabs to right handside, shed to rear.

73 Second Avenue

Sloping flat felt covered roof with flue. Walls rendered with timber boarding on concrete block foundations. Timber framed windows and doors, aluminium door. Timber picket fence and double gates to front. No hardstanding.

74 Second Avenue

Sloping flat felt covered roof with flue. Walls rendered with timber boarding on concrete block foundations. Timber framed windows and door. Timber roof over front porch. Timber picket fence and gates to front. Concrete path to door, hardstanding to right handside. Shed to rear.

75 Second Avenue (empty plot)

76 First Main Road

Flat felt covered roof. Timber horizontal boarding on concrete block foundations. Timber framed windows and door. Canopy over door and window. Wire mesh on timber post fence with double metal gates to front, no hardstanding.

77 First Main Road

Pitched felt covered roof with brick chimney stack, plastic gutters and rainwater pipes. Walls timber horizontal boarding on shaped concrete block foundations. Timber framed windows and door. Shed attached to left handside, timber horizontal board fence with single timber picket gate with metal pole gate to front, no hardstanding. Concrete path to front door.

78 First Main Road

Flat felt covered roof with brick chimney stack, plastic gutters and rainwater pipes. Walls timber horizontal boarding on concrete block foundations. Timber framed windows and door. Shed to rear, timber picket fence, no hardstanding.

79 First Main Road

Flat and pitched felt covered roof with brick chimney stack, plastic gutters and rainwater pipes. Walls timber horizontal boarding, stained on concrete block foundations. PVCu framed windows, timber door. Shed to rear, timber post with wire netting fence to front with single metal gate, no hardstanding. Concrete path to front door.

80 First Main Road (empty plot)

81 First Main Road

Pitched felt covered roof with brick chimney stack, plastic gutters and rainwater pipes. Walls timber horizontal boarding on brick foundations. Timber framed windows and door. No shed, timber posts with wire netting fence, double metal gates to front, no hardstanding.

82 First Main Road

Pitched metal "Decra" tile covered roof with flue, plastic gutters and rainwater pipes. Walls PVCu and timber horizontal boarding on concrete block

Appeal Decision

Hearing held on 18 November 2014

Site visit made on 18 November 2014

by Mark Caine BSc (Hons) MTPL MRTPI

an Inspector appointed by the Secretary of State for Communities and Local Government

Decision date: 17 December 2014

Appeal Ref: APP/B2002/A/14/2221051

The Fitties Chalet Park, Cleethorpes, N.E.Lincolnshire DN36 4HB

- The appeal is made under section 78 of the Town and Country Planning Act 1990 against a refusal to grant planning permission under section 73 of the Town and Country Planning Act 1990 for the development of land without complying with conditions subject to which a previous planning permission was granted.
 - The appeal is made by Mr Paul Harwood on behalf of the Humberston Fitties Community Group against the decision of North East Lincolnshire Council.
 - The application Ref DM/0025/14/FUL, dated 20 January 2014, was refused by notice dated 4 June 2014.
 - The application sought planning permission to continue the use of land for holiday purposes by extending the holiday season such that, no unit of accommodation shall be used for holiday purposes for at least eight consecutive weeks during the months of November, December, January, February and March each year without complying with a condition attached to planning permission Ref 08/92/0213, dated 25 June 1992.
 - The condition in dispute is No 2 which states that: *for at least one complete period of eight consecutive weeks each year between the months of November and March all units of accommodation shall be unused or unoccupied for any purpose between the hours of 4.00 pm on any day and 9.00 am the following morning inclusive.*
 - The reason given for the condition is: *To ensure that the units remain for holiday purposes only and that a proper and universal closed season continues to be proposed on the whole Chalet Park at the same period of time.*
-

Decision

1. The appeal is dismissed.

Procedural Matters

2. The name of the applicant is given as FORAB in the original planning application form, but the appellant's details are specified as Mr Paul Harwood of the Humberston Fitties Community Group in the submitted appeal form. A letter has been submitted to confirm that FORAB has recently disbanded and replaced by two community groups, of which one is the Humberston Fitties Community Group. I have therefore amended the appellant's details in the banner above to be consistent with those provided in the appeal forms.
3. During the Hearing the appellant queried the status of the original planning application (Ref: 08/92/0213) which was granted for the continued use of the land for holiday purposes under Regulation 4 of the Town and Country Planning (General Regulations) Act 1976. Nonetheless, this is not a matter for me to determine in the context of an appeal made against a refusal to grant planning permission under section 78 of the Town and Country

Planning Act 1990. It is open to the appellant to apply for a determination under sections 191/192 of the Act to determine this matter, and any such application would be unaffected by my determination of this appeal.

4. I understand that at the present time the two month break in night time occupation is from January to February and that this is administered through the lease.
5. The appellant is seeking to vary the disputed condition in order to remove the current occupation time restrictions on the chalets and replace them with evacuation procedures and plans.

Main Issues

6. The main issues in this appeal are:
 - (i) Whether the users of the site would be at unacceptable risk from flooding if the condition was varied.
 - (ii) Whether the proposal would preserve or enhance the character or appearance of the Humberston Fitties Conservation Area.

Reasons

Flood Risk

7. Humberston Fitties chalet park comprises a number of traditional single storey chalets, predominantly of timber construction that are bounded by the River Humber estuary to the east, a caravan site known as Thorpe Park Holiday Centre to the north and west, and a Yacht Club and wildlife ponds to the south.
8. The appeal site is protected against flooding by a sea defence which comprises a sand dune frontage that is reinforced by stone filled gabion boxes at their base. An embankment is also set back from the shore and acts as a secondary line of defence. A raised grass bund defence which is maintained by the Environment Agency (EA) also runs through the centre of the site.
9. The site is situated within Flood Zone 3a of the EA's Flood Zone Maps which is defined in paragraph 065 of the Planning Practice Guidance: *Table 1: Flood Zones* (PPG) as having a high probability of flooding with a 1 in 200 or greater annual probability of sea flooding. EA coastal hazard mapping also shows the site, even in a current day scenario, to be located in a zone classified as 'danger to all' based on variables such as the depth and velocity of predicted flood events.
10. The proposal, if allowed, would result in the site falling within the PPG's 'Highly Vulnerable' flood risk classification as shown in *Table 2: Flood Risk Vulnerability Classification* of paragraph 066. This is because the removal of the time restrictions is likely to result in the chalets, which I am satisfied come within the caravans, mobile homes and park homes category, being permanently occupied. The flood risk-vulnerability and flood zone 'compatibility' matrix of paragraph 067 of the PPG: *Table 3: Flood risk vulnerability and flood zone 'compatibility'* indicates that highly vulnerable development on sites within Flood Zone 3a, such as this, should not be permitted.

11. The EA advise that the site could experience depths of between approximately 1 and 2 metres arising from breaches in the defences that have a 0.1% chance of occurring in any one year. They consider the current standard of protection to be below what is normally considered to be safe for residential accommodation and have raised concerns about the future maintenance of the defences. It has also been put to me by the EA that factors which contribute towards extreme tidal events are more likely to coincide between the months of November and March than for the rest of the year. This has been substantiated by an EA fact sheet which shows substantial increases in recorded tide levels, surges, offshore and nearshore wave heights over this period. I appreciate that this fact sheet may have previously had a typographical error relating to a particular overtopping scenario, however this has been rectified and I have no substantive reason to conclude that the information before me is inaccurate or significantly flawed.
12. At the Hearing the EA argued that the 'danger for all' classification indicates that wading through water to rescue people is not an option because of the rate of rise, depth and velocity of flood waters. I also heard that this is an area where trained Emergency Services staff would have to carry out their own risk assessment to determine whether they could enter the site safely during such a flood event.
13. It is uncontested that the main source of flood risk to the site is from a breach of sea defences, and that some upgrading works to this defence have taken place. I recognise that there are differences in the EA's evidence when compared to other available information including that in the Council's Strategic Flood Risk Assessment (SFRA), the Weetwood report and the Three Counties Flood Risk Assessment. Uncertainties also exist regarding the various variables and factors involved in predicting breaches, the levels of defence and tide levels.
14. However the EA hazard maps are generated using published national data sets and localised information to provide greater accuracy and a best estimate. The statistical modelling work does not use joint probability analysis. These are produced for the Council to use alongside its SFRA as an evidence base for planning decisions. At the Hearing I heard that the difference in the recorded depths and velocities were because the SFRA was published in 2011 and had not been updated and I have no reason to question this. The Council commissioned Weetwood report was also published in 2007 and does not provide information as up-to-date as the EA hazard maps. In any case, this report concludes that the occupation should not be extended.
15. Whilst the appellant has submitted tidal data from Grimsby, this is only taken over a period of 1 year, whereas the EA's analysis is based upon recorded data from Immingham over a 50 year period and provides, in my opinion, a more robust data set.
16. I apportion little weight to the fact that the site, unlike other nearby areas, did not flood during the storms of 2013. Although the embankment was not overtopped, the dune and stone filled gabion baskets were breached. Coastal inundation is caused by a range of different factors which interact with the physical features of a specific area. As such it is unlikely that two points along a coastline would incur the same impact from an individual

storm event. In any case, the effects of climate change will only increase flood risk in the future.

17. There is little substantive evidence before me to demonstrate that Spurn Point, or the estuary setting offer the appeal site such a significant degree of protection to ensure that it would be likely to escape the worst effects experienced along the coastline of the rest of England. Indeed the EA's historic flood map indicates that this is not that case. In the absence of any substantive evidence to the contrary I am also unable to conclude that infiltration and seepage into drains and gullies would result in the appeal site absorbing at least 1 metre of flood water.
18. In light of the above, while I have had regard to the appellant's Flood Risk Assessment, I consider the EA's evidence to be the most accurate and reliable information available. Therefore, even with the defences in place, I consider the probability of flooding to be high based on the best and most up-to-date information and guidance now available.
19. Nonetheless, the appellant argues that the existing occupancy condition only covers a small part of the flood risk period, and that flood evacuation measures would totally mitigate against any residual flood risk. To this end, I have had regard to the Humberston Fitties Evacuation Plan 2014, which I was informed at the Hearing is still in draft format and subject to possible modification. I am also aware that Humberston Fitties has its own flood watch team, most of whom are members of the yacht club, and that the EA's early warning system could predict the likelihood of flooding at least 24 hours in advance.
20. The appellant also suggests that evacuation drills and practices, clear and precise directions and procedures and action plans which include evacuation routes and flood wardens would be provided. Furthermore a list of the benefits of flood evacuation procedures over occupancy restriction have also been put to me, to which I have had regard.
21. I do not doubt the value of Flood Evacuation Plans. Although the availability of flood warnings and evacuation plans are one of the considerations to ensure that any new development is safe, these are dependent on human action and compliance. Failings and errors can and do occur including illness, accidents, delayed departure, unexpected and dramatic changes in the conditions and natural personal reluctance to move out rapidly. I am mindful that such events can occur at night, when most people are asleep, and this would make contact and response difficult. The Council also refers to the difficulty of enforcing a flood evacuation plan. Given the predicted force, speed and depth of future flooding, and the fact that chalets are single storey I consider that this would also place residents in considerable danger. The risk that it could present to the emergency services were they obliged to attempt rescue cannot be overlooked. As such I do not consider that flood warnings and evacuation plans on their own, during the period when extreme tidal events are more likely would manage flood risk so that the development would remain safe throughout its lifetime.
22. I note that the appellant suggests a planning permission for a 25 year time period. However the appeal site has been identified by the hazard maps as "danger for all" in the current day. A 25 year planning permission would therefore not overcome this.

23. I also do not consider the fact that site is currently occupied during other periods of the year that experience high tides to justify the removal of this condition. The proposal relates to an existing development, and whilst the existing situation may place residents at some risk, to extend the occupancy times would only increase the danger to human life.
24. Given the above, I consider that the limitation of occupation to times when floods are less likely is the most effective tool in the present circumstances in reducing flood risk. I therefore conclude that the proposed change in the period of occupation would pose an extremely harmful risk to the users of the site from flooding if the condition were varied as the appellants propose. Consequently, it does not comply with the aims of Policy GEN2 of the North East Lincolnshire Local Plan 2003 (Local Plan) which, amongst other matters, requires the suitability of proposals to be assessed in relation to flood risk. It would also be inconsistent with the National Planning Policy Framework's (the Framework) approach of minimising vulnerability to flood risk.

Character and appearance

25. The Humberston Fitties Conservation Area Chalet Design Guide 1997 (HFCADC) highlights the special interest of this area as deriving from its historical origins as an early twentieth century chalet holiday park that was developed in an irregular pattern. The plots vary in size, but are laid out in a generally open manner, and contain chalets which are described as comprising simple basic lightweight materials. These all contribute to its overall significance and unique character, acting as a reminder of its past.
26. I appreciate that an Article 4 direction already restricts development on this site, and that the lease provides the Council with separate powers to enforce against development. Nonetheless, the removal of the occupancy condition would result in the full time residence of the site which would be likely to increase the pressure for domestic alterations and improvements such as UPVC window, gutter and roof replacements, and new means of enclosure in the future. I have been made aware of the previous planning appeal on this site (Ref: APP/B2002/A/08/2091651) and I agree with the previous planning inspector in that domestic paraphernalia, such as an increase in traffic and parked cars, whilst not to the same degree as during peak summer times, would also incrementally change the unique character and appearance of the site from a chalet holiday park to a residential area.
27. I therefore consider that as a result of this pressure, the proposal would not preserve or enhance the character or appearance of the Humberston Fitties Conservation Area. Nonetheless, I consider that the harm caused would be less than substantial. Where any harm to the significance of designated heritage assets would be less than substantial, paragraph 134 of the Framework states that this harm should be weighed against any public benefits of the proposal.
28. It has been put to me that the proposal would increase tourism, visitor numbers and extra council tax contributions. I also heard that it would avoid economic and social blight, improve employment, security and maintain the general appearance of the area during the winter months when these chalets are currently vacant. Furthermore, I am aware of the residents' pride regarding the site's conservation status and their future plans for activities including, amongst other things, walk tours, treasure hunts and heritage

weekends. However, I do not consider these matters, to the extent that they amount to public benefits, would outweigh the harm that would be caused to the Humberston Fitties Conservation Area and its significance as a heritage asset.

29. I therefore conclude that the proposal would not preserve or enhance the character or appearance of the Humberston Fitties Conservation Area. As such it would be contrary to Policies BH1 and LTC9 of the Local Plan, which collectively require, amongst other matters, for development proposals to not have an unduly adverse effect on the character of the area, or cause visual problems, and have special regard to be had to the desirability of preserving or enhancing the character or appearance of the Conservation Area.

Other Matters

30. The appellant argues that occupancy restrictions have been inconsistently applied between the Fitties, Thorpe Park and the Yacht Club, and that these do not include members of the public, or site staff. The unrestricted occupancy of an approved planning application for a Premier Inn and the use of the Pleasure Island car park for a Circus in January 2014 have also been highlighted as further examples of inconsistency. However I have not been provided with the full details of the circumstances that led to these cases being accepted by the Council so I cannot be certain that they represent a direct parallel to the appeal proposal. I have, in any case, determined the appeal based on its own merits. It has also been suggested that the holiday park status of the site makes its management and enforcement easier for the Council, and that flood risk was not the reason for the original condition. Be that as it may, all of these factors do not outweigh the concerns that I have identified above.
31. My attention has been drawn to an appeal (Ref: APP/Z2505/V/09/2119176) which related to the siting of 41 caravans for occupation by agricultural workers. The need and benefits associated with this proposal were considered to outweigh the failure to comply with Planning Policy Statement 25 (PPS25). Accordingly its circumstances are not directly comparable with those which apply in this appeal for the removal of an occupation time condition. I have, in any case, reached my own conclusions on the appeal proposal on the basis of the evidence before me.
32. In reaching my conclusions I have also taken into account the appellant's reference to the Framework's presumption in favour of sustainable development, the appeal sites sustainable location in regards to accessibility and all of the proposed benefits that have been put forward. However I do not consider these to outweigh the flood risk or the harm that the proposal would cause to the character and appearance of the conservation area. I have also had regard to the Framework's core principles, however the subject of "achieving sustainable development" has 3 dimensions, which are economic, social and environmental roles that are expected to be delivered equally. Clearly, a proposal has to comply with all three strands to declare a development sustainable. Given the risk from flooding and the harm caused to the conservation area it is not considered that the proposal satisfactorily addresses these requirements. It would therefore not constitute sustainable

development because it would not comply with the social and environmental roles of sustainability.

33. For the reasons given above, the appeal should therefore be dismissed.

Mark Caine

INSPECTOR

APPEARANCES

FOR THE APPELLANT:

Paul Harwood	Humberston Fitties Community Group
John Cordock	Humberston Fitties Community Group
Christopher Kendall Dip TP MRTPI	A friend to Humberston Fitties Community Group

FOR THE LOCAL PLANNING AUTHORITY:

Jonathan Cadd	North East Lincolnshire Council
Debbie Morris	Environment Agency

INTERESTED PERSONS:

Terence James	Local resident
Jack Smith	Local resident

DOCUMENTS AT THE HEARING

1. Appellant's table containing anomalies between difference sources of information and evidence.
2. North East Lincolnshire Council's Humberston Fitties Chalet Park Evacuation Plan, October 2014.

If you require an alternative accessible version of this document (for instance in audio, Braille or large print) please contact our Customer Services Department:

Telephone: 0370 333 0607

Fax: 01793 414926

Textphone: 0800 015 0516

E-mail: customers@HistoricEngland.org.uk

Comments for Planning Application DM/0778/22/FUL

Application Summary

Application Number: DM/0778/22/FUL

Address: Plot 80 Humberston Fitties Humberston North East Lincolnshire

Proposal: Erect chalet with associated boundary treatments, hard landscaping and associated works (amended FRA and plans)

Case Officer: Emily Davidson

Customer Details

Name: Mr Rob Taylor

Address: 86, Humberston Fitties Humberston

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: The chalet park is of a distinctively finite area containing 320 existing chalets, each of which take up space in an area confined largely by the site's peripheral embankments.

These extra chalets have little hope of resisting any future flood water inundations should they occur, and, while not representing a huge increase in resistance to such flood waters, will nonetheless cause greater risk to existing chalets being washed away by their very presence where there are presently none.

These extra 11 chalets will take up space that any future flood waters would try to flow, causing the flood to be marginally deeper for the remaining chalets, which does not represent an "improvement", but rather the opposite. They will increase the flood risk.

There would similarly be no justification in adding a further 320 chalets to the site, since this would double the risk to existing buildings.

When will it stop?

At what point will the landlord stop grasping every opportunity to develop more of the conservation area?

Will they stop at these 11 plots that haven't seen chalets on them in living memory?

Or will they wait a few years before applying for infill development elsewhere? Soaking up all the green spaces until none are left to nature, destroying in the process the very essence of this unique site.

NELC have a duty to uphold and protect the Conservation status of the site, which helps to form it's very soul. But this application flies in the face of all that is sacred about The Fitties' soul, in that it highlights the intentions of the new landlord to squeeze every last penny from the park that it can possibly contrive to do, by any means at all. Approval of this application will doubtless prove the Council's support in that, when nobody else has been allowed to develop them.

This landlord has already succeeded in destroying the very soul of the Fitties with their greed, as

evidenced by the many chalets currently up for sale. At least the council, when they were landlords, didn't treat the chalet park's inhabitants with such contempt, destroying its very soul.

Comments for Planning Application DM/0778/22/FUL

Application Summary

Application Number: DM/0778/22/FUL

Address: Plot 80 Humberston Fitties Humberston North East Lincolnshire

Proposal: Erect chalet with associated boundary treatments, hard landscaping and associated works

Case Officer: Emily Davidson

Customer Details

Name: Mr Robin Taylor

Address: 86, Humberston Fitties Humberston

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment:

All existing Fitties chalets are served by roads, drains, water, electricity and telephone cables that come from Thorpe Park and are totally inadequate without adding further loads from additional chalets.

The roads on site continue to be overloaded causing road sub bases to break down and weather ingress breaks them up creating pot holes, and more chalets means more traffic for both construction and the use of the chalets once completed.

The drainage needs for the existing chalets aren't adequate as they frequently block up, so additional chalets will further overload them.

Water supply is weak due to inadequate pipe work that also leaks, so extra chalets will make this even worse.

Electric supplies frequently get cut off by Thorpe Park, either due to damage repairs or maintenance, which already affects most chalets too often, so more chalets will add to the disruption caused by it.

Recent planning policy determined that no action by the council should increase the risk to life from flooding caused by developing any vacant plots.

Comments for Planning Application DM/0778/22/FUL

Application Summary

Application Number: DM/0778/22/FUL

Address: Plot 80 Humberston Fitties Humberston North East Lincolnshire

Proposal: Erect chalet with associated boundary treatments, hard landscaping and associated works

Case Officer: Emily Davidson

Customer Details

Name: Mr Paul Smith

Address: 87 Humberston Fitties Cleethorpes

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Comments for Planning Application DM/0778/22/FUL

Application Summary

Address: Plot 80 Humberston Fitties Humberston North East Lincolnshire

Proposal: Erect chalet with associated boundary treatments, hard landscaping and associated works

Case Officer: Emily Davidson

Customer Details Mr P Smith

87 Humberston Fitties

Commenter Type: Resident Humberston Fitties

Stance: Objection to the proposed application

Subject: Application DM/0788/22/FUL

As you are aware most of the Fitties falls within a Conservation Area development should enhance or preserve its appearance or character. This is set out in Section 72 of the Planning (Listed buildings and Conservation. Areas) Act 1990.

The Council has a duty to consider proposals against this primary legislation.

The plot this application is based on was a previously vacant green space classified as community assets. This enhanced the street scene and provided valuable habitats and fire breaks in the event of a major fire amongst the wooden chalets.

An integral element of the special character of the Conservation Area are the open spaces and breaks between Fitties. If developed, and this is the first of numerous similar submissions, then there would be an individual and cumulative adverse impact on the character of the Conservation Area.

The Chalet Guide published by the Local Authority recognises this and states:

"There are a few identifiable plots vacant but very few for new plots to be developed. The open

aspects around the chalets and other casual areas within the Conservation Area are important elements creating its character and appearance and therefore must be protected".

I concur with these views. The green spaces including "Plot 80" should remain undeveloped.

I consider that the proposal will result in "less than substantial harm" to the Conservation Area and as a consequence paragraph 202 of the Framework is engaged. Paragraph 202 requires the Council to balance the degree of harm against the public benefit. In this instance there is no public benefit. There is no scarcity of holiday accommodation either on the Fitties (16 properties on the market) or caravans (literally hundreds of caravans on the market). The proposal is not consistent with Section 16 of the Framework and particularly paragraph 202.

The NELC local plan (para14.189) states:

The significance of a heritage asset can be harmed or lost through alteration or destruction of the asset or development within its setting. Any harm or loss, including cumulative impacts leading to less than substantial harm, will require clear and convincing justification to allow the harm to be balanced against any public benefits of the proposal.

This development gives no public benefits, it removes them. The empty plots are currently designated as part of an Asset of Community Value by NELC (ACV005) until 2024 and this planning application will prevent the community benefitting from this asset as it currently does. There are numerous other material considerations that lean heavily towards refusing the proposal.

There are no benefits associated with the proposal that significantly and demonstrably outweigh the harm.

Other planning considerations are

Highways

The highway network on the Fitties is substandard in a number of ways:

The roads are private and many inadequate to allow two way passing of traffic. Hazardous reversing manoeuvres must be undertaken. There is sub-standard visibility at many junctions, there is sub-standard forward visibility across bends and sub-standard surfaces in poor repair which wear away rapidly this causes pooling of water on highways

Additional traffic will only worsen the position and have adverse impacts on road safety.

Drainage

The foul water drainage system is not adequate to serve the existing properties. It regularly overflows with all of the social, economic and environmental consequences.

The surface water provision is worse with regular flooding of low lying areas, the green spaces now promoted as plots currently act as a significant soak away and if removed will increase the level and frequency of flooding.

Flooding

In the Local Policy Section 2.15, it states:

North Lincolnshire Council's Core Strategy includes Policy CS19 on Flood Risk and provides a direct link to this SFRA. It supports the risk based sequential approach to determine the suitability of land for development that uses the principles of locating development reflecting PPS25's

requirement for Sequential Test, Exception Test, site specific Flood Risk Assessments and the use of Sustainable Drainage Systems where necessary and appropriate.

In the Aims of PPS25 Section 3.6 it states:

The primary aims of PPS25 are to ensure that flood risk is taken into account at all stages in the planning process; to avoid inappropriate development in areas at risk of flooding and to direct development away from areas at highest risk. Where new development is necessary in such areas, the aim is to make it safe without increasing flood risk elsewhere and, where possible, reducing flood risk overall.

In Managing Risk Section 3.7 it states:

Only permitting development in areas liable to flood when there are no reasonably alternative available sites in areas where the probability of flooding is lower and the benefits of the development outweigh the risks from flooding.

Sections 3.8 and 3.9 outline the Sequential Test:

The main way to achieve these aims is by applying the Sequential Test, a risk-based tool intended to steer new development to areas with the lowest probability of flooding and applied at all stages of planning. When doing this, preference should be given to locating new development in Flood Zone 1. If there are no reasonably available sites there, then sites in Flood Zone 2 can be considered, taking into account the 'compatibility' of the proposed land use as set out in Table 3.2 and applying the Exception Test if required. Only if there are no reasonably available sites in Flood Zones 1 and 2 should sites in Flood Zone 3 be considered provided, again taking the vulnerability of the proposed land use into account and applying the Exception Test if required.

Further information is given in Appendix C.

Within each flood zone, new development should be directed first to sites with the lowest probability of flooding.

The flood vulnerability of the intended use should be matched to the flood risk of the site, so that higher vulnerability uses are located on parts of the site with the lowest probability of flooding.

When applying for planning permission to develop sites allocated in a development plan, developers are required to apply the Sequential Test again but should apply the sequential approach to locating development within the site. The benefits of this development do not outweigh the risks from flooding.

This planning Application fails the Sequential Test

Comments for Planning Application DM/0778/22/FUL

Application Summary

Application Number: DM/0778/22/FUL

Address: Plot 80 Humberston Fitties Humberston North East Lincolnshire

Proposal: Erect chalet with associated boundary treatments, hard landscaping and associated works

Case Officer: Emily Davidson

Customer Details

Name: Laurretta Mckinnon

Address: 101 First Main Road Humberston Fitties Grimsby

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: How can we possibly have additional development on Humberston Fitties, when in 2007 I was turned down in my effort to build a chalet on plot 105. This was thrown out by the Environment Agency due to climate change...they emphatically said NO MORE BUILDS on the Fitties...I accepted this and saw the reasoning behind it. That was 15yrs ago...so how can a new development go ahead when climate change is a really serious problem. That plot has not had a chalet on it for well over 40yrs!!

I would really hate to think that money was the driver in this planning process!!

Comments for Planning Application DM/0778/22/FUL

Application Summary

Application Number: DM/0778/22/FUL

Address: Plot 80 Humberston Fitties Humberston North East Lincolnshire

Proposal: Erect chalet with associated boundary treatments, hard landscaping and associated works (amended FRA and plans)

Case Officer: Emily Davidson

Customer Details

Name: Laurretta Mckinnon

Address: 101 First Main Road Humberston Fitties Grimsby

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Having lived here for 17yrs this is my home. There are many on this site in the same situation as myself.....and many who have lived here considerably longer. This is being erected as a holiday home....how can that be when I and many others have this as a permanent residence.

Comments for Planning Application DM/0778/22/FUL

Application Summary

Application Number: DM/0778/22/FUL

Address: Plot 80 Humberston Fitties Humberston North East Lincolnshire

Proposal: Erect chalet with associated boundary treatments, hard landscaping and associated works

Case Officer: Emily Davidson

Customer Details

Name: Mr Sam Collett

Address: 103 Humberston Fitties Humberston Fitties

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I wish to object to the proposed planning application.

- There is a lack of an ecological assessment, especially important considering the status as a conservation area and adjacency to an SSSI site and nature reserve. Animals such as foxes will lose habitat and could resort to digging up gardens and drives on other plots.
- The site is an Asset of Community Value and this and future developments can have a negative impact. It is a site not just of local importance but national or even international.
- New builds can be detrimental to the conservation status, especially since there are already properties for sale needing upkeep, so is there really a need for new ones that will likely not enhance the heritage status?
- Repeated denials for new builds in the past, so why should it be different now?
- No supporting evidence of chalets being present on the empty plots, or any occupation therein, since the site was placed under conservation status.
- Poor state of infrastructure (water, roads, drainage) - drainage can cause issues further down, effecting other chalets. The electric supply may not be able to handle the extra load.
- The design seems inappropriate for the plot, especially the height and appears to look to be designed for commercial rather than personal use.
- Promises in the past to offer adjacent plots to neighbours never materialised. The plots were simply listed as sold one morning. It would be a pragmatic use of the land, for an extended garden which can help to mitigate flood risk through the planting of trees and shrubs.
- This will also lead to less green space available, especially important to the character of the Fitties.
- Any such assessments on matters such as ecology, conservation and flood risk assessment should be commissioned in an independent and open manner, for example, by the council rather

than an entity with conflicting and vested commercial interests with the brief skewed in their favour rather than that of the community.

- When it comes to the impact on the environment and wildlife, body's such as Natural England should be consulted and not treat this in isolation but take into account all of the empty plots. After all, other living creatures don't go through a planning process and are losing their habitats.
- The existing open spaces can be a factor in the purchase of a property in the first place and this is detrimental to that. The design guide even mentions that they should be protected.
- Climate change is becoming more of a pressing issue and this does not help to alleviate that, especially in recent years with an increase of adverse weather in this country as well as world wide. We should work with nature rather than against it with planting rather than building as it can be far more effective in mitigating against the impacts of climate change.
- Higher occupancy (potentially 60 people) if all the plots are developed with 3 bedrooms will have a big impact on the underinvested infrastructure.

If this is approved, it may send the message that financial gains and pressure from organisations with vested interests takes precedence over conservation, wildlife and local community values and interests.

Comments for Planning Application DM/0778/22/FUL

Application Summary

Application Number: DM/0778/22/FUL

Address: Plot 80 Humberston Fitties Humberston North East Lincolnshire

Proposal: Erect chalet with associated boundary treatments, hard landscaping and associated works (amended FRA and plans)

Case Officer: Emily Davidson

Customer Details

Name: Ms Linda Hague

Address: 113 Humberston Fitties Grimsby

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I refer to my original objections re this development that it should not go ahead because the open land is a fire break, the infrastructure cannot take any more developments as it is continually breaking down anyway, If this is a holiday let then at any one time there could be 2+ people living at the chalet and therefore more to move if there is a Flood. These objections remain even with the new plans, the building is still out of character with the Chalet Design Guide

Ellie Mitchell (EQUANS) (Planning)

From: Linda Hague
Sent: 14 September 2022 08:21
To: Planning - IGE (ENGIE)
Subject: Planning Application DM/0778/22/FUL

DM/0778/22/FUL | Erect chalet with associated boundary treatments, hard landscaping and associated works | Plot 80 Humberston Fitties Humberston North East Lincolnshire

Dear Sirs,

I wish to object to the above planning application under the following notes:-

This applications is 1 of possibly 11 other applications set to be put before the N E Lincs Council, and I therefore give my objections as follows:-

1. Humberston Fitties is a category 3a flood risk site, therefore, both the Flood Risk Sequential and Exception Tests must be met for NEW BUILDINGS at the Humberston Fitties site. So far these have not been met.

These tests must conclude that the building can be made safe for its lifetime WITHOUT increasing food risks elsewhere, and that if the proposed development is in an area at risk of flooding, then it should be deemed unacceptable.

In addition it is bringing more people to the site with cars, animals, children who could then be at risk if flooding did occur.

2. Infrastructure: The drainage system at the site is constantly breaking down and blocking up. There have been no substantial improvements to the existing drainage system since it was first introduced some 30+ years ago. And no investment in the site. There are no top water drains, all water enters the sewage system.

The applications states that there is no water course near the proposed building, there is a dyke running behind it.

3. The adopted Chalet Guide 1996 states that "The open spaces are an important feature in creating the character of the Conservation Area". "The amount of traffic within the area is becoming detrimental to its purpose as a tranquil holiday destination. Large public service vehicles are being used that are not suitable for the type of roads and dwellings that they serve". Increasing the number of chalets on the park will only add to this problem.

4. The Fitties site is part of the conservation area which by definition is "an area of special architectural or historic interest the character of appearance of which it is desirable to preserve or enhance." The Chalet Guide 2001 also states "The open aspects around the chalets and other casual open areas within the Conservation Area are important elements in creating its character and appearance and therefore must be protected."

5. In the Weetwood Report – that the Council commissioned - Impact on leases and Council Actions state "No additional development should be permitted within the Fitties which would increase the number of people in the flood-risk area", and goes on to state "Currently unoccupied plots should not be developed, but the Council may consider offering them to neighbouring plots

to extend as garden\recreational areas. This represents a pragmatic use of the land without significantly increasing the consequences should a flood occur through allowing additional people to remain on site overnight”.

Furthermore the Shoosmiths report is inaccurate because it is superseded by scrutiny panel, of which I still hold transcripts of whereby these plots should and must be left open.

6. Other inaccuracies in the applications state that the site cannot be seen from a public road/footpath. And, stating that there was a previous chalet on the plot is also inaccurate as these have been empty for at least 40 years.

It is for the above reasons that I strongly object to this or any other attempt to build on the “open plots” and to safeguard the uniqueness, and conservation status of the site as a whole.

Linda Hague 113 Fitties

Comments for Planning Application DM/0778/22/FUL

Application Summary

Application Number: DM/0778/22/FUL

Address: Plot 80 Humberston Fitties Humberston North East Lincolnshire

Proposal: Erect chalet with associated boundary treatments, hard landscaping and associated works

Case Officer: Emily Davidson

Customer Details

Name: Mr Ray Crome

Address: 124 Main Road Humberston

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: My concern is the flood risk increases with every additional development on the Fitties. This along with the increased drainage is also a grave concern as the current drainage on the fitties is poor to say the least. A few of the comments made in the application are also not true statements and previously it has been stated that there would be no further sale or development of the spare plots and if anything would be offered firstly to neighboring plots for additional garden space.

Comments for Planning Application DM/0778/22/FUL

Application Summary

Application Number: DM/0778/22/FUL

Address: Plot 80 Humberston Fitties Humberston North East Lincolnshire

Proposal: Erect chalet with associated boundary treatments, hard landscaping and associated works

Case Officer: Emily Davidson

Customer Details

Name: Lynn Vince

Address: 132 First Main Road Humberston

Comment Details

Commenter Type: Neighbour

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment: The infrastructure on the Fitties is already struggling to cope to provide a consistently good service to the properties already onsite. There have been frequent water leaks resulting in exorbitant bills approaching £1000 per chalet. Water pressure is poor. There have been problems with electrical breakdown and power cuts. Drainage is poor, a problem that will no doubt result in back ups that could prove hazardous to health. The roads are in poor condition and in no fit state to support the amount of heavy equipment, large delivery vehicles or the extra vehicles using them on a regular basis should further development go ahead. The Fitties is regarded as a flood risk by the environment agency who maintain that further development and more people onsite is not advisable as it will result in more people to evacuate should the need arise.

The Fitties is a designated site of special scientific interest with lots of wildlife making their home there. Development and clearing of land and disruption of habitats should be avoided at all cost. Additionally these vacant plots did not go on the open market. No for sale signs erected, just sold signs which seems a rather strange occurrence given that it was in excess of 10 plots that all appeared to be sold before they were put up for sale. The Fitties is a special and unique place with many owners residing here. Much has changed in the past few years and not for the better.

Comments for Planning Application DM/0778/22/FUL

Application Summary

Application Number: DM/0778/22/FUL

Address: Plot 80 Humberston Fitties Humberston North East Lincolnshire

Proposal: Erect chalet with associated boundary treatments, hard landscaping and associated works

Case Officer: Emily Davidson

Customer Details

Name: Mrs Exits Duckworth

Address: 139A First Main Road Humberston Fitties Grimsby

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: My objection is based on an untruth in the application, this is not a replacement chalet. To my certain knowledge there has not been a chalet on this plot for at least 30 years. Your conservation officer will know that all professional consultations paid for by the council, have been against developing the empty plots. Indeed all the open spaces here are a community asset. The drainage here is already compromised so further use by this and nine other empty plots that have been sold will only make it worse.

Comments for Planning Application DM/0778/22/FUL

Application Summary

Application Number: DM/0778/22/FUL

Address: Plot 80 Humberston Fitties Humberston North East Lincolnshire

Proposal: Erect chalet with associated boundary treatments, hard landscaping and associated works (amended FRA and plans)

Case Officer: Emily Davidson

Customer Details

Name: Mr Kevin Holberry

Address: 147 Main Road Humberston Fitties Humberston

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment:Gobsmacked that Tingdene stating that chalets are to replace old ones that once occupied the plots. I have been visiting the Fitties for the last 40 yrs and there has never to my knowledge been any chalets on the said plots. I am now an owner of a chalet and continually being told that any changes I would like to make to it I have to adhere to strict planning / conservation rules , rightly so. So how is it that the council would even consider the plans put forward. Lovely chalet but in the wrong place. The area is not a centre parks it is a plot land with history and a close community which is just going to be slowly eroded to become a run of the mill holiday park. I know that is what the fitties is classed as, but we residents and many others who visit it do so because it is different. There is already a massive holiday park next door that caters for those that want that type of holiday. Eleven chalets is not going to make any difference to the local economy.

Further to the updated Flood report, how can any permissions for any more builds be granted , it doesn't make good reading for those already on there never mind extras being put in the way of harm.

Comments for Planning Application DM/0778/22/FUL

Application Summary

Application Number: DM/0778/22/FUL

Address: Plot 80 Humberston Fitties Humberston North East Lincolnshire

Proposal: Erect chalet with associated boundary treatments, hard landscaping and associated works

Case Officer: Emily Davidson

Customer Details

Name: Mrs Jacqueline Nixon

Address: 148 Humberston Fitties Humberston Grimsby

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: There has never been a chalet on this plot since I have owned our chalet and the wildlife make their homes on these vacant plots. The council have always told anybody enquiring that these vacant plots cannot be built on due to the flood risk of the Fitties. The drainage system isn't sufficient for the amount of chalets that are here already as blockages often occur if more chalets are built the problem will only get worse. The roads are in a bad condition and if chalets are to be built the heavy lorries delivering the equipment needed to do the build would make them worse.

Comments for Planning Application DM/0778/22/FUL

Application Summary

Application Number: DM/0778/22/FUL

Address: Plot 80 Humberston Fitties Humberston North East Lincolnshire

Proposal: Erect chalet with associated boundary treatments, hard landscaping and associated works

Case Officer: Emily Davidson

Customer Details

Name: Mr Kevin bullass

Address: 150 Main Road Humberston Fitties Grimsby

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I would like to object to any new builds on the existing green spaces on the following grounds.

1. The open green spaces add to the beauty of the Fitties.
2. Any new builds would not be in keeping with the Fitties heritage status.
3. The drainage system seems to be at full capacity.
4. According to the councils own surveys no new builds should be permitted because of flood risks.
5. The Fitties roads are in a poor state anyway and heavy traffic from builders etc will make them a lot worse.

From: ani o'mally
Sent: 30 September 2022 05:42
To: Planning - IGE (ENGIE) <planning@nelincs.gov.uk>
Subject: Fitties Empty Plots

To whom it may concern re above:

Hopefully, please find attached one of the fundamental reasons extreme caution should be given to any form of 'build', on any empty plot if at all, with the gap originally being the required 'firebreak' between plots.

Evidence shows that at the time of this late night dry weather 'flicked cigarette' ? fire, a car was parked at the side on the drive & all occupants asleep.

Only by chance, the late night quick thinking, sprinting of other hut dwellers with emergamcy service back up were able to extinguish it as both huts & vehicles only a meter away would have caught fire.

Whilst other concerns continually remain re flooding that the 'pound chasers' own present reports will only 'play down' aside from ...the inadequate drainage ...the state of road access

&
... no INDEPENDANT ecological reports have been undertaken that makes a mockery of the Conservation, in addition
... the loss of the green spaces are already designated assets of community value status with past reports stating not to be built on

...The scale & height adds further insult of any planning chalet design guide & the Fitts ethos of 'make do & mend ' mentality is non existant

... How can these be 'Replacement' huts when no firm evidence exists of others being there & anyone who considers any form of 'newbuild' acceptable must be on glue.

I object to these 'empty plot' plans.

Yours sincerly
J Harris
153 Humberston Fitties



Comments for Planning Application DM/0778/22/FUL

Application Summary

Application Number: DM/0778/22/FUL

Address: Plot 80 Humberston Fitties Humberston North East Lincolnshire

Proposal: Erect chalet with associated boundary treatments, hard landscaping and associated works

Case Officer: Emily Davidson

Customer Details

Name: Mrs Nicola McGarry

Address: 164 Humberston Fitties Humberston

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I object to this planning application on the detrimental impact it could have on the wildlife.

In the past, the local council forbade any new buildings on empty plots or after bungalows had been fire damaged or become derelict. Why is this ok all of a sudden?

Comments for Planning Application DM/0778/22/FUL

Application Summary

Application Number: DM/0778/22/FUL

Address: Plot 80 Humberston Fitties Humberston North East Lincolnshire

Proposal: Erect chalet with associated boundary treatments, hard landscaping and associated works

Case Officer: Emily Davidson

Customer Details

Name: Anji Marfleet

Address: 165 Main Road Humberston Fitties Cleethorpes

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: One of the main reasons I bought my chalet was because it was situated in a (relatively) unspoilt, quiet area - almost like a 1950's time warp. Over the past 20 years or so, I have seen many changes take place; with the majority not being for the better. An example being Thorpe Park more than doubling in size, with natural woodland areas being razed to the ground to make way for more roads and more caravan pitches.

Since taking over the Fitties leasehold, Tingdene is also attempting to go down the same route. It has continually failed to acknowledge the special character of the Fitties Conservation area which is known and renowned for its tranquility and nature. Tingdene are treating the Fitties in the same manner as any of their other caravan parks and is doing nothing to safeguard our SSSI which is legally protected at both International and National Level.

In the past NELC has refused applications to buy and build on these empty plots and they should continue to do so. Eleven new chalets will add nothing to the conservation status of the Fitties. At least two of the empty plots are regularly left standing under several inches of water after a heavy downpour; building on 'existing flood plains' will only exacerbate the existing issues.

Tingdene are apparently using the excuse that the proposed new chalets are replacement chalets in an attempt to avoid the stringent flood risk tests that new builds now require. In the 20 years I have had my chalet and been visiting the Fitties, these plots have, to my knowledge, always been empty - so they surely cannot be called replacements. These spaces also act as fire breaks between chalets.

Once this green light has been given to Tingdene, there will be nothing to stop them changing the

essential fabric of the Fitties forever. These green open spaces which Tingdene want to build on and profit from, are currently designated an asset of community value. These latest plans significantly and negatively affect our protected sites and species and fail to prevent further deterioration of the SSSI's habitats from human activity or natural changes.

Comments for Planning Application DM/0778/22/FUL

Application Summary

Application Number: DM/0778/22/FUL

Address: Plot 80 Humberston Fitties Humberston North East Lincolnshire

Proposal: Erect chalet with associated boundary treatments, hard landscaping and associated works

Case Officer: Emily Davidson

Customer Details

Name: Mrs Barbara Smith

Address: 168 First Main Road, Humberston Fitties Grimsby

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I object to this planning application on the following grounds. I bought my chalet 3 years ago and was informed by my solicitors at the time that as the area was delicate and a heritage site there would be no further development. Nothing has changed since that time, in fact with climate change the risk of flooding is increasing rapidly, so why are these applications even being accepted, when in the recent past they have been dismissed. The area surrounding the Fitties is a designated SSSI site and as such would be severely impacted with any further development. I believe that there is enough scope within existing properties to regenerate and keep this plotland as a unique place for future generations. Wildlife is the key to our future and should not be disturbed by any new developments. If these plans are passed then where does it end? The demolition of the site and the subsequent loss of a local asset much loved by all!

Comments for Planning Application DM/0778/22/FUL

Application Summary

Application Number: DM/0778/22/FUL

Address: Plot 80 Humberston Fitties Humberston North East Lincolnshire

Proposal: Erect chalet with associated boundary treatments, hard landscaping and associated works

Case Officer: Emily Davidson

Customer Details

Name: Mrs JAYNE RENDALL

Address: J E RENDALL 185 Humberston Road Cleethorpes

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I wish to object on the following grounds:

- The plots are defined as an asset of community value and therefore cannot be sold on the open market. Due procedure has not been followed. On the Asset of Community Value document these areas are referred to as 'former plots', therefore it is difficult to imagine that the proposed chalet is a rebuild. No structure has been on this area for in excess of 30 years. No evidence of any former structure on this plot has been provided. In addition to this, these plots were entrusted by NELC to the Owners of the Fitties to be kept as wildlife areas and fire breaks. What has changed to enable them to be sold, when NELC itself forbade this?
- The estate agent's advertisement makes no mention of the fact that the Fitties is a triple A flood risk area, although a simple search of the NELC website confirms this. In 2014 when NELC commissioned the Black and Veatch report it categorised the Fitties flood risk as "danger for most" increasing over time to "danger for all". Since then, sea levels have continued to rise by more than 4mm per year and extreme weather conditions, especially gales, have become more frequent. High tides combined with wind make the Fitties vulnerable to flooding by overtopping and thus there is danger to life. Having this scientific proof at hand, how can NELC justify passing plans for further chalets to be built in the knowledge that they will, eventually, flood?
- Insufficient detail is provided on the effect on wildlife. No wildlife assessment is included and the architect statement about grassed areas and keeping trees is very vague. It does not refer to the 5+ mature trees on this plot by name and not all of these trees are shown on the plan.
- The proposed structure is large for the plot, would dominate adjoining chalets and change the street scene in a Conservation area. Simply stating that it would be made of appropriate materials does not mean that it is an appropriate development.
- The infrastructure of the Fitties is unable to cope with more pressure and use. Drains often back up, water leaks are frequent and the road structure, repairs for which are partially funded by

owners via the service charge, is unable to cope with heavy traffic. The Fitties roads are unadopted and thus repairs and maintenance are not undertaken by NELC.

- Frequent referral to "the 1992 planning permission" is quoted in the Shoosmiths document. However, this 30 year old document is not included.

Finally, it is disappointing to see that recent breaches, on plans for the renovation of existing chalets which have been passed by NELC, have not been enforced.

Comments for Planning Application DM/0778/22/FUL

Application Summary

Application Number: DM/0778/22/FUL

Address: Plot 80 Humberston Fitties Humberston North East Lincolnshire

Proposal: Erect chalet with associated boundary treatments, hard landscaping and associated works (amended FRA and plans)

Case Officer: Emily Davidson

Customer Details

Name: Mrs Jayne Rendall

Address: 185 Humberston Road Cleethorpes

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Further to the objections already lodged on 25th September 22, I wish to highlight the additional point :

In their document of November 11th 2022, the environment agency (referring to the FRA) state that "Para 5.3.16 refers to alternative emergency access route to the south of the site on South Sea Lane. A quick look on Google streetview shows this access as gated and possibly locked. We would therefore recommend that if this route is to be relied on in a Flood Warning and Evacuation Plan measures should be taken to ensure this access is available at all times and is not locked preventing emergency escape if needed". Not only is this exit locked (and has been for years), there is a second gate which prevents anyone other than pedestrians or cyclists from accessing South Sea Lane via this route. Furthermore, the only way to exit Humberston Fitties via this gate is via the two access bridges off Main Road which lead on to Thorpe Park. These are also permanently locked and gated. When addressing these two exits it must be noted that during the closed season and peak flood risk time, Thorpe Park install additional 6ft metal barriers in order to prevent ALL access to their site. Therefore, in order to leave the site if the main exit was already inundated, residents would have to leave on foot, in the dark, via the public footpath which bisects Thorpe Park and exits on South Sea Lane. This is an unsatisfactory evacuation route.

Comments for Planning Application DM/0778/22/FUL

Application Summary

Application Number: DM/0778/22/FUL

Address: Plot 80 Humberston Fitties Humberston North East Lincolnshire

Proposal: Erect chalet with associated boundary treatments, hard landscaping and associated works

Case Officer: Emily Davidson

Customer Details

Name: Mr John Clay

Address: 195 Humberston Fitties

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I oppose this planning application and all other proposed planning applications for any of the empty plots on the Humberston Fitties site.

The chalet design guide set out in the mid 1990s states as below and I quote.

"There are a few identifiable plots vacant but very few for new plots to be developed. The open aspects around the chalets and other casual areas within the conservation area are important elements in creating its character and appearance and therefore must be protected."

The infrastructure for drainage is not adequate for the number of chalets already on site

The open spaces are a haven for wildlife for both habit and foraging

The site is at risk of flooding, so why allow more chalets into that problem area?

The design guide set out to protect this area clearly states they should remain empty

The height of the building is not in keeping with the character of the surrounding chalets

These planning applications even being proposed, displays lack of knowledge for this conservation area from all of the parties involved.

NELC Planning Ref No :- DM/0778/22/FUL

Address :- Plot 80 Humberston Fitties Humberston North East Lincolnshire

Project :- Erect chalet with associated boundary treatments, hard landscaping and associated works.

RE :- additional planning objection Tom Cannon, Owner, of No 201 Director of The Fitties CIC.

For the attention of Emily Davidson and Louise Jennings

Having made my initial reasons for objection to you in writing on 28.09.2022, I am becoming increasingly concerned that in considering all the various aspects of this *(and for that matter any future planning applications that may materialise for similar developments of other vacant plots)* such as Planning Policy, Flood Risk, Ecology, Architectural Design etc, the wider and more fundamental considerations surrounding the Fitties Conservation Area designation are being lost sight of.

The Humberston Fitties had its Conservation Area status granted in 1996, the result of much groundswell of support and opinion from members of the public crystallised within the Humberston Fitties Preservation Society. The process by which this took place can be ascertained from Grimsby Local History Archive Catalogue Item No 1564/3/3 'Typescript Report concerning a proposed Humberston Fitties Conservation Area, 1996', summarised as follows :-

1. Cleethorpes Borough Council Department of Development and Tourism Committee meeting, 22nd Nov 1995 :- Newly formed Humberston Fitties Preservation Society formally recognised.
2. Fitties Preservation Society submits petition to the Development and Planning Committee meeting of 28th Nov 1995, supporting the designation of the Humberston Fitties Chalet Park to a Conservation Area. The meeting concludes that a detail analysis report of the Humberston Fitties be prepared.
3. Cleethorpes Borough Council Department of Development and Tourism Committee meeting, 9th January 1996 :- Humberston Fitties Preservation Society presents their detailed report supporting the designation of the Humberston Fitties Chalet Park to a Conservation Area . The meeting concludes that this is taken to North East Lincolnshire Council and the Resort and Entertainment Committee for consideration which was held on 22nd January 1996.

As I am sure you can appreciate, the above detail demonstrates the way the whole notion of Conservation Area status evolved for the Fitties, and how it followed a structured and truly democratic process, that ultimately lead to various statutory obligations being followed by North East Lincolnshire Council. These included the compilation of a "*Conservation Area Appraisal and Management Plan*", following on from/being lead by the Humberston Fitties Preservation Society's detailed report (*see item 3 above*), which refers to a change in emphasis on the Fitties away from gradual renewal and modernisation, and towards retention and restoration of the existing built environment.

As such, "retention and restoration" is an intrinsic part, a core value, of what both the Humberston Fitties and its Conservation Area status are founded on. In modern parlance – "Preserve and Enhance", which is a key principle of the legislation surrounding the Planning (Listed Buildings and Conservation Areas) Act 1990.

NB :- The above mentioned Local History Archive Catalogue Item No 1564/3/3 'Typescript Report concerning a proposed Humberston Fitties Conservation Area, 1996' is attached for your reference.

The Humberston Fitties Conservation Area Appraisal and Management Plan, the creation of which was and still is a statutory part of the Conservation Area designation process, was released in 1996 and is a unique piece of documentation in that it provides a complete and accurate snapshot of what

was there at that point in time. Within it, there is an inventory list providing description of any buildings that were present, plot by plot.

Plot 80 First Main Road, the plot to which this application refers, is listed as an empty plot. As such, from the point in time that the Fitties received its Conservation Area designation, the plot was empty, and under the previously discussed core principle of “retention and restoration”, there is no argument supporting new development on this plot.

While not directly concerning this application, the other vacant plots have been mentioned during this application process, so it is worth mentioning that all of the other 10 vacant plots are listed as ‘empty’ in the The Humberston Fitties Conservation Area Appraisal and Management Plan as well.

Development of this plot (or any of the other vacant plots), regardless of how beautiful the design, is fundamentally contradicting every ethos and logic that brought about in the first place the Conservation Area designation. New buildings will slowly, gradually, obliterate our view of the past that we are all obliged and supposed to be upholding, preserving, and enhancing. They also ‘undo’ the very good sympathetic work carried out or being carried to existing chalets.

Developers should instead be encouraged to invest their monies and energies into the restoration and repair of existing buildings.

There is no logical argument that supports these proposals. Many tenants have been penalised in the recent past for planning irregularities – unauthorised development – that while quite justified pale into insignificance when compared to the construction of a new building on an empty plot that has been empty ever since the Conservation Area’s designation (and likely long since before that).

As such and for all the above reasons, I must express not only my gravest concerns but, once again, my objection to these proposals in the strongest possible terms .

Many Thanks

Kind regards

Tom Cannon

Owner occupier of No 201

Director of The Fitties CIC.

03.01.2023.

121

CLEETHORPES BOROUGH COUNCIL
DEPARTMENT OF DEVELOPMENT & TOURISM

AGENDA SLIPS

DDT'S REPORT TO	RF COMMITTEE
DATE OF MEETING	22 Jan 1996
SUBJECT	Fitties Humber Can Area.
REPORT PREPARED BY	RRF.
BACKGROUND PAPERS CHECKED AND COPIED	
APPROVED FOR DISTRIBUTION	
DATE	15.01.96.

/jmr50

Agenda Item REProposed Humberston Fitties Conservation AreaPURPOSE OF REPORT

1. To consider the proposal to designate a Humberston Fitties Conservation Area.

BACKGROUND

2. At the meeting of this Committee on 22 November 1995, an item was considered concerning a request from the newly formed Fitties Preservation Society seeking the Council's recognition of the Society (Minute RE.64). This Committee resolved:

"That the newly formed Fitties Preservation Society be recognised and that representatives of the Society be invited to meet this Committee to discuss the Society's aims."

3. In the aims of the Society it is stated that they would seek to persuade the Borough Council to designate Humberston Fitties Chalet Park a Conservation Area. The Society, in pursuance of its aims, submitted a petition to the Development and Planning Committee at their meeting on 28 November 1995 (Minutes DP.114 and 115 refer). The Development and Planning Committee after receiving the petition and considering an item on the matter, resolved:

"That, as a matter of urgency, a detailed analysis be undertaken of the Humberston Fitties (including a meeting with the Fitties Preservation Society), the result of which, together with a report detailing the aims and objectives of the Humberston Fitties Preservation Society, be presented to the meeting of the Committee to be held on 9 January 1996."

4. A detailed report was presented to the Development and Planning Committee at their meeting on 9 January 1996, a copy of which is appended to this item. The Development and Planning Committee after considering the report resolved:

"That the views of North East Lincolnshire District Council and the Resort and Entertainment Committee be sought with regard to the possibility of designating the Humberston Fitties a Conservation Area as defined by the boundaries shown on Plan 5 and also including the open plan area."

5. Plan A shows the proposed boundaries. An annotated aerial photograph of the site will be displayed at the meeting.

Summary of Report to the Development and Planning Committee

6. In summary the report to the Development and Planning Committee raised the following points:-

- Conservation Area status would not significantly increase control over development, except for demolition and protection of trees;
- the requirements of the Building Regulations would still have to be met in full;
- the Design Guide would have to be amended to reflect the change in emphasis towards conservation;
- two other authorities have designated chalet/plot land sites as Conservation Areas (Stepway District Council and Swansea City Council).
- the Fitties is a rare survival of holiday plot land development.
- the designation has backing from the 20th Century Society.

COMMENT

7. Apart from a change of emphasis and a presumption in favour of retention instead of gradual renewal, the designation in overall planning control terms would have little impact upon the current situation.

SUGGESTED ACTION

8. To recommend that an appropriate decision be made.

Recommendation to Council

DDT

22 January 1996

List of Background Papers

Nil.

Agenda Item DP, 124

Humberston Fitties

PURPOSE OF REPORT

1. To consider the possibility of declaring the Humberston Fitties Chalet Park a Conservation Area.

BACKGROUND

2. At the meeting of this Committee held on 28 November 1995, a petition was received from the Humberston Fitties Preservation Society asking for consideration to be given to the declaration of a Humberston Fitties Conservation Area. After hearing the petition and considering an accompanying report on the matter, this Committee resolved:

"That, as a matter of urgency, a detailed analysis be undertaken of the Humberston Fitties (including a meeting with the Fitties Preservation Society), the result of which, together with a report detailing the aims and objectives of the Humberston Fitties Preservation Society, be presented to the meeting of this Committee to be held on 9 January 1996."

3. This report considers in depth those matters concerned with the declaration of a conservation area, the impact on current arrangements, building regulation issues and other means by which the area's character could be safeguarded.

LEGAL BASIS OF CONSERVATION AREA DESIGNATION

4. Under the provisions of Section 69 of the Planning (Listed Buildings and Conservation Areas) Act 1990 local authorities can designate conservation areas. Such areas must possess quality and interest, rather than rely on the quality of individual buildings.
5. The Designation of a Conservation Area takes effect from the date of the resolution to declare a Conservation Area. Whilst there is no statutory requirement to consult the public or the owners and residents of a proposed Conservation Area, it is advised that this should be undertaken to ensure support for designation. A Notice of Designation has, however, to be placed in the London Gazette and at least one local newspaper, and the Secretary of State must be informed of the Council's action.

EFFECT OF DESIGNATION

6. The designation of a Conservation Area brings with it additional powers over development. As the chalets on the Fitties are not residential dwellings they do not enjoy the wide range of permitted development rights available to most householders. The designation of a Conservation Area would not, therefore, result in any further increase in control over development. Whilst no greater control over development would result, designation would enable control to be exercised over demolition.
7. Trees in Conservation Areas are given additional protection. Any person wishing to fell or undertake works to a tree in a Conservation

Area must give six weeks' notice to the local authority. During the six weeks the local authority can then decide whether or not to make a Tree Preservation Order.

8. The most significant effect Conservation Area status brings is the change in context for the determination of planning applications. Outside Conservation Areas the principle is that there is a presumption in favour of development unless it would be in conflict with the development plan and/or be detrimental to a matter of acknowledged importance. In Conservation Areas proposals must positively enhance the character of the Conservation Area. The problem is how to define character and how this could be positively enhanced.

BUILDING REGULATIONS

9. Conservation Area status has no effect upon how the Building Regulations operate. Standards for construction and the health and safety of those in and around the buildings are applied equally to all structures.

LEASE ASSESSMENTS

10. The length of lease offered to a chalet owner is at present determined by a points system. Points are awarded for various elements of a chalet based upon their condition and compliance with the adopted design guide. This system could be seen as a 'chalet M.O.T.' where new elements which accord with the design guide get the maximum number of points.
11. The designation of a Conservation Area would undoubtedly result in the emphasis shifting towards retaining as much of the older fabric as possible. This shift would require the present evaluation system to be looked at critically. Certain materials and the re-use of second hand elements may be seen as quintessential to the character of the area.

POLICY BACKGROUND

12. The current statutory local plan for the area is the Humberston, New Waltham and Waltham District Plan. The only policy which specifically relates to the Fitties is 7.4.3 which seeks to protect the dunes from erosion.
13. During the 1980's several studies were undertaken on the Fitties. Humberside County Council commissioned L & R Leisure Consultants in 1985 to produce a report on tourism in Humberside. This report considered that Cleethorpes had much to offer and put forward the concept of 'Seaside As You Remember It' which linked features such as the Fitties with an overall theme.
14. In 1988 the Humberston Caravan/Chalet Parks Feasibility Study was undertaken to consider the future of the area. The principle adopted as a result of the Study was the gradual re-development of the Chalet Park. It was envisaged that individual owners would gradually replace their properties with new chalets in line with the criteria set out in the adopted design guide. The first guide was produced in 1987, and as a result of concern expressed over how leases were being determined a grading system was adopted.

15. The Draft Cleethorpes Borough Local Plan (1993) contains a specific policy on the Fitties. Policy T19 states:-

"The erection of chalets and the alteration on extension of existing chalets on Humberston Fitties Chalet Park will normally be permitted only where:-

- (i) no loss of amenity or unacceptable harm to the character of the area would result;
- (ii) the proposed development accords with the policies of the Local Plan;
- (iii) the proposal accords with the principles set out in the Cleethorpes Chalet Park Design Guide."

THE AIMS OF THE HUMBERSTON FITTIES SOCIETY

16. The aims of the Humberston Fitties Preservation Society as set out in their submission to the Resort and Entertainment Committee, are as follows:-

- 1 To persuade Cleethorpes Borough Council to designate Humberston Fitties Chalet Park as a Conservation Area;
- 2 To work to preserve the character and nature of the Fitties, and to protect its natural environment;
- 3 To collect and record all available historical material about the Fitties;
- 4 To encourage a wider knowledge of and appreciation of the Fitties and its place in local history;
- 5 To work to enhance the appearance of the Chalet Park and to improve amenities;
- 6 To work to improve security of tenure and ensure sympathetic management;
- 7 To investigate the possibility of making links with similar settlements.

17. A meeting was held on 19 December 1995, in accordance with minute DP.115, to ascertain the Society's particular aims and objectives so far as Conservation Area designation is concerned. It was found that their aims and objectives are the same as those which apply to all Conservation Areas.

WHY DESIGNATE A FITTIES CONSERVATION AREA?

18. The Humberston Fitties Preservation Society are of the opinion that the chalet park should be conserved, as it is one of the few remaining plot land developments left in the country which still displays its individual character. There is a precedent for designating plot land developments as Conservation Areas. Shepway District Council in Kent has designated a chalet plot development at Dungeness a Conservation Area. This Conservation Area includes the film director Derek Jarman's

chalet and was designated to preserve the fine balance between the built and natural environment. Swansea City Council also designated a plot development a Conservation Area in 1990. The area in question is Holt's Field which was designated on the basis of its social history.

19. The character of the two Conservation Areas has the common thread of 1920's and 30's plot land development, although Dungeness is open and coastal in nature, whilst Holt's Field is dominated by trees and shrubs.

SHOULD THE HUMBERSTON FITTIES BE DESIGNATED A CONSERVATION AREA?

20. In order to assess whether or not the area should be designated a Conservation Area it is essential to consider its overall characteristics and history.

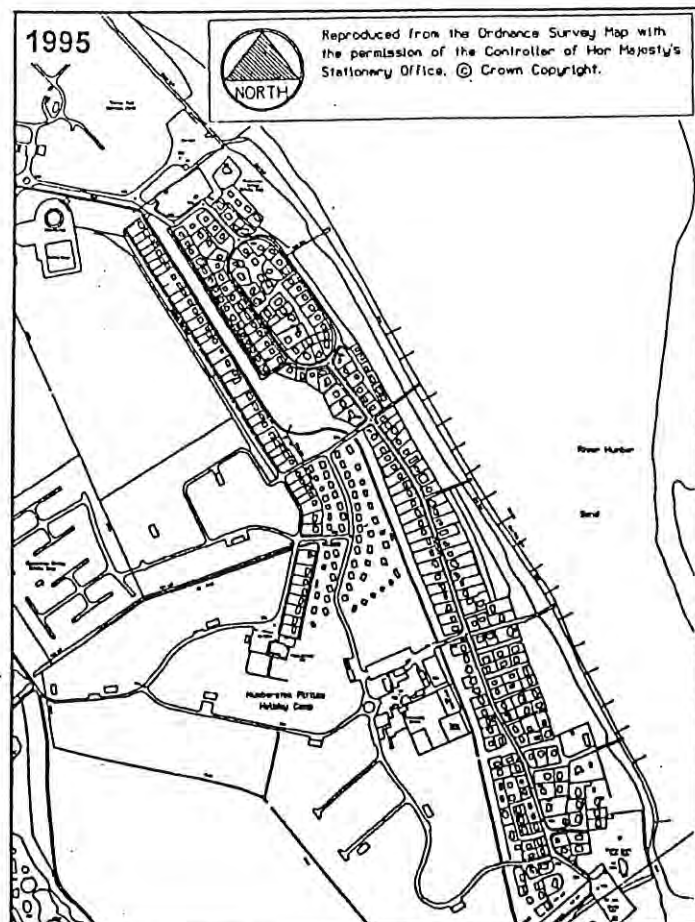
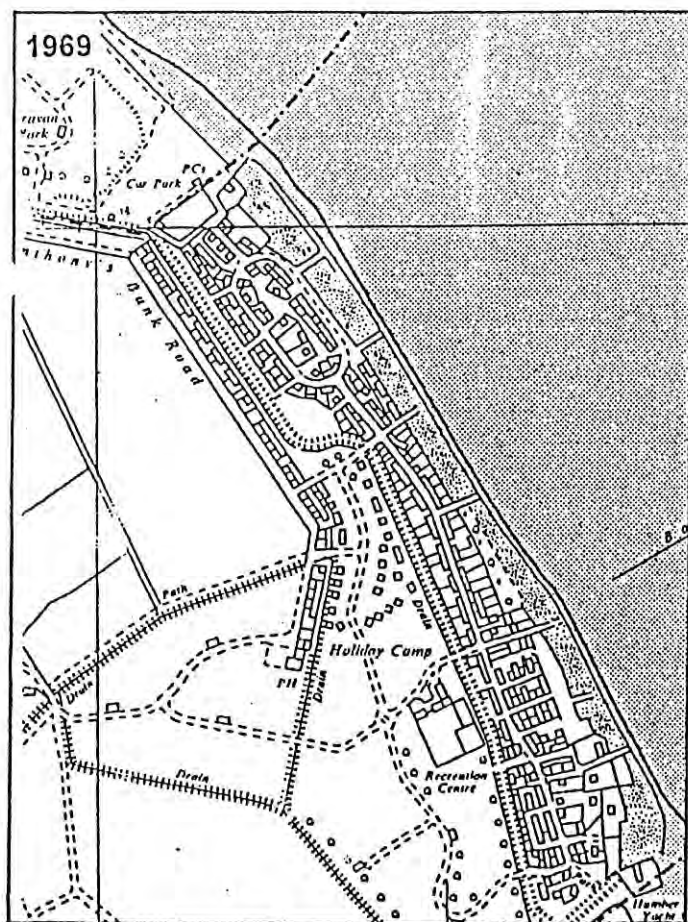
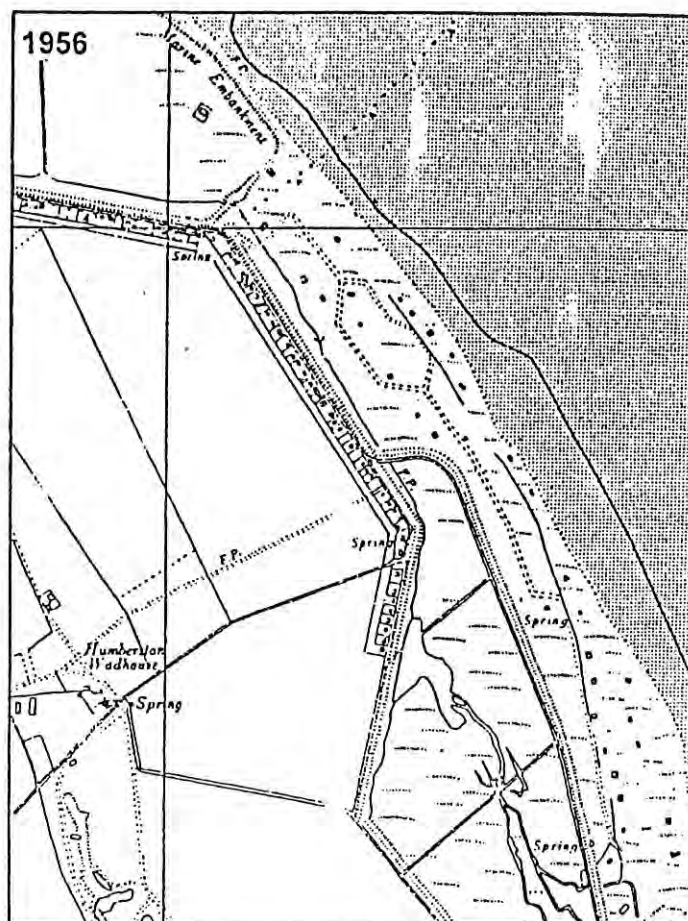
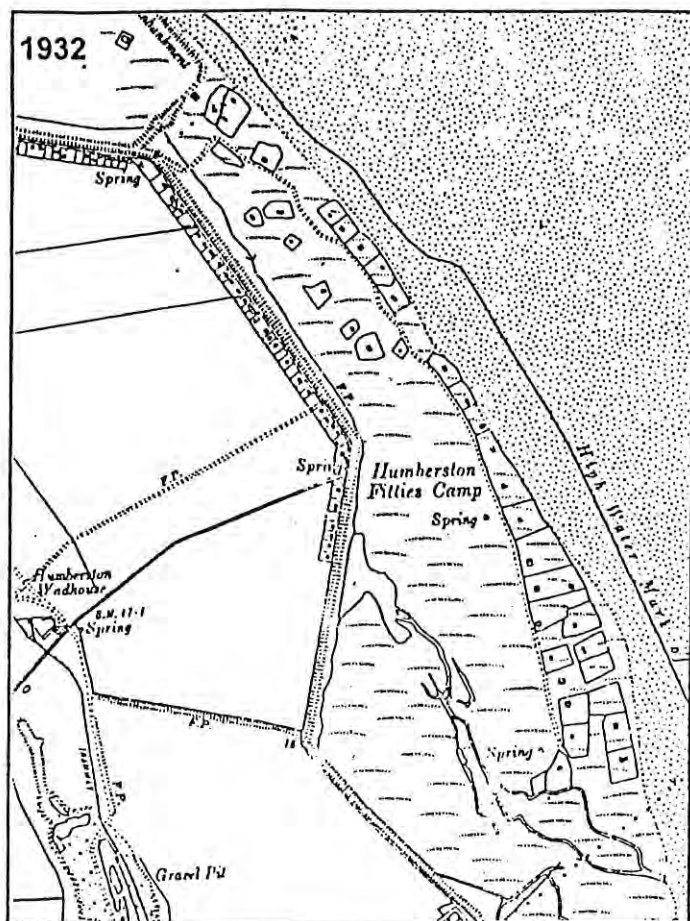
HISTORY

21. In the early 1920's the farmer who owned the Fitties decided to lease plots of land for the construction of holiday chalets. It is possible, however, that the earliest chalets on the site were associated with military activity in the area during the First World War, and possibly connected to the construction of Haile Sands Fort.
22. The Humberston Fitties Company purchased the land in the 1930's from the farmers who owned the land. Subsequently in 1938 the whole area was then purchased by Grimsby Rural District Council. During the Second World War the site was occupied by the military. A radar station was set up on the site which is now occupied by the Tertia Trust and an anti-aircraft position built on what is now the site of the Humber Mouth Yacht Club. Military occupation ceased in 1947.
23. The East Coast floods of 1953 saw the destruction of a number of chalets. In 1959 the District Council also removed 72 chalets from the St Anthony's Bank area as these were considered to be of poor quality.
24. As can be seen from the plans shown as 1, 2 and 3, the chalet park initially developed along St Anthony's Bank and amongst the dunes. Subsequent drainage of the salt marsh and the culverting of the various drains crossing the site resulted in the post Second World War infill of areas between the roads.

CHARACTER

25. The character of the area is derived from:-
 - the layout of the plots which reflect the stages of development;
 - the unmade tracks servicing groups of plots;
 - the open spaces and especially the dunes;
 - the variety of designs and lack of conformity;
 - the temporary look of the chalets;
 - the relationship of the chalets with the dunes and general terrain.

THE DEVELOPMENT OF THE HUMBERSTON FITTIES CAMP



26. The Society has identified certain elements which they consider to be contrary to the overall character of the Fitties, these are:-
- the use of foundations rather than brick piers;
 - the encouragement to provide vehicle hardstands which destroy the 'rural' character of the area;
 - the use of brick as a major element in constructing chalets;
 - the reduction in the number of "wild areas" by maintenance, grass cutting etc;
 - standardisation of fencing, building materials and design;
 - enforcement of colour schemes;
 - suburbanisation through the development of permanent structures.
27. It is recognised that the quintessential character of the Fitties Chalet Park is the product of a lack of uniformity and an expression of each individual owner's taste. Essentially the area has a 'home-made' feel which it is argued the present controls will eventually destroy. The Preservation Society considers that the basic rule should be that no chalet should look like its immediate neighbours and that the following should be encouraged:-
- individuality;
 - colour;
 - innovative features/designs;
 - contrast;
 - use of low cost materials and renovation;
 - re-cycling of building materials;
 - retention of old features;
 - retention of wooden properties;
 - wild flower and 'natural' areas;
 - alternative energy, windmills, solar panels etc.
28. The above points appear to be reasonable, although a note of caution must be sounded with respect to encouraging the use of low cost and recycled materials. All materials and methods of construction must conform to the requirements of the Building Regulations. It would not, therefore, be appropriate for any tacit agreement to be given to the use of any material or form of construction which may not comply with those Regulations.

BOUNDARIES

29. The Humberston Fitties Preservation Society advocates that all of the chalet area, along with the dunes, should be included in the Conservation Area. By including the whole of the area, along with the dunes, the Society states that important views would be maintained.
30. The boundaries put forward by the Society are as follows:-

East

- The sea defences from the northern edge of St Anthony's Bank car park to the boundary with East Lindsey.

North

- The northern boundary of St Anthony's Bank car park.

West

- A line 5 metres (16½ feet), inside the caravan park, along St Anthony's Bank Road (to allow for tree planting). The boundary to include the Betting Shop and Foreshore Inn. A line running south of the open plan chalets, along the dyke which separates Thorpe Park from the chalets. The boundary to continue along the dyke edge until it reaches the border with East Lindsey.

South

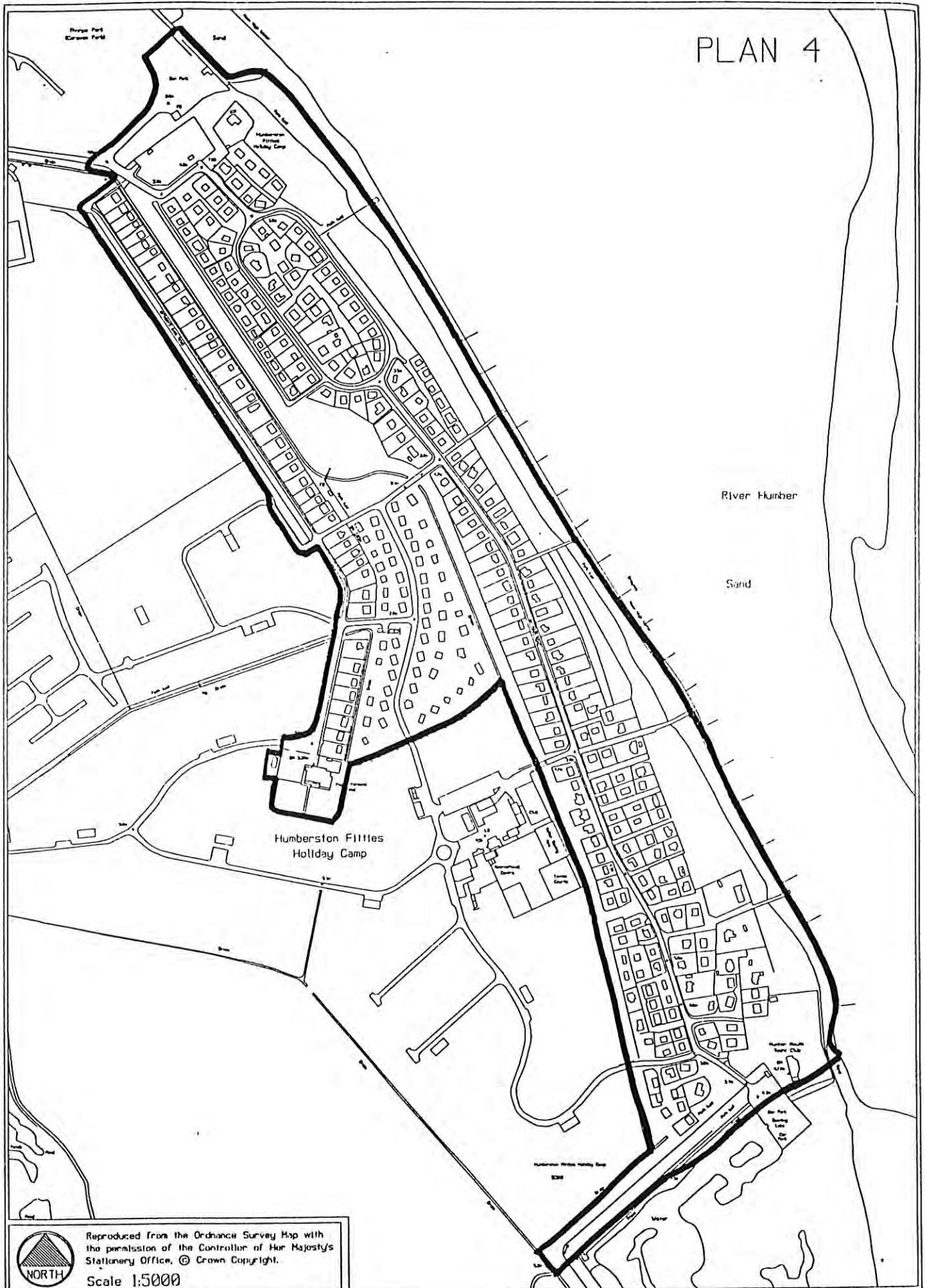
- The border with East Lindsey.

31. The boundary advocated by the Preservation Society appears at Plan 4.
32. The boundaries put forward by the Preservation Society are, in the main, logical. However, taking into consideration visual barriers and other designations, such as Sites of Special Scientific Interest, it is considered that the boundary should exclude St Anthony's Bank car park, be coterminous with that of the two adjoining Sites of Special Scientific Interest. It is also considered that the Betting Office, Foreshore Inn and the open plan chalet area, which is dominated by concrete prefabs, should be excluded from the Conservation Area as they are not essential elements to the character of the area. These boundaries are shown on Plan 5.

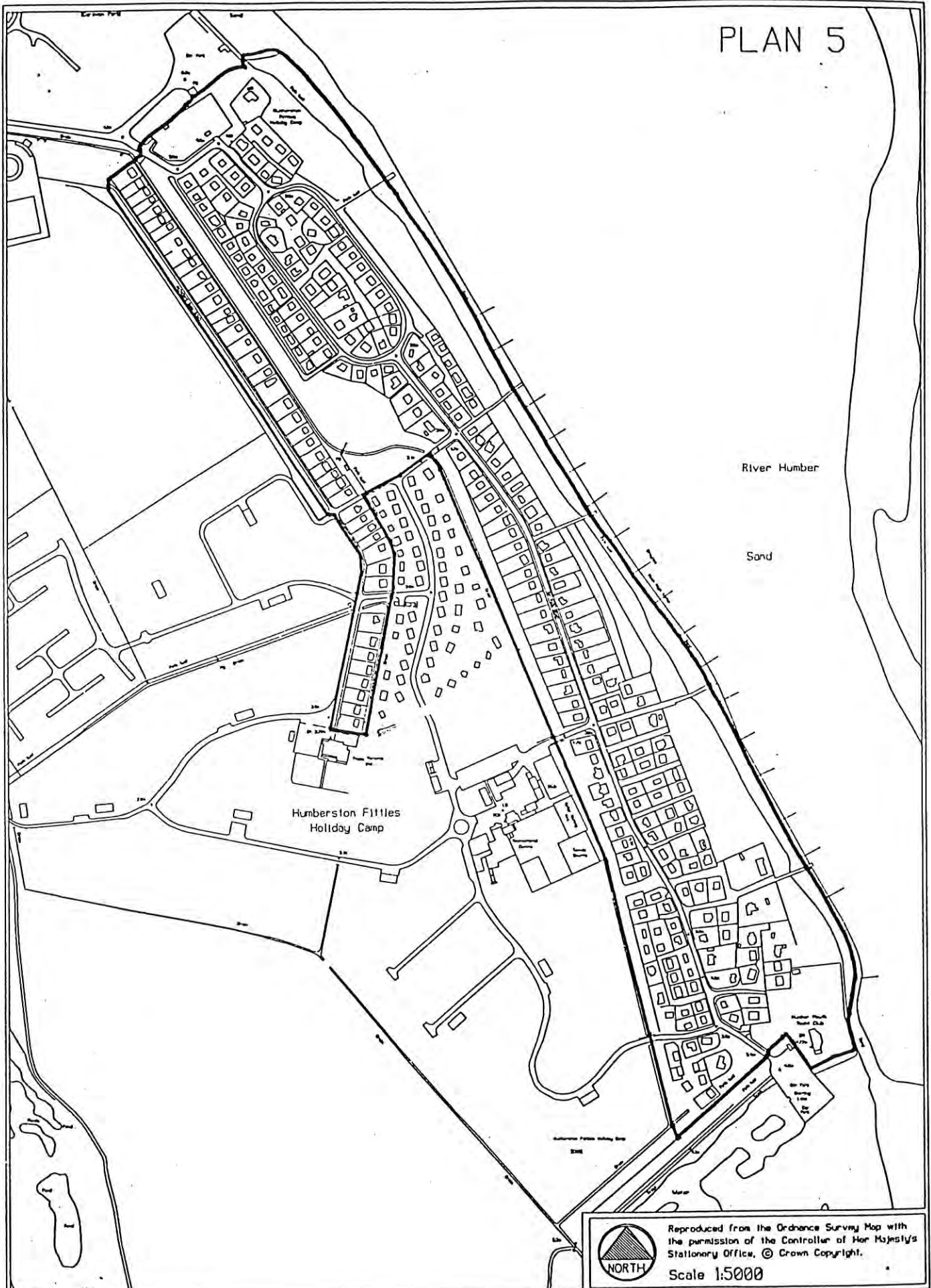
COMMENT

33. Conservation is about seeking to retain the essence of place and an area's character, it is not about preservation. However, in seeking to conserve an area certain changes to the fabric may be seen as diluting an area's character. The Fitties Chalet Park undoubtedly has a character very much of its own. This character is, however, derived from what may be seen as a lack of control in the past.
34. Conservation Area status would bring only limited additional controls over development, but it would change the emphasis away from gradual renewal to repair and renovation. This shift in emphasis would be contrary to the direction set in the late 1980's as a result of the Humberston Caravan/Chalet Parks Feasibility Study. A further consequence of the changed emphasis would be that the lease renewal system would have to be reviewed to enable chalet owners to use certain materials which, although characteristic of plot land developments, are at present discouraged by the design guide, ie corrugated iron and felt roofs. It could be argued that as the area's character relies upon freedom of expression within certain guidelines, the most appropriate form of control would be a Simplified Planning Zone. Such a Zone may,

PLAN 4



PLAN 5



however, dilute the sense of place which exists in the Fitties at present.

35. The benefits of Conservation Area status would be to engender pride in the Fitties and a greater sense of place. With the production of leaflets on the history of the Fitties and a revision of the design guide to take on board Conservation principles, the owners of the chalets may be encouraged to enhance the character of the area. The encouragement of diversity would, however, be contrary to the Council's previous desire for the modernisation of the Chalet Park through a positive policy of chalet replacement.

CONCLUSION

36. Whilst the Fitties does not possess those elements usually associated with Conservation Areas, it is considered that it is a rare survival of the once common inter-war plot land developments and therefore is important in social history terms. Further to its historical importance, the Fitties also possess a unique character derived from the layout, 'home-made' nature of the buildings and the estuary landscape. Taking into account all these matters it is considered that Conservation Area status would help retain these characteristics which could easily be lost.
37. Central Government advice is that owners of property in a proposed Conservation Area should be involved in the designation process. It is considered that in this instance it would be difficult to arrange such participation until the summer months. As an alternative to pre-designation participation, and in order to reach consensus over design guidance, it is considered that it would be appropriate for the Preservation Society in association with owners of chalets and the Council to undertake an in depth appraisal and prepare a joint design guide.
38. As the designation of the Humberston Fitties as a Conservation Area would have implications in policy and management terms for North East Lincolnshire District Council this matter must be referred to that authority. In addition, the Resort and Entertainment Committee also need to be consulted on this matter.

SUGGESTED ACTION

38. To resolve that the views of North East Lincolnshire District Council and the Resort and Entertainment Committee be sought with regard to the possibility of designating the Humberston Fitties a Conservation Area as defined by the boundaries shown on Plan 5.

Resolution Required

DDT

9 January 1996

List of Background Papers

Nil

From: tom cannon

Sent: 29 September 2022 12:02

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

Cc: Emily Davidson (EQUANS) <Emily.Davidson@Nelincs.gov.uk>; Fitties CIC **Subject:** Plot 80 Humberston Fitties, your ref DM/0778/22/FUL

Some people who received this message don't often get email from heritagefittiescic@gmail.com. [Learn why this is important](#)

Dear Sir or Madam,

Regarding the following planning application :-

NELC Planning Ref No :- DM/0778/22/FUL

Address :- Plot 80 Humberston Fitties Humberston North East Lincolnshire

Project :- Erect chalet with associated boundary treatments, hard landscaping and associated works.

Further to speaking with your colleague on the phone earlier, I attach my comments that I would like to be taken in to account during the determination of the above planning application.

As discussed my comments exceed the 5000 word limit, as such I am having to email this to you direct.

My stance is 'Objection' and commentor type is 'Neighbour'.

I would be grateful if you could upload this to the planning application file as mentioned.

Thank you for your assistance in these matters

Kind regards

Tom Cannon

NELC Planning Ref No :- DM/0778/22/FUL

Address :- Plot 80 Humberston Fitties Humberston North East Lincolnshire

Project :- Erect chalet with associated boundary treatments, hard landscaping and associated works.

For the attention of Emily Davidson

Having reviewed the proposals for the redevelopment of Plot 80 as described above, I must raise a number of important points that I hope you will take into consideration during your own scrutiny process.

1 Planning Policy

The Humberston Fitties is one of the UK's last remaining and functioning Plotland Developments, giving it great national significance in Historical, Sociological, and Architectural terms.

This significance is recognised by the Fitties Conservation Area Status (back up by an Article 4 Directive covering most but not all chalets) that was declared in 1996.

The legislation that applies to the protection of our site is the Planning (Listed Buildings and Conservation Areas) Act 1990. Section 72 of the Act states that the Local Planning Authority should ensure that development should only be permitted within Conservation Areas if it is proven to 'preserve and enhance' the character and appearance of the Conservation Area.

The Fitties has both a Conservation Area Appraisal document, and a prescriptive design guide - The Humberston Fitties Chalet Design Guide which stipulates how extensions and rebuilds should be designed. In its more general preamble referring to replacement chalets, it states that "The open aspects around the chalets and other casual open areas within the Conservation Area are important elements in creating its character and appearance and therefore must be protected". While acknowledging the few vacant plots, the document only refers to the building of new chalets when "it can be shown that the chalet's construction has come to the end of its life expectancy".

As such – the 'Filling in' of space between existing chalets will not protect one of the very qualities that has earned the Fitties its Conservation Area designation. The local authority needs to consider whether these proposals will 'Preserve and Enhance', but based on the above rationale, how can they ?

In Shoosmith's supporting document titled "Humberston Fitties Chalet Park - planning status and development of vacant plots", technical discussion is offered in support of the premise that to all intents and purposes the vacant plots should be treated in Planning terms as if they were currently occupied. As such, this will make the process of applying for planning permission for a new chalet easier and less technically challenging in a planning and legally sense. However, although their argument hinges entirely on this, they provide no evidence to prove which (if any) of these plots once had chalets on them, if so how long ago.

Until full unequivocal evidence is provided that the plot was previously occupied, and how long ago the plot was cleared, how can this argument be accepted ?

2 Flood Risk

This planning application is accompanied by a Flood Risk Assessment produced by Evans Rivers and Coastal Limited, to address the redevelopment of all 11 vacant plots.

The Evans FRA concludes by stating that the redevelopment of all 11 vacant plots will be suitably risk-mitigated by the implementation of the warning and evacuation strategy that is contained within the FRA.

However, the very approach that the FRA takes is toned down by the over-arching premise that the proposed development is in the construction of replacement chalets on all the empty plots. Because of this it is able to take an entirely different tack to the Flood Risk Assessments commissioned by NELC previously (see below), and as such arrive at conclusions that are more in tune with the applicant's intentions. This approach is not compliant with the stipulations set out in The NELC Strategic Flood Risk Assessment 2011.

The Evans FRA concludes by saying "As there will be ample time to safely evacuate visitors from the site, it is highly likely that all visitors will have safely evacuated the site before the onset of floodwater."

Humberston Fitties Chalet Park is in a level 3a, high risk, danger for most/danger for all flood zone. In real terms this means that in the event of a breach or even overtopping of the flood defences, inundation would be rapid, with flood waters moving at high velocities and at considerable depths.

The susceptibility of this area to flooding is not historically been taken lightly, and in 2007 NELC appointed Weetwood consultants to undertake an analysis of flood risk, as at the time the council wished to consider the risk and consequence of flooding before renewing the Fitties leases. This report concluded that the council should not consider increasing the occupancy of the Fitties, and that currently unoccupied plots should not be developed.

In 2014 NELC appointed Black & Veatch consultancy to carry out a further flood risk assessment, which reconfirms that flood risk will not be expected to diminish, and looking ahead as far as 2055 concludes :- *"the probability of flooding to Humberston Fitties will increase as will the consequences of that flooding. Increased wave overtopping discharge rates will mean that nearly all the site is classed as "danger for most" or worse and, in the event of a breach, the majority will be classified as "danger for all".*"

Should planning officers be tempted by the dismissive arguments of the applicant's Flood Risk consultants, they should remember the events of 5th November 2014, when the East Coast of England experienced the effects of a storm surge, the aftermath of which received much news coverage. By some quirk of fate, the Fitties was spared, and with the wind dropping moments before high tide, experienced little more than a few trickles of seawater along the footpaths that lead to the beach, forming puddles on Main Road. In the morning, the line of flotsam that had formed along the tops of the dunes was a chilling sign of how close we had come to being inundated. It was fitting then that NELC planning application DM/0025/14/FULL for the removal of annual occupancy restrictions for the Fitties and to replace them with flood evacuation procedures to mitigate the risk, having been rejected by NELC, was unsuccessfully appealed. In the appeal decision, ref: APP/B2002/A/14/2221051, the use of evacuation procedures was rejected by the planning Inspector. The appeal hearing was on 18th November 2014, only a month before the above mentioned storm surge event.

In the past, planning decisions (approvals) have had conditions attached to them, in order to mitigate risk in high flood risk areas. With Fitties planning approvals this has been in the form of :- 1) Inclusion of a Flood Refuge area within the building 2) Occupancy restrictions (ie only occupiable say

8 months of the year) or 3) Duration of occupancy of the plot after which time the chalet must be demolished and the plot reverted to an unoccupied state. Generally, these are not practical or effective. In the case of 1) Flood refuges in order to be effective and safe need to be designed technically, although technical construction/structural details are never requested (*ie – is the flood refuge capable of withstanding say 800mm depth of water moving at say 3 m/s ?*). In the case of 2) and 3), occupancy tends to carry on regardless as per the rest of the Fitties, and NELC does not have the resource to police or enforce this. As such, conditions like these would not be effective to mitigate the significant risk that the development of these 11 plots attracts.

Finally could I raise two points :-

I request that planning officers consider carefully (and seek reassurances around) Evans' use of the terminology **"Highly likely"**, and how this would in effect overrule decisions made in the past about exactly how much flood-derived risk there is to both property and life, on the Fitties.

Over the past 20-25 years numerous attempts have been made by private individuals to develop / build on vacant plots. NELC even operated a 'waiting list' system. All these attempts ultimately failed, with unacceptable Flood Risk being cited as the principle reason for development not being permitted. This should not be lost to history. What makes the new proposals to develop out vacant plots any different, in Flood Risk terms, from these previous attempts ?

3 Ecology / Environmental Considerations

The Fitties shares its Eastern and Southern boundaries with the Humber Estuary Foreshore, which enjoys the following designations :-

SSSI (Site of Special Scientific Interest), SPA (Special Protection Area), SAC (Special Area of Conservation). This designation affords the land specific legal protections.

In addition, the Humber Estuary Foreshore is a Ramsar site, and shares a boundary to its South with the Tetney Marshes Nature reserved that is operated by the RSPB.

The application site (and the other 10 empty plots) do not themselves lie within the above mentioned area. They do though lie within very close proximity to it, some plots share a boundary with it, and all fall within 250 metres which potentially make these plots 'Functionally Linked Land'.

The Fitties is also known to provide habitat and foraging opportunities for numerous species of flora and fauna, many of which are either Protected or Endangered Species.

On this premise alone, it is surprising then that as a precaution NELC have not insisted that Ecological supporting documents are provided with this planning applications.

The NPPF paras 180 onwards cover this in more detail, but clearly there is an obligation for Local Authorities to provide sufficient scrutiny, and concludes by saying *"The presumption in favour of sustainable development does not apply where the plan or project is likely to have a significant effect on a habitats site (either alone or in combination with other plans or projects), unless an appropriate assessment has concluded that the plan or project will not adversely affect the integrity of the habitats site."*

There are also obligations relating to legislation that protects specific species, and wider habitats. As such it is again surprising that no specific supporting information is offered, to ensure that species of habitats are not brought to harm or lost.

On the gravity of the above, we would expect that Natural England have been included in the list of statutory consultees.

4 Asset of Community Value

The Humberston Fitties was designated an Asset of Community Value by NELC on 29th November 2019. This designation covers all of the land within the Fitties boundary except for the plots currently occupied by chalets.

Legislation exists (The Localism Act) stipulating how the 'disposal' of such land should be handled, and whether it can be disposed of at all. There should at very least be communication made to the organisation or entity that obtained the AOCV designation, which in this case is the Fitties CIC. No communication has been received by the Fitties CIC about the 'disposal' of this or any of the other 10 plots.

Is NELC's tenant, Tingdene, able to sublet NELC land that is covered by AOCV designation ? And if they are, is due process being followed ?

5 Architectural Design

It is noted that the applicant has submitted detailed drawings describing the proposed chalet. Given that there are other more fundamental principles to establish, it is at this stage premature to get too involved in the critique of the architectural design. Having said that, it is evident that the proposed roof height will be circa 5 metres above ground level, meaning that it will be significantly greater than that of neighbouring chalets, thus creating a discordant and obstructive feature within the roofscape and wider Conservation Area. The Humberston Fitties Chalet Design Guide states that *"Pitched roofs . . . should not dominate the height of the walls below."* As a minimal measure therefore, the design should be reworked to lower the height and lessen the visual impact of the roof. Also, the glazed South gable with its French doors and raised deck area, will erode privacy for the neighbours at Plot 82.

It is perhaps more constructive to consider the wider discussion about what part the open spaces that are found between buildings in this Conservation Area play in giving it its unique character and atmosphere. As mentioned previously, The Humberston Fitties Chalet Design Guide states that "The open aspects around the chalets and other casual open areas within the Conservation Area are important elements in creating its character and appearance and therefore must be protected". 'Filling in' of space between existing chalets will not protect one of the very qualities that has earned the Fitties its Conservation Area designation. The local authority needs to consider whether these proposals will 'Preserve and Enhance', but on the above logic, they will not.

Conclusion

Under the five subject areas discussed above, it can be seen that the proposals fail to meet any of the statutory requirements.

Given that there are a number of very tenuous premises supporting these proposals, it is demonstrated that even the 'principle' of the redevelopment of Plot 80 or any of the other vacant plots is questionable. The fact then that the applicant has submitted specific details of the design of the proposed chalet, before establishing that the principle is even acceptable in broader planning terms, seems unbelievable.

On grounds of Flood Risk alone, allowing development that increases the occupancy levels of any area highly prone to flood, is not supported by either local or national planning policy, and this is demonstrated by NELC's refusal to permit development of the vacant plots in the past.

As such I express my objections in the strongest possible terms, and for all the above reasons respectfully suggest that NELC should not be in a position to consider granting Planning Permission.

Many Thanks

Kind regards

Tom Cannon

Owner occupier of No 201

Director of The Fitties CIC.

28.09.2022

Comments for Planning Application DM/0778/22/FUL

Application Summary

Application Number: DM/0778/22/FUL

Address: Plot 80 Humberston Fitties Humberston North East Lincolnshire

Proposal: Erect chalet with associated boundary treatments, hard landscaping and associated works

Case Officer: Emily Davidson

Customer Details

Name: Mrs Lorraine Bousfield

Address: 212 10th Avenue Humberston Fitties Lincs

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I strongly object to the proposed build for this plot and indeed for building on other plots which have been sold recently.

The proposed building is over large and dominate the plot and its neighbours. The design looks more 'Grand Design' than attempting to fit in with the humble and quirky nature of the area. It is in a conservation area at increasing risk of flooding. I do not feel that the proposals are in keeping with the nature of Humberston Fitties

I note that a previous council commissioned report - the Weetwood report - stated that no further development should be made in the conservation area due to flood risk.

The green spaces offered by the empty plots, which have been unoccupied for decades, adds to the openness of the area and the feeling of space afforded to residents of the Fitties.

The current infrastructure is old and in need of repair as things stand, often blocking up. I believe that adding further strain on the water and sewer system will inevitably cause problems.

Further development is not needed. It is a conservation area and it should remain and be encouraged to remain an area of special character because of its history and location. Its charms should not be diluted with this proposed build.

Comments for Planning Application DM/0778/22/FUL

Application Summary

Application Number: DM/0778/22/FUL

Address: Plot 80 Humberston Fitties Humberston North East Lincolnshire

Proposal: Erect chalet with associated boundary treatments, hard landscaping and associated works

Case Officer: Emily Davidson

Customer Details

Name: Mr P Berry

Address: 217 Humberston Fitties Humberston

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: The empty plots have been so for many years and provide fire breaks between chalets especially where there are plots close together.

These empty plots are used by wildlife for gathering food and use them as part of their habitat, building on these plots will reduce their habitat.

The roads are already in bad repair especially on the one way outbound and this continually floods when it rains. The drainage here is very inadequate. The amount of traffic that passes through the Fitties to get to the Yacht club and beach are adding to the destruction of the roads, heavy construction vehicles will not help the matter.

I feel putting brand new chalets on the empty plots will look nothing like the existing chalets, one only has to look at some of the recent "new builds" to see how different they look. They are not in keeping with the Fitties heritage. Also a lot of the new builds are replacing all the grassed areas with gravel.

Plot 176 for example is very small and a chalet built on there would encroach on the two other chalets around it especially 174.

After looking at the plans for Plot 80 the proposed chalet looks too big for the plot. Existing chalets owners have to comply with the chalet design guide but it seems that "new builds" don't have to.

The Fitties is a beautiful place but I (and many other owners) feel it is slowly being destroyed by Tingdene who are only interested in how much money they can make out of it.

Also is it not a conflict of interest that Crofts Estate Agents were enlisted to sell the empty plots for Tingdene and the plots had "Sold" signs on them as soon as they went up for sale?.

Comments for Planning Application DM/0778/22/FUL

Application Summary

Application Number: DM/0778/22/FUL

Address: Plot 80 Humberston Fitties Humberston North East Lincolnshire

Proposal: Erect chalet with associated boundary treatments, hard landscaping and associated works

Case Officer: Emily Davidson

Customer Details

Name: Mr Christopher Manning

Address: 222 Humberston Fitties Humberston Grimsby

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I wish to object to the planning permission sought on all the grounds already detailed by other objectors as listed prior to the date that this, my, objection is listed.

Namely, increased flood risk in terms of both increased number of chalet owners and increasing climate change effects, gradual erosion of the Fitties Conservation Status in respect of its unique heritage (it is stealthily becoming a Conservation Area in name only), inaccurate and outdated information in Shoosmith's representation - and all other reasons given by those who have already objected.

The open space created by the vacant plot (and the other remaining 10 vacant plots) provide for an strong and important element to the unique character of the Fitties, as NELC have reminded us regularly over the years both verbally and in print (eg Chalet Design Guide). All the objections so far listed have strong and relevant planning consideration, particularly if Fitties is to remain a very real, authentic and realistic Conservation area in the opinion of its leaseholders, its freeholder (the NELC council) and the local and general public.

I request strongly that the very important planning decision that has to be made in this case, (as it will have a distinct bearing on any subsequent application in relation to the remaining 10 empty plots) be heard by the full planning committee, rather than relatively few delegated officers. The decision then can rightly be claimed to have full, transparent, detailed and thorough consideration. It is that important.

Comments for Planning Application DM/0778/22/FUL

Application Summary

Application Number: DM/0778/22/FUL

Address: Plot 80 Humberston Fitties Humberston North East Lincolnshire

Proposal: Erect chalet with associated boundary treatments, hard landscaping and associated works

Case Officer: Emily Davidson

Customer Details

Name: Mrs Christopher Manning

Address: 222 Humberston Fitties Humberston Grimsby

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: The Chinese have a saying - If one poppy gets too tall, trim it down". This view stems from what they call "The Tall Poppy Syndrome". This analogy fits well with the Fitties intermediate leaseholder.landlord.

The NELC Council, with its dual role as a Planning Authority and the Owner Freeholder of the Humberston Fitties has therefore both a unique and most important responsibility in undertaking a detailed, transparent and thorough examination of this application and honouring the limitation legalities enshrined in the Fitties Conservation Area Status.

Previous applications to erect a chalet on the vacant plot/s have all been refused. Consistency is a major consideration in planning decision applications and should be applied in this application also.

The Weetwood Flood Risk Report makes clear its suggestion that they should remain as so.

The Black & Veatch Flood Risk Report further implies and strengthens this view.

Both reports were commissioned by the NELC at taxpayers expense.

Any attempt to "sink without trace" the important status of these vacant plots as "Assets Of Community Value" is to diminish the value

of the Fitties' Conservation Status to a large extent and any suggestion that they may be "exempt" from that status without good reason, or even not knowing why, is reprehensible.

In making an "allowed" decision on this application, the present integrity of the NELC is potentially at risk in the minds of the voting public, (and, more relevantly, the Fitties Chalet Owners, as being directly affected)

As it is, the Humberston Fitties is widely known and regarded as the "jewel in the crown" of the NELC holiday area, and any diminishing of this plaudit sadly marks the "beginning of the end" for the Humberston Fitties' unique heritage and character.

Comments for Planning Application DM/0778/22/FUL

Application Summary

Application Number: DM/0778/22/FUL

Address: Plot 80 Humberston Fitties Humberston North East Lincolnshire

Proposal: Erect chalet with associated boundary treatments, hard landscaping and associated works

Case Officer: Emily Davidson

Customer Details

Name: Mr Mike Smith

Address: 228a Humberston Fitties Humberston Grimsby

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: The construction of several additional properties will only add to the already pressing flood risk, significantly reducing the green areas at the same time. This is supposed to be a conservation area

The design of the properties will no doubt push the boundaries of legality, as have several of the recently improved properties. - which the planners appear to have continually ignored, in what is a conservation area. What are their motives here I wonder?? At best there is widespread negligence at play here, turning a blind eye to some clearly flagrant breaches....

The condition of the narrow roads at the site are already in an extremely poor condition. Hence additional heavy construction traffic will only increase the problem.

The drains are currently in a very poor state, plus water leaks are a frequent burden to the site. Serious investment is already needed in this area, before any further plot construction should be considered

Comments for Planning Application DM/0778/22/FUL

Application Summary

Application Number: DM/0778/22/FUL

Address: Plot 80 Humberston Fitties Humberston North East Lincolnshire

Proposal: Erect chalet with associated boundary treatments, hard landscaping and associated works (amended FRA and plans)

Case Officer: Emily Davidson

Customer Details

Name: Mr Ian Pemberton

Address: 251 Anthonys Bank Road Humberston

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Humberston Fitties are a unique area of quaint and special chalets. The open plots acted as fire breaks, nature reserves and green spaces. To now build on any of these plots, plot 80 included, would create great pressure on the already over used sewerage system. This has already backed up into people's properties this summer. If approval is allowed on plot 80, then a precedence will take place for the remaining plots.

I, therefore, strongly object to this planning application

Comments for Planning Application DM/0778/22/FUL

Application Summary

Application Number: DM/0778/22/FUL

Address: Plot 80 Humberston Fitties Humberston North East Lincolnshire

Proposal: Erect chalet with associated boundary treatments, hard landscaping and associated works

Case Officer: Emily Davidson

Customer Details

Name: Mrs Hannah Todner

Address: 251 Anthonys Bank Road Humberston

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: This is a conservation area. We need to CONSERVE what is here. Not build extra. You as a council set out reason not to build - Flooding. - fire breaks between plots- green open spaces etc. How can you now go back on all this. There would be much damage to roads and the drains for the whole site cannot take what is now required, backing up at peak times and the smell is awful in summer. Therefore I strongly object

Comments for Planning Application DM/0778/22/FUL

Application Summary

Application Number: DM/0778/22/FUL

Address: Plot 80 Humberston Fitties Humberston North East Lincolnshire

Proposal: Erect chalet with associated boundary treatments, hard landscaping and associated works

Case Officer: Emily Davidson

Customer Details

Name: Mrs Victoria Chapman

Address: 252 Humberston Fitties Cleethorpes

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I strongly object to more chalets being built. The Fitties is a conservation area and needs to be protected and cherished in its current layout. The empty plots are green spaces and are part of the Fitties character, I believe they are defined as community assets. They also provide gaps between runs of chalets, so provide a break in case of a fire. The infrastructure has problems coping in high capacity times of year. More chalets would put added pressure on the sewerage and roads.

Comments for Planning Application DM/0778/22/FUL

Application Summary

Application Number: DM/0778/22/FUL

Address: Plot 80 Humberston Fitties Humberston North East Lincolnshire

Proposal: Erect chalet with associated boundary treatments, hard landscaping and associated works

Case Officer: Emily Davidson

Customer Details

Name: Deborah Hunt

Address: 253 Anthonys Bank Road Humberston Fitties Cleethorpes

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: The Fitties is a Very special area of significant cultural and historic interest hence its conservation status which is constantly being disregarded and eroded.

It is a constant fight to try and get the powers that be to do the right thing for this incredibly special settlement and jewel in Cleethorpes crown.

The infrastructure is outdated and in desperate need of upgrading and cannot support further development.

The roads are in a very fragile state and construction traffic causes yet more damage.

It is not suitable for more development and will go against the conservation status.

It Must Be CONSERVED Not Developed into something entirely different.

Comments for Planning Application DM/0778/22/FUL

Application Summary

Application Number: DM/0778/22/FUL

Address: Plot 80 Humberston Fitties Humberston North East Lincolnshire

Proposal: Erect chalet with associated boundary treatments, hard landscaping and associated works

Case Officer: Emily Davidson

Customer Details

Name: Mrs M Holmes

Address: 255 Humberston Fitties Humberston

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: NELC should refuse this application and must consider in relation to all 11 empty plots not just as application on one plot. There are multiple material reasons for this application and building on empty plots to be refused:

- These plots have been empty and not been able to be built on for numerous decades and numerous planning applications for these plots have been refused by the council. In fact, reasons for refusal by the council are the same today and the material reasons to refuse this planning application have actually increased since the council last refused.

- Plot 80 has previously been refused planning by the council, as the site lies within the coastal floodplain for the Northsea and nothing has changed since this was refused. In fact the risk has further increased.

- Since the last planning refusal by the council NELC commissioned Weetwood Consultants to undertake an analysis of flood risk and report 'Humberston Fitties Analysis of Flood Risk' clearly stated in 6.4; "The potential consequences of a flood must not be increased by the actions of the Council."

- Environment Agency also said would be uncomfortable about increasing the consequence of a potential flood. Accordingly, Weetwood stated:

- * No additional development should be permitted within the Fitties which would increase the number of people in the flood-risk area.

- * Currently unoccupied plots should not be developed, but the council may consider offering them

to neighbouring plots to extend as garden / recreational areas. This represents a pragmatic use of the land without significantly increasing the consequences should a flood occur through allowing additional people to remain on site overnight.

- The NELC commissioned Black and Veatch flood risk assessment who also reconfirmed the flood risk. In addition expert opinions on climate change is that the risk of adverse weather conditions and flooding is increasing. This area is of particular high risk.
- The applicant flood risk assessment suggests attempts to play down the flood risk stated by the previous risk assessments procured by the council.
- The application documents by calling them 'replacements' attempts to avoid the flood risk tests that planning would demand for a new build chalet
- This application and the other empty plots being built on negatively impacts,, as flood plain covered by additional hard landscaping plus the proposed property size and therefore further reducing area for water dispersal and thus increasing risk of flooding to other chalets.
- Flood risk has increased and this year insurance company have stopped & will no longer provide flood cover to properties in Humber Fitties Conservation area.
- This proposed chalet is inappropriate in size. It is far too large. If this is a rebuild then why is the plan not matching a previous footprint?
- If it is a rebuild, then why is it not matching the original design and construction materials?

Q why has clearing and putting in electric commenced before planning agreed?

- The low roof heights are a key feature and character of this conservation area. It is also included as required in the directive 4 /chalet design guides. The height of chalet proposed is inappropriately high and not in keeping with the line of roof levels and the council has a duty and responsibility to protect the features and the characteristics of this conservation area. The size and height of this property is not appropriate and should be refused.
- This application does not enhance the Humberston Fitties conservation area
- This application provides No Public benefit
- This application provides no economic benefit from 106 monies
- This application in converse reduces community asset value, as green space area removed.
- Given the recent fire, it has highlighted the value and the need for empty plots to remain empty in providing a fire break between chalets
- The evacuation measures are NOT sufficient mitigation, as per flood risk documents and

therefore this application should be refused

The impact of All empty plots that must be considered by the council with this application and NOT just this one in isolation:

- Drains and sewers very old and are not able to cope with current use. Not been updated. Many issues. Overflowing raw sewage into chalets and garden areas already. A review needs to be done by council on the drains and sewage, as well a flooding from rain and dyke which are also issues. If any of the 11 empty plots to be developed then sewage and drainage assessment and improvements should be made and mitigated for, as a requirement prior to any building on any of the empty plots.
- No ecological assessment on protected species, which there, are has been undertaken.
- Roads badly maintained and in very poor state. With eleven new build chalets will mean a lot of heavy vehicles adding further damage. The cost of road repair should be bourne by the applicants not existing owners, as a condition

Comments for Planning Application DM/0778/22/FUL

Application Summary

Application Number: DM/0778/22/FUL

Address: Plot 80 Humberston Fitties Humberston North East Lincolnshire

Proposal: Erect chalet with associated boundary treatments, hard landscaping and associated works

Case Officer: Emily Davidson

Customer Details

Name: Miss Sarah Wood

Address: 263 antonys bank Humberston fitties

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I would like to submit the following comments regarding the planning at plot 80, and any other plots for new development.

1) The road structure. THORPE Park has developed in size significantly. The access to the Fitties is via their site entrance, which is often queued back to and past the main roundabout on the main road. Whilst one chalet would not impact that much, the development of all empty plots would increase traffic a considerable amount, backing traffic to the main road access. This will impact on bus travel and traffic coming in/out of Cleethorpes, and residents of Humberston going about their daily business.

2) On the park Tingdene are already struggling to maintain the existing road structure, increased traffic, and delivery/trade vehicles will have an impact on the already fragile road structure. Thus increasing the service charge on those existing chalet owners.

3) Water Supply and water levels.

Tingdene has previously stated that the supply system for water is in need of investment. Adding more chalets to an unreliable system, is surely a concern.

Drainage is also an issue as the levels of water in the existing Dykes, are already running at a higher level, decreasing natural water land drainage, with additional buildings, will put the existing site at more risk of surface flooding.

4) In previous reports, by the council, attaining to managing the flood risk, it has stated that the empty plots are to remain empty, not only as to provide a break for fire purposes but to minimise the risk of flooding. Whilst it has been stated new build chalets are to replace existing structures, there is evidence that some of these plots have not had buildings on them for over 30 years.

5)With the continued development of Thorpe Park, wildlife has been pushed further onto the Fitties conservation site, and many animals and birds have made their homes in the empty, and use the empty plots as passage. This is a conservation site.

6)The culture of the fitties is changing. Where people would only use their chalets for themselves and their families, they have been sold on, and there has been an increase of holiday lets. There is a significant rise in the turn around of people, traffic and use of utilities.

Tingdene have already identified in correspondence to chalet owners an increase of litter, irractic parking and evidence of fires. By allowing more chalets to be built and the influx of more guests in the park, these activities will also increase

Comments for Planning Application DM/0778/22/FUL

Application Summary

Application Number: DM/0778/22/FUL

Address: Plot 80 Humberston Fitties Humberston North East Lincolnshire

Proposal: Erect chalet with associated boundary treatments, hard landscaping and associated works

Case Officer: Emily Davidson

Customer Details

Name: Mr Kev Walker

Address: 277 Anthony's Bank Humberston Fitties Humberston

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: The cynical exploitation, sale and planning applications associated with this plot and potentially others related to the vacant plots on the historical Humberston Fitties is further proof (if any was needed) that certain actors view this site and residents purely as a financial asset to be exploited to the utmost. I would hate to think that the council would be willing to be participants in the gradual and continual erosion of such a unique communal asset.

There are also compelling arguments that have been used in the recent past by both council and landlords alike which would prevent such development including flood risk and Loss of the green open spaces which are currently designated an asset of community value.

Finally, i am very doubtful the roads and infrastructure can support further development of this nature.

Comments for Planning Application DM/0778/22/FUL

Application Summary

Application Number: DM/0778/22/FUL

Address: Plot 80 Humberston Fitties Humberston North East Lincolnshire

Proposal: Erect chalet with associated boundary treatments, hard landscaping and associated works

Case Officer: Emily Davidson

Customer Details

Name: Mr Kev Walker

Address: 277 Anthony's Bank Humberston Fitties Humberston

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: The cynical exploitation, sale and planning applications associated with this plot and potentially others related to the vacant plots on the historical Humberston Fitties is further proof (if any was needed) that certain actors view this site and residents purely as a financial asset to be exploited to the utmost. I would hate to think that the council would be willing to be participants in the gradual and continual erosion of such a unique communal asset.

There are also compelling arguments that have been used in the recent past by both council and landlords alike which would prevent such development including flood risk and Loss of the green open spaces which are currently designated an asset of community value.

Finally, i am very doubtful the roads and infrastructure can support further development of this nature.

Comments for Planning Application DM/0778/22/FUL

Application Summary

Application Number: DM/0778/22/FUL

Address: Plot 80 Humberston Fitties Humberston North East Lincolnshire

Proposal: Erect chalet with associated boundary treatments, hard landscaping and associated works

Case Officer: Emily Davidson

Customer Details

Name: Mrs Valerie Kurz

Address: 282 Humberston Fitties Humberston

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I object to this application primarily because of the conservation status of the Humberston Fitties site, which is considered by the Council to be a "Community Asset". The majority of chalets on the site are of modest size and construction, surrounded by green spaces, established trees and hedgerows, making it a unique and special place. The proposed construction is not in keeping with its neighbours nor its surrounding area being of a substantial three bedroomed commercial holiday home. I note that the site has already been cleared of vegetation, changing the visual effect upon the landscape.

Eleven empty plots on the site have been cleared in this way suggesting that this is the first of several planning applications to be submitted. There has been little investment in the infrastructure of the fitties in recent years. The roads are narrow and in poor repair. Additional heavy construction traffic will cause further deterioration. The sewage system is already inadequate for the existing chalet owners, frequently backing up during the summer. The water supply is beset by leaks that we are all paying for and results in fluctuating water pressure and frequent periods when the water is cut off to allow for repairs. The electricity supply is also unreliable.

I understood that the Council were aware of the above and that they had made it clear in the past that the empty plots were not to be built on for this reason which puts this proposal in conflict with the Council's planning policies.

Comments for Planning Application DM/0778/22/FUL

Application Summary

Application Number: DM/0778/22/FUL

Address: Plot 80 Humberston Fitties Humberston North East Lincolnshire

Proposal: Erect chalet with associated boundary treatments, hard landscaping and associated works

Case Officer: Emily Davidson

Customer Details

Name: Lisa. Furneaux

Address: 284 antonies bank Rd Humberston fitties Grimsby

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: The plan is too big for the plot ..block out the neighbours way of access .not in keeping with our chalet park an heritage site.

Comments for Planning Application DM/0778/22/FUL

Application Summary

Application Number: DM/0778/22/FUL

Address: Plot 80 Humberston Fitties Humberston North East Lincolnshire

Proposal: Erect chalet with associated boundary treatments, hard landscaping and associated works (amended FRA and plans)

Case Officer: Emily Davidson

Customer Details

Name: Lisa or Furneaux

Address: 284 antoinnes bank Rd Humberstone. Cities. Cleethorpes

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Substantial flood risk for additional developments, should be considered at this time, environmental agencies suggest that it be uncomfortable about additional building, there's been no ecological assessment on protected species, that inhabitant our protected site, wildlife will be affected too, due to noise pollution and extra bright lights at night. Drainage is an ongoing issue too, as not fit for purpose if more chalets are built. 11 new chalets will further degrade our conservation status on the fitties, as my not be in keeping with historical details of our conversation. Tingdean will take full advantage of this and our fitties will be no more.

Comments for Planning Application DM/0778/22/FUL

Application Summary

Application Number: DM/0778/22/FUL

Address: Plot 80 Humberston Fitties Humberston North East Lincolnshire

Proposal: Erect chalet with associated boundary treatments, hard landscaping and associated works

Case Officer: Emily Davidson

Customer Details

Name: Mr PHIL KING

Address: Seakings 290 anthonys bank humberston fitties

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: We recently purchased 290 Anthony's Bank in September 2021.

And during the purchasing process we specifically asked our solicitor to ask the question to find out if the piece of land next to our chalet could ever be built on, as we chose this particular chalet as it only has one neighbour.

We were told that the green spaces that were around the site at the time of our purchase would always remain green spaces. Due to planning restrictions/regulations that were already in place.

1. Due to it been a conservation site, supporting local wild life.
2. To help reduce potential flooding.

With the knowledge that these spaces could never be used other than for green spaces. We completed on the sale.

So we would strongly object to any change in what we were originally told.

Comments for Planning Application DM/0778/22/FUL

Application Summary

Application Number: DM/0778/22/FUL

Address: Plot 80 Humberston Fitties Humberston North East Lincolnshire

Proposal: Erect chalet with associated boundary treatments, hard landscaping and associated works

Case Officer: Emily Davidson

Customer Details

Name: Ms Lesley Parry

Address: 311a Main Road Humberston Fitties Grimsby

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I would like to object against the building of this chalet and any subsequent applications. My objection is based on my concerns with regard to the infrastructure of the entire site. The drainage is already inadequate and unless there are plans to upgrade the whole system, it simply will not cope with extra chalets, therefore extra use. The roads, if they can be called that, as some are no more than grass tracks, are in a very poor state of repair and numerous deep pot holes exist. These fill with water every time it rains. The roads will be damaged further, maybe beyond repair, with any extra traffic, some of which will be heavy vehicles.

I am also concerned that any new builds will eliminate any grass that is already in situ and replace such with gravel or paving. There is an abundance of wildlife in this special place which could be lost if this happens. Please consider these points when reviewing the application.

Comments for Planning Application DM/0778/22/FUL

Application Summary

Application Number: DM/0778/22/FUL

Address: Plot 80 Humberston Fitties Humberston North East Lincolnshire

Proposal: Erect chalet with associated boundary treatments, hard landscaping and associated works

Case Officer: Emily Davidson

Customer Details

Name: Cath Townsend

Address: 315 Humberston Fitties Humberston

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: The proposal is in direct contravention of independent surveys by the Council that set out unoccupied plots should not be developed. More recent surveys are not independent and so should not be used to justify further development

Comments for Planning Application DM/0778/22/FUL

Application Summary

Application Number: DM/0778/22/FUL

Address: Plot 80 Humberston Fitties Humberston North East Lincolnshire

Proposal: Erect chalet with associated boundary treatments, hard landscaping and associated works

Case Officer: Emily Davidson

Customer Details

Name: Mrs Sally Johnson

Address: 317a Humberston Fitties Humberston

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I would like to object to this application in the strongest possible terms:

The issues that concern me the most as an owner on the Fitties are fire, flooding & ecology.

Further development on empty plots will undoubtedly increase risk. Climate change is real, extreme weather episodes are increasing year on year.

During the summer it would only have taken 1 unattended & unauthorised barbecue to set the dunes alight & potentially the entire site. Thankfully the empty plots act as a natural fire break & the Fitties beach is patrolled by volunteer residents who work tirelessly to keep us all safe.

Development of empty plots would put many more people in harms way of flooding. The flood risk assessments speak for themselves, indeed NELC have previously promised not to develop the site further for exactly that reason.

This particular application proposes 'replacement chalets'....replacing what??? Long term residents have not seen chalets on these plots for decades!

Many of our roads are in a dreadful state of repair - increased traffic would only worsen this issue.

The drainage system struggles to cope in some areas as it is, further development would only worsen this issue.

We share this unique conservation site with rare birds, insects, a wide range of creatures & plants that you don't see in town. Clearing & pegging out of these empty plots has already begun with no regard for their well being.

This is perhaps not the correct channel to raise the issue of how these plots 'sold' without even going up 'for sale' but I believe it needs to be investigated. I think there is something highly irregular & unethical about the way that 10 out of 11 plots were suddenly sold by the same estate agent, who also has his name on this application. Some owners had their names down for many years to potentially 'buy' neighbouring plots to extend their gardens. These plots were never

offered to owners, never appeared on Rightmove.

I believe the integrity & history of this magical place is at risk now more than ever, we cannot allow ourselves to be railroaded by ruthless landlords who are only interested in making as much money as possible.

Comments for Planning Application DM/0778/22/FUL

Application Summary

Application Number: DM/0778/22/FUL

Address: Plot 80 Humberston Fitties Humberston North East Lincolnshire

Proposal: Erect chalet with associated boundary treatments, hard landscaping and associated works

Case Officer: Emily Davidson

Customer Details

Name: Mrs Suzan Clements

Address: 320 Humberston Fitties Humberston Cleethorpes

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Having owned a property on the Fitties for 20 years I find it "interesting " that suddenly this empty plot is requesting planning approval .

Is this plot not on a flood risk plain so would need full stringent assessment . I was told I couldn't have a full year long term due to flood risk so how has this suddenly changed .

I was told that empty plots should never be developed , so why has a "commercial company " been allowed to buy up 10 empty plots.

This empty plot is a vital fire break as most of the surrounding chalets are wooden framed .

My objection is based on the Fitties remaining a unique plot land and NOT a commercial base for a estate agency . The infrastructure is very basic and to start complete development on this plot would make very vulnerable roads, drains etc even more at risk.

Many many wildlife have set this plot and the other empty as their habitat . What will happen to the balance of their life ? This must be taken into account too .

Comments for Planning Application DM/0778/22/FUL

Application Summary

Application Number: DM/0778/22/FUL

Address: Plot 80 Humberston Fitties Humberston North East Lincolnshire

Proposal: Erect chalet with associated boundary treatments, hard landscaping and associated works

Case Officer: Emily Davidson

Customer Details

Name: Mr David Hallows

Address: 321A Humberston Fitties Humberston

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I have concerns regarding the planning of new buildings on the Fitties Site.

Reference No DM/0778/22/FUL.

I wish to object to the aforementioned application on the following grounds,

I do believe that people had their names on a waiting list for empty plots on the Humberston Fitties Site. Due to the council's flood analyst reports no more plots were to be sold or new buildings be allowed. A Report commissioned by NELC in 2007 by Weetwood Consultants called Humberston Fitties Analysis Risk clearly states in section 6.4 the impact on leases and councils actions

Section 6.4

The potential consequences of a flood must not be increased by the actions of the Council. Initial soundings from the Environment Agency also suggest that the Agency would be uncomfortable about increasing the consequence of a potential flood. Accordingly, Weetwood advocates that: No extension should be made to the leases into the current closed season. This would introduce people onto the site at a time when the coastal flooding presents the greatest risk, and greatest uncertainty

No additional development should be permitted within the Fitties which would increase the number of people in the flood-risk area.

Currently unoccupied plots should not be developed, but the council may consider offering them to neighbouring plots to extend as garden / recreational areas. This represents a pragmatic use of the land without significantly increasing the consequences should a flood occur through allowing additional people to remain on site overnight

A further Independent flood risk assessment in 2014 by Black and Veatch reconfirmed the flood risks. Expert opinions on climate change is that the risk of flooding is increasing year on year.

The infrastructure on the Fitties site is in a poor state. Increasing the number of buildings will increase the traffic. Causing additional damage to roads. Some of the drains are already suffering from over usage as they back up on a regular basis. The addition of more properties will only increase this problem.

The Fitties site is a conservation area that would be losing the open green spaces that are an asset to the community. An ecological report would be essential to do an assessment on the possibility of protected species.

Comments for Planning Application DM/0778/22/FUL

Application Summary

Application Number: DM/0778/22/FUL

Address: Plot 80 Humberston Fitties Humberston North East Lincolnshire

Proposal: Erect chalet with associated boundary treatments, hard landscaping and associated works

Case Officer: Emily Davidson

Customer Details

Name: Mr David Smith

Address: Flat 5 51 Bargate, Grimsby

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Dear Planning officer, I STRONGLY OPPOSE Any new developments on any current empty plots on the Humberston Fitties site.

There are many reasons for not allowing any new chalets on empty plots on the Humberston Fitties chalet park and only 1 reason this is being proposed

For the sake of the infrastructure, they should not be built on,

For the sake of the wildlife, they should not be built on,

For the sake of the conservation area, they should not be built on.

For the sake of the heritage, they should not be built on

In the early 90s it was noticed locally that there was change happening on the Humberston Fitties site. This change if allowed to happen, we would not have the Fitties that is known today, An amazing step back in time area that people love to be a part of and visit. This is all down to 2 things, the introduction of the conservation status and the chalet design guide. It was noted the area had to be preserved. Like so many many plot lands that have gone before it, they have now disappeared. This place is unbelievably unique and it's on your doorstep. The reason this is still here with little change are those same 2 reasons.

The chalet design guide states many things regarding design and conservation of the area, and I quote from the guide the one that indicates reference to these remaining plots.

"There are a few identifiable plots vacant but very few for new plots to be developed. The open aspects around the chalets and other casual areas within the conservation area are important elements in creating its character and appearance and therefore must be protected."

Why is the design guide now being ignored by those who are in place to uphold it?

1 Infrastructure - for drainage is not fit for purpose and constantly overflows and that is with rainfall not flooding.

2 Wildlife - use these areas constantly for habitat and foraging

3 Conservation - If you are asking chalet owners to abide by the chalet design guide why is this being proposed

4 The heritage - make do and mend ethos of the Fitties community must be preserved. It is understood that if a chalet is beyond repair, then a rebuild is the only option. To put brand new chalets onto plots that are empty is against all that the fitties stands for

5 Flood risk- We are all aware that the Fitties lies within a flood risk area and it is only a case of when it will breach and how severe it may be. Why would you propose to put other families at risk of this?

Whoever the final decision lies with over all for the vacant plots, I put to you 1 question could you live with yourselves when a flood does occur and you have allowed more families to be within that flood risk area?

Regards Mr Smith

Comments for Planning Application DM/0778/22/FUL

Application Summary

Application Number: DM/0778/22/FUL

Address: Plot 80 Humberston Fitties Humberston North East Lincolnshire

Proposal: Erect chalet with associated boundary treatments, hard landscaping and associated works

Case Officer: Emily Davidson

Customer Details

Name: Mr Dave Smith

Address: Flat 5 51 Bargate Grimsby, NE Lincs

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Dear Planning officer, I STRONGLY OBJECT Any new developments on any current empty plots on the Humberston Fitties site.

There are many reasons for not allowing any new chalets on empty plots on the Humberston Fitties chalet park and only 1 reason this is being proposed

For the sake of the infrastructure, they should not be built on,

For the sake of the wildlife, they should not be built on,

For the sake of the conservation area, they should not be built on.

For the sake of the heritage, they should not be built on

In the early 90s it was noticed locally that there was change happening on the Humberston Fitties site. This change if allowed to happen, we would not have the Fitties that is known today, An amazing step back in time area that people love to be a part of and visit. This is all down to 2 things, the introduction of the conservation status and the chalet design guide. It was noted the area had to be preserved. Like so many many plot lands that have gone before it, they have now disappeared. This place is unbelievably unique and it's on your doorstep. The reason this is still here with little change are those same 2 reasons.

The chalet design guide states many things regarding design and conservation of the area, and I quote from the guide the one that indicates reference to these remaining plots.

"There are a few identifiable plots vacant but very few for new plots to be developed. The open aspects around the chalets and other casual areas within the conservation area are important elements in creating its character and appearance and therefore must be protected."

Why is the design guide now being ignored by those who are in place to uphold it?

1 Infrastructure - for drainage is not fit for purpose and constantly overflows and that is with rainfall not flooding.

2 Wildlife - use these areas constantly for habitat and foraging

3 Conservation - If you are asking chalet owners to abide by the chalet design guide why is this being proposed

4 The heritage - make do and mend ethos of the Fitties community must be preserved. It is understood that if a chalet is beyond repair, then a rebuild is the only option. To put brand new chalets onto plots that are empty is against all that the fitties stands for

5 Flood risk- We are all aware that the Fitties lies within a flood risk area and it is only a case of when it will breach and how severe it may be. Why would you propose to put other families at risk of this?

Whoever the final decision lies with over all for the vacant plots, I put to you 1 question could you live with yourselves when a flood does occur and you have allowed more families to be within that flood risk area?

Regards Mr Smith

Comments for Planning Application DM/0778/22/FUL

Application Summary

Application Number: DM/0778/22/FUL

Address: Plot 80 Humberston Fitties Humberston North East Lincolnshire

Proposal: Erect chalet with associated boundary treatments, hard landscaping and associated works

Case Officer: Emily Davidson

Customer Details

Name: Mrs Ann Smyth

Address: 30 Bradford Avenue Cleethorpes

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I object to this application because more research is needed with regard to the impact of this sudden sale of 11 vacant plots and new buildings suddenly being allowed on vacant plots, which has happened so quickly. Others have been denied the opportunity to lease these plots in the past.

I thought that the Environment Agency had said no more new buildings were permitted. Are the existing services adequate to cope with these proposed additions?

The green spaces should be protected to avoid worsening the impact of climate change, and to avoid both a deleterious and detrimental impact on residents, other properties and local wildlife. Humberston Fitties is a rare surviving example of the many plotlands that used to exist around Britain and so an extremely important part of local and national heritage.

When Conservation Area status was granted in 1996 the council promised to seek a co-operative approach with chalet owners and emphasised conserving and enhancing the essential character of the area. This status gives protection to the nature of the Fitties and protects its natural environment. and any impact needs to be explored thoroughly.

Since the council disposed of the site it appears that agreements made between themselves and Tingdene with regard to preserving the nature of the park and listening / showing consideration to the residents/owners have been forgotten.

A local historian wrote in 2001 'the only real threat to the camp has come from the commercial pressures and schemes of recent years. We have seen that these schemes were opposed by campers with energetic campaigns which gained the support of members of the local authority.'

21 years later that support is needed once again.

He also wrote:

'The Fitties is important socially, economically, historically and educationally and is of local, regional and national significance. These facts provide an overwhelming case for the continued existence of the camp.'

New chalets will not enhance the heritage. This seems to be yet another purely commercial decision with no regard for the community and the historical importance.

Comments for Planning Application DM/0778/22/FUL

Application Summary

Application Number: DM/0778/22/FUL

Address: Plot 80 Humberston Fitties Humberston North East Lincolnshire

Proposal: Erect chalet with associated boundary treatments, hard landscaping and associated works

Case Officer: Emily Davidson

Customer Details

Name: Ms Maureen Ellis

Address: Arden House 99 Brian Avenue Cleethorpes

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Humberston Fitties is a conservation and preservation area built in the 1920s and is unique to anywhere in the country and we are so privileged to have such a wonderful place on our doorstep and part of our heritage.

The chalets and their owners have preserved this uniqueness over the years and I believe erecting 11 new chalets will take away the character of the fitties by swallowing up all the empty plots which are used by nature and wildlife .

Why does No 80 need to be built with "a Refuge" as it already has to be built higher off the ground because of flooding risks which should be adequate without adding the unnecessary height of a refuge which would tower over neighbouring chalets !

If planning permission for No 80 is passed it will then set a precedence for the other 10 sold plots which would totally alter the look and feel of the fitties which has so lovingly been preserved over the years .

There are also the other concerning impacting risk factors of climate change , sewerage , drainage , roads etc if the 11 chalets are allowed to be built.

Humberston Fitties is unique let's keep it that way .

Comments for Planning Application DM/0778/22/FUL

Application Summary

Application Number: DM/0778/22/FUL

Address: Plot 80 Humberston Fitties Humberston North East Lincolnshire

Proposal: Erect chalet with associated boundary treatments, hard landscaping and associated works

Case Officer: Emily Davidson

Customer Details

Name: Mr Ian Lockwood

Address: 29 Campden Crescent Cleethorpes

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Previously residents were denied 12 months of living. The council argued the flood risk was the issue. As far as I remember, the council stated no other dwellings would be built.

The infrastructure is made for more dwellings and the pandemic proved the roads couldn't cope with more vehicles. Building on this already well-built area would increase the carbon footprint, and would not be conducive to a lower carbon footprint for the area. Sewerage systems are already overloaded with poor necessities such as internet etc.

Other areas not belonging to Tingdene would suffer from an increased resident population. On top of this, the area is well known for poor facilities such as readily accessible community areas and shopping facilities for residents. Again increasing carbon footprint issues for the town of Cleethorpes.

The area as described by the local council is a flood risk, therefore, increasing more properties in the area and on the flood plain would cause greater issue to those already living on the Fitties.

Comments for Planning Application DM/0778/22/FUL

Application Summary

Application Number: DM/0778/22/FUL

Address: Plot 80 Humberston Fitties Humberston North East Lincolnshire

Proposal: Erect chalet with associated boundary treatments, hard landscaping and associated works

Case Officer: Emily Davidson

Customer Details

Name: Ms Barbara Jenkin

Address: 71 Carr Lane Cleethorpes

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Paragraph 159 of the National Planning Policy Framework states that: 'Inappropriate development in areas at risk of flooding should be avoided by directing development away from areas at highest risk (whether existing or future).'

If approval is given for this development the applicant seeks to develop a further 10 open spaces. The Environment Agency recommends an extended closed season for new build chalets but the applicant does not consider these restrictions to be necessary.

The infrastructure on the Fitties is inadequate to meet the demands of the existing chalets. Problems with drainage, road surfaces, water and electricity supplies are frequent and allowing new development will only exacerbate this.

Planning policy seeks to conserve and enhance the natural environment and the historic environment. Comments from NEL Heritage Officer August 2022: 'The landscaping of the Humberston Fitties is as important as the chalets are, if not, in some ways more important. The Fitties are the Plotlands and their open verdant nature, just adjacent to the SSSI, is a significant feature that is worth preserving. This open feel was identified and to a certain extent addressed in the design guide. The natural feel of the open space around the Chalets do not benefit from being overly designed, it alters the setting so that this area becomes overly domestic.'

The scale of the proposed development does not maintain the area's unique prevailing character and setting.

Please seriously consider my objections to this application which could change the historical landscape of the Humberston Fitties conservation area forever.

Thank you

Comments for Planning Application DM/0778/22/FUL

Application Summary

Application Number: DM/0778/22/FUL

Address: Plot 80 Humberston Fitties Humberston North East Lincolnshire

Proposal: Erect chalet with associated boundary treatments, hard landscaping and associated works

Case Officer: Emily Davidson

Customer Details

Name: Mrs Laura Standley

Address: 9 Cherry Lane Humberston

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I would like to question the 'sale' of these plots. Seemingly they went up for sale and immediately were nearly all sold. The estate agent handling the sales is also the person behind the application above. Has due process been correctly followed I wonder? The plots have also already had clearance work done to them which surely shows great confidence from the applicants that they will be guaranteed planning permission, not to mention the harm to resident wildlife. Again were the correct legal and moral procedures followed? I understand that a few years ago owners were allowed to register an interest in these plots for use as garden spaces etc. Where is that list now? There are so many unanswered questions concerning the sale of these plots, or rather the lease, that until these questions are answered in a transparent manner, surely this application and subsequent ones cannot be considered.

I feel that if this application is approved then the local authority has not acted in the manner one would expect. I strongly object.

Lisa Cutting
The Haybarn
24 Cooks Lane
Great Coates
DN37 9NW

Planning Application Reference: **DM/0778/22/FUL**

Planning Application Address: **Plot 80 Humberston Fitties**

The merits of this application do not outweigh the detrimental impact a 'new build' will inflict upon the historic asset we know as the Humberston Fitties.

As custodians we are all responsible to preserve and protect the site in its entirety, this application does not demonstrate this, quite the contrary, it conflicts with the conservation status and historic importance and risks diluting the integrity of this valuable local asset.

A small number of existing chalets have received demolition approval when their very fabric can no longer endure, every demolition is a piece of our history and heritage lost, the mere idea of considering building something new, on a plot where we have seen no evidence of one having stood previously, is nothing short of unfathomable.

The historic significance of the Humberston Fitties on a local and national level is widely known. More recently, recognition and declaring 'his love for the Fitties' was publicly stated by Wayne Hemingway, the very person commissioned by NELC to deliver the now adopted Cleethorpes Masterplan. Wayne has vision and foresight, now more people are aware of the Humberston Fitties, is this not the perfect opportunity for our local authority to recognise this importance and take further measures to protect the integrity and strengthen the protected status of the Humberston Fitties, particularly from those who see an opportunity to change and reinvent the site to suit their own narrative and ultimately to capitalise and threaten the historic significance of the site.

The Fitties is now as much at risk as it ever has been from losing this special, unique vibe loved by so many, this link to our past and important living record of social history must never be allowed to fade amongst a glossy new and characterless chalet park. This selection of varying degrees of ramshackled convoluted shacks have established and evolved over many decades, and a major contribution in making this site so beautiful and so coveted.

Home to a host of wildlife, badgers, deer, foxes migrating and rare birds and even newts in the neighbouring garden to this application, it is equally important to retain the site unspoilt for all those species who also call the Fitties home.

To add just one new build let alone multiple new builds onto the street scene, replacing the common green spaces and wildlife habitat and food source, will significantly alter and destruct the 'setting' of the conservation site. Equally as a local authority with a green agenda, I feel to erode these common areas of green space albeit 'vacant plots', is in direct conflict with this such mandate.

The National Planning Policy Framework (para 180) states: When determining planning applications, local planning authorities should apply the following principles:

- a) if significant harm to biodiversity resulting from a development cannot be avoided (through locating on an alternative site with less harmful impacts), adequately mitigated, or, as a last resort, compensated for, then planning permission should be refused;
- b) development on land within or outside a Site of Special Scientific Interest, and which is likely to have an adverse effect on it (either individually or in combination with other developments), should not normally be permitted. The only exception is where the benefits of the development in the location proposed clearly outweigh both its likely impact on the features of the site that make it of special scientific interest, and any broader impacts on the national network of Sites of Special Scientific Interest.

Paragraph 182 states:

The presumption in favour of sustainable development does not apply where the plan or project is likely to have a significant effect on a habitats site (either alone or in combination with other plans or projects), unless an appropriate assessment has concluded that the plan or project will not adversely affect the integrity of the habitats site.

The Fitties is a haven for wildlife including protected species. Removing the open spaces around the Fitties will have an adverse effect on this and as stated in the NPPF, should not normally be permitted. The benefits of this development and the ten other plots clearly do not outweigh the likely impact.

Conservation:

Section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 (the Act) requires the Local Planning Authority to pay special regard to the desirability of preserving listed buildings, their setting and any architectural features that they possess. In addition, section 72 of the Act required the Local Planning Authority to pay special attention to the desirability of preserving or enhancing the character and appearance of the Conservation Area. In this context, the object of preservation is to cause no harm, and is a matter of paramount concern in the planning process.

This is not evident within the planning application.

Sustainability:

Policy 39 of the North East Lincolnshire Local Plan 2013 to 2032 (Conserving and enhancing the historic environment) states that Proposals will be permitted where they would sustain the cultural distinctiveness and significance of the North East Lincolnshires historic, urban, rural and coastal environment by preserving and, where appropriate, enhancing the character, appearance, significance and historic value of designated and non-designated heritage assets and their settings.

This is not evident within the planning application.

The importance of considering the impact of new development on the significance of designated assets is stated in section 16 of the National Planning Policy Framework (NPPF 2019).

When considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the assets conservation, for example. Any harm to, or loss to, the significance of a designated heritage asset (from its alteration or destruction, or from development within its setting), should require clear and convincing justification. In determining applications, local planning authorities should take account of:

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

This is not evident within the planning application.

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

This is not evident within the planning application.

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

This is not evident within the planning application.

Flood Risk:

Multiple flood reports instigated by NELC make no apologies for highlighting the ever evolving risk to human life, the more recent report instructed by Tingdene unsurprisingly appears to play down such risks. It would be a national scandal for any local authority to wittingly put lives in danger, particularly when so much research and expenditure has been made as part of the decision making process.

Firstly, the flood risk for Humberston Fitties is in a level 3a, high risk, danger for most/danger for all flood zone. NELC had always been firm in their stance that no more building would be allowed on the Fitties due to this flood risk. NELC stated that no additional development should be permitted within the Fitties which would increase the number of people in the flood-risk area. More hard landscaping impacts on the flood risk.

NELC also stated that currently unoccupied plots should NOT be developed, but that the council may consider offering them to neighbouring plots to extend as garden / recreational areas.

The Fitties Chalet Design Guide states: There are a few identifiable plots vacant but very few opportunities for new plots to be developed, these are important elements in creating its character and appearance and therefore must be protected. Section 72 of the Planning (Listed Buildings and

Conservation Areas) Act 1990 (the Act) requires the Local Planning Authority to pay special attention to the desirability of preserving or enhancing the character and appearance of the Conservation Area.

The adjacent foreshore (Humber Estuary) is part of a Site of Special Scientific Interest (SSSI). The natural environment is key to the character of the site and is important for its natural habitat and wildlife. The open aspects around the chalets and other casual open areas within the Conservation area. Anything which happens on the Fitties will impact on this SSSI area.

The Fitties is designated an Asset of Community Value (ACV) by NELC (2019), "the Local Authority, in line with the spirit of the Localism Act, has considered the land known as the Humberston Fitties Chalet Park. As there has been no material changes in the site and therefore it continues to meet the definition of an asset of community value as set out in section 88 of the Act, it shall be listed for a further period of 5 years on the Register as well as the local land charges register. The nomination therefore is in relation to the remaining land, i.e.: - roads, verges, tracks and pathways; - VACANT FORMER PLOTS; - Open space, bank to the river; - Humber Mouth Yacht Club and dykes and ditches"

The plots which have been for sale, have been done so in an unethical manner, the adverts were misleading as the plot wasn't for sale, it is leasehold land, also they did not go to the open market which raises questions as to whether this is morally correct and lawful. I believe there has been a waiting list of interested parties if ever the council changed their mind, so why have the landlords brought in a third party to 'sell' the land? Overnight all 11 plots had 'plot for sale' signs installed, it is strongly believed that many had already been sold. NELC always stated vacant plots would not be sold and could not be built on.

It is evident in the application that the outline plan for the plot seems to include part of the verge outside the perimeter of the plot. The landlord told me that no one has the right of access to their own property. As far as I am aware, no other chalets have part of the verge included in their property.

After careful consideration of the above points

I strongly object to the granting of planning permission for this application.

Comments for Planning Application DM/0778/22/FUL

Application Summary

Application Number: DM/0778/22/FUL

Address: Plot 80 Humberston Fitties Humberston North East Lincolnshire

Proposal: Erect chalet with associated boundary treatments, hard landscaping and associated works (amended FRA and plans)

Case Officer: Emily Davidson

Customer Details

Name: Mrs Julie Connell

Address: 77 Elliston Street Cleethorpes

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I object to the amended plans for the reasons stated on my original objection

Comments for Planning Application DM/0778/22/FUL

Application Summary

Application Number: DM/0778/22/FUL

Address: Plot 80 Humberston Fitties Humberston North East Lincolnshire

Proposal: Erect chalet with associated boundary treatments, hard landscaping and associated works

Case Officer: Emily Davidson

Customer Details

Name: Mrs Julie Connell

Address: 77 Elliston Street Cleethorpes

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I wish to STRONGLY object to the above planning application as follows (both as a member of the public and as a chalet owner):

1. Firstly, the flood risk for Humberston Fitties is in a level 3a, high risk, danger for most/danger for all flood zone. NELC had always been firm in their stance that no more building would be allowed on the Fitties due to this flood risk. NELC stated that no additional development should be permitted within the Fitties which would increase the number of people in the flood-risk area. More hard landscaping impacts on the flood risk. HOW HAS THIS CHANGED?

2. NELC also stated that currently unoccupied plots should NOT be developed, but that the council may consider offering them to neighbouring plots to extend as garden / recreational areas. HOW HAS THIS CHANGED?

3. The Fitties Chalet Design Guide states: There are a few identifiable plots vacant but very few opportunities for new plots to be developed, these are important elements in creating its character and appearance and therefore must be protected. Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 (the Act) requires the Local Planning Authority to pay special attention to the desirability of preserving or enhancing the character and appearance of the Conservation Area. HOW HAS THIS CHANGED?

4. The adjacent foreshore (Humber Estuary) is part of a Site of Special Scientific Interest (SSSI). The natural environment is key to the character of the site and is important for its natural habitat and wildlife. The open aspects around the chalets and other casual open areas within the Conservation area. Anything which happens on the Fitties will impact on this SSSI area. HOW

HAS THIS CHANGED?

5. The importance of considering the impact of new development on the significance of designated assets is stated in section 16 of the National Planning Policy Framework (NPPF 2019). When considering the impact of a proposed development on the significance of a designated heritage asset, significant importance should be given to the assets conservation, for example any harm to, or loss to, the significance of a designated heritage asset (from its alteration or destruction, or from development within its setting), should require clear and convincing justification. HOW HAS THIS CHANGED?

6. The Fitties is designated an Asset of Community Value (ACV) by NELC (2019), "the Local Authority, in line with the spirit of the Localism Act, has considered the land known as the Humberston Fitties Chalet Park. As there has been no material changes in the site and therefore it continues to meet the definition of an asset of community value as set out in section 88 of the Act, it shall be listed for a further period of 5 years on the Register as well as the local land charges register.

The nomination therefore is in relation to the remaining land, i.e.:

- Roads, verges, tracks and pathways;
- VACANT FORMER PLOTS;
- Open space, bank to the river;
- Humber Mouth Yacht Club and Community Centre;
- Dykes and ditches"

HOW HAS THIS CHANGED?

7. Another important consideration is the poor water infrastructure; presently there are numerous leaks and blockages throughout the year due to the elderly nature of the pipes etc. The sewage system is archaic, any more stress forced upon it would be disastrous. HOW HAS THIS CHANGED?

8. Wildlife has made the Fitties their home - deer, hedgehogs, badgers, bats etc are now the norm as they use the empty areas to live safely as they have done for many, many years. As humans looking after our planet for future generations, we are encouraged to nurture and encourage wildlife. HOW HAS THIS CHANGED?

9. There are many mature trees and shrubs on the empty areas. We are all encouraged to plant trees and re-wild our greenspaces. HOW HAS THIS CHANGED?

10. The plots which have been for sale - this in itself is a misuse of words as the plots themselves have not been up for sale (although wrongly advertised by the estate agents as such) but it is the LEASE which is for sale by the present landlords. I believe there has been a waiting list of interested parties if ever the council changed its mind...so why have the landlords brought in a third party to 'sell' them on its behalf. Suddenly all 11 plots had 'plot for sale' signs installed. This

in itself is a cloak and dagger venture. NELC always stated that vacant plots would not be sold.
HOW HAS THIS CHANGED?

11. I notice that the outline plan for the plot seems to include part of the verge outside the perimeter of the plot. The landlords told us that no one has the right of access to their own property. As far as I am aware, no other chalets have part of the verge included in their property.
HOW HAS THIS CHANGED?

I repeat my strong objection to this planning application.

Comments for Planning Application DM/0778/22/FUL

Application Summary

Application Number: DM/0778/22/FUL

Address: Plot 80 Humberston Fitties Humberston North East Lincolnshire

Proposal: Erect chalet with associated boundary treatments, hard landscaping and associated works

Case Officer: Emily Davidson

Customer Details

Name: Mr Paul England

Address: Evergreen Grimsby

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: My reasons for objecting

1st - I was always led to believe that all openspace on the humberston fitties was never to be available to purchase

2nd - The roads would never be able to take heavy goods vehicles bringing materials to site ,as the roads are not in good order or maintained as they should be

3rd - The underground water and sewerage system is ancient and needs urgent attention

4th- more disruption to the wildlife

Comments for Planning Application DM/0778/22/FUL

Application Summary

Application Number: DM/0778/22/FUL

Address: Plot 80 Humberston Fitties Humberston North East Lincolnshire

Proposal: Erect chalet with associated boundary treatments, hard landscaping and associated works

Case Officer: Emily Davidson

Customer Details

Name: Mr Geoffrey Hutchings

Address: 4 Highgate Cleethorpes

Comment Details

Commenter Type: Amenity Group

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: As a chalet owner on the Fitties from 2008 I was led to believe that empty plots on the Fitties would never be allowed planning permissions and that all repairs, renovations and planning permissions were all subject to extremely stringent controls from the Council. Now suddenly due to Big Business involvement all these restrictions are swept aside. It seems that once again the Council is on the side of Tingdene and has little or no respect for people who have in the past abided by Council regulations only to now find that

Our voice counts for nothing. I object unreservedly to these proposals

Chalet 301A

Comments for Planning Application DM/0778/22/FUL

Application Summary

Application Number: DM/0778/22/FUL

Address: Plot 80 Humberston Fitties Humberston North East Lincolnshire

Proposal: Erect chalet with associated boundary treatments, hard landscaping and associated works

Case Officer: Emily Davidson

Customer Details

Name: Mr Neil Salmon

Address: 17 Lambert Road Grimsby

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: As an owner, the issues that concern me & the reasons I want to OBJECT to this application are as follows:

Increased risk of damage to our fragile ecology around the Fitties conservation site & neighbouring SSSI.

Increased number of residents increases the number of people at risk of flooding in such a high risk area.

Less empty spaces increases the risk of fire spreading across a site that is mostly built of timber & surrounded by dry, grassy dunes.

These plans are not in keeping with the Chalet Design Guide.

The roads are currently in a shocking state of repair.

We regularly receive information from our landlords about 'how to avoid drainage issues', additional chalets would mean additional drainage issues.

The only people who stand to gain from this are our cash driven landlords & their estate agents.

Comments for Planning Application DM/0778/22/FUL

Application Summary

Application Number: DM/0778/22/FUL

Address: Plot 80 Humberston Fitties Humberston North East Lincolnshire

Proposal: Erect chalet with associated boundary treatments, hard landscaping and associated works

Case Officer: Emily Davidson

Customer Details

Name: Mrs Suzanne Walker

Address: 8 Muirfield Croft Immingham

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I use the Fitties for mental health purposes, the peacefulness, nature and the sea.

My concern is for the wildlife and the impact on these.

Bats do live on Fitties which are a protected species and it is illegal to change or remove bats foraging areas and habitats like hedgerows and cutting of trees. You cannot damage or disturb a bat in its roost or resting even if bats are not occupying the roost at the time.

I believe a full environmental and ecological assessment should be carried out prior to the giving of planning permission. This should also include any other species who are protected like badgers.

I am not sure where their setts are but this should be taken into account.

Comments for Planning Application DM/0778/22/FUL

Application Summary

Application Number: DM/0778/22/FUL

Address: Plot 80 Humberston Fitties Humberston North East Lincolnshire

Proposal: Erect chalet with associated boundary treatments, hard landscaping and associated works

Case Officer: Emily Davidson

Customer Details

Name: Mr Andy Tappin

Address: 49 Robert Pearson Mews GRIMSBY

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Objection to new chalet on green plots. These plots have not been allowed to be built on for years and were never been sold when Council owned. I believed this was due to the heightened risk of flooding. Which I believe and the facts show that the risk of this happening is much higher than it has ever been. Now all of a sudden it seems that this is no longer the case and that financial gain wins out over safety and conservation. I wonder where the council would stand knowingly selling these off and allowing new builds when this would add risk to life.

This is a conservation area. Around 7 years or more ago we applied to put a large summer house up and paid our money only to be told that it was not in keeping with the area. We have put in planning for a new roof but that also had to be kept within the keeping of the area. We have received planning for this but it seems that now Tingdene have taken over the Conservation is no longer being taken serious by the Council.

Seeing some of the eyesores that are going up and the heights of them they are definitely not in keeping with the aesthetic look of the area. People know this so rather than get planning they get it retrospectively knowing full well that it would not have been allowed. I cant see plans for the building on the new plot being any different and will completely take away the wonderful charm of this beautiful area which at the moment is manging to hold onto to its uniqueness.

The green areas that I had believed where sectioned off to add to the beauty of the area is now under threat probably for financial therefore I feel I have to strongly object. They ought to be looking at the drainage system and improving it rather than planning new builds when it is unable to cope with the present chalets on there. So it doesn't bode well for more to be added to it.

The Fitties has been our heritage and is known all over the country for its beauty unique character and its quaint way of life. Lets not turn it into another Thorpe Park or Tattershall Lakes. Let it have its own beauty. Which needs to be preserved rather than just another money making venture.

There are plenty of places for new builds like the land that Pleasure Island was on or maybe this

isn't an option due to flood risk.

I would end with as

king you to please stop this going ahead. Leave the Fitties as they are. Also to remember that in the past people were told they were not allowed to sell because of flooding. I cannot believe with all the talk about climate and flooding that all of a sudden this is no longer an issue.

Yours SincerelyMr A Tappin

Comments for Planning Application DM/0778/22/FUL

Application Summary

Application Number: DM/0778/22/FUL

Address: Plot 80 Humberston Fitties Humberston North East Lincolnshire

Proposal: Erect chalet with associated boundary treatments, hard landscaping and associated works

Case Officer: Emily Davidson

Customer Details

Name: Dr Keith Collett

Address: 6 Wells Road Healing Grimsby

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I wish to object to the request to build on vacant Plot 80, Humberston Fitties Humberston North East Lincolnshire.

My family have property on the Fitties and received verbal assurances from the council and also the current leaseholders, Tingdene, that the vacant plots would not be built on. The current plot has never had a property on it since my arrival in the area in 1983, but may have had in the distant past. My concern is that a successful bid for this plot will act as a case precedent for all of the other plots, which have never been built on, but have been recently purchased. Tingdene have argued that they are not applying for planning permission, but the new purchaser is. This is a shameful device to shift responsibility for breaking their word to a third partner, for joint financial gain.

The vacant plots are Assets of Community Value and the community have not been involved in the 'sale'. How many more dealings are going on behind closed doors?

The current infrastructure barely supports the properties there now, with issues of water supply, electricity and drainage. How will extra properties help this issue?

I hardly need to tell the Council the other objections as they have made them so eloquently in the past, such as:

After a flood risk assessment, the Council stated that no new buildings to be built in the area. The flood risk worsens as every year passes, surely safety trumps greed.

The area is SSSI. This I can attest to. Not only are the marshes important, but patches of cover in this coastal community attract breeding warblers, whose numbers are dwindling through habitat

loss. The cover provide by vacant areas on the Fitties are a magnet for the autumnal migration of birds that concentrates down the East Coast and the Fitties sits geographically in the lea of Spurn, another SSSI that is rapidly being eroded by nature Should we encourage 'erosion by man' by building in this area?

I think the Council has already argued, convincingly, that we should not.

Comments for Planning Application DM/0778/22/FUL

Application Summary

Application Number: DM/0778/22/FUL

Address: Plot 80 Humberston Fitties Humberston North East Lincolnshire

Proposal: Erect chalet with associated boundary treatments, hard landscaping and associated works

Case Officer: Emily Davidson

Customer Details

Name: Dr Keith Collett

Address: 6 Wells Road Healing Grimsby

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I wish to object to the request to build on vacant Plot 80, Humberston Fitties Humberston North East Lincolnshire.

My family have property on the Fitties and received verbal assurances from the council and also the current leaseholders, Tingdene, that the vacant plots would not be built on. The current plot has never had a property on it since my arrival in the area in 1983, but may have had in the distant past. My concern is that a successful bid for this plot will act as a case precedent for all of the other plots, which have never been built on, but have been recently purchased. Tingdene have argued that they are not applying for planning permission, but the new purchaser is. This is a shameful device to shift responsibility for breaking their word to a third partner, for joint financial gain.

The vacant plots are Assets of Community Value and the community have not been involved in the 'sale'. How many more dealings are going on behind closed doors?

The current infrastructure barely supports the properties there now, with issues of water supply, electricity and drainage. How will extra properties help this issue?

I hardly need to tell the Council the other objections as they have made them so eloquently in the past, such as:

After a flood risk assessment, the Council stated that no new buildings to be built in the area. The flood risk worsens as every year passes, surely safety trumps greed.

The area is SSSI. This I can attest to. Not only are the marshes important, but patches of cover in this coastal community attract breeding warblers, whose numbers are dwindling through habitat

loss. The cover provide by vacant areas on the Fitties are a magnet for the autumnal migration of birds that concentrates down the East Coast and the Fitties sits geographically in the lea of Spurn, another SSSI that is rapidly being eroded by nature Should we encourage 'erosion by man' by building in this area?

I think the Council has already argued, convincingly, that we should not.

From: John Cordock
Sent: 18 November 2022 18:06
To: Emily Davidson (EQUANS) <Emily.Davidson@Nelincs.gov.uk>
Subject: Re: Heritage information Humberston Fitties - plot 80

Dear Emily

The Heritage Officer suggests that a planning application was made for plot 80 in 1960 but if a chalet was built at that time, you would expect the chalet to still be in existence (just 60 years later) or, at least for there to be evidence of its past existence. BUT - there is no evidence of a chalet ever having been on the plot as the plot is a 'virgin plot' with absolutely no sign of past development.

Further, the Heritage Officer states that there was no development prior to 1954 and so any development would have to have been completed after this date.

Given that several 'neighbour comments' from long term chalet owners at the fitties all agree that there has been no chalet on the fitties in 'living memory', it would be dangerous to accept the Heritage Officers statement (abridged) in her 'consultee comment' that "given that there has been a chalet on the plot previously, development of the site would not effect its conservation. I argue that it would not be safe to accept her stance given that there is absolutely no proof or 'emphatic evidence' that such a statement is correct.

I would ask therefore that in considering this application, planning officers ignore her comments regarding there having been a chalet on this plot previously as there is absolutely no evidence to support such a statement.

Regards

John cordock

Comments for Planning Application DM/0778/22/FUL

Application Summary

Application Number: DM/0778/22/FUL

Address: Plot 80 Humberston Fitties Humberston North East Lincolnshire

Proposal: Erect chalet with associated boundary treatments, hard landscaping and associated works

Case Officer: Emily Davidson

Customer Details

Name: Mr John Cordock

Address: Thegatehouse St. Johns road Bath

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Unoccupied land at Humberston fitties is shown on the NELC community asset register as being protected up to the year November 2024.

As such, any protected and unused land must, if my memory serves me right), be firstly offered to the 'community' for them to make a bid on it. This current proposal (and the other 10 plots) are therefore not theoretically available for sale until the community asset procedure has been completed.

Fifteen New plots to develop

This planning application is part of a larger proposal to develop a further **11 brand new vacant plots** at Humberston Fitties (HF) and is a step too far.

If the current Humberston fitties development did not exist, and the whole site therefore consisted merely of barren sand dunes some 30 metres from the sea, any proposal to develop 331 brand new chalets on this site, in a zone 3a, - extreme risk to life - danger to all category - would be deemed ludicrous; dangerous and totally unacceptable. It would have no chance whatsoever of obtaining planning permission.

I contend that this single plot (and the other 10 vacant plots) should all be viewed in exactly that same light. They are asking to increase occupancy levels in a category 3a, high risk, danger to all zone. The risk from flooding is extremely real, and, given the possibility of climate change, these risks will only increase.

So serious is this known threat that North East Lincolnshire Council had started inserting a condition in planning approvals that all new build chalets must reapply in a few years time for planning permission, to ensure that they remain safe from flood risk in future years. This does not however overcome the **current threat from flood risk** which the Black and Veatch report states is *'danger to all for a large portion of the site, at the present day'*. This means that even with NELC's condition in place, **the current day threat is so great that the application site cannot even meet this basic requirement for safety from flood risk.**

No doubt the 11 new chalets will be designed (as this one is) to partially mitigate against flood risk, but this does not address the point that we should not, in any event, be increasing the numbers of people subjected to these current, and known life threatening conditions, in such a dangerous location. **This is contrary to what is acceptable in terms of the NPPF.**

Evans flood risk report

In its simplest form, the Evans flood report is basically saying that based on modelling techniques, there is a three hour window of opportunity to safely evacuate the whole site using normal evacuation routes following a breach of the main sea defences. After three hours the flood risk increases to 'danger to all' where even the emergency services would struggle. At first sight, this sounds like a very precise and factual opinion.

But DEFRA (the Government agency for such matters) warns that, as the science is not yet sufficiently advanced, any projections based on modelling techniques should be treated with **extreme caution** as they are **inherently unreliable**, and no two models ever produce the same result. This includes all projected flood depths and hazard maps which form the basis of the Evans report.

The report therefore should not be considered as factual, totally conclusive, or reliable. It simply represents a '**best guess estimate**' of flood risk.

The report should also be read in conjunction with NELC's existing 64 page Black & Veatch report (2014), of the flood risks at Humberston Fitties. (especially paragraphs 3.1- 3.4)

Shoosmiths legal opinion

I am not qualified to comment on this opinion other than to say that, according to Havant Borough Council in their document ' Flood risk sequential test & exception test', (2022) they state *'for new application sites with extant planning permissions where the flood risk has changed in the intervening period or where further flood risk information or guidance has emerged since the original planning permission, a sequential test may be required'*.

Paragraph 2.13 of the Shoosmith opinion (regarding the current closed period months) is contrary to the opinion given in the 64 page Black & Veatch technical flood report on Humberston Fitties (2014) - particularly - **recommendations (6.2) page 32** - *'Based on tide levels and storm surge data it would be more effective to close the chalet park from early November to the end of (February).*

Regardless of the Shoosmith opinion, it does not change the fact that developing the vacant plots would increase the total number of occupants on the site at risk from an exceedingly dangerous, category 3a flood risk, which produces an extreme risk to life. This is contrary to the NPPF.

Current flood risk position

The Environment Agency states :- *'The site (HF) is a category 3a zone and could experience flood depths of over 2.4m arising from a breach of the defences during a flood that had a 0.1% chance of occurring in any one year up to the year 2115'*. The current day projection is *' for a depth of 1.0 - 1.6m depth given a 0.1% chance in any one year.* The Environment Agency have confirmed that any inundation of flood water (breach of the main sea defences) would be **sudden and without warning**. It would be of a volume and speed that would immediately sweep people off their feet. The situation would be dire! At between 1.0m to 2.4m deep, there is obviously an extreme risk to loss of life.

The latest flood risk commissioned by NELC (Black and Veatch 2014) agrees, and states:- *A large proportion of Humberston Fitties has a 'danger for all' classification **at today's date**'.* This means that even emergency services would struggle to cope **and the site therefore does not pass the NPPF sequential test.**

Exception and sequential test

The NPPF exception test argues that only mobile holiday homes (sites used predominantly for holidays or short term lets) constitute permitted development in a category 3a flood risk zone.

This proposed planning application cannot, in any way, or by any stretch of the imagination, be argued to be **mobile**. It is clearly a 'fixed structure' and as such does not meet the exception test. The NPPF implies that a 'fixed', or permanent building, would come under the **highly vulnerable classification category** and would therefore **not constitute permitted development**.

It is one thing for existing chalets to be repaired or totally replaced at the end of their useful life because this does not bring about an increase in the total number of occupants on the site who would be exposed to the extreme risk to life from flood risk. To add brand new chalets to the site would be to increase the overall number of people exposed to this extreme and life threatening flood risk and should therefore be refused on the grounds that it **does not meet the sequential test**, especially as the risk has not been adequately mitigated.

Conclusions

- 1.) Several commercial and site specific flood risk reports commissioned by NELC over the years, as well as Environmental agency (EA) reports, puts the site in a category 3a flood risk area which is classed as 'danger to all.' The EA adds that HF has 'potential flooding depths of 2.4m in a 1:100 year event to the year 2115'. NELC's own latest site specific flood risk assessment (Black & Veatch) states, '*a large portion of HF has a danger to all classification at today's date.*
- 2.) This proposed planning application cannot, in any way, be argued to be a '**mobile** home' or a '**mobile** anything'. It is so obviously and without doubt, a **permanent or fixed structure**, and, as such, most probably comes under the highly vulnerable category. **It does not therefore meet the NPPF exception test.**
- 3.) The proposal, even with the increased closure period, would increase the overall numbers of people subjected to an extreme and life threatening risk from flooding at the present day. As such, it does not meet the NPPF sequential test. **This is a material consideration.** To back this up, the Black and Veatch report quite clearly shows, diagrams pages 18 and 19, that the extreme risk to life includes months not covered by the increased closure period. **The risk to life has therefore not been fully mitigated.**
- 4.) The Black & Veatch report totally contradicts the Shoosmith legal opinion regarding the most appropriate closed period for Humberston Fitties.
- 5.) DEFRA states that reports (such as the Evans flood risk report) which are based on modelling techniques, are **inherently unreliable**, and should be treated with extreme caution.

I request therefore that the application is refused.

Note :- Because this planning application will set a precedent for the other 10 vacant plots, I request that the application is not decided by the delegated power of officers but is, instead, sent to the full planning committee.

If this were an application to 'replace' an existing chalet then the new changes to the design, as well as the reduced occupancy months, might be seen as being acceptable.

However, it is not a 'replacement' but a totally 'new chalet' which introduces an increased number of people to an already existing high probability flood risk and as such, is contrary to the NPPF.

The newly amended flood risk assessment does not overcome the problem that parts of the only access road to the site would, in the event of a major breach of the front sea defences, be very quickly inundated by high velocity deep water of a danger to all level meaning that even the emergency services would be restricted from accessing the site. Neither does it address the fact that manhole covers on the main access road could easily be 'lifted' by water pressure even in shallow flooding making the only access road inaccessible to traffic.

The new Sequential and Exception test documents (just supplied by the applicant) and dated August 2022 all refer to this proposal as a **replacement chalet** but at no stage has any firm evidence been supplied that chalets have, 'at any time in the past', existed on this vacant plot. In the 'neighbour comments' (NELC planning page) in which people object to the proposal, many chalet owners observe that there has been no chalet on specific plots within their living memory. **The whole of the applicants sequential and exception test** is predicated on the assumption that these are **replacement chalets** but this is clearly not the case and they have provided not a shred of evidence to support this assertion. Their sequential and exception test documents are therefore **fundamentally flawed**.

I argue therefore that accordingly, they have not provided a satisfactory sequential or exception test that is acceptable and factually correct. Alternatively they should be requested to provide 'firm and unequivocal proof that chalets have existed on these plots as there is absolutely no evidence on the plots themselves to suggest that they have ever been developed.

The real argument is not whether the plots do have planning permission or not, it is whether they are **new or replacement plots**. If they are new plots as all the evidence points to, then they fail the sequential test and the application should be refused.q

It cannot be right to subject a new, and large population of people (11 chalets), to an already well established high risk flood danger. It may have been acceptable to replace existing established chalets in this way but not to subject a range of brand new chalets (which in reality these are) to this danger. Despite the Environment Agencies objections, the amended flood risk report fails to address, or to discuss this point, in any way whatsoever.

As the flood report clearly outlines, this application is a 'test' case for a further 10 brand new plots. As such it should be refused as it would set a precedent for unsuitable development in a known and very high risk flood area.

The Gatehouse
St John's Road
BATH
BA26PR

Emily Davidson
Case officer
North East Lincolnshire Council
Planning Department

4th March 2023

Dear Emily

Re : Planning Application - plot 80 - Humberston Fitties

I have been trying for well in excess of 12 years now, to prove to NELC that occupancy restrictions regarding flood risk at Humberston Fitties, are not the way forward to truly safeguard human life. - Better ways exist!

- A) As Richard Buxton Solicitors state in their letter of objection to the application, '*extreme tidal events now occur outside the November to March period*'. This was shown to be the case as long ago as 2007 when the 'Weetwood report' (2007) (paragraph 3.2 seasonal analysis - pages 17 - 19 / figures 9 and 10) illustrated that the 'Boygrift Monthly Peak Tidal Data' for Humberston Fitties, proved that there was a much greater danger from high tides in the months of September and October than at any other time in the year. You will note however that this is not reflected in the proposed new occupancy period where both September and October (high risk months) are given full day and night approved occupancy status. This renders the proposed occupancy restriction clause as being inadequate in respect to safeguarding human life from high tides and the consequential effects from sea overtopping and breaches.
- B) The Environment Agency has, on numerous occasions, agreed that being situated so close to the sea, they **cannot guarantee** that Humberston Fitties will not be inundated with sea water from a breach of the main sea defences '*at any time of the year and without warning*'. Thus, occupancy restrictions are not the answer to flood risk as they only cover a small percentage of the total flood risk threat. They are at best only a means of **reducing** that threat and not a complete cure!
- C) Visitors to the fitties are not made up solely of chalet owners or temporary residents. They consist equally of an enormous number of general tourists, sightseers, dog walkers, cyclists, visitors and the like. (At peak seasons these daily visitor numbers can be well in excess of 1000 people). Whilst all of these are at grave danger from flood risk,

NELC has made no provision whatsoever to alleviate this grave and immediate risk to human life.

- D) There already exists a large variation in the current occupancy restrictions imposed on various chalets. These range from twelve months approved full time night and day occupancy to - a 2 month closed period (night time only). And yet now, a totally new occupancy condition is being proposed (a 5 month closed period - day and night) whilst the rest of the fitties chalets remain open to occupancy. This is sheer lunacy because this complicated mixture of occupancy hours is so confusing that it becomes virtually impossible to enforce. Not surprisingly, as Richard Buxton solicitors further state in their letter, *there exists 'a blind eye approach to enforcement' (by the Council)*. I contend that this increasing variation in occupancy hours, on top of this 'blind eye approach', has made any new occupancy conditions so impossible to enforce that they are **no longer of any value** in terms of realistically protecting human life.
- E) Whilst not directly related to this application, we should also remain cognisant of the fact that the Pleasure Island land, (close to Humberston fitties), currently has before the Council a planning application for nearly 300 lodges, all with similar flood risk to that of Humberston Fitties. It is reasonable therefore to assume that very similar occupancy conditions will need to be imposed by NELC on each of these lodges. Shortly then, and because of the financial and commercial implications of the Councils newly imposed occupancy conditions, these restrictions may well be challenged in the court and there is no guarantee at all that they will not be overturned. It is therefore entirely reasonable to question the future validity of occupancy restrictions as a means of safeguarding human life with regard to plot 80 - Humberston fitties - as there is a distinct possibility that such a condition cannot be guaranteed to be enforceable for the life of the development. (it may be challenged in law).
- F) The council is suggesting imposing a 10 year removal clause for any new chalet on plot 80 Humberston Fitties but this is a 'draconian condition' which would be open to legal challenge and which would then be supported by planning appeal ref (APP/B2002/A/14/2221051) dated December 2014, where the Inspector stated '*I note the appellant suggests a 25 year time limited period. However the appeal site has been identified as a 'danger to all' site in the present day. A 25 year planning permission would therefore not overcome this*'. As I was a party to that appeal, I can confirm that the Inspector was considering the 25 year time limited clause in relation to a means of overcoming flood risk objections and, I suggest, the current 10 year NELC proposed condition for plot 80 - is virtually identical to that argument. The argument has therefore already been considered on appeal and rejected as a way of reducing risk to human life. This is a material planning consideration.
- G) There is no guarantee (or even likelihood) that there will be sufficient new information for the 10 year planning condition to be any nearer to being resolved in 2033 than it is today. Nor is there any mention or guarantee of what would happen in that event. This

10 year planning condition then lacks clarity and as such is unenforceable.

H) Given the huge mix of current occupancy restrictions at Humberston fitties which make enforcement practically impossible and the fact that a Planning Inspector has already ruled and rejected a planning restriction virtually the same as the proposed new 10 year termination clause imposed on plot 80- I request that this current planning application be refused as it provides no guarantees regarding flood risk safety and is therefore contrary to the NPPF.

Yours sincerely

John Cordock

Comments for Planning Application DM/0778/22/FUL

Application Summary

Application Number: DM/0778/22/FUL

Address: Plot 80 Humberston Fitties Humberston North East Lincolnshire

Proposal: Erect chalet with associated boundary treatments, hard landscaping and associated works

Case Officer: Emily Davidson

Customer Details

Name: Charles Alderson

Address: 42 Beck Road Carlisle Carlisle

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: When we bought our chalet 2 years ago, we were told the green spaces were to be left as they were there for the wildlife etc, so for them now to be considered fit to build on goes against the grain, we have noticed that some of the plots that have been sold have trees around them, how does the builders go about building without removing them, we are constantly been advised about the delicate infrastructure and conservation on the fitties, also about the problems with the water and sewage, surely more buildings would only make matters worse, for these reasons i object to these plans

Comments for Planning Application DM/0778/22/FUL

Application Summary

Application Number: DM/0778/22/FUL

Address: Plot 80 Humberston Fitties Humberston North East Lincolnshire

Proposal: Erect chalet with associated boundary treatments, hard landscaping and associated works

Case Officer: Emily Davidson

Customer Details

Name: Mrs Catherine Locke

Address: 2 Norton Close Daventry

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I strongly object to this application on the following basis:

The area is a designated conservation area and any further development will adversely impact this.

The area is in a flood risk area and any development could potentially increase this for existing properties.

Historically further development in this area has been refused for empty plots due to the risk of increasing the flood risk.

The current infrastructure already struggles to cope with the amount of traffic in the area (roads, drains etc)

The open spaces of empty plots create fire breaks between other occupied plots and to fill these gaps would be to risk fires spreading out of control.

No ecological assessment has been carried out on the impact of developing these vacant plots.

These plots currently provide green spaces for the benefit of all occupants and visitors to the Fitties and are protected as such until October 2023.

Comments for Planning Application DM/0778/22/FUL

Application Summary

Application Number: DM/0778/22/FUL

Address: Plot 80 Humberston Fitties Humberston North East Lincolnshire

Proposal: Erect chalet with associated boundary treatments, hard landscaping and associated works

Case Officer: Emily Davidson

Customer Details

Name: Mr Mark Long

Address: 42 Aviemore Road Doncaster

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: 'Welcome to Humberston Fitties chalet park, conservation area' or so we thought! My wife and I have been visiting the fitties for many years (my wife since the 1990's) and we have enjoyed the peaceful, quirky, one of a kind place, which we understand to be of historical interest? We were saddened to hear about the plans to add more chalets to this unique location, and are worried about how 'new' chalets may affect its character and its spirit. Surely, these pieces of land should remain open, to the wildlife and to nature and conserve the fitties, as it always has been... after all this is not a typical holiday park, this place is special.. as it is!!! Thank you for your consideration.

Comments for Planning Application DM/0778/22/FUL

Application Summary

Application Number: DM/0778/22/FUL

Address: Plot 80 Humberston Fitties Humberston North East Lincolnshire

Proposal: Erect chalet with associated boundary treatments, hard landscaping and associated works

Case Officer: Emily Davidson

Customer Details

Name: Mrs patricia burton

Address: 4 clayfield avenue mexborough doncaster

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: my husband and i vehemently object to planning permission to be granted for this and all other plots on fitties we will be left with no green spaces whatsoever seems a little odd to me when council has previously rejected any purchase of the said plots not only is it on a flood plain and as i understand it planning permission should not be granted unless it is totally badly needed social housing as i see it its nothing of the sort these people have permanent homes of their own its just pure greed well no thank you not on my patch housing minister robert jenrick is going to be looking into restricting housing unless its absolutely necessary council are required to inform them of any decisions on planning as i understand it wonder if this has caused the urgency of these people to buy plots on here

Comments for Planning Application DM/0778/22/FUL

Application Summary

Application Number: DM/0778/22/FUL

Address: Plot 80 Humberston Fitties Humberston North East Lincolnshire

Proposal: Erect chalet with associated boundary treatments, hard landscaping and associated works

Case Officer: Emily Davidson

Customer Details

Name: Derick Evans

Address: 2 Low road Scrooby Doncaster

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: As the volunteer warden of the adjoining Tetney Marshes Nature Reserve, I have spent the last decade visiting and enjoying the wild open areas and the numerous and varied species of bird and animal life that make these open spaces on Fitties their home.

So am objecting to this and any new build chalet on one of these wonderful wild areas, that will most definitely degrade the habitat, the species that live here and the conservation status of the wonderful wildlife friendly Fitties.

Comments for Planning Application DM/0778/22/FUL

Application Summary

Application Number: DM/0778/22/FUL

Address: Plot 80 Humberston Fitties Humberston North East Lincolnshire

Proposal: Erect chalet with associated boundary treatments, hard landscaping and associated works

Case Officer: Emily Davidson

Customer Details

Name: Mrs Janet Beastall

Address: 14 tickhill road Balby Doncaster

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: We bought our chalet 2 years ago, we were told that the infrastructure was so delicate that no more buildings would be allowed on the Fitties, by allowing more buildings to be built will surely put more pressure on an already struggling water and sewage system, our coastline has changed dramatically in our short time here, and climate change will make it more susceptible to flooding, and i think we should be protecting the chalets already here without putting more pressure on the infrastructure, for these reasons i object to this planned building

Comments for Planning Application DM/0778/22/FUL

Application Summary

Application Number: DM/0778/22/FUL

Address: Plot 80 Humberston Fitties Humberston North East Lincolnshire

Proposal: Erect chalet with associated boundary treatments, hard landscaping and associated works

Case Officer: Emily Davidson

Customer Details

Name: Mrs jacqueline hendley

Address: 31 holly grove highgate goldthorpe

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: It should be blindingly obvious that without almost any other reason, this application should fail due to the well known & highly publicised dangerous situation we are in regarding climate change. The Fitties is in a precarious position due to flood risk. coastal erosion etc. This application is purely financial gain from a company that should know better. To increase the number of chalets on a flood plain would be a high risk strategy & is not an essential step in the future of the Fitties. It should remain as is. The sewerage system is well known for blocking due to the lack of depth/fall in the system, & the number of existing chalets it has to service, therefore increased loading would not be advisable. The only parties to gain from this would be Tingdene. Any mistakes made by this company in the longer term as a result of increased number of chalets, then the cost would be borne by the residents in terms of repairs/destruction etc. not the landlord. NELC have said several times in the past that the empty plots would remain as such. There have been risk assessments carried out by independent experts. The risks were so profound that they even suggested a shorter season. There are no sensible reasons to go back on this. The situation as regards climate change & its effects were not as evident when these statements were made several years ago, It is even more important now. This proposal does not need to be passed. There are more important issues.

Comments for Planning Application DM/0778/22/FUL

Application Summary

Application Number: DM/0778/22/FUL

Address: Plot 80 Humberston Fitties Humberston North East Lincolnshire

Proposal: Erect chalet with associated boundary treatments, hard landscaping and associated works

Case Officer: Emily Davidson

Customer Details

Name: Simon Armitage

Address: 45 Bank End Lane Almondbury Huddersfield

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I wish to oppose the planning application on the vacant plots on Humberston Fitties for the following reasons;

The current road infrastructure is inadequate and in poor repair, roads are not suitable for the number of heavy vehicles and machinery which will visit the site during construction and in turn subsequent approval for the other vacant plots.

Drainage on the Fitties site is antiquated and struggles to support the current number of chalets. Granting planning permission to build on the vacant plots will have a significant negative effect. Currently during rainy periods, there are significant drainage and flooding issues on site, this would only be exacerbated by building on these vacant plots.

Wildlife on fitties, such as Foxes, Badgers, Bat's, Squirrels, Birds which currently reside in or near these vacant plots will be detrimentally disturbed.

Trees and other flora growing within these vacant plots need careful consideration.

Noise during construction will have a detrimental effect to existing residents and wildlife living in this conservation area.

The vacant plots provide a natural fire break within the fitties infrastructure.

At the time of purchasing my own chalet in 2020 I was led to believe during the conveyancing period that these vacant plots would remain so for the benefit of current plot owners.

Comments for Planning Application DM/0778/22/FUL

Application Summary

Application Number: DM/0778/22/FUL

Address: Plot 80 Humberston Fitties Humberston North East Lincolnshire

Proposal: Erect chalet with associated boundary treatments, hard landscaping and associated works

Case Officer: Emily Davidson

Customer Details

Name: Mr Barry Sackett

Address: 289 Clayhall Avenue Ilford

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: To erect a new building is against all the NELC guidelines. No new building have been erected in the last 40 + years to my knowledge. The environment agency has also deemed the Fitties an area likely to flood. In 1996 NELC designated the Fitties a conservation area to preserve Wildlife and green areas. New buildings will also change the character of the site. Preserving what we have should be foremost .

Comments for Planning Application DM/0778/22/FUL

Application Summary

Application Number: DM/0778/22/FUL

Address: Plot 80 Humberston Fitties Humberston North East Lincolnshire

Proposal: Erect chalet with associated boundary treatments, hard landscaping and associated works

Case Officer: Emily Davidson

Customer Details

Name: Mr Barry Sackett

Address: 289 Clayhall Avenue Ilford

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: My previous comments stand. I incorrectly stated I was member of the public. In fact I'm a Neighbor.

Comments for Planning Application DM/0778/22/FUL

Application Summary

Application Number: DM/0778/22/FUL

Address: Plot 80 Humberston Fitties Humberston North East Lincolnshire

Proposal: Erect chalet with associated boundary treatments, hard landscaping and associated works

Case Officer: Emily Davidson

Customer Details

Name: Mrs Louise Rushton

Address: 92 Hesley Lane Rotherham

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I strongly object to the said proposal. The fitties is an area of extreme Beauty and historical value. My father owned a chalet on the site for over 40 years and has been forced to sell because Tindene was allowed to take over. They are a company of greed. They even forced owners to agree to signing leases and to agree to paying a percentage of the sale of chalets to them or the lease wouldn't be renewed. I fear the plans for this area of conversation will soon be lost if this is allowed to go ahead it will open the gates for further development on the site. My father along with many others for so hard to preserve this area for future generations and we're successful in protecting fitties. This planning should be rejected along with any future requests to build/ construct buildings, or caravans. They are not in keeping with the historical structure that are there. The chalet owners have followed strict restrictions of repairs on the chalets, fencing and gardens for many many years and they have done this maintaining the unique character but with extra financial impact for themselves. They have done this without complaint as they were the ones to fight to protect its unique identity.

The wildlife and plant life is outstanding and you can argue (as many construction companies do when wishing to build on green belt land) that the wildlife will just relocate, disperse, however this is what wildlife is having to do all over the world for human greed for profit and progress. The struggles of the orangutan's is no different to the struggles of our own native creatures and green spaces right here. We must protect as much as we possibly can as these havens are vital for the future of not just the plants and creatures that live there but the future of our planet. We must stop, take a step back and think about the environment impact, the historical impact. Is it really necessary? I think not. I implore you please don't inflict the first wound on this beautiful gem of conversation as as soon as you do the profit vultures will descend and soon enough The fitties and it's wonderful creatures and plant life will be long gone. Replaced by 'progress' that is neither wanted or needed here and the magic and serenity of this gloriously happy place will be lost

forever.

Comments for Planning Application DM/0778/22/FUL

Application Summary

Application Number: DM/0778/22/FUL

Address: Plot 80 Humberston Fitties Humberston North East Lincolnshire

Proposal: Erect chalet with associated boundary treatments, hard landscaping and associated works

Case Officer: Emily Davidson

Customer Details

Name: Mr Wayne Shaw

Address: Humberston Fitties, Humberston GRIMSBY

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I object to the planning application for this plot and the other plots I have noticed on the application that it says can this property been seen from road they said no but if you are walking or driving you can see this.

I also object to this that it will intrude the privacy of the

Neighbours plots both side with the height and not keep to the chalet design which the drawings are not

My question is how all of a sudden these plots came available and sold and how can Tingdene sell them I asked years ago about these plots and was told by council at the time that these are not for sale and will never be sold so how can Tingdene do this is it because they cannot look after the roads drainage system

in a article in 2017 in the Grimsby telegraph when the lease was taken over a director said WE PLAN TO INVEST AND IMPROVE but in these years not has been invested its us the residents that have to pay with the service charges and this will be the same again with the new plots

We object to all planning applications for new plots

I wish to comment on the test report

I have also noticed in the report in the sequential and exception report.

We would like to know where this money has been spent below

4.2.4 Since acquisition, Tingdene has invested a further

£483,000 in the upgrading of the Park's

infrastructure and carrying out repairs which specifically benefit prospective tenants of the 11 vacant plots, the existing 320 tenants and visitors to the Park. This investment consists of:

- Further upgrading electricity infrastructure with installation of smart meters,
- Repair of electricity cable faults in 2018 and 2109,

- Upgrading of water infrastructure to bring it into line with current Water Regulations,

- Repair of large leak and collapsed drain at Park entrance in 2019,

I only know to 2 drains which are on the site entrance flooding of roads is regular in 2007 the large grass area off 2nd avenue flooded I have pictures to support this and this was caused by rain not in the winter but the summer where the grass area and the 2 so called plots was under a few feet of water

- Ground works associated with Badger damage,

- Contributes 50% to the costs of maintenance of the roads to ensure that the Park is well maintained.

This is untrue the only repair which have been made is pot holes around the roads which on the way out past 2nd Avenue the pot holes has been repair 4 times this year which is a cost to residents, this is why the plots should not be used to build chalets

Also I would like to know how all of a sudden these plots are for sale I have enquired on many occasions about this and to be told not for sale, so how can a estate agent have exclusive rights on the 11 plots My Final comment is regarding

Conclusions

5.1.1 It has been demonstrated that:

- there are no alternative sites with a lower flood risk than Humberston Fitties, available to THPL,

- the siting of replacement chalets on the currently vacant plots on a site with 'extant'

THEY HAVE NEVER BEEN CHALETS ON THESE PLOTS APART FROM ONE ON ST ANTHONY BANK WHICH SADLEY CAUGHT FIRE.

No evidence has been provide to say these plots had chalets on them speaking with some resident who have been on this site for over 30 years

so I would like to see proof of this which again as been stated many times and nothing provided

I object to this application for all plots

Comments for Planning Application DM/0778/22/FUL

Application Summary

Application Number: DM/0778/22/FUL

Address: Plot 80 Humberston Fitties Humberston North East Lincolnshire

Proposal: Erect chalet with associated boundary treatments, hard landscaping and associated works

Case Officer: Emily Davidson

Customer Details

Name: Mr Wayne Shaw

Address: Hope avenue Goldthorpe Rotherham

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I wish to object to all planning for new chalets on Humberston Fitties for the reasons below

Currently unoccupied plots should not be developed, but the council may consider offering them to neighbouring plots to extend as garden / recreational areas. This represents a pragmatic use of the land without significantly increasing the consequences should a flood occur through allowing additional people to remain on site overnight.

No ecological assessment on protected species with this application.

Tingdene have commissioned their own flood risk assessment which attempts to play down the flood risk stated by the previous risk assessments and they also describe the proposed new chalets as "replacement chalets" though have provided no supporting information on this. By calling them replacements they are attempting to avoid the stringent flood risk tests that planning would demand for a new build. Tingdene have also provided a legal opinion from their solicitor to further justify the planning applications. The drains in some areas are regularly backing up. Adding eleven chalets will make this worse and no assessment has been carried out.

2007 NELC commissioned Weetwood Consultants to undertake an analysis of flood risk and to prepare a report to guide the council on the renewal of Fitties leases. This report was titled "Humberston Fitties Analysis of Flood Risk" In section 6.4 Impact on Leases and Council Actions

Comments for Planning Application DM/0778/22/FUL

Application Summary

Application Number: DM/0778/22/FUL

Address: Plot 80 Humberston Fitties Humberston North East Lincolnshire

Proposal: Erect chalet with associated boundary treatments, hard landscaping and associated works (amended FRA and plans)

Case Officer: Emily Davidson

Customer Details

Name: Ms Christine Mead

Address: 61 second Ave Humberstone Park Drive Huddersfield

Comment Details

Commenter Type: Member of the Public

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment: Soz I cannot understand it all. I will write to you Paul.

Comments for Planning Application DM/0778/22/FUL

Application Summary

Application Number: DM/0778/22/FUL

Address: Plot 80 Humberston Fitties Humberston North East Lincolnshire

Proposal: Erect chalet with associated boundary treatments, hard landscaping and associated works

Case Officer: Emily Davidson

Customer Details

Name: Miss B Walker

Address: St Leonards Woodhall

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Dear Ms Davison,

Would this new building enhance, preserve or positively protect this conservation area?

Will it enhance the area with its size, design and dominance on this modest open wildlife green space? Will its presence enhance the area by towering over its neighbouring existing chalets?

Will it provide a positive contribution to the protection for the area by adding extra stress to the already fragile infrastructure, the flood risk, the water/sewage services, land drainage problems and extra pressure on the roads?

Will it help to preserve the conservation status? Previous planning application was refused in the past on this plot due to the NELC being dedicated on their inherited responsibility to preserve the heritage of Fitties chalet park and its conservation status.

NELC decisions made in the past with their high regards for the flood safety risks, wildlife nature status, and this their historical asset to the county is paramount for the Fitties future.

No positive contributing factors of enhancement, preserving or protection can be seen to be made by allowing this or further developments on any current empty open green spaces on the Fitties. The only gain would be financial by others and not adding positive benefits to this conservation and historical site. It would only aid a potential loss of a unique historical and nature escape for residents, locals, visitors and future generations.

Thank you.

Comments for Planning Application DM/0778/22/FUL

Application Summary

Application Number: DM/0778/22/FUL

Address: Plot 80 Humberston Fitties Humberston North East Lincolnshire

Proposal: Erect chalet with associated boundary treatments, hard landscaping and associated works

Case Officer: Emily Davidson

Customer Details

Name: Mrs Jo Lond

Address: 16 Wold View Holton le Clay

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I strongly object to the proposed development of currently empty plots on the Fitties on the following grounds:

That the assessment of flood risk carried out for NELC in 2007 stated, that:-

"Currently unoccupied plots should not be developed, but the council may consider offering them to neighbouring plots to extend as garden / recreational areas"

This has not occurred and should be an option provided by Tingdene, who currently sublet the Fitties from NELC.

That a further Flood Risk Assessment carried out in 2014 came to the same conclusion, namely that the number of residents on the Fitties should not be increased due to the continuing risk of flooding as climate change increases.

That the application refers to a "replacement" chalet, when there is documented evidence that no chalet has existed on the site at least since the 1970's - over 50 years ago. How can they replace something that has not existed for such a length of time?

That the empty plot (and similar areas), provide essential firebreaks between properties. Something which was highlighted by a recent fire on the Fitties.

That the empty plot is protected as a designated area of community value, providing valuable areas of habitat or food provision for many wild animals, including bats, ferrets, squirrels, foxes and badgers, as well as many smaller mammals and numerous plant varieties.

That this is being used as a test case for 10 other similarly empty plots, which would significantly increase the population of the Fitties, putting pressure on the already struggling infrastructure, with no provision to the improvement of such.

I urge the council and planning to reject this and any future applications for what would be an over development of the Fitties site.

Comments for Planning Application DM/0778/22/FUL

Application Summary

Application Number: DM/0778/22/FUL

Address: Plot 80 Humberston Fitties Humberston North East Lincolnshire

Proposal: Erect chalet with associated boundary treatments, hard landscaping and associated works

Case Officer: Emily Davidson

Customer Details

Name: Miss Amelia Jones

Address: 88 Orion Way Grimsby

Comment Details

Commenter Type: Member of the Public

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment: I think the development of the 11 plots on the fitties is a fantastic idea and will only add to the charm of the area.

I fully support this application and those of the other 10 applications. I am sure that the risk to life to the 11 new properties will be the same risk as the other 300 odd properties and the fact that the properties are being built with flood risk prevention measures in mind, actually makes them safer than the rest of the many existing chalets.

Perhaps when members of the public or neighbours begin citing 'flood risk' as an opposing argument, that when their chalet leases are due for renewal the same flood risk measures should apply to their chalets too.

Again, I fully support this application and the other 10

Comments for Planning Application DM/0778/22/FUL

Application Summary

Application Number: DM/0778/22/FUL

Address: Plot 80 Humberston Fitties Humberston North East Lincolnshire

Proposal: Erect chalet with associated boundary treatments, hard landscaping and associated works

Case Officer: Emily Davidson

Customer Details

Name: Miss Jane Does

Address: 28 kew road Cleethorpes

Comment Details

Commenter Type: Member of the Public

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment: Sounds like a fantastic addition to the chalets already there along as it's in keeping with the new style build chalets

Comments for Planning Application DM/0778/22/FUL

Application Summary

Application Number: DM/0778/22/FUL

Address: Plot 80 Humberston Fitties Humberston North East Lincolnshire

Proposal: Erect chalet with associated boundary treatments, hard landscaping and associated works

Case Officer: Emily Davidson

Customer Details

Name: Mr Clive Williams

Address: Rose Cottage Main Road Ashby cum Fenby

Comment Details

Commenter Type: Member of the Public

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment: This applicant has taken great care to ensure his application is in accordance with the Chalet Design Guide and is to be congratulated for that.

This Chalet is on a recognised plot within other plots - not a development of an open space.

Old, new, traditional, and creative are all evident throughout the park and this mix gives the park its uniqueness and this should be embraced as it contributes to the sustainability of the holiday park as is clearly so important to all.

The NE Lincs Council are to be commended for establishing a robust future for the Fitties holiday park:

It is now self-funding and no longer a burden on the NE Lincs taxpayers. - Financial contribution from all leases is essential for the future success of the holiday park.

There is a comprehensive Chalet Design guide for Chalets new and old "to ensure the uniqueness of the Fitties holiday park"

A Robust flood risk plan is in place for the holiday Park covering the welfare of holidaymakers visiting the site and increasing dwellings by 0.03 overall is well within the existing scope of that.

As a holiday resort on the coast, places of recreation, relaxation and holidaying for all to enjoy should encouraged (with environmental concerns being managed accordingly).

Well done to all for ensuring the future success of this unique heritage and for your endeavours in encouraging it to continue as it has for as long as I can remember, an eclectic mix of old, new,

individual and varied holiday chalets.

Comments for Planning Application DM/0778/22/FUL

Application Summary

Application Number: DM/0778/22/FUL

Address: Plot 80 Humberston Fitties Humberston North East Lincolnshire

Proposal: Erect chalet with associated boundary treatments, hard landscaping and associated works

Case Officer: Emily Davidson

Customer Details

Name: Mrs Janet Barber

Address: 169 Humberston Fitties Grimsby

Comment Details

Commenter Type: Member of the Public

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

Comment Reasons:

Comment: I am concerned that the current infrastructure of the Fitties, i.e. roads, drainage, sewerage etc., will not support additional developments. My other concern is that it will lose its quirky nature and individuality, which makes it so special, with this proposed modern chalet and ten more in planning. My belief has always been that these empty plots could not be built upon and the green spaces added to its uniqueness.

Comments for Planning Application DM/0778/22/FUL

Application Summary

Application Number: DM/0778/22/FUL

Address: Plot 80 Humberston Fitties Humberston North East Lincolnshire

Proposal: Erect chalet with associated boundary treatments, hard landscaping and associated works

Case Officer: Emily Davidson

Customer Details

Name: Simon Ostler

Address: 23 Lindsey Road Cleethorpes

Comment Details

Commenter Type: Member of the Public

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment:I can't see any reason to object to this application.

It's a nice looking chalet, in a spare 'plot' not an open amenity space and will improve the area.

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

Tel: 01472 326289 Option 1



EQUANS

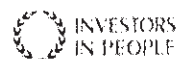
Working in partnership

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/1086/22/FUL	<p>Concerns over no site visit, recommend site visit before decision is made to look at another entrance that would be safer. This would alleviate all construction traffic through the estate and would be less of a hinderance to all residents who live on the estate.</p> <p>Recommend to enter and leave via Taylors Avenue, through a provision of a temporary disturbance to one side of the school playing field which can be restored to its original condition.</p> <p>Concerned that by closing the main school entrance (Grainsby Avenue) that traffic to take and pick up children would be diverted to Sandringham road and Holton Place which is not acceptable as they are already busy roads. This would completely disregard the respect for the elderly residents of Holton Place and Sandringham Road and the area.</p> <p>Matter of safety for children in these areas as traffic will be moving during drop off and pick up times. The entrance of Holton Place is inadequate for the amount of children that is expected to use it as their main gate under Health and Safety act of pedestrians on the highway.</p> <p>No explanation as to why the School needs to extend has been given. Not convinced that the numbers that are being quoted for, for extra pupils are correct.</p>

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

	<p>I feel that school is already of an adequate size for the immediate catchment area.</p>
--	---

Contact Details: -

Signature Date 22/02/2023

Name ...Cllr Callison

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

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

Tel: 01472 326289 Option 1



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/1086/22/FUL Cleethorpes Academy Grainsby Avenue Cleethorpes North East Lincolnshire DN35 9Nx	<p>Currently we are having issues with ASB & noise issues regarding pupils from the Academy, using the Halton Place Entrance, the entrance was closed for some time, however it was re-opened during Covid19 situation to allow for spacing of groups of children.</p> <p>Since its re-opening ASB and noise issues have plagued the residents and currently no support is forthcoming from the school staff, originally when it was re-opened staff were introduced along the entrance and into Halton Place to manage the pupils into and out of school, this was an agreement made by the Headmistress to councillors and residents, this negated the police getting involved.</p> <p>However this staff policing stopped and issues re-started several complaints have been made to myself and the headmistress without any solutions forthcoming, the gate apparently is supposed to be an emergency entrance for services, however it is locked from registration until end of school, if this is the case as I am instructed, it is not an emergency entrance and as it was closed previously this reinforces the fact it is indeed not an emergency entrance.</p> <p>I understand that the school main entrance and buildings are not in my ward, but the rear entrance and issues are indeed affecting my ward and residents. However the local MP and ward councillors are trying to resolve the problem, this application will exacerbate the current situation.</p>

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

	<p>As the works would require the closure of the main entrance with all or a majority of pupils using the Halton Place Gate/entrance, this would lead to increased ASB and Noise nuisance for our ward and residence.</p> <p>We do indeed object to this planning application and wish it to be discussed at the Planning meeting and with the Scrutiny panel.</p>
--	--

Contact Details: -

Signature Graham Reynolds

Date 18/01/2023

Name Cllr Graham Reynolds (NELC).....

Address: 15 Crowhill Avenue, DN35 8DE.....

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

Megan Green (EQUANS)

From: Planning - IGE (ENGIE)
Subject: FW: DM/1086/22/FUL for attn of Owen Toop

■ Dear Mr Toop

I am writing to strongly object to the above planning permission that has been submitted by Cleethorpes academy.

As a resident of Halton Place we have had and continue to have issues with these gates being reopened during covid. A letter sent out by the school in 2021 addresses some of these problems i.e parking but said the gate will remain open to ease congestion of the Grainsby Avenue entrance, yet they are wanting to add an extra 150 pupils to the school so more will be told to use the Halton Place gates which for many years were in use as an emergency only entrance/exit. We already have to put up with the noise and sometimes anti social behaviour of pupils twice a day, the street gets littered by them and not cleaned up and some parents still use Halton Place as a drive in drop off/pick up point for their kids.

The houses on Halton Place were built before the school and the as the pavements are quite narrow the kids often walk in the road which is dangerous for them and residents trying to drive onto Sandringham Road. If the school is planning for all the pupils to use these gates during the building works then it would just be chaos and cause extra risks to their pupils as well as more misery for us residents.

Sandringham Road is a very busy and dangerous road which has already seen accidents. There are no teachers out there monitoring the children and making sure they cross safely. There are cars dropping off and picking up along there particularly near the corners making it even more hazardous. I have witnessed numerous near misses as children on bikes and on foot come out of the road directly opposite (Kenilworth Road) and are crossing in front of cars that are pulling out or they misjudge the speed of the traffic and cross anyway narrowly avoiding getting hit. I feel it is only a matter of time before there is a serious accident.

Expanding the school will only add to some of the problems I have highlighted. The sensible solution if this extension were to go ahead would be to close the Halton Place gates and to ease congestion on Grainsby Avenue would be to look at opening up a proper drop off/pick up drive through off Taylor's Avenue.

I hope all these points will be considered during the deliberations.

Kind Regards
Miss Johnstone
3 Halton Place

Comments for Planning Application DM/1086/22/FUL

Application Summary

Application Number: DM/1086/22/FUL

Address: Cleethorpes Academy Grainsby Avenue Cleethorpes North East Lincolnshire DN35 9NX

Proposal: Erection of single storey extensions with internal and external alterations to Block 1.

Demolition to part of ground floor and erection of single storey extension with internal and external alterations to Block 5 and associated works

Case Officer: Owen Toop

Customer Details

Name: Mrs Ann Willows

Address: 12 Halton place Cleethorpes

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: This will impact on Halton place, it is an area with bungalows and residents retired.

It was quite, but since the school decided to open the entrance for children to use, it has gotten horrendous, the children are abusive, rude, have no care for people or property.

If we need to get out, we have no chance they block the road, if ever an emergency vehicle needed to attend they would not be able to.

The mess they leave is bad enough, never mind about teachers just watching and doing nothing.

So an extension and more pupils would make our life's a living hell, which should not be happening.

When the entrance was closed, which had been for at least 20 years it was quite, and a nice place to live.

With an extension the children will have to come and go into a small area with not enough area.



13 Halton Place
Cleethorpes
DN 35 9BT.

Planning Application DM/1086/22/FUL

Dear Sir,

I oppose the above planning application for demolition and construction at Cleethorpes Academy.

This area is already gridlocked with parents parking to drop off pupils and again parking to wait to pick up pupils.

With construction traffic and more pupils attending the school, will exacerbate the situation and would become a greater safety issue for pupils and residents.

There has already been some
near accidents as pupils don't
seem to be aware of vehicles
entering and leaving the area.
The majority of people living
in Hatton Place are elderly,
again this is a safety issue.

This expansion would mean
more anti-social behaviour, abuse,
noise and rubbish. The residents
have put these issues to the
school which expectations
were not delivered. The only
comment was made by a
teacher saying "You should
expect this behaviour as you
live in a deprived area".

This attitude is not
conducive with good neighborhood.

Tolerance.

The Council seem to have listened to residents in other areas with problems around schools and compromise has been achieved.

Yours sincerely

Megan Green (EQUANS)

From: Planning - IGE (ENGIE)
Subject: FW: DM/1086/22/FUL for attn Owen Toop

Dear Mr Toop,

Please find below my letter of objection to the planning application DM/1086/22/FUL filed on behalf of Cleethorpes Academy, Grainsby Ave, Cleethorpes DN35 9BT.

I reside in Halton Place, it used to be a quiet cul de sac after the emergency vehicle entrance was closed a few years ago due to several issues regarding pupils, ASB and noise pollution. Then in late 2020 we were informed that the head was going to renege over the agreement and take it upon herself to open the gates quoting COVID 19 as an excuse. In mid 2021 we were told that it was going to be a permanent arrangement. With the gates opened we returned to the bad old days, ASB, noise pollution and fighting. We tried to discuss problems with Head but she ignored us, even trying to decide who she was prepared to meet.

The school placed some teachers in the road but they just stand there looking at their phones, while the kids wander all over the road and riding bikes like it's a playpark. There has been lots of near misses with residents cars. When the pupils are in school those gates are locked, they then cease to be an emergency exit which defeats the whole purpose.

Our lives are a misery, and now with this planning application they intend to add a further 150 pupils and 5 staff. With this proposed work I imagine the Head is going to make this gate the entrance for ALL the pupils. This is wholly unacceptable as the so called entrance is not big enough, it would be a tight squeeze for a fire engine to get through.

Further to this point I used a well known Map application and put in the start and finish and every route took me to the present entrance, I live 50 yards from the gate and it still gave me a six minute walk to the entrance.

As residents we object to the planning application and request the closure once again of this entrance as previously instigated which massively reduced our problems.

We respectfully request to attend the planning meeting to speak or have a letter read out by the chair regarding our objections.

Regards
Mrs Crews
29 Halton Place

Comments for Planning Application DM/1086/22/FUL

Application Summary

Application Number: DM/1086/22/FUL

Address: Cleethorpes Academy Grainsby Avenue Cleethorpes North East Lincolnshire DN35 9NX

Proposal: Erection of single storey extensions with internal and external alterations to Block 1.

Demolition to part of ground floor and erection of single storey extension with internal and external alterations to Block 5 and associated works

Case Officer: Owen Toop

Customer Details

Name: Mrs Angela Johnson

Address: 23 Brian Avenue CLEETHORPES

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment:I AM SICK TO DEATH OF THE AMOUNT OF TRAFFIC ALONG SIDE MY HOUSE I DONT NEED 150 more cars YOU NEED TO OPEN TAYLORS AVENUE AND HAVE A ONE WAY SYSTEM LIKE HUMBERSTON ACADEMY YOU HAVE THE LAND OR BUILD ANOTHER BUILDING ON TOLL BAR THEY HAVE BIGGER AREAS FREE SPACE YOU NEED TO THINK ABOUT SAFETY PUT BUILDINGS OVER ASHBY ROAD YOU HAVE THE GROUND OR A ONE WAY SYSTEM PARKINGTHERE IS NO MORE ROOM THIS SIDE AND WE DONT NEED THE NOISE THE SWEARING FROM PUPILS Mrs A Johnson

OPEN TAYLORS AVENUE

Comments for Planning Application DM/1086/22/FUL

Application Summary

Application Number: DM/1086/22/FUL

Address: Cleethorpes Academy Grainsby Avenue Cleethorpes North East Lincolnshire DN35 9NX

Proposal: Erection of single storey extensions with internal and external alterations to Block 1.

Demolition to part of ground floor and erection of single storey extension with internal and external alterations to Block 5 and associated works

Case Officer: Owen Toop

Customer Details

Name: Mrs Angela Johnson

Address: 23, BRIAN AVENUE CLEETHORPES

Comment Details

Commenter Type: Amenity Group

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I AM OBJECTING TO THE AMOUNT OF TRAFFIC THERE IS GOING TO BE TO THIS PROJECT YOU NEED TO OPEN ANOTHER AREA TAYLORS AVENUE ECT YOU NEED A BETTER PARKING SYSTEM LIKE HUMBERSTON ACADEMY THERES IS FAR SUPERIOR I AM NOT GOING TO PUT UP WITH THIS I HAVE CRACKS APPEARING ON A WALLS WITH THE AMOUNT OF TRAFFIC AS IT IS NOT GOOD ENOUGH , PARKING OVER MY DRIVES WE ARE OLD PEOPLE AROUND HERE WE DONT NEED THE AGGRESSION FROM PUPILS PARENTS , YOU NEED A BETTER SYSTEM ARNT YOU CAPABLE OF COMING UP WITH SOMETHING SAFE FOR ALL , YOU NEED TO GET THIS SORTED SOONER THAN LATER THERE IS GOING TO BE AN ACCIDENT OR DONT YOU REALLY CARE JUST AS LONG AS THE BUILDING GOES AHEAD YOU HAVE LOTS OF FIELDS AT THE BACK NEAR TAYLORS AVENUE DO SOMETHING ABOUT THIS MATTER I AM SICK AND FED UP THE ABUSE AND NO JOY FROM THE SCHOOL THE KIDS ARE CHIPPING AWAY AT THE BRICKWORK ON MY WALLS TOO WHILE IM ON THE SUBJECT FOR GOD SAKE GET THIS MATTER SORTED mrs A Johnson

Comments for Planning Application DM/1086/22/FUL

Application Summary

Application Number: DM/1086/22/FUL

Address: Cleethorpes Academy Grainsby Avenue Cleethorpes North East Lincolnshire DN35 9NX

Proposal: Erection of single storey extensions with internal and external alterations to Block 1.

Demolition to part of ground floor and erection of single storey extension with internal and external alterations to Block 5 and associated works

Case Officer: Owen Toop

Customer Details

Name: Mrs ANGELA JOHNSON

Address: 23 BRIAN AVENUE CLEETHORPES

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: There is not enough parking in this area ALREADY Im sick to death of the traffic YOU NEED TO OPEN TAYLORS AVENUE SOONER THAN LATER YOU NEED TO MAKE A BETTER PARKING SYSTEM LIKE HUMBERSTON ACADEMY, THERES IS BRILLIANT ONE WAY SYSTEM . YOU NEED TO THINK ABOUT. RESIDENTS . PUT BUILDINGS AWAY FROM PEOPLES PROPERTY AND MAKE SURE PARKING IS SAFE BECAUSE THERE IS GOING TO BE AN ACCIDENT SOONER THAN LATER OPEN TAYLORS AVENUE DO SOMETHING RIGHT FOR ONCE SAFETY FIRST

Comments for Planning Application DM/1086/22/FUL

Application Summary

Application Number: DM/1086/22/FUL

Address: Cleethorpes Academy Grainsby Avenue Cleethorpes North East Lincolnshire DN35 9NX

Proposal: Erection of single storey extensions with internal and external alterations to Block 1.

Demolition to part of ground floor and erection of single storey extension with internal and external alterations to Block 5 and associated works

Case Officer: Owen Toop

Customer Details

Name: Lisa Moore

Address: 174 Sandringham Road North East Lincolnshire Cleethorpes

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Dear Mr Toop

I have just recently been made, aware of planning permission submitted by Cleethorpes, Academy.

I have received no letter regarding this matter even though it would impact my property significantly.

Since the Academy opened the entrance via Halton Place it has had a negative impact. So stressful the problem, I have contacted the academy on many occasions regarding the behaviour of the students. Shouting, foul language, disregard for my property and huge safety concerns. I constantly have to pick up rubbish thrown into my garden and litter pick every weekend. I can fill 2 carrier bags full of crisp packets, cans, plastic bottles, paperwork and hundreds of discarded face masks.

The safety issue is a great concern when students arrive and leave. Sandringham Road is, an extremely busy main road and I have seen with my own eyes near misses with traffic and most days I hear cars beeping and breaking suddenly. It is already very concerning that there will be, if there hasn't already been, a serious accident.

I have, also been made aware that the entrance is to allow, for another 150 students to enter and leave via Halton Place which will only worsen the situation.

With all this in mind, I am writing to strongly object to these planning proposals and would appreciate that my concerns are taken into consideration

Regards

Lisa Moore

Comments for Planning Application DM/1086/22/FUL

Application Summary

Application Number: DM/1086/22/FUL

Address: Cleethorpes Academy Grainsby Avenue Cleethorpes North East Lincolnshire DN35 9NX

Proposal: Erection of single storey extensions with internal and external alterations to Block 1.

Demolition to part of ground floor and erection of single storey extension with internal and external alterations to Block 5 and associated works

Case Officer: Owen Toop

Customer Details

Name: Mr Alistair Bell

Address: 21 Ashby road Cleethorpes

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Being directly behind the boundary my concern is regarding several issues:

Noise : you mention times for works to begin and end during daylight hours being 8am, constantly every week skip/waste lorries are arriving before this time, so how are you going to police it if your not concerned now. Also language from current works people is concerning as they don't seem to realise families with young children are over the fence.

Environmental:

The area at the back of our properties on Ashby road has become a dumping ground for various waste items and is an eyesore both for us and when viewing from Taylor's avenue, this is increasing vermin which they must be aware of as rat traps are in place, more concerning is it's the rear of the school kitchen.

Also the introduction of more temporary shipping containers in the same area, one appearing to be damaging the branches of the preserved trees at the rear.

Comments for Planning Application DM/1086/22/FUL

Application Summary

Application Number: DM/1086/22/FUL

Address: Cleethorpes Academy Grainsby Avenue Cleethorpes North East Lincolnshire DN35 9NX

Proposal: Erection of single storey extensions with internal and external alterations to Block 1.

Demolition to part of ground floor and erection of single storey extension with internal and external alterations to Block 5 and associated works

Case Officer: Owen Toop

Customer Details

Name: Mr Steven Douglas

Address: 4 GRAINSBY AVENUE CLEETHORPES

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: My objection is based on the fact that I have been informed that this development is mainly to increase by at least 150 the number of students attending the academy.

I must object as I live in Grainsby Avenue opposite the school and currently parking in this area is a nightmare especially at start and end of school times. There have been double yellow lines and "Keep clear" areas marked but these are mainly ignored at drop off and pick up times, and double yellow lines on my corner means their only legal parking is across my drive, and have often had problems leaving and entering my property. Therefore what we don't need is a further increase in numbers making the issue even worse.

Has anyone thought of using some of their field and make a drop off pick up area in Taylors Avenue, where it would not cause an issue for any residential properties

PETITION TO PREVENT HALTON PLACE BEING USED AS A THOROUGHFARE FOR 1000 PUPILS AND CARS DROPPING OFF AND PICKING UP

	1 Halton Place
	7 HALTON PLACE
	2 HALTON PLACE
	7 HALTON PLACE
	"
	11. Halton Place
	13 Halton Place
	13 Halton Place
	13. HALTON PLACE
	17 " "
	23 " "
	19 " "
	23 " "
	27 " "
	27 " "
	42
	42
	33 Halton Place.
	3 " "
	5 Halton Place

PETITION TO PREVENT HALTON PLACE BEING USED AS A THOROUGHFARE FOR 1000 PUPILS AND CARS DROPPING OFF AND PICKING UP



	15	Halton Place
	15	11
	38	11
	38	11
	36	11
	36	11
	32	11
	30	11
	26	11
	24	11
	24	11
	20	11
	14	11
	12	11
	12	11
	31	11
	40	11
	40	11
	40	11
	3	

PETITION TO PREVENT HALTON PLACE BEING USED AS A THOROUGHFARE FOR 1000 PUPILS AND CARS DROPPING OFF AND PICKING UP

	17 BRIAN AVE
KINDA WHITE 21 BRIAN AVE	
	21 BRIAN AV.
	23 BRIAN AVE CLPS
	27 BRIAN AVE
	29 BRIAN AVE
	31. BRIAN AVE. CLPS.
	33 BRIAN AVE CLEE
	35 Brian Ave CLPS
	24 BRIAN AVE CLPS
	22 BRIAN AVE CLPS
	20 BRIAN AVE CLEE
	18 BRIAN AVE CLEE.
	17 " "
	10 Brian Ave .

[illegible]

Laceby Parish Council

Mrs N Ashton, Clerk to Laceby Parish Council
c/o The Stanford Centre, Cooper Lane, Laceby, Grimsby, DN37 7AX
Email: lacbypcclerk@gmx.co.uk



Planning Department,
New Oxford House,
George Street,
Grimsby,
DN31 1HB

10th March 2023

Dear Sir/Madam

DM/0692/22/REM – variation to condition 1 (Approved plans) following DM/0522/21/REM to amend house types on various plots; Land at Field Head Road, Laceby.

The above planning application was discussed at the Parish Council Meeting on the 7th March 2023. The plans and details of the application were scrutinised by Councillors attending the meeting and no objections were raised.

Yours faithfully,

Mrs N Ashton
Clerk to Laceby Parish Council

Comments for Planning Application DM/0692/22/REM

Application Summary

Application Number: DM/0692/22/REM

Address: Land Field Head Road Laceby North East Lincolnshire DN37 7SS

Proposal: Variation of Condition 1 (Approved Plans) following DM/0522/21/REM to amend house types on various plots

Case Officer: Richard Limmer

Customer Details

Name: Mr C J STARKEY

Address: Hazeldene, Cooper Lane Laceby Cooper Lane Laceby Grimsby

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I am writing this once again to remind you that our intensive livestock unit remains on the northern boundary of this development site. The operation of our business unavoidably still creates noise smell flies etc. We have highlighted these facts to you on numerous occasions but unfortunately seems to be ignored bearing in mind the boundary between the new houses and the piggery is only 70 meters, and the land between the piggery and new houses annually after harvest is spread with pig muck and has been for the last 58 years. The piggery has been in operation. We cannot be held responsible or prejudiced by you allowing this development to proceed. It is our view that future home owners should be made aware of the piggery to avoid future complaints.

Comments for Planning Application DM/0692/22/REM

Application Summary

Application Number: DM/0692/22/REM

Address: Land Field Head Road Laceby North East Lincolnshire DN37 7SS

Proposal: Variation of Condition 1 (Approved Plans) following DM/0522/21/REM to amend house types on various plots

Case Officer: Richard Limmer

Customer Details

Name: Mr Thomas Downes

Address: 34 Charles Avenue Laceby Grimsby

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Need to raise issues with land for emergency access road. This needs to be fully implemented as agreed and ongoing maintenance needs to be agreed before any work on the site begins.

Due to the emergency access route being planned to start in Charles Avenue, a review of current dropped kerbs for the surrounding houses needs to be addressed as parking availability will be reduced.

From: Terence Griffiths
Sent: 04 September 2022 15:11
To: Planning - IGE (ENGIE) <planning@nelincs.gov.uk>
Subject: DM/0692/22/REM

Following my conversation on the phone with a member of staff in the Planning Office on Friday 2nd Sept please add this email to the Approval Plan. DM/0692/22/REM

Re Emergency Access from Charles Ave.

We wish to raise the following issues,

We understand that the LPC was unable to find someone to maintain the site.

If this is the case who and how often will the site be maintained.

NB. This site has been and overgrown eyesore since the 1960's

Parking was major factor when the plans where made but has become even more of an issue with more commercial vans parking at weekends and over night. Often having to use the grass verges.

There have been several occasions in the evenings where we have been unable to access our drive even with drop kerb. This is due to the close parking on both sides of our drop kerb and the narrow road.

We fear parking will become even more of a problem for all residents especially once the grass verge becomes the access point.

Mr T Griffiths and Mrs J. Griffiths.

36 Charles Ave.

From: gillian
Sent: 04 September 2022 16:07
To: Planning - IGE (ENGIE) <planning@nelincs.gov.uk>
Subject: Land behind Charles ave Laceby

I know this will be debated on September 5th.

My concerns are with the access road onto the site entrance for the emergency vehicles.

We have at the moment a parking problem in Charles Ave with cars and works vehicles making it very hard to get out of our drives, will the site access have yellow lines and bollards and fencing for its length

The site between 37 and 43 Charles was agreed as a green area alongside the emergency road, it seems nobody including the Parish Council will take responsibility for the upkeep, who will do this.

The trees at the back of the site between 37 and 43 Charles Ave at the last meeting between the council, residents and the contractors were agreed to stay only losing some to put the road through.

Sent from [Mail](#) for Windows

Comments for Planning Application DM/0692/22/REM

Application Summary

Application Number: DM/0692/22/REM

Address: Land Field Head Road Laceby North East Lincolnshire DN37 7SS

Proposal: Variation of Condition 1 (Approved Plans) following DM/0522/21/REM to amend house types on various plots

Case Officer: Richard Limmer

Customer Details

Name: Mr david aitken

Address: 40 cemetery rd laceby grimsby

Comment Details

Commenter Type: Member of the Public

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

Comment Reasons:

Comment:one neighbours comment points out that ' Field Head Rd ' is not capable of dealing with the increase in traffic caused by this development but the real cause of traffic restriction is lack of resident off road parking for the ever increasing second and third family cars. A drive through any one of the new developments, Scartho Top for example, exposes cars parked either fully on the road, restricting traffic flow or parking on pavements, restricting pedestrian flow. The solution has to be some re-jigging of the plot layout and better use being made of the available land. Wouldn't it be an idea to dispose of the need to include garages, since very few residents actually park their cars in them and use the space as part of the re-jigging

Comments for Planning Application DM/0692/22/REM

Application Summary

Application Number: DM/0692/22/REM

Address: Land Field Head Road Laceby North East Lincolnshire DN37 7SS

Proposal: Variation of Condition 1 (Approved Plans) following DM/0522/21/REM to amend house types on various plots

Case Officer: Richard Limmer

Customer Details

Name: Ms cathryn marshall

Address: 1 Yews Lane Laceby

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: The local school is not large enough to accommodate more children as current class size means split classes. This has been the case for the last 7 years. The field houses wildlife including deers. There is already a housing development in progress at the bottom of the village. Laceby is a village - why do we need multiple housing developments???

Comments for Planning Application DM/0692/22/REM

Application Summary

Application Number: DM/0692/22/REM

Address: Land Field Head Road Laceby North East Lincolnshire DN37 7SS

Proposal: Variation of Condition 1 (Approved Plans) following DM/0522/21/REM to amend house types on various plots

Case Officer: Richard Limmer

Customer Details

Name: Mrs Jean Williams

Address: 6 Yews Lane, Laceby Laceby GRIMSBY

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: We continue to have concerns about:-

1. Flooding - the field behind our property and No. 8 floods during heavy rain. Can we please have assurance that there will be sufficient environmental arrangements to ensure the excess water doesn't just get "squeezed" into our gardens.
2. Highway - Field Head Road is not wide enough to accommodate the extra traffic resulting from this development. We question if provision has been made for cycle lanes along Field Head Road and the new estate? In these times when we are being encouraged not to use cars, what safety arrangements have been made for cyclists when the roads do not appear to be wide enough to include cycle lanes?
3. Nature - Deer, pheasants and birds of prey occupy this land.
4. Drainage - There has previously been mention of the drainage/sewerage system being inadequate for the additional properties and the Beck being polluted as a result. What arrangements have been made to guarantee this won't happen?
5. School - The school is not big enough to accommodate all the additional children who will fall into the catchment area.

Planning Application Reference: DM/0719/22/FUL

Proposal: Erect 9 dwellings with associated highways, landscaping and boundary treatments (amended description and plans January 2023)

Location: Land at Grimsby Road Waltham North East Lincolnshire

Waltham Parish Council recommends refusal of this application on the following grounds. The application is an erosion into the identified strategic gap between Waltham and Scartho. The site is not identified in the Local Plan or within the Waltham Parish Community LED Plan as an area suitable for development. The additional 9 properties will add to the over-intensification of the village. The previous application was for 16 bungalows and the reduction to 9 means there would be no Section 106 agreement. The same applicant has yet to start building the 51 properties (Phase 1) despite permission being granted for this phase over 7 years ago. This delay contributes to the lack of 5-year supply and has denied Waltham useful Section 106 funding.

The Parish Council also supports the residents of Grimsby Road and Woodlands in their concerns that the development of Phase 2 has still not been completed to a satisfactory standard, particularly in relation to the road surface and width of access.

Planning Application Reference: DM/0719/22/FUL Proposal: Erect 16 dwellings with associated highways, landscaping and boundary treatments Location: Land At Grimsby Road Waltham North East Lincolnshire

Waltham Parish Council recommends refusal of this application on grounds that this further application (phase 3) is an erosion into the identified strategic gap between Waltham and Grimsby. This land is not identified in the adopted Local Plan or within the Waltham Parish Community Led Plan as an area suitable for development. The Parish Council feel that these additional 16 homes will add to the over-intensification of the infrastructure of the village.

Comments for Planning Application DM/0719/22/FUL

Application Summary

Application Number: DM/0719/22/FUL

Address: Land At Grimsby Road Waltham North East Lincolnshire

Proposal: Erect 9 dwellings with associated highways, landscaping and boundary treatments (amended description and plans January 2023)

Case Officer: Richard Limmer

Customer Details

Name: Mr Ronald Parkin

Address: 1 Woodland Way Waltham Grimsby

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Again I strongly object to this application. The applicant has approved planning for a similar development on Grimsby Road between the vets and the BT exchange; this should be completed before any consideration is given to this ribbon development on land outside of the Waltham Parish Community Plan.

This application is very similar to two previous applications (July 2018, Nov 2020) for developments on this land, both of which went to appeal and where refused. Nothing in this new application has addressed the reasons for refusal, namely Section 106 (housing provision and community support), encroachment into the strategic gap between Waltham and Grimsby, and the visual impact into the open space across the farmland. Planning approval for a housing development adjacent to a recently approved 18 meter high phone mast, in close proximity to high voltage electricity pylons and industrial pipe lines should also be a consideration.

The Applicant has indicated that the access road along Woodland Way will not be completed until Phase 3 is finished; this is not what was agreed by the Applicant in the "Planning Obligation Deed" dated 6 July 2018, in the Phase 2 (DM0579/16/OUT) application, which was passed on appeal.

This Deed legally specifies actions to finish Phase 2, that the Applicant has to do, one of which is to complete the access road, to the Highways and Council approval, in a reasonable time scale.

On the Deed document is a "Land Registry" map showing the area of land covered by Phase 2 (DM0579/16/OUT) with a defined, "Public Open Space", to the north of Woodland Way access road. This is land that the Applicant is now trying to build on as part of this application.

Also in the DM0579/16/OUT documentation is the Appeal Officer's decision which further states conditions that not been completed.

I fully support the Highways comment that the access from Grimsby Road and Woodland Way, which are not wide enough and needs to be altered. It is a road safety issue as vehicles can't enter and exit at the same time causing traffic holdups on Grimsby Road.

Comments for Planning Application DM/0719/22/FUL

Application Summary

Application Number: DM/0719/22/FUL

Address: Land At Grimsby Road Waltham North East Lincolnshire

Proposal: Erect 16 dwellings with associated highways, landscaping and boundary treatments

Case Officer: Richard Limmer

Customer Details

Name: Mr Ronald Parkin

Address: 1 Woodland Way Waltham Grimsby

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I strongly object to this application. The applicant has approved planning for a similar development on Grimsby Road between the vets and the BT exchange, this should be completed before any consideration is given to this ribbon development on land outside Waltham Parish Community Plan. This application is very similar to two previous applications (July 2018, Nov 2020) for developments on this land, both of which went to appeal and where refused. Nothing in this new application has addressed the reasons for refusal, namely Section 106 (social housing and community support), encroachment into the strategic gap between Waltham and Grimsby, and the visual impact into the open space across the farmland. There is also a technical issue with the block plan drawing which shows the pipelines incorrectly marked, the ConocoPhillips gas line is adjacent to the development which would make the easement zone encroach onto properties along the north edge. (See Harbour Energy comment)

Comments for Planning Application DM/0719/22/FUL

Application Summary

Application Number: DM/0719/22/FUL

Address: Land At Grimsby Road Waltham North East Lincolnshire

Proposal: Erect 16 dwellings with associated highways, landscaping and boundary treatments

Case Officer: Richard Limmer

Customer Details

Name: Mr Martin Blades

Address: 2 Woodland Way Waltham

Comment Details

Commenter Type: Neighbour

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

Comment Reasons:

Comment: As a house owner on the development opposite the proposed application the concern is that the road access to the site onto the site some two years on from when we moved in is still not finished .

The above proposal we feel with only delay further the completion of this work which during the last two years has , we have suffered noise , dust and disruption.

Can this issue be addressed during this application .

Comments for Planning Application DM/0719/22/FUL

Application Summary

Application Number: DM/0719/22/FUL

Address: Land At Grimsby Road Waltham North East Lincolnshire

Proposal: Erect 9 dwellings with associated highways, landscaping and boundary treatments (amended description and plans January 2023)

Case Officer: Richard Limmer

Customer Details

Name: Mr Martin Blades

Address: 2 Woodland Way Waltham

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: This application has been rejected numerous times and the reduction down to 9 homes does not alter the valid reasons for rejecting the previous applications.

The major concern is the yet to complete entrance to the exiting development which is not suitable for even the existing homes.

The access to and from Woodland Way in itself with residential homes on either side is from a 40 mile an hour road which is far too high and will increase the chances of an incident.

This access and road to the proposed development has still after some two years not been completed and needs to be of sufficient width to support the existing traffic and any potential future traffic.

Comments for Planning Application DM/0719/22/FUL

Application Summary

Application Number: DM/0719/22/FUL

Address: Land At Grimsby Road Waltham North East Lincolnshire

Proposal: Erect 16 dwellings with associated highways, landscaping and boundary treatments

Case Officer: Richard Limmer

Customer Details

Name: Mr Martin Blades

Address: 2 Woodland Way Waltham

Comment Details

Commenter Type: Neighbour

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

Comment Reasons:

Comment: As a house owner on the development opposite the proposed application the concern is that the road access to the site some two years on from our house completion still is not finished . The above proposal we feel will delay even further the completion of this work , which during the last two years we have suffered noise , dust and disruption and is unacceptable
can this issue be addressed during this application

Comments for Planning Application DM/0719/22/FUL

Application Summary

Application Number: DM/0719/22/FUL

Address: Land At Grimsby Road Waltham North East Lincolnshire

Proposal: Erect 16 dwellings with associated highways, landscaping and boundary treatments

Case Officer: Richard Limmer

Customer Details

Name: Mr John Tuke

Address: 3 Woodland Way, Waltham GRIMSBY

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I wish to object to the Application on the grounds of Traffic Management which will be adversely affected since it will be necessary to use the existing access off Grimsby Road to the partially completed development of nos 1-14 Woodland Way. This access road has never been completed anyway and has very poor sight lines onto Grimsby Road.

The existing residents will be subjected to a dangerous mix of contractors traffic for at least 4-5 years when there is no proven need for more housing in this location.

Comments for Planning Application DM/0719/22/FUL

Application Summary

Application Number: DM/0719/22/FUL

Address: Land At Grimsby Road Waltham North East Lincolnshire

Proposal: Erect 9 dwellings with associated highways, landscaping and boundary treatments (amended description and plans January 2023)

Case Officer: Richard Limmer

Customer Details

Name: Mrs Beverley Snape

Address: 4 Woodland Way Waltham Grimsby

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I am opposed to this development as there are no significant changes to the previous applications which were turned down.

Please consider the numerous issues outstanding on the existing phase, notably the applicant indicating that the access road along Woodland Way will not be completed until Phase 3 is finished; this is not what was agreed in the "Planning Obligation Deed.

The developer can not be trusted to build to agreed planning specifications, and is almost impossible to communicate with.

The entrance to Woodland Way is already too narrow, therefore making it dangerous should it have to accommodate any more traffic.

Comments for Planning Application DM/0719/22/FUL

Application Summary

Application Number: DM/0719/22/FUL

Address: Land At Grimsby Road Waltham North East Lincolnshire

Proposal: Erect 16 dwellings with associated highways, landscaping and boundary treatments

Case Officer: Richard Limmer

Customer Details

Name: Beverley Snape

Address: 4 Woodland Way Waltham Grimsby

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I am opposed to this development as there are no significant changes to the previous applications which were turned down.

Please consider the numerous issues outstanding on the existing phase, the unreliability of the developer who can not be trusted to build to agreed planning specifications, and is almost impossible to communicate with.

The entrance to Woodland Way is already too narrow, therefore making it dangerous should it have to accommodate any more traffic.

Comments for Planning Application DM/0719/22/FUL

Application Summary

Application Number: DM/0719/22/FUL

Address: Land At Grimsby Road Waltham North East Lincolnshire

Proposal: Erect 9 dwellings with associated highways, landscaping and boundary treatments (amended description and plans January 2023)

Case Officer: Richard Limmer

Customer Details

Name: Mr Michael Graves

Address: 5, Woodland Way Waltham Grimsby

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: My objection to this latest planning application and proposal for 9 dwellings is based solely on the previous objections regarding the site access road. Before any further planning consent is considered I would expect that the conditions stated in the Highways Department Comments dated 5th Dec 2022 are fully met and applied prior to the application being approved. This being the case I can see no further reason to object to the application.

Comments for Planning Application DM/0719/22/FUL

Application Summary

Application Number: DM/0719/22/FUL

Address: Land At Grimsby Road Waltham North East Lincolnshire

Proposal: Erect 16 dwellings with associated highways, landscaping and boundary treatments

Case Officer: Richard Limmer

Customer Details

Name: Mr Michael Graves

Address: 5 Woodland Way Waltham Grimsby

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I strongly object to this development due to the unreliable character of the developer as he consistently fails to deliver on agreed plans and verbal agreements with existing residents on the Woodland Way which still is not completed. Given that this planning request has been turned down twice already I cannot see any changes to his original proposal that should change the previous decisions.

Also I believe that the entrance to Woodland Way is not sufficiently wide and is a safety hazard when exiting the development if another vehicle is trying to enter at the same time from Grimsby Road. Traffic invariably has to stop on Grimsby Road to allow the exiting vehicle to get out which is not great on a 40 mph road.

Comments for Planning Application DM/0719/22/FUL

Application Summary

Application Number: DM/0719/22/FUL

Address: Land At Grimsby Road Waltham North East Lincolnshire

Proposal: Erect 9 dwellings with associated highways, landscaping and boundary treatments (amended description and plans January 2023)

Case Officer: Richard Limmer

Customer Details

Name: Mr Alex Zitman

Address: 7 Woodland Way Waltham Grimsby

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I'd like to re-emphasise comments previously made to this application as to why this application should be refused.

Various areas of the stage 2 development are still left with work outstanding. Namely;

- The large mud hill, opposite houses 7 + 8 has still to be removed.
- The road surface of Woodland Way has still to be surfaced. I fear that this wouldn't be surfaced until the works involved in this application has been completed. This likely being years from now.
- The entrance to Woodland Way is, in my opinion, too narrow to support any additional traffic on to the estate.

Until these points have been addressed, I can only object to the application. I do not see any reason as to why the application should progress any further until the "phase 2" development is fully complete.

Comments for Planning Application DM/0719/22/FUL

Application Summary

Application Number: DM/0719/22/FUL

Address: Land At Grimsby Road Waltham North East Lincolnshire

Proposal: Erect 9 dwellings with associated highways, landscaping and boundary treatments (amended description and plans January 2023)

Case Officer: Richard Limmer

Customer Details

Name: Mr Paul Newman

Address: 8 woodland way Waltham

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I like a number of others within the community and surrounding area affected with this proposal object to this phase 3 development being approved by the local authorities. It appears clear that there has been little commitment during the phase 2 to complete all outstanding works required and those are still being chasing by the residents through the council.

Clearly, to allow another phase to commence knowing that phase 1 has to some extent been approved for development by the same landowner would be ludicrous if based on the overall time taken to complete phase 2. Phase 3 initially I believe the area was intended to be meadowland to which was enhancing both planting of additional trees and attracting local wildlife. Such a development would seriously impact this original line of thought.

I would state again that this application is not the first time it has been applied for and rejected and from both of those times, nothing has been acted upon from the developer to show any commitment. Hopefully the Mud hill will be removed by the middle of April which again has been a source of many discussions from residents to the council and land owner to remove it, and it has had to end with the council enforcing that scope to resolve it.

Woodland way road surface, still has not been completed and continues to worsen along with the entrance to woodland way which is virtually impossible for two vehicles to enter or exit woodland way at the same time. This again has been highlighted many times over the past 2 years and still yet to be resolved.

Comments for Planning Application DM/0719/22/FUL

Application Summary

Application Number: DM/0719/22/FUL

Address: Land At Grimsby Road Waltham North East Lincolnshire

Proposal: Erect 16 dwellings with associated highways, landscaping and boundary treatments

Case Officer: Richard Limmer

Customer Details

Name: Mr Paul Newman

Address: 8woodland way Waltham

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: As a resident of this location along with being part of the Waltham community, then we would like to strongly oppose any future development intended by the current developer. Over the past two years we have witnessed on many occasions the lack of commitment by the developer to move forward with phase 2 and to date, this remains a valid issue with false promises. He clearly aims to line his profits for such developments with no reasonable thoughts to the direct community as well as that of the village infrastructure.

I that the developer has already received some approval for phase 1 development along Grimsby road and therefore with that having more properties being built on that site would take a considerable amount of time. We would prefer the developer to focus on the current phase 2 development and commit to completing the outstanding works prior to being allowed any further developments within the village community. One such action being that of DM/0720/22/FUL which relates to waste soil hill which requires levelling or moving. The soli within it is unstable and could cause potential harm to both personnel and local wildlife which have been seen walking on and around it.

Comments for Planning Application DM/0719/22/FUL

Application Summary

Application Number: DM/0719/22/FUL

Address: Land At Grimsby Road Waltham North East Lincolnshire

Proposal: Erect 9 dwellings with associated highways, landscaping and boundary treatments (amended description and plans January 2023)

Case Officer: Richard Limmer

Customer Details

Name: Mr Martin Harries

Address: 14 Woodland Way Waltham Grimsby

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: As stated in our comments 30th September 2022 we still object to this phase 3 application. The amendment from 16 to 9 properties would still be a very significant impact on this strategic gap as well as other issues raised during previous applications and appeals to build on this piece of land.

This developer is yet to complete phase 2 and has not made any significant start on phase 1.

Phase 1 currently appears to be a dumping ground! How many years will this remain as a view for local residents?

Phase 2 requires the entrance from Grimsby Road and the road and paths onto Woodland Way completing. The last remaining resident for the 14 properties within phase 2 moved in September 2022 and yet this developer has not completed the road or paths as the phase 2 application stipulates. The entrance on to Woodland Way as well as the road and pathways currently have an abandoned look and this road is deteriorating daily!

It would be fatal to assume giving this developer permission to build phase 3 he will then complete the entrance, road and path in a timely manor, it could be years if ever.

The highways department have stipulated the road and entrance to Woodland Way is not wide enough twice within this latest application.

This developer needs to complete phase 2 with this stipulation in mind before any further development off Woodland Way should be even considered.

Comments for Planning Application DM/0719/22/FUL

Application Summary

Application Number: DM/0719/22/FUL

Address: Land At Grimsby Road Waltham North East Lincolnshire

Proposal: Erect 16 dwellings with associated highways, landscaping and boundary treatments

Case Officer: Richard Limmer

Customer Details

Name: Mr Martin Harries

Address: 14 Woodland Way Waltham Grimsby

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: This developer has had this planning application previously refused on numerous occasions even after appeals, we cannot see any significant changes to this latest application that would change any previous decisions.

Any application should not be allowed to encroach on the strategic gap as previously pointed out by the planning inspectorate.

Furthermore, this developer is yet to finish phase 2, a development of 14 plots started in 2019. The tarmac road onto Woodland Way, footpaths and landscaping to the front of the plots has still to be completed, e.g. also we're are all the trees to these plots as per planning specification?

This developer has an approved application to build a further 51 houses (phase 1) off Grimsby Road, Waltham, based on the developers current building rate this would take 12 years and 9 months to complete! Surely even considering allowing a further 16 properties on this time scale would have a significant impact on the residents of Waltham for years to come, unquestionably this must be something else that is taken into your considerations when reviewing this application.

Comments for Planning Application DM/0719/22/FUL

Application Summary

Application Number: DM/0719/22/FUL

Address: Land At Grimsby Road Waltham North East Lincolnshire

Proposal: Erect 9 dwellings with associated highways, landscaping and boundary treatments (amended description and plans January 2023)

Case Officer: Richard Limmer

Customer Details

Name: Mrs Wendy Cottingham

Address: 59 Grimsby road Waltham Grimsby

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I live opposite the first development on woodland way, that now has 14 houses finished and occupied.

The noise dust and disruption we all had to endure for hours on end , including weekends and later working in the summer for these dwellings to be built ,at times were unbearable. Not to mention the amount of mud left on Grimsby road from vehicles exiting the site . We really didn't get any rest from the constant building for a couple of years .

I don't think that the current entrance to woodland way can cope with potentially 16 more cars . It's too narrow , and is definitely not 2 car widths . I can see it becoming an accident hot spot. Whilst it is a 40mph road (,which now woodland way has dwellings I feel this should go down to a 30mph.).Some local drivers think it's ok to do 60 along here. So add speed, the brow of a hill , residents trying to get on and off the site ,and impatient drivers into the mix , we're asking for trouble.

Having tried to look at the documents submitted for these proposals I can't see anything that relates to building a more energy efficient home. Solar panel's, electric charging points, water butts, ground source heat pumps. Surly new builds these days should have to have these type of things put in as standard.

I feel also that more mature trees should be planted into each garden to encourage the wildlife back. This was after all their habitat before the JCB moved in .

Comments for Planning Application DM/0719/22/FUL

Application Summary

Application Number: DM/0719/22/FUL

Address: Land At Grimsby Road Waltham North East Lincolnshire

Proposal: Erect 9 dwellings with associated highways, landscaping and boundary treatments (amended description and plans January 2023)

Case Officer: Richard Limmer

Customer Details

Name: Mr Paul Wisken

Address: 67 Grimsby Road Waltham Grimsby

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I wish to strongly object to this application, this is an erosion into the identified strategic gap between Waltham and Grimsby. This land is not identified in the adopted Local Plan or within the Waltham Parish Community Led Plan as an area suitable for development. The developer has not completed Phase 2 of his development or even started Phase 1 on the adjoining field. There is no need for these additional properties, if there was then Phase 2 would have been completed by now. I feel that these additional 9 homes will represent an over-intensification of the infrastructure of the village. The applicant has had previous application refused which have also been upheld by the Planning Inspectorate. The current access is continually flooded every time it rains, the traffic on Grimsby Road has already increased significantly since the original 14 properties on Phase 1 were built, and certain times of day it is very difficult to exit our drive, and yet more properties would only added to the problem.

Comments for Planning Application DM/0719/22/FUL

Application Summary

Application Number: DM/0719/22/FUL

Address: Land At Grimsby Road Waltham North East Lincolnshire

Proposal: Erect 16 dwellings with associated highways, landscaping and boundary treatments

Case Officer: Richard Limmer

Customer Details

Name: Mr Paul Wisken

Address: 67 Grimsby Road Waltham Grimsby

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I wish again to strongly object to this application, this is an erosion into the identified strategic gap between Waltham and Grimsby. This land is not identified in the adopted Local Plan or within the Waltham Parish Community Led Plan as an area suitable for development. The developer has not totally completed Phase 2 of his development or even started Phase 1 on the adjoining field. There is no need for these additional properties, as if there was then these 2 developments would have been completed by now. I feel that these additional 17 homes will represent an over-intensification of the infrastructure of the village.

Appeal Inspector ruled and refused an Appeal below on a similar application raising numerous points which have not been addressed with this application on 7th February 2022:-

"Planning balance

28. The Council confirms that at the time of determination it was meeting its 5 year housing land supply requirements. However subsequently its assessment at 1 April 2021 showed a drop to 4.2 years supply. Paragraph 11d of the Framework is therefore triggered as footnote 7 does not apply.

29. The Council's strategy is to provide housing on a spatial basis according to settlement hierarchy. The appeal site is classed as countryside, but Waltham is classed as a local centre with Grimsby and Cleethorpes forming an arc of settlements. Policy 4 allows development in and on the fringes of the settlements but within the settlement boundaries. Whilst I found conflict with the Development Plan overall, particularly as the site was not within a settlement boundary, the site is in an accessible location which was one of the factors forming the strategy.

30. The inadequate housing supply questions the housing strategy and in particular the over reliance of development within the designated settlement boundaries. The housing supply shortfall is significant, and I have not been made aware of any prospect of the situation improving. Indeed, as the Local Plan was adopted in 2018, the situation may well get worse as the Plan ages.

31. There is a need to look beyond the settlement boundaries for new housing. As the appeal site is in a location where it is well served by facilities, the occupants would not be car dependent. The 17 houses would be a significant contribution to housing land supply and contribute to the economy.

32. However, as I found earlier the proposal would lead to an adverse impact on the landscape. This would be a limited impact, potentially easing when the landscaping begins to flourish, albeit depending upon its details.

33. In addition, the proposal has failed to make provision for the expansion of education facilities and the new households would create more demand and pressures on the existing infrastructure. The most robust means for delivering affordable housing has also not been provided.

34. Paragraph 8 of the Framework provides the three overarching objectives of the planning system: economic, social and environmental. The proposal would provide 17 houses which would have economic benefits from their construction. Additionally, there would be an economic benefit as the occupants would support local services. However, the lack of delivery for affordable housing and education provision would mean that the social benefits of the proposal have not been realised and the proposal would put undue harm on existing facilities. In terms of the environmental objective the proposal would lead to limited landscape harm albeit potentially easing with landscaping.

35. In the light of the above, I therefore conclude that the adverse impacts of the proposal would significantly outweigh the benefits when assessed against the policies in the Framework taken as a whole. Appeal Decision APP/B2002/W/21/3278465 <https://www.gov.uk/planning-inspectorate> 6
Conclusion

36. I therefore conclude that the appeal should be dismissed. However, as I found earlier the proposal would lead to an adverse impact on the landscape. This would be a limited impact, potentially easing when the landscaping begins to flourish, albeit depending upon its details."

Nothing has changed since this decision was made in February 2022 so the application should be refused.

Comments for Planning Application DM/0719/22/FUL

Application Summary

Application Number: DM/0719/22/FUL

Address: Land At Grimsby Road Waltham North East Lincolnshire

Proposal: Erect 9 dwellings with associated highways, landscaping and boundary treatments (amended description and plans January 2023)

Case Officer: Richard Limmer

Customer Details

Name: Mr IAN NICHOLSON

Address: 85 Grimsby road Waltham Grimsby

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: How many applications for this phase 3 are going to be made. As has been stated by a resident on phase 2 plot reducing the number of houses to 9 does not take away the fact that this is eroding the strategic gap between Waltham and Scartho. The speed limit on Grimsby road needs to be reduced to 30 mph immediately with the existing development we have as it is dangerous with the traffic we have at the moment to enter and leave our drive way.

Comments for Planning Application DM/0719/22/FUL

Application Summary

Application Number: DM/0719/22/FUL

Address: Land At Grimsby Road Waltham North East Lincolnshire

Proposal: Erect 9 dwellings with associated highways, landscaping and boundary treatments (amended description and plans January 2023)

Case Officer: Richard Limmer

Customer Details

Name: Mrs Sally Maccormack

Address: 9 Woodland Way Waltham Grimsby

Comment Details

Commenter Type: Neighbour

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment: As a resident of the land alongside this proposed development we are fully in favour of this development going ahead. It will complete the site and will bring more high standard homes to the village. It will also mean the development of this particular group of homes will be finished. Myself and my husband are looking forward to the development being completed

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

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 /1111/22/FUL	APPLICANT DISPUTES COMMENTS BY HIGHWAYS AND HAS REQUESTED COMMITTEE DEBATE.

Contact Details: -

Signature

Date 17TH FEBRUARY 2023

Name D. HASTHORPE

Address:

Laceby Parish Council

Mrs N Ashton, Clerk to Laceby Parish Council
c/o The Stanford Centre, Cooper Lane, Laceby, Grimsby, DN37 7AX
Email: lacbypcclerk@gmx.co.uk



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

6th January 2023

Dear Sir/Madam

DM/1111/22/FUL – Proposed change of use of garage and stable to detached bungalow with internal and external alterations; East Mount, Barton Street, Laceby.

The above planning application was discussed at the Parish Council Meeting on the 3rd January 2023. The plans and details of the application were scrutinised by Councillors attending the meeting and no objections were raised.

Yours faithfully,

N J Ashton

Mrs N Ashton
Clerk to Laceby Parish Council

Comments for Planning Application DM/1014/22/FUL

Application Summary

Application Number: DM/1014/22/FUL

Address: Ormiston Maritime Academy Westward Ho Grimsby North East Lincolnshire DN34 5AH

Proposal: Retrospective application to erect 2.4 metre high fence to southern boundary

Case Officer: Emily Davidson

Customer Details

Name: Mr Daniel Edwards

Address: 40 Gloucester ave Grimsby

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Firstly the 2.4m metal fence is taller than the current wooden fence that is on the boundary of my property and the school, meaning the unsightly metal fence will be visible from my garden and will not be very pleasing to the eye. Also the application says that the fence will be erected a minimum of 1m from my boundary fence however the posts that have been put in place already, prior to planning approval are 50cm away from the boundary fence. This would not leave enough space to erect any ladders in order to maintain the rear off my boundary fence. I do have photographic evidence of this but cannot find anywhere to submit images on this form.

Comments for Planning Application DM/1014/22/FUL

Application Summary

Application Number: DM/1014/22/FUL

Address: Ormiston Maritime Academy Westward Ho Grimsby North East Lincolnshire DN34 5AH

Proposal: Retrospective application to erect 2.4 metre high fence to southern boundary

Case Officer: Emily Davidson

Customer Details

Name: Mr Neil Cheetham

Address: 44 Gloucester ave Grimsby

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: This proposed fence hinders our emergency exit from our property if the situation ever came about, 1 meter is not enough room to be able to maintain our fence properly, I do not wish to see a big green fence above my fence directly looking out of my back windows and garden, and who and how is the maintenance of trees, bushes and grass in between the proposed fence and our fence going to be looked after? And what is their reasoning behind having the fence erected in the first place?

Comments for Planning Application DM/1014/22/FUL

Application Summary

Application Number: DM/1014/22/FUL

Address: Ormiston Maritime Academy Westward Ho Grimsby North East Lincolnshire DN34 5AH

Proposal: Retrospective application to erect 2.4 metre high fence to southern boundary

Case Officer: Emily Davidson

Customer Details

Name: Mrs Anne-Marie Norman

Address: 50 Gloucester Avenue Grimsby

Comment Details

Commenter Type: Neighbour

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

Comment Reasons:

Comment: The new partially erected school fence which is directly behind our garden has brought to our attention the following problems.

There are 2 large elder trees (1 being partially dead) which are now marooned in the space between the fences. They are in need of attention i.e. pruning or pollarding to make them safe . This would apply to all the trees/shrubs which are in this space. We have a glass house directly behind these 2 trees.

The consideration of this new strip of green space which we presume is the responsibility of the school . Access to repair and maintain our rear fencing will be an issue unless we are allowed as residents in the space to do this.

Comments for Planning Application DM/1014/22/FUL

Application Summary

Application Number: DM/1014/22/FUL

Address: Ormiston Maritime Academy Westward Ho Grimsby North East Lincolnshire DN34 5AH

Proposal: Retrospective application to erect 2.4 metre high fence to southern boundary

Case Officer: Emily Davidson

Customer Details

Name: Miss Kathryn Barratt

Address: 60 Gloucester Avenue Grimsby

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: On 5th September I queried by email the erection of this fence with the NELC planning dep and received a standard reply from them the same day. I have not had any further correspondence from the planning team. In January 2023 I received a letter from Ormiston addressed to me as a resident informing me of the fence being erected. I understand the need for the fence but do not agree with the height of the fence which my garden backs on to

Comments for Planning Application DM/1014/22/FUL

Application Summary

Application Number: DM/1014/22/FUL

Address: Ormiston Maritime Academy Westward Ho Grimsby North East Lincolnshire DN34 5AH

Proposal: Retrospective application to erect 2.4 metre high fence to southern boundary

Case Officer: Emily Davidson

Customer Details

Name: Miss Emily Curtiss

Address: 64 Gloucester Avenue Grimsby

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I live on Gloucester Avenue and have concerns regarding the construction of the fencing. I would like to be able to maintain my own fence and don't feel enough space has been left behind. I am also concerned regarding the maintenance of the grass between my fence and the fence constructed. The property next to me has a tree in-between that ideally should have been removed before installation as it is now stuck in a tight gap that I am unsure how Ormiston believe they can maintain the land appropriately to ensure it doesn't overgrow.

Comments for Planning Application DM/1014/22/FUL

Application Summary

Application Number: DM/1014/22/FUL

Address: Ormiston Maritime Academy Westward Ho Grimsby North East Lincolnshire DN34 5AH

Proposal: Retrospective application to erect 2.4 metre high fence to southern boundary

Case Officer: Emily Davidson

Customer Details

Name: Mr D Hubbard

Address: 66 Gloucester Ave Grimsby

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I would like to oppose this application on the basis that there is no need to erect a fence along the back of houses that already have fences/walls separating our property from the school playing field. The school want to erect a fence at least 30cm higher than our own boundary fences and put their fence 1 meter from ours which creates an eyesore as we don't want to look out onto a metal fence and posts that tower over our own. I don't see any reason, if the school still feel the need to do this, that they can't erect a fence the same size as they have down Hereford Ave which will then not be visible to myself and my neighbours and no higher than 2.1m

We are also concerned about the gap that will be left between the 2 fences as this will become overgrown, attract vermin and litter and not leave a lot of room for us to maintain or erect new fences if required.

We have also felt the school have taken this upon themselves to erect this fence with no contact or thought whatsoever with its neighbours on Gloucester Ave and even tried to continue with the works knowing full well they didn't have any suitable planning permission.

Therefore I strongly oppose the fence being 2.4m high and also 1m from our own boundary.

Comments for Planning Application DM/1014/22/FUL

Application Summary

Application Number: DM/1014/22/FUL

Address: Ormiston Maritime Academy Westward Ho Grimsby North East Lincolnshire DN34 5AH

Proposal: Retrospective application to erect 2.4 metre high fence to southern boundary

Case Officer: Emily Davidson

Customer Details

Name: Mr Christopher Hall

Address: 68 Gloucester Avenue Grimsby

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: My objection to this is that nobody bothered to let any of us Gloucester Avenue residents know prior to this work taking place. I came home one teatime to find the fence had been erected while I had been out, and is much higher than my own fence and can see it clearly from my house window and from being in my garden, it's not a nice sight to see either, it feels like we are being fenced in but unsure what from. We had a look on the council website at the planning permission and it had already expired the planning date so didn't understand why or even how this worked had even taken place. My neighbour had spoken to various people involved in this and established that what had been erected was a 2.4 meter fence which was higher than had been submitted in the original plan i.e. 2 meters.

At the beginning of December I think it was Friday 9, I got a letter telling me the work was carrying on and would recommence from Monday 12 December, both was the first time we'd received any communications from either the council or academy, I can only assume this was because complaints had gone through when we were all surprised by the fencing being erected.

As far as I'm concerned, if the fence was lowered so that we don't have to see this unsightly view when looking out of our home windows or when sat in our gardens I wouldn't oppose it.

Who is going to be responsible for the upkeep of the land between our fences and the new green wire fence, it's been implied in the letter we got that the academy will maintain it like before the fence was put up, I honestly can't see this happening, as you can't get through it all from one end to another, there are many shrubs or trees that will prevent anyone walking along between fences to maintain the land.

It feels like nobody will do anything about it and this retrospective planning permission will just get approved as it won't impact on anyone who sits on the council or approves plans.

Al we ask is the fence be lowered so it doesn't look so unsightly.

Comments for Planning Application DM/1014/22/FUL

Application Summary

Application Number: DM/1014/22/FUL

Address: Ormiston Maritime Academy Westward Ho Grimsby North East Lincolnshire DN34 5AH

Proposal: Retrospective application to erect 2.4 metre high fence to southern boundary

Case Officer: Emily Davidson

Customer Details

Name: Mr Denver Jacklin

Address: 72 Gloucester Avenue Grimsby

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: With regards to the above we are strongly opposed to the fence being erected at all, we have lived here overlooking the field for 30yrs enjoying the view of the open space & trees. If the school feels it is now deemed necessary why does it have to be 2.4 metres high, which means it is going to be half a metre above our 1.9 metre high fence. This is totally unacceptable & after living here for all these years we are not prepared to have to look out onto what will resemble a prison camp! & I feel sure if anybody was told they were having a metal fence erected directly onto & higher than their own fence they would feel exactly the same. We also feel it would devalue our property as who would want to look out onto metal fencing.

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

Tel: 01472 326289 Option 1



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/1099/22/FUL at 137 Humberston Avenue	<p>At present the boundary line between 139 and 137 Humberston Avenue is marked with Cyprus Hedging at around 2,5 metres rising to 3 metres along the whole length of the properties.</p> <p>This will be taken out and the extension at 137 built butting up to the boundary line for the full length of the garden, with a pitched roof height of what looks like about This will have a significant detrimental impact on residents at 139 Humberston Avenue</p> <p>If the pitch of the roof can be reduced to the level of the existing hedging, Dr Bedi might be amenable, but I have to say, looking at hedging and brick wall (on the boundary line) is not the same.</p> <p>Can I request that this application if not adjusted that it comes to Planning Committee to be heard.</p>

Contact Details: -

Signature Date 6th Feb 2023

Name ...Cllrs Stan Shreeve and Cllr Stephen Harness

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

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



Humberston Village Council

Clerk to the Council – Mrs. K. Peers

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

Email:- clerk@humberstonvillagecouncil.com

Planning, North East Lincs Council

4th January 2023

Dear Sirs,

The following planning applications were discussed at the meeting of Humberston Village Council held on Tuesday 3rd January 2023 and the comments below each application listed are the comments resolved to be submitted as follows:

Planning Application Reference: DM/1099/22/FUL

Proposal: Demolish existing garage. Erect single story rear and side extension, with internal and external alterations

Location: 137 Humberston Avenue Humberston

No objections.

Yours faithfully,

KJ Peers

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

From:

Sent: 12 January 2023 11:30

To: Owen Toop (EQUANS)

Subject: Re: DM/1099/22/FUL at 137 Humberston Avenue

Dear Mr Toop

Thank you very much for sending me the plans & conversation.

I strongly object to this proposed extension of 137 Humberston Ave Grimsby on the following reasons:

A: An extensive extension on the North Eastern side will block natural light to our utility, kitchen with Dining room, patio and lounge area.

We constantly use the side entrance (utility door with glass panel) from carport side to enter our house.

B: the height & length of extension encroaching up to the the boundary fence will create a tunnel effect leading up to our garage . The constraint view due to occlusion of light ,clear sky & loss of green hedge can be detrimental to health causing low mood , irritability & depression comparable to SAD (seasonal affective disorder)

C: This will also undermine the grace of our house & its potential valuation.

We have no objection to them to extend it backwards.

We will be sad to see green conifers (hedge) to go down after 31 years .

I am sure you will keep our plea in mind while considering planning permission.

Thanking you.

Kind regards

Dr Narinder Bedi

139 Humberston Ave

Grimsby

DN36 4 ST

Ellie Mitchell (EQUANS) (Planning)

From: clerk@ashbycumfenbypc.com
Sent: 08 September 2022 11:09
To: Planning - IGE (ENGIE)
Cc: John Shaw
Subject: Planning Comments

You don't often get email from clerk@ashbycumfenbypc.com. [Learn why this is important](#)

Please find comments/enquiries re the below planning application from Ashby cum Fenby:

DM/0765/22/FUL – Land at rear of Goshen Post Office Lane, ACF

Councillors expressed concerns that that a concrete base has already been put down at this location. Council wishes to know if this is temporary or permanent fixture?

Kind Regards

Anneka

Anneka Ottewell-Barrett

Clerk to Ashby-Cum-Fenby Parish Council

Contact via email: clerk@ashbycumfenbypc.com

Ellie Mitchell (EQUANS) (Planning)

From: clerk@ashbycumfenbypc.com
Sent: 04 October 2022 10:32
To: Planning - IGE (ENGIE)
Cc: John Shaw
Subject: Comments

Categories: Purple Category

Please find below comments from Ashby:

DM/0765/22/FUL – Cllrs Would like to know what the 'concrete base' is and why is it not included in the planning application?

Pls confirm the above has been received.

Kind Regards

Anneka

Anneka Ottewell-Barrett

Clerk to Ashby-Cum-Fenby Parish Council

Contact via email: clerk@ashbycumfenbypc.com

Planning Application Reference: DM/0765/22/FUL

Proposal: Erect timber horse shelter with associated works (AMENDED APPLICANT AND SITE LOCATION)

Location: Paddock South West of Goshen Post Office Lane Ashby Cum Fenby North East Lincolnshire

Ashby cum Fenby Parish Council recommends refusal of this application on the grounds that it is development in the open countryside and could have a detrimental effect on neighbour amenity. There is a lack of information on the Portal regarding the concrete base and a query over business use.

Comments for Planning Application DM/0765/22/FUL

Application Summary

Application Number: DM/0765/22/FUL

Address: Paddock, South West Of Goshen Post Office Lane Ashby Cum Fenby North East Lincolnshire

Proposal: Erect timber horse shelter with associated works (AMENDED APPLICANT AND SITE LOCATION)

Case Officer: Cheryl Jarvis

Customer Details

Name: Mrs Jennifer Burt

Address: Ashby Acres, Chapel Lane Ashby-cum-Fenby Grimsby

Comment Details

Commenter Type: Neighbour

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

Comment Reasons:

Comment: Having read the revised application, I noted that the applicant states there are no environmental concern regarding adjacent land. I believe this to be incorrect.

There is a history of works being carried out on this and adjacent land without due consideration of wildlife protection, so I am taking this opportunity to raise some questions.

The adjacent land at Ashby Acres Chapel Lane Ashby-cum-Fenby has a wildlife pond that is a breeding ground for Great Crested Newts which is a protected species. There are also other ponds and waterways within the village where newt colonies have been identified.

The separate building application for Goshen on Post-Office Lane which is also adjacent had to put in place measures to protect the newts prior to starting work there.

It is possible that there are currently hibernating amphibians in the area where work is proposed, for example under the existing sheds and equipment that is stored there. We certainly have them at the bottom of our land which is adjacent.

I do not know if this is relevant to the current application for stables, but I believe it should be checked out by the relevant wildlife experts as the applicants would be committing an offence if any protected species are harmed.

I note that the foundations for the stable block have already been laid (without regard for planning laws), and it would be helpful for the applicant to be made aware of the law regarding the

protection of endangered species.

Another matter of concern is the situation regarding nesting birds. The area surrounding the proposed stable site is surrounded by bushes and hedges, some of which are likely to need maintenance in order to make the field secure. These bushes and hedges are currently full of birds which roost there every evening. There are many different species present. It seems to me that consideration should be given to protecting these populations of birds during the nesting season which will begin soon. These matters can sometimes be overlooked by those who do not have professional experience.

Kind regards,

Jennifer Burt

(BSc Hons Environmental Science)

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/0334/22/FUL	Increased volume of traffic The environment of air pollution and wildlife The site has not been appropriately assessed in terms of archaeology due to the sensitivity to the site. Doesn't provide provision for a new sports facility.

Contact Details: -

Signature ...M Sandford..... Date
27/04/2022.....

Name Martyn Sandford.....

Address:

Comments for Planning Application DM/0334/22/FUL

Application Summary

Application Number: DM/0334/22/FUL

Address: Grimsby Golf Club Little Coates Road Grimsby North East Lincolnshire DN34 4LU

Proposal: Erect 5 detached dwellings with garages to include new access point, landscaping and boundary treatments

Case Officer: Richard Limmer

Customer Details

Name: Mr Robson McKeon

Address: 3 Great Coates Road Grimsby

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I object to this as it has many issues of our area, for example it's completely degrading the golf course which many people use, they will not go along with all the existing houses that are here. And they are likely to effect the hedge lines and boundaries of the houses next to them.

Comments for Planning Application DM/0334/22/FUL

Application Summary

Application Number: DM/0334/22/FUL

Address: Grimsby Golf Club Little Coates Road Grimsby North East Lincolnshire DN34 4LU

Proposal: Erect 5 detached dwellings with garages to include new access point, landscaping and boundary treatments

Case Officer: Richard Limmer

Customer Details

Name: Ms Jade Wilson

Address: 7 great coates road Grimsby

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Firstly the details stated in the herriatge statment are incorrect, they relate to a house in healing and also the land on 5 great coates road that never actually happened.

The proposed houses would not fit within the herritage of the surrounding area, the local houses including ourselves benefit from a whole range of wildlife including deer.

Great coates road is a very busy road adding additional drives/houses would contribute to what is already a very difficult road.

Comments for Planning Application DM/0334/22/FUL

Application Summary

Application Number: DM/0334/22/FUL

Address: Grimsby Golf Club Little Coates Road Grimsby North East Lincolnshire DN34 4LU

Proposal: Erect 5 detached dwellings with garages to include new access point, landscaping and boundary treatments

Case Officer: Richard Limmer

Customer Details

Name: Mrs Kate Philips

Address: 7a, Great coates road, Great coates road GRIMSBY

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I am very much in agreement with number 56 regarding this development.

Great coates road is already way too congested with traffic. I remember coming here as a young child (my daughter is the third generation to live in this particular home, but on the site in general she is the 4th) and there were regular breaks between cars. Now the traffic is almost constant at all times of day and night. There is little provision for pedestrian crossings and walking my own daughter to Yarborough school is frankly perilous at any time of day. Cars speed up and down the road with scant regard for people crossing and increasing the amount of traffic will only make that so much worse.

The houses based here are already inundated with damage from rogue golf balls. Just this week we have had more damage to our summer house from golf balls. The new houses would likely suffer similar damage. We got rid of our greenhouse because of the constant barrage of balls.

I worry about the environmental impact this would cause. The hedge and woodland border at the roadside is a vital corridor for smaller animals. Hedgehogs, newts, foxes, frogs, badgers and even deer are all regular visitors to the area. Removing these corridors removes their safe passage to breeding grounds. Plus the additional strain on the local water system.

I additionally have concerns that the golf club are using this smaller development as a means to start developing more of this historically beautiful golf course. Once it starts, it's unlikely to be easily stopped.

Comments for Planning Application DM/0334/22/FUL

Application Summary

Application Number: DM/0334/22/FUL

Address: Grimsby Golf Club Little Coates Road Grimsby North East Lincolnshire DN34 4LU

Proposal: Erect 5 detached dwellings with garages to include new access point, landscaping and boundary treatments

Case Officer: Richard Limmer

Customer Details

Name: Mrs Kerry Henderson

Address: 9 Great Coates Road Grimsby

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: In addition to the valid objections made by Paul Henderson I would like to ask why the road into the development can not go around the back of the houses.

The road into the new development will mean that the cars will be driving directly towards our main living spaces. As pointed out before the house overlooks the plot from almost every room in the house .

The removal of the hedge along Great Coates Road will only add to this .

The light pollution will make our main living spaces unusable .

The screening that is there is not sufficient to provide any protection .

Has a light pollution report been done

From: Paul Henderson

Sent: 10 June 2022 12:31

To: Richard Limmer (EQUANS) <Richard.Limmer@nelincs.gov.uk>; Cllr - Garry Abel (NELC) <Garry.Abel@nelincs.gov.uk>; Cllr James Cairns (NELC) <James.Cairns@Nelincs.gov.uk>; Cllr Martyn Sandford (NELC) <Martyn.Sandford@nelincs.gov.uk>

Subject: Objection to Golf Club Planning Application

Dear Richard

I am writing to object to this planning application, which is substantively the same as that previously rejected by the NE Lincs Council Planning Committee, earlier this year. In fact, the application has gone backwards in terms of the steps the developer should take to minimise the harm the development will have on the local community.

The previous application was rejected on the basis that:

1. The proposed residential development would result in a loss of openness along Great Coates Road which is important to the character and visual amenity of the area. The physical development would constitute an unjustified visual intrusion to the detriment of that character and amenity. Moreover, it would result in the irreversible loss of land allocated for Sport and Recreation in the North East Lincolnshire Local Plan and this loss would be detrimental to community health and well-being. As a result, the development is contrary to Policies 5, 22 and 43 of the North East Lincolnshire Local Plan 2013-2032 (adopted 2018).
2. The development site has not been appropriately assessed in terms of archaeology. Due to the sensitivity of the site, there is a need for predetermination site evaluation. This has not been undertaken and as a result there is insufficient evidence to allow for a full consideration of the potential impacts on archaeology contrary to Policy 39 of the North East Lincolnshire Local Plan 2013-2032 and advice contained in the National Planning Policy Framework.

None of these issues have been addressed and other issues remain unresolved.

In terms of the points above:

1. The environmental report, which is now old and should be redone, notes the possible presence of crested newts on the development site. The report says, if found, a further survey should be done, and mitigating action should be taken to preserve the environment of this protected species. We have supplied photographic evidence of the presence of these newts and no action has been taken.
2. The removal of 100 yards of hedging will not only destroy the visual amenity of the area but it will also be disruptive to wildlife and remove protective screening that prevents golf balls landing on Great Coates Rd. This screening has been worked on by the greenkeeper for a few years, in recognition that this is an issue and other objectors to these plans note that balls still land on their property.
3. The Yarborough Ward is a key thoroughfare in and out of Grimsby, setting the tone for people coming to the area. The Freshney Parkway, bordering the development site, is at the later stages of being approved as a nature reserve and the club itself is a mass of green space. Public feeling about the environment is at an all time high and we produced a petition with more than 100 signatures to support our previous objection. The Council has an Independent local Councillor, elected on a "green" manifesto and seeking to preserve the green boundary around the edges of our town. This development is not consistent with local feeling.
4. The loss of land is irreversible. This is an historic Harry Colt golf course, on an historic plot of land which has significance going back to the Viking era and the developers have tried to deny this by refuting the Harry Colt story that is on the club's web site and refusing to undertake the heritage groundwork requested.

5. The loss of land is also unnecessary. The club is known for being a short course and the loss of yardage would damage its appeal to players. The club is known for being a beautiful course to play on and walk around and the construction of houses would damage that appeal. So, the development could result in a flattening or decrease in membership fees as people vote with their feet. In our previous submissions we have provided evidence that the club is in good financial health with growing membership and income, eg from social events. So, there is no justification for selling the land. Even if the club did have financial difficulties it should trade its way out of them, not sell one of its assets to provide a temporary cash injection (for the few) at the expense of a legacy that actually belongs to the people of Grimsby.

We were heartened that the Planning Committee voted to agree with our objections, and those of our neighbours. However, there are additional points in support of our objections that could not be heard due to time constraints at the Planning Meeting.

1. Page 266 of <https://www.nelincs.gov.uk/assets/uploads/2020/10/StategicHousingLandAvailabilityAssessment.pdf> shows that the viability of building on golf club land / immediately adjacent on Great Coates Rd has already been considered and rejected due to flooding and traffic issues. If development on this land has already been ruled out for these reasons, then why should a plot of neighbouring land be considered viable?
2. The traffic issues are especially serious. In previous objections, which I append to this because they are all still relevant, myself and my neighbours all raise valid points about the flow and volume of traffic. The road is saturated. There has not been a recent traffic assessment and the last one was done under covid when the roads were quieter. The disruption to the flow of all traffic using this road constitutes unjustified harm to the road and impacts the amenity of anybody using it (hundreds of vehicles per day, some emergency vehicles, impacted by 6 houses / 18 cars / an additional 130+ journeys per week).
3. The drainage assessment is insufficient for the plans and inconsistent with other assessments undertaken by the Council on other applications. For example, we recently applied to build a garage on our property and were asked to do a drainage assessment that incorporated an assessment of the impact of global warming. This has not been done on this application. Our neighbours on Little Coates Rd were advised that the drainage system could not support further connections -why isn't this considered in this application?
4. The impact on neighbours will be significant. The disruption caused by the building works, the light and noise pollution we will experience, and the overlooking will impact us. We note that the plans seek to minimise this and would ask that the assessment of this pollution be reconsidered as well as the constraints on building work being clearly noted – for example the offer to move the building compound away from our boundary. We would also request that the planting scheme / screening arrangements be written into a covenant to avoid people occupying the new houses taking out unprotected trees / shrubs / natural foliage, which provide the screening used to justify the current development.
5. The light pollution will be an issue for us in two ways:
 - a. the current screening will not protect us from light from the properties and roads on the development,
 - b. loss of the hedge will mean unbroken line of sight between an additional 100m of Great Coates Road and our living room. At night this means every car will shine lights into our front room and during the day everyone using the road will be able to see into our property.
6. Our house is locally listed as it was built by renowned local architect William Wells, for himself. In addition, it is believed to have a garden co-designed with designer Gertrude Jekyll. The wall bordering the proposed development is part of the historic value of the house, as is the positioning and setting of the overall plot and buildings. The garden is being sympathetically restored to its

former glory. It is also slightly lower than the development foliage and erecting a fence alongside the wall. The fence doesn't have to be very high to block out our natural light and damage the wall.

7. Similarly, the course and our garden are home to trees and shrubs whose roots extend under the proposed housing development. This will be an issue for the houses when built and an issue for the tress which will be damaged during the building works. These issues do not appear to have been assessed and we suggest that they are independently assessed (ie not funded by the developer) prior to this application being assessed by yourselves.
8. The club has posted correspondence between itself and Sport England regarding the development and makes a virtue of their not objecting to it. This is not the same as supporting it. Nor does the commentary relate to the current plans – because the correspondence predates them. So, it is irrelevant, and the developer should ask for support again. Further, we posted evidence that the club plans to build all along Great Coates Rd – members were asked to vote on this plan some 2+ years ago. We have previously supplied minutes of club meetings which show that the 6 plot development is a smoke test for a much larger development. It is clear that those supporting this development, at the club, do so believing in excess of £1m will flow into the club whereas in reality less than £200k will flow into the hands of very few creditors.
9. About golf, in our previous objection we started a debate with the club about whether any balls ever went outside their boundary. We have started to log balls on our property (we are averaging two a week and there has been damage to our roof tiles) and the damage done, with the club. Our neighbours have also provided evidence of balls leaving the boundary, in their objection letters.
 - a. We respect the professional integrity of the firm who has undertaken the ball strike assessment but note that they haven't visited the site and we point to the evidence that their findings are incorrect.
 - b. The course is small. It is difficult to play, which is why people like it, and it is contoured so any assessment that assumes it is flat is going to be incorrect.
 - c. The Planning Officer accepted this objection previously and the previous plans sought to mitigate the risk to housing by re-siting the 5th tee.
 - d. The golf club would not accept this, and the new plans have removed this mitigation – so the new plans are unsafe. There can be no debate on this.
 - e. We previously advised of the case law that renders the council liable for any harm experienced by people because of granting an unsafe planning application.
10. Our final objection relates to the club's position as a neighbour and valued asset of the local neighbourhood. The club has not engaged with members on this development for some time and not engaged at all with us neighbours. We want the club to be successful. We want the club to retain its position as one of the jewels in Grimsby's crown. We want the Yarborough Ward to be known as the "Green Ward" where nature is celebrated, and people want to live. If the club needs money then the hand of support is there from all of us locally, to help. Destroying this asset for short term gain is ridiculously short sighted and we urge the plan to be rejected.

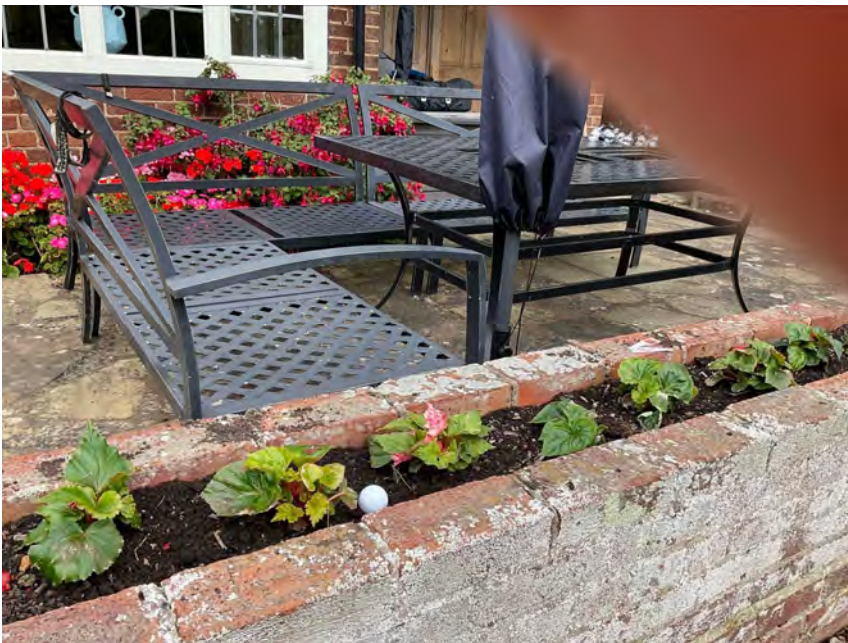
Thanks for your continued review of our case.

all my best

Paul



Picture shows where ball landed, where tile is missing and tile slipped into gutter.



From: Paul Henderson

Sent: 29 June 2022 08:21

To: Carol Pedersen (EQUANS) <Carol.Pedersen@nelincs.gov.uk>

Cc: Richard Limmer (EQUANS) <Richard.Limmer@nelincs.gov.uk>; Planning - IGE (ENGIE) <planning@nelincs.gov.uk>

Subject: Re: Objection to Golf Club Planning Application

Here are the photos of the tile and the offending ball!

I only include these as the club submitted to Richard that they don't leak balls onto our property. We have started reporting all the balls we get and all the damage they do.

My best

Paul

From: Paul Henderson
Sent: 23 December 2022 10:08
To: Richard Limmer (EQUANS)
Subject: Golf Club Planning Application

Dear Richard

Thank you for the opportunity to comment, again, on the latest revisions to the plans for houses on the Golf Course. I must say that I find the timing of this deadline (although I suspect you would have extended it, if I had asked, because you have always been very keen to be fair) especially cruel and harkens back to the original deadline which came at the same time of year.

In fact, since the original application, we have seen a petition against this development gather hundred+ signatures, many letters of objection and the Planning Committee reject the application on the basis that the harm outweighs the value of the development. Once this erosion of the club begins and the asset lost, we cannot turn back time.

Of course, the Planning Inspector weighed the legal arguments and found in favour of the development. The application he approved had one material difference from the one before us now, the safety issues caused by the re-siting of the 5th tee.

All of our previous objections apply. If the balance is to be weighed again then we hope that what we say below may tip your decision towards us. We objectors hope you agree that we lend weight to the arguments put forward to the Inspector, by your offices, in support of our cause.

The re-siting of the 5th tee will not solve the safety issues on site and creates new environmental issues. The analysis by the firm hired by the developers to perform the ball strike is flawed in two ways; firstly, they admit they have not visited the site and secondly, we have supplied evidence that the model showing the splay and distance golfers are hitting balls does not show the true picture.

We continue to receive balls in our garden and, having raised this before, conducted a trial over a couple of weeks where we notified the course of balls landing on our property. Golfers are not reporting out-of-bounds shots. If the owners of the new homes have the same experience as us, then properties can expect a number of direct hits a week. The ball-strike assessment is correct that the percentage of hits versus tee shots will be low but, on many days, where more than 100 tee shots are hit, 2 or 3 % wayward shots could equal 2 or 3 broken windows or hits to the head of gardeners.

The club recognises this as a risk. Hence their mitigation. The club was carefully designed by Harry Colt, so that it fits in a small space. Despite some remodelling, this is still fact. The tee is being moved to try and appease golfers and planning requirements but it presents a new set of problems.

Firstly, the splay of shots shows the risk that houses will still be hit. It also shows balls landing on the 8th green and the point where people stand to pitch onto the green. It also shows balls crossing the path that runs alongside the green, to get to the 9th. This is a serious risk to golfers as well as home owners. Of course, they could wait until players on the 5th have teed off, however they also have to walk past the bottom of our garden (where we get the most golf balls) and so run a gauntlet. They also then have to wait before walking up to the 9th tee. All this diminishes the playing experience of the course and that will result in people leaving.

We have already made the case that people will leave the club, so the financial deficit will make the gain irrelevant over time, the re-siting of the tee will hasten that. Golfers have been adamant to their Board - the tee must not move.

The Board are ignoring this instruction and not allowing sufficient discussion of and voting on the plans and so, as it stands, they recognise the interests of the few people controlling the club and not the many using it. It is up to the club and its members to manage the Board, not you as a Planning Officer, but this is a public asset with such a wave of feeling against it and only a handful of people for it that we ask you to use your powers to be sure club members are content before proceeding further.

A two-minute review of Board minutes and letters will show that I am right to raise this concern. In particular the cash injection created by the sale of the land will enable the club to pay off a few loans. The club has been clear that is why they want the money. The terms of loans are opaque, however it is clear that some Board members have a pecuniary interest, and therefore conflict. They are arguing for something that will be of immediate financial benefit to them.

This is a matter of record.

Turning to the mitigation offered in the plans and on the point of nets and planting, we must object on the grounds of environmental impact.

Why would anyone want to plant leylandii on a narrow patch of land in the middle of a golf course? The tree is the scourge of planners and residents, it is not a native tree to the UK and therefore in keeping with the surroundings, it requires excessive maintenance and grows in a patchy way so is commonly accepted not to mitigate the risk of errant golf balls. Its roots will extend into the neighbouring properties, including ours, and once it is fully grown it will impact our amenity of light into our property and those new properties being built. Your experts seem to agree Leylandii is undesirable as we understand they have requested it be removed from other parts of the course. We accept that impact on property prices is not a valid objection to development plans however the yield from the new housing will definitely be impacted as their golf view is interrupted by a large hedge.

The measure of putting high nets up, not least while the leylandii grow, is equally wrong. The course, and this part especially, is on the migration path for a large number of birds, some of which will be rare to our shores, protected and are being encouraged here by the newly conferred Nature Reserve at Freshney Parkway. It seems incongruous to be putting houses in the middle of an area with an old church, a nature reserve, a parkway, a golf course and locally listed buildings - and then to put nets down one side of the development. The Nature Reserve award makes the development even less in keeping with its surroundings.

All of the above objections relate to the impact of the development on our futures and our environment. The impact on our lives and those of our neighbours, having had 2 or 3 years of this, has been awful. The house bordering our property in particular will impact us.

We do not accept the constant mitigation that the developer will plant shrubs to screen us from the daily comings and goings of the new neighbours. They will take 10 years to become established. I will be 65 by that time. Having endured 10 years living next to a building site and with the result that the new neighbour could raise the ground level, fence me in, put hard standing and build out-houses 12 feet from my front window. There are a number of things they could do, which would not impact them but would not require planning permission and would have a huge impact on me.

Please can we request a further discussion on the conditions that you might be able to place on this development to help us - being fair to both us and our new neighbours.

Richard, I will not repeat all my previous arguments - they still stand. So do the reinforcing comments and objections from neighbours, golfers, and people who see the risk to civic amenity.

With this in mind, we would ask you to reject this application on the basis that:

1. it is materially different to that approved by the Inspector due to the 5th tee issue
2. the Nature Reserve means the development is even more inconsistent with the area
3. the golf strike mitigation will not be effective and health and safety issues remain
4. the planting of leylandii is incongruous
5. the nets constitute a risk to wildlife
6. the planting mitigation is not sufficient to protect our amenity
7. (documents are being uploaded after you have written out for final resident views)

Comment 7 above has just been added. I have just finished tapping this letter and have noticed that yet another document has been uploaded to the portal on the 20th December. I accept that you are trying to be fair in finding a solution to the developer's issues but this has to stop at some point.

How can we be expected to track this volume of documentation, which is arriving even after you have written to us with a deadline for comments? How many more plans can we expect? Do you have any other documents to share? Are there any other documents outstanding? For example, we have not seen comments from NELC professionals on the environmental issues / tree planting issues caused by points 4 and 5 above. You will know better than I, but some of the documentation relating to the site, especially the environmental report, is now out of date and needs to be redone.

I appreciate that you are across lots of complex cases and that time for this application is short. Please could you reply to my questions and can we request that the clock on this application stops until we have clarity as to what the application is, what the professional views of the council are and then can we all meet (potentially with the club and developers) to see if we can find a way of resolving this dispute. After all this time we still haven't met with the Board, who have written to members asking them not to engage with us and who were not present at the Inspection appeal meeting.

With thanks and apologies for the long letter

Paul Henderson

Megan Green (EQUANS)

From: Planning - IGE (ENGIE)
To: Richard Limmer (EQUANS)
Subject: RE: New Planning Application for 5 Houses on Grimsby Golf Club

From:
Sent: 29 April 2022 14:59
To: Subject: New Planning Application for 5 Houses on Grimsby Golf Club

Hi Richard

Thanks as ever for your time and patience on our call earlier this week.

To confirm we intend to object to the application, which is essentially the same as the last version however with the movement of the 5th tee removed. This is contrary to planning office guidance which sought to mitigate the risk of balls hitting the new houses, per the ball strike assessment previously undertaken by the club. In rejecting your request for mitigation the application is even more unwelcome.

We spoke about the previous application and how the developer was constantly updating documents and failing to address points that objectors were raising. This made it very difficult for us to review the application and be clear on our objections, which obviously changed as new documents were produced.

We feel it is reasonable to ask that the developer submits a full and accurate document set, or advises which documents they are not going to supply, before the clock starts ticking on our deadline for objections.

The Planning Team were really helpful, last time, in allowing application changes and giving us time to respond. Given this application is so similar then the developer should be able to submit plans and documents promptly. We, on the other hand, need to work around the 100+ objectors and petitioners that we worked with last time and this is no small task - especially if the nature of the application changes.

In order to assist the developer we have drawn up a list of things that we would hope to see:

1. Submission to Sports England requesting them to review the current plans, and Sports England response. Note the current Sports England letter pre-dates any plans and therefore is not valid.
2. The Heritage Assessment refers to Great Coates Rd Healing in part, see our previous objection, and it is important that this is corrected. Especially since we are aware the club has also appealed rejection of the previous application. An Inspector would not know the document is wrong and may therefore reach the wrong conclusion.
3. The ball strike assessment.
4. An up-to-date eco-report, which includes a response to the sighting of crested newts on the site proposed for development.
5. Existing site survey.
6. Light pollution assessment.

We also note that two recent planning applications, for development on Great Coates Rd, were curtailed due to concerns about drainage / access to the local drainage system which was noted as being at capacity. One application is by me, to replace my garage on a like-for-like basis. If the drains cannot

accommodate a garage, then how can the golf club application to connect 5 houses be approved? Can we request that the drainage assessment be revisited, by yourselves.

We also note that the Planning Committee accepted our argument that the application be rejected because building on land designated for Sport runs contrary to the Local Plan. Exceptions can be made if sale of the land is essential to the viability of the club, which is the argument the club made. We showed that the club has had an increase in members, profits and credit rating - they minuted as much at their AGM, and the information is freely available at Companies House. We would like to request that the Planning Department clarifies this point, that the club be asked to submit financial evidence of need, the Planning Department advises how the need is assessed and guidance is given via the Planning Portal so that it is in the public domain.

We appreciate that this must be very difficult for you to get to grips with, as well. You have bent over backwards to help the applicant submit solid plans but they have failed. Can I suggest you give them a deadline for submitting all the above documents, advise us what that is and then allow us time to construct our objections?

Please can you also lodge this on the Planning Portal if that is appropriate?

many thanks as ever

From: kerry henderson
Sent: 03 January 2023 10:26
To: Richard Limmer (EQUANS)
Subject: Little Coates Road
Email exchange
From: Manager
Date: June 21, 2022 at 9:05:19 AM GMT+1
Subject: RE: Broken roof tile
Grimsby Golf Club,
Little Coates Road, Grimsby,
North East Lincolnshire, DN34 4LU.
Tel:

Dear Kerry,
Further to your email, while I would concede that the golf ball in the flower bed most likely came from within our boundary, there is no evidence to suggest that it is this that caused the tile to be dislodged other than the proximity of the ball in the flower bed.

2

With regards the balls that you have reported as crossing our boundary into your garden, I am not in a position to share the details of subsequent reporting by members with third parties at this time, although I will ask the Board if they are happy for this to be shared and respond accordingly.

Kindest regards,
Mark Blackwell
Business Manager
Grimsby Golf Club
Telephone:

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

From: kerry henderson
Sent: 20 June 2022 16:58
To: Manager
Subject: Broken roof tile
Hi Mark

Thanks for your email .

I have to say I am disappointed by the position the club is taking .

You know that I have logged 8 golf balls with you that have come into our property. Thank you for coming round to investigate when one landed in our front garden . 7 of these between 10th May and 10th June .

The ball I am referring to has clearly bounced off the roof and landed in the flower boarder . A few years ago a golf ball did a similar thing , landing in a similar place but that time broke the window. The golf club then accepted that fact and paid for the repairs to the windows . I was told at the time that your members have insurance for such occasions.

I am not sure from your email if you are doubting that the golf ball came from within your boundary . Or are you saying that you are not sure the damage was caused by a golf ball ? Please could you clarify.

Of the 8 balls I have logged with you please can you advise me of the number that have been reported as out of bounds by your members .

I would ask that the club reconsider its position.

Kind regards

Kerry

Sent from my iPad

From: Kerry Henderson
Sent: 03 January 2023 10:29
To: Richard Limmer (EQUANS) <Richard.Limmer@nelincs.gov.uk>
Subject: Little Coates Road

Sorry Richard this is the only way I can send the pictures. I could not upload them to portal, have seen this morning

they were rejected
My best Kerry







From: Kerry Henderson
Sent: 03 January 2023 10:39
To: Richard Limmer (EQUANS)
Subject: Golf ball images 4

Hi Richard

I won't send anymore as I am sure you can see from the ones I've sent the number of balls that enter our property and the damage they cause. I do not photograph all the balls but we have at least two week .

Please could you confirm you have received the photos though as i didn't realise my previous attempt to upload them to planning portal had not worked.

Kind regards

Kerry









From: kerry henderson
Sent: 03 January 2023 10:42
To: Richard Limmer (EQUANS)
Subject: Fwd: Little Coates road

Please see email , i was unable to upload to planning portal , probably because of all the photos ... sorry

Hi Richard

Please find attached photos I (which I will send separately due to size) that show a fraction of the golf balls that enter our property and some of the damage they have caused.

As you can see from the photos some of the golf balls are 40 and 50 metres away from the 8th green and some outside our property on Great Coates Road. You are aware that the golf course has previously repaired windows at our property and damaged to our car.

The ball strike report does not consider the impact the changes will make to the course. The report has been produced without visiting the course, no one has visited our property and seen the number of balls that enter each week.

The proposed development will not be as protected as we are from golf balls, so they will be in danger from the stray balls and the damage they cause. Who will be responsible for the damage caused to property and in the worst case to people. I have also forwarded an email exchange between myself and the golf course manager, you can see the golf course do not want to accept responsibility and that members do not report out of bounds balls.

I cannot see an up to date eco report or a report on the effect nets will have on wildlife so I object to the use of nets. I also object to planting of leylandii. The planning application seeks to remove the leylandii and at the same time plant more.

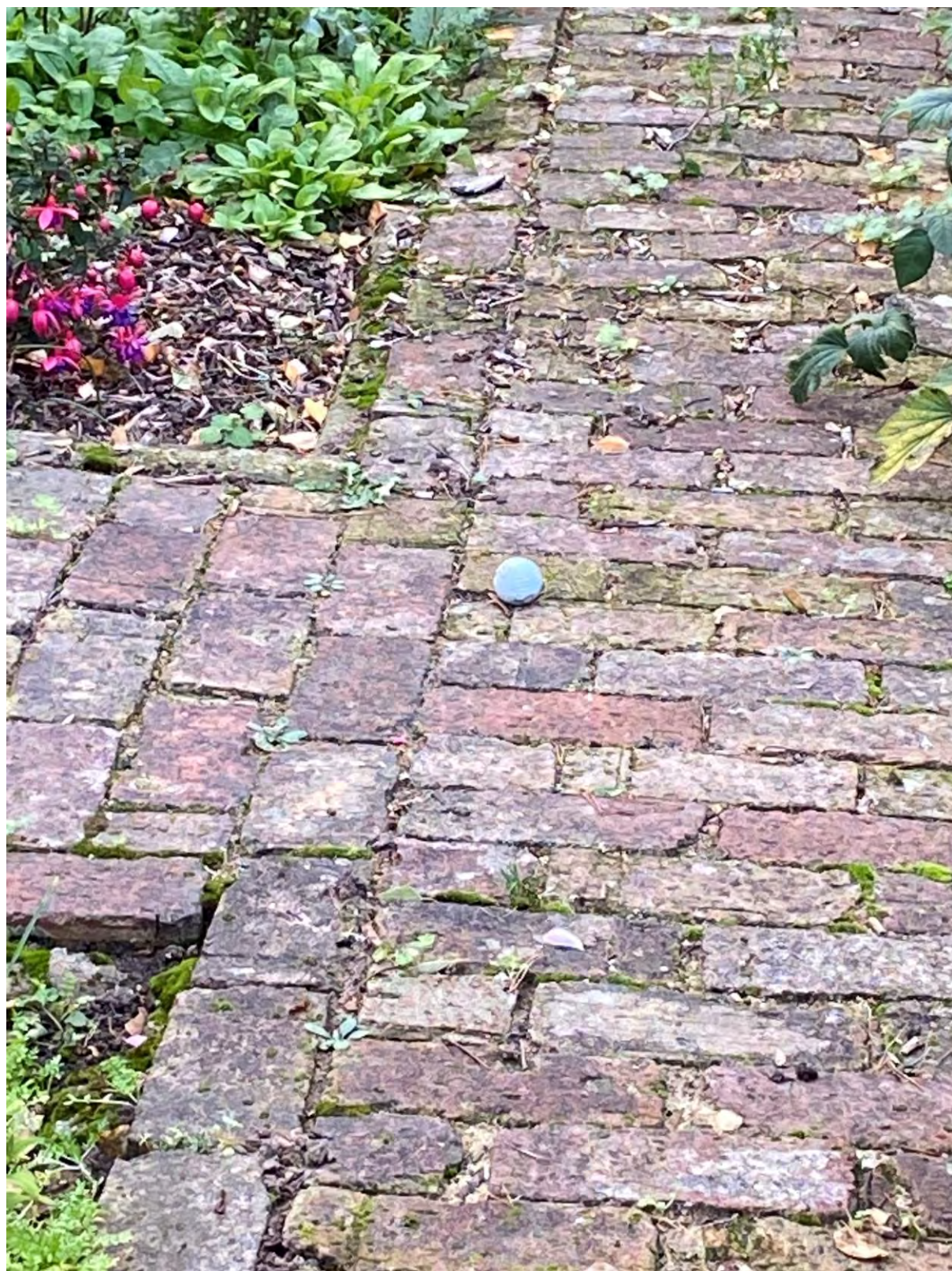
The local plan aims to protect the golf course as an asset. All along real concerns have been raised that this planning application will have the opposite effect.

Members have not voted or accepted this proposal, which will see 2 holes shorted and massive costs to alter the course any time. In fact, they asked for an EGM, but this was refused on the grounds that there would soon be an AGM. At this meeting the members were informed the land had been sold as planning had been granted and there was nothing they can do. Many members have said they will leave if this goes ahead, it will also reduce the appeal of the course and the dangers of the golf balls will be an ongoing nuisance.

I also object on the ground of privacy, I would ask that planning conditions are put into place to protect us from car headlights shining directly into our main living space and from residents of the new houses being able to look directly into our main living spaces downstairs.

With all my best,











Comments for Planning Application DM/0334/22/FUL

Application Summary

Application Number: DM/0334/22/FUL

Address: Grimsby Golf Club Little Coates Road Grimsby North East Lincolnshire DN34 4LU

Proposal: Erect 5 detached dwellings with garages to include new access point, landscaping and boundary treatments

Case Officer: Richard Limmer

Customer Details

Name: Mr Stephen Mazingham

Address: 28 Great Coates Road Grimsby

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment:<http://planninganddevelopment.nelincs.gov.uk/online-applications/files/D0EFD3DB9C93D674EDA2784A4B7083AF>

http://planninganddevelopment.nelincs.gov.uk/online-applications/files/D0EFD3DB9C93D674EDA2784A4B7083AF/pdf/DM_1032_20_FUL-28_GREAT_COATES_ROAD_COMMENT-1517626.pdf/pdf/DM_1032_20_FUL-28_GREAT_COATES_ROAD_COMMENT-1517626.pdf

Comments for Planning Application DM/0334/22/FUL

Application Summary

Application Number: DM/0334/22/FUL

Address: Grimsby Golf Club Little Coates Road Grimsby North East Lincolnshire DN34 4LU

Proposal: Erect 5 detached dwellings with garages to include new access point, landscaping and boundary treatments

Case Officer: Richard Limmer

Customer Details

Name: Ms Michelle Moore

Address: 34 Great Coates Road Grimsby

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I object to the proposed application on the following grounds that specifically affect my property and the area in general.

1. Stray balls from the golf course Whilst I accept that there has been a ball strike assessment carried out the reality is that I regularly find stray golf balls in my front garden. In April this year 6 balls were found and in May 4 balls were found, this is particularly concerning since the proposal to build the new housing requires a number of trees and 86 meters of hedgerow to be removed (apart from detracting from the general aesthetics of the area) they are in a direct line between the eighth fairway and my house and currently restricting at least some of the stray balls from the road and the properties opposite. I should point out that my property is a considerable distance beyond the green on the eighth hole and opposite the proposed entrance to the new development.

Furthermore when essentially the same planning application was rejected in February 2022 it was noted by local councillors this would 'result in a loss of openness along Great Coates Road which is important to the character and visual amenity of the area. The physical development would constitute an unjustified visual intrusion to the detriment of that character and amenity.'

2. Light Pollution. There does not appear to have been a light pollution survey carried out this particularly affects my property as the proposed new entrance to the development is directly opposite my living room and will have a considerable effect on the use of that room at night.

3. Drainage and flooding It is unclear from the documents on the planning portal what the drainage and flooding assessment took account of since the only note from the drainage consultant says 'Drainage has been agreed'. I am also aware of two recent planning applications, for development on Great Coates Rd, were curtailed due to concerns about drainage / access to the local drainage

system which was noted as being at capacity therefore it would appear that a drainage assessment needs to be carried out or updated.

4. Loss of sporting facility Very recently in February this year a proposed residential development that is substantially the same as the one now proposed was rejected amongst other things because "it would result in the irreversible loss of land allocated for Sport and Recreation in the North East Lincolnshire Local Plan and this loss would be detrimental to community health and well being."

Comments for Planning Application DM/0334/22/FUL

Application Summary

Application Number: DM/0334/22/FUL

Address: Grimsby Golf Club Little Coates Road Grimsby North East Lincolnshire DN34 4LU

Proposal: Erect 5 detached dwellings with garages to include new access point, landscaping and boundary treatments - amended plans showing amended 5th Tee position

Case Officer: Richard Limmer

Customer Details

Name: Ms Michelle Moore

Address: 34 Great Coates Road, Grimsby, North East Lincolnshire DN34 4NE

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Further to my original objection submitted on 4th June 2022 (which still stands) it is unclear what alterations to the 5th tee are needed to mitigate ball strikes nor who will be responsible for maintenance of such measures that may ultimately lead to the loss of a much loved sporting facility. The course at Grimsby Golf Club is already considered to be quite short in its current format, nevertheless a further reduction shortening the 8th hole by 25% has already been agreed by club members and the developers.

My concern is that there will be a further shortening of the course at the 5th hole and no such agreement on the actual repositioning of 5th tee box nor exactly what mitigation measures are proposed. There are just suggestions of nets, tree screening (nor is there any reference as to who is responsible for maintenance) and re-siting of the tee, and until firm a proposals are made clear and put to the members of the golf club for approval the revised planning permission should not be granted. The Club Board members are aware of the problem as illustrated in the following extract from a meeting of the Board in September this year, however there seems to be little faith amongst members that reference will be made to them to confirm that they, as paying members approve of any proposition. It is also noteworthy that whilst only very recently obtaining planning permission predicated on agreed terms the developers then almost immediately seek to vary the terms upon which the permission was granted as alluded to in para 3 below.

'The planning approval which has been obtained includes a requirement to move the 5th tee significantly forward in order to eliminate any risk of a wayward ball strike from the 5th tee to the new properties on the 8th. The Board has throughout made it clear that this relocation of the tee is unacceptable, we are under no legal obligation to undertake this and have no intention to do so.

Having obtained planning permission the developers do now have the legal right under the Option to acquire the development site. They do however fully understand that the current planning condition regarding the relocation of the 5th tee is unacceptable to the club, and that a compromise needs to be found which addresses the planner's concern over the ball strike risk without any significant movement of the 5th tee so that this essential project can progress.

The developers believe that they can obtain a varied planning approval which minimises the extent of any movement of the 5th tee. As such discussions have and remain ongoing with the developers to work collaboratively to secure an acceptable way forward together.'

If the measures proposed are not acceptable to members and the redevelopment goes ahead anyway it may well be the beginning of the end for the club as a whole and members may choose to no longer patronise the club. This would of course lead to the eventual loss of a unique and valuable sporting facility that has been asset to the town and the local community as well as the members for more than 100 years.

Comments for Planning Application DM/0334/22/FUL

Application Summary

Application Number: DM/0334/22/FUL

Address: Grimsby Golf Club Little Coates Road Grimsby North East Lincolnshire DN34 4LU

Proposal: Erect 5 detached dwellings with garages to include new access point, landscaping and boundary treatments

Case Officer: Richard Limmer

Customer Details

Name: Ms Michelle Moore

Address: 34 Great Coates Road Grimsby

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I object to the proposed application on the following grounds that specifically affect my property and the area in general.

1. Stray balls from the golf course. Whilst I accept that there has been a ball strike assessment carried out the reality is that I regularly find stray golf balls in my front garden. In April this year 6 balls were found and in May 4 balls were found, this is particularly concerning since the proposal to build the new housing requires a number of trees and 86 meters of hedgerow to be removed (apart from detracting from the general aesthetics of the area) they are in a direct line between the eighth fairway and my house and currently restricting at least some of the stray balls from the road and the properties opposite. I should point out that my property is a considerable distance beyond the green on the eighth hole and opposite the proposed entrance to the new development.

Furthermore when essentially the same planning application was rejected in February 2022 it was noted by local councillors this would 'result in a loss of openness along Great Coates Road which is important to the character and visual amenity of the area. The physical development would constitute an unjustified visual intrusion to the detriment of that character and amenity.'

2. Light Pollution. There does not appear to have been a light pollution survey carried out, this particularly affects my property as the proposed new entrance to the development is directly opposite my living room and will have a considerable effect on the use of that room at night.

3. Drainage and flooding. It is unclear from the documents on the planning portal what the drainage and flooding assessment took account of since the only note from the drainage consultant says 'Drainage has been agreed'. I am also aware of two recent planning applications, for development on Great Coates Rd, that were curtailed due to concerns about drainage / access

to the local drainage system which was noted as being at capacity therefore it is essential that a drainage assessment needs to be carried out or updated.

4. Loss of sporting facility. Very recently in February this year a proposed residential development that is substantially the same as the one now proposed was rejected as amongst other things 'it would result in the irreversible loss of land allocated for Sport and Recreation in the North East Lincolnshire Local Plan and this loss would be detrimental to community health and well being.'

Comments for Planning Application DM/0334/22/FUL

Application Summary

Application Number: DM/0334/22/FUL

Address: Grimsby Golf Club Little Coates Road Grimsby North East Lincolnshire DN34 4LU

Proposal: Erect 5 detached dwellings with garages to include new access point, landscaping and boundary treatments - amended plans and ball strike information November 2022

Case Officer: Richard Limmer

Customer Details

Name: Mr Tim Ball

Address: Woodbridge 34a Great Coates Road Grimsby GRIMSBY

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: After several attempts and despite requesting at each and every opportunity over many months, my property still does not feature on any of the newly submitted plans.

Given my property sits between number 32 and 34 Great Coates Road, almost directly opposite the proposed new road opening into the dwellings I feel it is an oversight that needs addressing to allow a full appraisal of the impact this new road will have on immediate neighbouring dwellings, such as light pollution from headlights from turning vehicles directly into my front lounge and dining room windows.

I also object to the impact the creation of a new road opening will cause to the recently resurfaced carriageway, having waited years for the road surface to be replaced with a quieter smoother surface at great cost seems madness to think this will only be potentially ruined in the process.

Comments for Planning Application DM/0334/22/FUL

Application Summary

Application Number: DM/0334/22/FUL

Address: Grimsby Golf Club Little Coates Road Grimsby North East Lincolnshire DN34 4LU

Proposal: Erect 5 detached dwellings with garages to include new access point, landscaping and boundary treatments

Case Officer: Richard Limmer

Customer Details

Name: Mr Tim Ball

Address: Woodbridge 34a Great Coates Road Grimsby GRIMSBY

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: As a neighbour whose property will be directly opposite the new opening I would like to echo comments already made from number 34 Great Coates Road regarding light pollution and also agree with the many negative comments from other neighbours in the area regarding this proposed development.

I would also like it noted that once again, none of the 'newly submitted plans' show my property location on any of the maps which as above, sits almost opposite the new opening and between properties 32 & 34, this is something that should be amended to make a full appraisal as to how the opening and proposed development will affect immediate neighbours on this already very busy and congested main road.

Comments for Planning Application DM/0334/22/FUL

Application Summary

Application Number: DM/0334/22/FUL

Address: Grimsby Golf Club Little Coates Road Grimsby North East Lincolnshire DN34 4LU

Proposal: Erect 5 detached dwellings with garages to include new access point, landscaping and boundary treatments

Case Officer: Richard Limmer

Customer Details

Name: Mr Paul Sharman

Address: 40 Great Coates Road Grimsby

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment::This is a very brief objection as there are already comprehensive objections submitted;
I

would just like to add the following points.

Loss of Visual Amenity.

The area is currently landscaped and well kept, which is one of the reasons houses in the area were purchased. By developing the land this amenity will be taken from the existing residents not to provide essential housing, but to provide a profit making venture for developers.

Health and Safety.

On average we recover 3 to 4 golf balls a month from our property and it`s down to luck that no one has been hurt or a traffic accident caused. I challenge the wisdom of building residential properties on the golf course and how will the golf club guarantee the safety of the new residents. It`s quite obvious player ability can`t be relied upon.

Comments for Planning Application DM/0334/22/FUL

Application Summary

Application Number: DM/0334/22/FUL

Address: Grimsby Golf Club Little Coates Road Grimsby North East Lincolnshire DN34 4LU

Proposal: Erect 5 detached dwellings with garages to include new access point, landscaping and boundary treatments

Case Officer: Richard Limmer

Customer Details

Name: Mr Kirk Moore

Address: 52 Great Coates Road Humberville Road Grimsby

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: please refer to the previous objection to this venture.

It will ruin the club and will eventually lead to an application to convert hole 5 into residential property, this is a thin edge of the wedge.

The placement of the property will not stop golf balls hitting them, I live on the busy road and i get several golf balls from the current 5th tee, so with the movement this will only lead to potential health and safety issues being reported on the already busy road.

It's ground designated for sports, will this ever stop..

Comments for Planning Application DM/0334/22/FUL

Application Summary

Application Number: DM/0334/22/FUL

Address: Grimsby Golf Club Little Coates Road Grimsby North East Lincolnshire DN34 4LU

Proposal: Erect 5 detached dwellings with garages to include new access point, landscaping and boundary treatments - amended plans showing amended 5th Tee position

Case Officer: Richard Limmer

Customer Details

Name: Mr JOHN EVANS

Address: 56 Great Coates Road, Grimsby, North East Lincolnshire DN34 4ND

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I have reviewed the amendments proposed to this application.

: To an untrained eye I can see no improvement between any of the amended plans that have been submitted.

My stance on this development still hasn't changed, The effect on the Great Coates Road area will be felt by the residents for years to come. I have outlined all my objections in my 2 previous comments.

I can't see any proposed improvements to alleviate the congestion and improve the air quality to the residents of the area!

The Council have recently set about a road improvement REF 003/HDOO7-22/AP to Great Coates Road. These include the establishment of a new Cycle and Pedestrian crossing and modifications to the road.

These modifications will further slow the flow of the traffic along Great Coates road, resulting in more congestion and a big decrease in air quality of the residents and the area .

The inclusion of a parallel cycle and pedestrian crossing will have a negative effect on air quality and congestion due to standing and slow moving traffic over the whole length of the road!

There are several sights along Great Coates road that have yet to be developed (Old Shell Station front and rear).

The old Shell Station that will be developed all adding to the congestion and poor air quality!

The Old Western School site development still hasn't started, this will bring even more congestion and reduced air quality.

There has also been a notable increase in the Emergency services use of this road adding to the congestion.

Finally I would like you to consider the living environment of the residents and families of Great Coates Road .

Thank you.

Comments for Planning Application DM/0334/22/FUL

Application Summary

Application Number: DM/0334/22/FUL

Address: Grimsby Golf Club Little Coates Road Grimsby North East Lincolnshire DN34 4LU

Proposal: Erect 5 detached dwellings with garages to include new access point, landscaping and boundary treatments

Case Officer: Richard Limmer

Customer Details

Name: Mr JOHN EVANS

Address: 56 Great Coates Road, Grimsby, North East Lincolnshire DN34 4ND

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Thank you for again giving me the chance to air my view on this development of 5 properties! My views have NOT changed since the first attempt at this Planning Application !

1/ I still feel strongly to object to this development on the grounds that the Environment and air quality to the existing properties on Great Coates road will be badly effected. The influx of more vehicles due to increasing the vehicle pollution substantially as the road is already at more than its capacity can cope with !

Mr and Mrs Henderson present the fact that this is the thin edge of the wedge to 40+ more dwellings to be added at a later date ! This must impact on the current levels of pollution.

2/ I also have concerns if Great Coates Road can honestly cope with further developments, The road in my opinion exceeds its maximum capacity of traffic, It is constantly used by not only commuters to and from the Willows, Wybers Wood Great Coates Village Healing, Stallingboroug and Immingham to Grimsby.

This road also has to cope with the serious commute to and from the Humber Bank factories,

3/ There is now a big increase in Emergency Ambulance Traffic to and from Scunthorpe and Hull's Hospitals. This route is now also the chosen route for Ambulances between Scunthorpe and Hull's Cardiac units, this must be a big concern, time is surely critical in such situations and any delay may be serious!

3/ The development of the roundabout on Little Coates Road does little to alleviate the traffic as this feeder road is a very narrow pinch point between the (Trawl Pub) roundabout and the newly developed roundabout past the (Humber Royal Hotel). This must create even more pressure on Great Coates Road and Little Coates Road due to standing traffic waiting for an exit creating more pollution to those in residence !

4/ In the not too distant future the big development of the former Western School playing fields will make the area even more congested not only with the commute but also by the sites development by contractors and equipment and then residents.

4/ A further concern is the access to the new 6 house development, Will it create a distinct pinch point for passing traffic when completed ? There will be traffic slowing down to enter the development, Plus the big increase in traffic to the development by contractors, and equipment. This needs to be seriously considered! ...

5/ At present the Gated land to the west of the Golf Course bordering on the Freshney is quiet at the moment due to a relaxation of traffic into this green waste site ! However once this traffic resumes this will bring even further congestion to Great Coates Road.

6/ Concerns if the Freshney can cope with the expected increase of dispensable water in the future. Climate Change has to be considered and its effect on rain fall and flooding !

I would like my concerns to be considered as this will effect the living environment of the Residents of Great Coates Road and the surrounding area negatively!

Thank you for giving me a further chance to voice my opinion on the developers updated proposals of the 6 home development on Grimsby Golf Club's and Great Coates Road.

Since my previous objection other issues have come to light!

It seems the former Shell Filling station on the roundabout now seems be progressing to the satisfaction of Shell, They (Shell) have sold the 2 properties that were contaminated with fuel, these properties are adjacent and next door to the former Shell Station, also the land at the rear of the Shell Station has also been sold for a private dwelling.

These properties have now been empty for aprox 8 years +. Once these properties are built or renovated this will I believe significantly increase further the congestion of Great Coates Road .

The new owner of larger property adjacent to the Shell Station has recently sold a portion of their land for housing development thus adding another home to the congestion of Great Coates Road.

At some time in the not to distant future Shell will undoubtably sell off their old Filling Staton site for commercial use or re-purpose as a filling station! ...

As can be seen, all the above developments will add significantly to the excessive congestion already experienced by the home owners of Great Coates Road .

In my opinion nothing has changed with this application from its previous attempt!

Comments for Planning Application DM/0334/22/FUL

Application Summary

Application Number: DM/0334/22/FUL

Address: Grimsby Golf Club Little Coates Road Grimsby North East Lincolnshire DN34 4LU

Proposal: Erect 5 detached dwellings with garages to include new access point, landscaping and boundary treatments

Case Officer: Richard Limmer

Customer Details

Name: Mr JOHN EVANS

Address: 56 Great Coates Road, Grimsby, North East Lincolnshire DN34 4ND

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Thank you for again giving me the chance to air my view on this development of 5 properties! My views have NOT changed since the first attempt at this Planning Application !

1/ I still feel strongly to object to this development on the grounds that the Environment and air quality to the existing properties on Great Coates road will be badly effected. The influx of more vehicles due to increasing the vehicle pollution substantially as the road is already at more than its capacity can cope with !

Mr and Mrs Henderson present the fact that this is the thin edge of the wedge to 40+ more dwellings to be added at a later date ! This must impact on the current levels of pollution.

2/ I also have concerns if Great Coates Road can honestly cope with further developments, The road in my opinion exceeds its maximum capacity of traffic, It is constantly used by not only commuters to and from the Willows, Wybers Wood Great Coates Village Healing, Stallingboroug and Immingham to Grimsby.

This road also has to cope with the serious commute to and from the Humber Bank factories,

3/ There is now a big increase in Emergency Ambulance Traffic to and from Scunthorpe and Hull's Hospitals. This route is now also the chosen route for Ambulances between Scunthorpe and Hull's Cardiac units, this must be a big concern, time is surely critical in such situations and any delay may be serious!

3/ The development of the roundabout on Little Coates Road does little to alleviate the traffic as this feeder road is a very narrow pinch point between the (Trawl Pub) roundabout and the newly developed roundabout past the (Humber Royal Hotel). This must create even more pressure on Great Coates Road and Little Coates Road due to standing traffic waiting for an exit creating more pollution to those in residence !

4/ In the not too distant future the big development of the former Western School playing fields will make the area even more congested not only with the commute but also by the sites development by contractors and equipment and then residents.

4/ A further concern is the access to the new 6 house development, Will it create a distinct pinch point for passing traffic when completed ? There will be traffic slowing down to enter the development, Plus the big increase in traffic to the development by contractors, and equipment. This needs to be seriously considered! ...

5/ At present the Gated land to the west of the Golf Course bordering on the Freshney is quiet at the moment due to a relaxation of traffic into this green waste site ! However once this traffic resumes this will bring even further congestion to Great Coates Road.

6/ Concerns if the Freshney can cope with the expected increase of dispensable water in the future. Climate Change has to be considered and its effect on rain fall and flooding !

I would like my concerns to be considered as this will effect the living environment of the Residents of Great Coates Road and the surrounding area negatively!

Thank you for giving me a further chance to voice my opinion on the developers updated proposals of the 6 home development on Grimsby Golf Club's and Great Coates Road.

Since my previous objection other issues have come to light!

It seems the former Shell Filling station on the roundabout now seems be progressing to the satisfaction of Shell, They (Shell) have sold the 2 properties that were contaminated with fuel, these properties are adjacent and next door to the former Shell Station, also the land at the rear of the Shell Station has also been sold for a private dwelling.

These properties have now been empty for aprox 8 years +. Once these properties are built or renovated this will I believe significantly increase further the congestion of Great Coates Road .

The new owner of larger property adjacent to the Shell Station has recently sold a portion of their land for housing development thus adding another home to the congestion of Great Coates Road.

At some time in the not to distant future Shell will undoubtably sell off their old Filling Staton site for commercial use or re-purpose as a filling station! ...

As can be seen, all the above developments will add significantly to the excessive congestion already experienced by the home owners of Great Coates Road .

In my opinion nothing has changed with this application from its previous attempt!

Comments for Planning Application DM/0334/22/FUL

Application Summary

Application Number: DM/0334/22/FUL

Address: Grimsby Golf Club Little Coates Road Grimsby North East Lincolnshire DN34 4LU

Proposal: Erect 5 detached dwellings with garages to include new access point, landscaping and boundary treatments

Case Officer: Richard Limmer

Customer Details

Name: Mr JOHN EVANS

Address: 56 GREAT COATES ROAD GRIMSBY

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Thank you for again giving me the chance to air my view on this development of 5 properties! My views have NOT changed since the first attempt at this Planning Application !

1/ I still feel strongly to object to this development on the grounds that the Environment and air quality to the existing properties on Great Coates road will be badly effected. The influx of more vehicles due to increasing the vehicle pollution substantially as the road is already at more than its capacity can cope with !

Mr and Mrs Henderson present the fact that this is the thin edge of the wedge to 40+ more dwellings to be added at a later date ! This must impact on the current levels of pollution.

2/ I also have concerns if Great Coates Road can honestly cope with further developments, The road in my opinion exceeds its maximum capacity of traffic, It is constantly used by not only commuters to and from the Willows, Wybers Wood Great Coates Village Healing, Stallingboroug and Immingham to Grimsby.

This road also has to cope with the serious commute to and from the Humber Bank factories,

3/ There is now a big increase in Emergency Ambulance Traffic to and from Scunthorpe and Hull's Hospitals. This route is now also the chosen route for Ambulances between Scunthorpe and Hull's Cardiac units, this must be a big concern, time is surely critical in such situations and any delay may be serious!

3/ The development of the roundabout on Little Coates Road does little to alleviate the traffic as this feeder road is a very narrow pinch point between the (Trawl Pub) roundabout and the newly developed roundabout past the (Humber Royal Hotel). This must create even more pressure on Great Coates Road and Little Coates Road due to standing traffic waiting for an exit creating more pollution to those in residence !

4/ In the not too distant future the big development of the former Western School playing fields will make the area even more congested not only with the commute but also by the sites development by contractors and equipment and then residents.

4/ A further concern is the access to the new 6 house development, Will it create a distinct pinch point for passing traffic when completed ? There will be traffic slowing down to enter the development, Plus the big increase in traffic to the development by contractors, and equipment. This needs to be seriously considered! ...

5/ At present the Gated land to the west of the Golf Course bordering on the Freshney is quiet at the moment due to a relaxation of traffic into this green waste site ! However once this traffic resumes this will bring even further congestion to Great Coates Road.

6/ Concerns if the Freshney can cope with the expected increase of dispensable water in the future. Climate Change has to be considered and its effect on rain fall and flooding !

I would like my concerns to be considered as this will effect the living environment of the Residents of Great Coates Road and the surrounding area negatively!

Thank you for giving me a further chance to voice my opinion on the developers updated proposals of the 6 home development on Grimsby Golf Club's and Great Coates Road.

Since my previous objection other issues have come to light!

It seems the former Shell Filling station on the roundabout now seems be progressing to the satisfaction of Shell, They (Shell) have sold the 2 properties that were contaminated with fuel, these properties are adjacent and next door to the former Shell Station, also the land at the rear of the Shell Station has also been sold for a private dwelling.

These properties have now been empty for aprox 8 years +. Once these properties are built or renovated this will I believe significantly increase further the congestion of Great Coates Road .

The new owner of larger property adjacent to the Shell Station has recently sold a portion of their land for housing development thus adding another home to the congestion of Great Coates Road.

At some time in the not to distant future Shell will undoubtably sell off their old Filling Staton site for commercial use or re-purpose as a filling station! ...

As can be seen, all the above developments will add significantly to the excessive congestion already experienced by the home owners of Great Coates Road .

In my opinion nothing has changed with this application from its previous attempt!

Comments for Planning Application DM/0334/22/FUL

Application Summary

Application Number: DM/0334/22/FUL

Address: Grimsby Golf Club Little Coates Road Grimsby North East Lincolnshire DN34 4LU

Proposal: Erect 5 detached dwellings with garages to include new access point, landscaping and boundary treatments - amended plans and ball strike information November 2022

Case Officer: Richard Limmer

Customer Details

Name: Mr John Evans

Address: 56 Great Coates Road Grimsby

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Once again I have to object to this 5 dwelling plan. The recent road alterations to Great Coates road have delivered a serious negative for all neighbours!

During the busy periods the recent road modifications have now brought the road to a stand still for long periods outside my house and obviously my neighbours homes resulting in increased pollution and noise levels.

Loud car stereo music has become an issue while vehicles are waiting due to increased static vehicle congestion.

Vehicles are now making u turns to avoid static cues! It has become common for drivers to use driveways to facilitate these u turns. These turns often include the use of the footpath by impatient drivers resulting in dangerous situations for pedestrians !

More homes on this road can only negatively increase dangers, congestion and stress on existing householders.

John,

Comments for Planning Application DM/0334/22/FUL

Application Summary

Application Number: DM/0334/22/FUL

Address: Grimsby Golf Club Little Coates Road Grimsby North East Lincolnshire DN34 4LU

Proposal: Erect 5 detached dwellings with garages to include new access point, landscaping and boundary treatments

Case Officer: Richard Limmer

Customer Details

Name: Mr andrew ryles

Address: 62 Great Coates Road Grimsby

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: No significant changes have been made from the previous planning application, The footpath on Great Coates Road is dangerous today and will be in the future with no improvements, the road itself is not up increased traffic and any form of new entrance will add to a road safety problem. The members of the golf courses are complaining internally about the application. The heritage that the golf course has will be destroyed and insufficient work has been carried out to secure and protect any of the heritage of this site. This area is not new site and should not be granted any planning permission.

This is only the start of what the golf course has plans for the further applications to follow for more housing. the housing is required for the area. There is a large development pending construction on Little Coates road and nothing has been done to improve the main feeder road to this which is Great Coates road which is typical of this council.

Should this go ahead it will be another example of this towns planning being out of control, and putting financial gain before the good of the community.

Comments for Planning Application DM/0334/22/FUL

Application Summary

Application Number: DM/0334/22/FUL

Address: Grimsby Golf Club Little Coates Road Grimsby North East Lincolnshire DN34 4LU

Proposal: Erect 5 detached dwellings with garages to include new access point, landscaping and boundary treatments

Case Officer: Richard Limmer

Customer Details

Name: Mr andrew ryles

Address: 62 great coates road Grimsby

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: No significant changes have been made from the previous planning application, The footpath on Great Coates Road is dangerous today and will be in the future with no improvements, the road itself is not up increased traffic and any form of new entrance will add to a road safety problem. The members of the golf courses are complaining internally about the application. The heritage that the golf course has will be destroyed and insufficient work has been carried out to secure and protect any of the heritage of this site. This area is not new site and should not be granted any planning permission.

This is only the start of what the golf course has plans for the further applications to follow for more housing. the housing is required for the area. There is a large development pending construction on Little Coates road and nothing has been done to improve the main feeder road to this which is Great Coates road which is typical of this council.

Should this go ahead it will be another example of this towns planning being out of control, and putting financial gain before the good of the community.

Comments for Planning Application DM/0334/22/FUL

Application Summary

Application Number: DM/0334/22/FUL

Address: Grimsby Golf Club Little Coates Road Grimsby North East Lincolnshire DN34 4LU

Proposal: Erect 5 detached dwellings with garages to include new access point, landscaping and boundary treatments

Case Officer: Richard Limmer

Customer Details

Name: Mr Tony Miller

Address: 20 oliver street Cleethorpes

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment:I would like to object with the current planning, this would destroy the golf course and hole 5, the new houses would also be out of keep for the local area.

Comments for Planning Application DM/0334/22/FUL

Application Summary

Application Number: DM/0334/22/FUL

Address: Grimsby Golf Club Little Coates Road Grimsby North East Lincolnshire DN34 4LU

Proposal: Erect 5 detached dwellings with garages to include new access point, landscaping and boundary treatments

Case Officer: Richard Limmer

Customer Details

Name: Mr Ryan Miller

Address: 20 oliver street Cleethorpes

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: The proposed houses will ruin the golf course and the surrounding houses.

Comments for Planning Application DM/0334/22/FUL

Application Summary

Application Number: DM/0334/22/FUL

Address: Grimsby Golf Club Little Coates Road Grimsby North East Lincolnshire DN34 4LU

Proposal: Erect 5 detached dwellings with garages to include new access point, landscaping and boundary treatments

Case Officer: Richard Limmer

Customer Details

Name: Ms Susan Gibney

Address: 22 welhome avenue grimsby

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Great Coates Road is a very busy road, I have family that live on Great Coates Road it's very off putting visiting as the road is so dangerous, without adding more houses and traffic.

The wildlife within that side of Great Coates Road will suffer adding additional developments.

Comments for Planning Application DM/0334/22/FUL

Application Summary

Application Number: DM/0334/22/FUL

Address: Grimsby Golf Club Little Coates Road Grimsby North East Lincolnshire DN34 4LU

Proposal: Erect 5 detached dwellings with garages to include new access point, landscaping and boundary treatments

Case Officer: Richard Limmer

Customer Details

Name: Mr Stuart Wilson

Address: 247 brereton ave Cleethorpes

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I would like to object to this planning because it is on land designated for sport & would ruin the golf course

Comments for Planning Application DM/0334/22/FUL

Application Summary

Application Number: DM/0334/22/FUL

Address: Grimsby Golf Club Little Coates Road Grimsby North East Lincolnshire DN34 4LU

Proposal: Erect 5 detached dwellings with garages to include new access point, landscaping and boundary treatments

Case Officer: Richard Limmer

Customer Details

Name: Mrs Sarah Wilson

Address: 247 Brereton Avenue Cleethorpes

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: The proposed houses will not fit in with the surrounding area. Great Coates road is a very busy road, adding additional houses/ driveways would contribute to what is already a very busy road..

Comments for Planning Application DM/0334/22/FUL

Application Summary

Application Number: DM/0334/22/FUL

Address: Grimsby Golf Club Little Coates Road Grimsby North East Lincolnshire DN34 4LU

Proposal: Erect 5 detached dwellings with garages to include new access point, landscaping and boundary treatments

Case Officer: Richard Limmer

Customer Details

Name: Miss sophie wilson

Address: 25 St Giles' Ave Grimsby

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment:I would like to object this planning due to the nature of the area and it's heritage it holds, adding those houses will cause huge long term disruptions to the neighbors and the history of the area. Along side moving of the holes on the golf course will deter golfers from the course and frustrate users.

Comments for Planning Application DM/0334/22/FUL

Application Summary

Application Number: DM/0334/22/FUL

Address: Grimsby Golf Club Little Coates Road Grimsby North East Lincolnshire DN34 4LU

Proposal: Erect 5 detached dwellings with garages to include new access point, landscaping and boundary treatments

Case Officer: Richard Limmer

Customer Details

Name: Mr Lew Williams

Address: 27 Osprey drive Great coates

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: The current planning application for the proposed houses will not fall inline with the location and its heritage status.

Comments for Planning Application DM/0334/22/FUL

Application Summary

Application Number: DM/0334/22/FUL

Address: Grimsby Golf Club Little Coates Road Grimsby North East Lincolnshire DN34 4LU

Proposal: Erect 5 detached dwellings with garages to include new access point, landscaping and boundary treatments

Case Officer: Richard Limmer

Customer Details

Name: Mr Corey Wilson

Address: 93 Pershore Ave Grimsby

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Will ruin the golf course, annoy the neighbours for years on end, new house won't look right for the area of the older looking houses, also have a few friends that play golf there and said it will ruin the 5th by having to move it

Big thumbs down

Comments for Planning Application DM/0334/22/FUL

Application Summary

Application Number: DM/0334/22/FUL

Address: Grimsby Golf Club Little Coates Road Grimsby North East Lincolnshire DN34 4LU

Proposal: Erect 5 detached dwellings with garages to include new access point, landscaping and boundary treatments

Case Officer: Richard Limmer

Customer Details

Name: Miss Kerry Watson

Address: 93 pershore avenue Grimsby

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I object with the current planning, this would destroy the golf course and the new houses would also be out of keep for the local area, would not match at all.

Comments for Planning Application DM/0334/22/FUL

Application Summary

Application Number: DM/0334/22/FUL

Address: Grimsby Golf Club Little Coates Road Grimsby North East Lincolnshire DN34 4LU

Proposal: Erect 5 detached dwellings with garages to include new access point, landscaping and boundary treatments

Case Officer: Richard Limmer

Customer Details

Name: Mr Chris Miller

Address: Beckside lodge South kelsey

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I would like to object with the current planning, this would destroy the golf course and hole 5, the houses would not be in keep with the neighbouring houses.