



# Humberston Village Council

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Clerk to the Council – Mrs. K. Peers

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

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

Planning, North East Lincs Council

5<sup>th</sup> April 2023

Dear Sirs,

The following planning applications were discussed at the meeting of Humberston Village Council held on Tuesday 4<sup>th</sup> April 2023 and the comments below each application listed are the comments resolved to be submitted as follows:

**Planning Application Reference: DM/0188/23/PNSOL**

**Proposal: Prior notification for the installation of solar photovoltaic (PV) panels**

**Location: Thorpe Park Holiday Camp Anthonys Bank Road Humberston**

*Objections – whilst acknowledging the support of renewable energy usage, the Village Council was concerned at inaccuracies in the information supplied, the overlooking of the proposal onto the Fitties Conservation area, any possible sound impact and also had questions over whether any storage facility would be provided for energy storage. Residents had also informed the Village Council that work appeared to have already started on the site on this particular work. The Village Council would ask that a sound assessment impact statement be sourced for this application.*

Yours faithfully,

*KJ Peers*

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

Paul Bright

30 Humberston Fitties

I wish to object to this planning application in its current form.

Any initiative in reducing carbon footprint and conserving resources is welcome. Paragraphs 14.102 onwards and Policy 31 of North East Lincolnshire Local Plan layout the council's position on renewable and low carbon infrastructure and states the council will support opportunities to maximise renewable energy capacity within the borough. Policy 31 then goes on to state in paragraph 2,

*Proposals for renewable and low carbon energy generating systems will be supported where any **significant adverse impacts are satisfactorily minimised and the residual harm is outweighed by the public benefits of the proposal.** Developments and their associated infrastructure will be assessed on their merits and subject to the following impact considerations, taking account of individual and cumulative effects:*

*A. **the scale and nature of the impacts on landscapes and townscapes, particularly having regard to the Landscape Character Assessment and impact on the setting and scenic beauty of the AONB;***

*B. **local amenity, including noise, air quality, traffic, vibration, dust and visual impact;***

*D. **the historic environment, including individual and groups of heritage assets;***

The public benefits of this application are limited. There will be a visual impact for many residents and visitors to the Fitties and an impact on heritage assets therefore it does not accord with Policy 31 in its current form, the panels should be located only on the side facing into Thorpe Park which will negate the impact outlined in policy 31.

# Comments for Planning Application DM/0188/23/PNSOL

## Application Summary

Application Number: DM/0188/23/PNSOL

Address: Thorpe Park Holiday Camp Anthonys Bank Road Humberston North East Lincolnshire  
DN35 0PW

Proposal: Prior notification for the installation of solar photovoltaic (PV) panels

Case Officer: Emily Davidson

## Customer Details

Name: Mrs Diane Clarke

Address: 79 First Main Road Fitties Hum we

## Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I object for the solar panels to be erected facing the Fitties. Thorpe park are making lots of money

The people who have decided to do this take a moment and think would you like to look at these if your property faces them. Fitties have been here for years leave us alone,

# Comments for Planning Application DM/0188/23/PNSOL

## Application Summary

Application Number: DM/0188/23/PNSOL

Address: Thorpe Park Holiday Camp Anthonys Bank Road Humberston North East Lincolnshire  
DN35 0PW

Proposal: Prior notification for the installation of solar photovoltaic (PV) panels

Case Officer: Emily Davidson

## Customer Details

Name: Mr Christopher Manning

Address: 222 Humberston Fitties Grimsby

## Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I wish to object to the installation of solar panels on these grounds

1. The installation is a large one covering several buildings and therefore impacting the visual view to owners on the Fitties Conservation site. I understand the number of panels is well in excess of 1000, which clearly means a large area on view.
2. Noise will be generated from the associated equipment involved in operating these panels.
3. There are inaccuracies in the application, namely a box ticked "NO" as an answer to the question which queries the facing of the panels. And also a question asking whether the roofs the panels will be placed on are either flat or pitched..

This is not going to be a view that will be appreciated by the neighbouring Conservation Area Chalet Owners.

I object to the application.

# Comments for Planning Application DM/0188/23/PNSOL

## Application Summary

Application Number: DM/0188/23/PNSOL

Address: Thorpe Park Holiday Camp Anthonys Bank Road Humberston North East Lincolnshire  
DN35 0PW

Proposal: Prior notification for the installation of solar photovoltaic (PV) panels

Case Officer: Emily Davidson

## Customer Details

Name: Mr David Chapman

Address: 252 antonys bank road Humberston Fitties Grimsby

## Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: As a typical resident, I wish to live in a quiet green environment, surrounded by wildlife. Whilst I applaud TP's effort to move to a greener, renewable energy source, I wish to object to this large installation of PV panels. As a very close neighbour, we already have to suffer the constant background hum of generators (for both buildings and pool areas) kitchen fans, extractors, staff car parking, bins emptying etc etc etc. Whilst solar panels are silent, the convertors used ARE NOT. This means yet another stealth increase in noise pumped out by TP and that's before the constant bass thuds from the music and amplified voices start. Studies show background noise affects birdlife. This is a fact. It affects territory, reproduction and social calls. At what point do TP accept their responsibility to its neighbours and start to control its output and contribute positively to its environment and neighbours? (Both human and animal. ) Accoustic barriers, Green screening (trees and shrubs) should be insisted upon to prevent the sight and sound of this application before approval.

**From:**

**Sent:** 28 March 2023 14:38

**To:** Planning - IGE (ENGIE)

**Subject:** Objection: Thorpe Park DM/1088/23/PNSOL

**Dear Planning Team,**

**Please could you log the below planning objection.**

**Re: Thorpe Park DM/1088/23/PNSOL**

I am writing to object to the application submitted by Thorpe Park for the installation of 1,449 solar panels on pitched roofs, located within the official 500m SSSI buffer zone and that will be faced directly at and in towards the designated heritage Humberston Fitties Plotland Conservation Area.

The application is once again riddled with incorrect and misleading information, which raises serious concerns about the applicant's intent. For instance, in the eligibility section, the applicant has ticked the box for flat roofs when, in fact, the proposed roofs are pitched. Also, the applicant failed to mention that the panels are to be installed on roofs that face directly towards the designated Humberston Fitties Conservation Site.

The applicant has also provided misleading information in the section about the installation of solar photovoltaic equipment on roof slopes that front highways, conservation areas, areas of outstanding natural beauty, or areas specified by the Secretary of State. They have answered 'NO' to this question, and failed to state the proposed installation faces directly towards the designated and protected Humberston Fitties Conservation Area.

In the application, the applicant claims that the installation will have minimal visual impact on the surrounding area. However, this is also untrue, as the panels will be located on sloping roofs facing directly into and towards the historic Plotland conservation area, where they will be visible from ground level.

The application also lacks details about the battery energy storage systems (BESS), which evidence shows can produce noise pollution and can be the size of a storage container. It is therefore misleading to state will produce no noise.

The applicant fails to mention the size of the BESS or where it will be located. They also provide no information about the noise produced at different times of day and night, and we are not accepting another version of a previously unfit for purpose, biased sound assessment from the applicant.

They have stated no noise. However, research shows that the high voltage electrical equipment onsite can produce a tonal buzzing and humming noise, which can be offensive to listeners living nearby.

The proposed location of the installation is within the **official 500m SSSI buffer zone** to the SSSI and is right next to and facing directly into Humberston Fitties Conservation area and is in the immediate vicinity and closest point to neighboring properties outside the park, as shown here in image 1 and 2.

Image 1.



Image 2.



**Note:** The roofs are pitched and face directly towards the designated heritage Humberston Fitties Conservation Area. All the trees are deciduous, and the buildings and roofs can be seen from inside Humberston Fitties. The applicant has used an old photo onto which the new roof and panels have been superimposed. Many trees have died or been removed during development work all by Thorpe Park, so tree line is not representative. Humberston Fitties is also at a higher typography than Thorpe Park and its buildings.

This application will result in further nuisance noise that will negatively impact on bats, breeding owls, and rare species within Humberston Fitties Conservation area and listed nature reserve.

I also note that the applicant's supplier's client list mostly consists of shopping Centre's and commercial factories, which are not located in SSSI areas or next to historic heritage designated conservation areas renowned for heritage, peace, tranquility, and nature.

The proposed installation location is insensitive and inappropriate given the environment and yet again shows zero social responsibility from Thorpe Park's US Equity Company owners.

Given the constant onslaught of applications from Thorpe Park, each producing nuisance noise upon nuisance noise and resulting in the loss of amenity to property owners outside of the park, this proposal must be refused. The applicant has provided no mitigation for the noise, such as sound barriers or sound walls, and the proposal will be visible from inside the historic heritage Plotland designated Conservation area, which is not in keeping with the area's character and is damaging to the area.

Considering the sensitive location right next to the designated heritage Plotland Humberston Fitties Conservation Area being of both national and internal importance and the proposed site being directly within the official SSSI 500m buffer zone, I urge you to reject this proposal to ensure that Humberston Fitties owners do not have further removal of amenity and to prevent yet a further demise of the heritage conservation area. Thorpe Park should be asked to revise the proposal with the panels and associated equipment being relocated to a more appropriate site within Thorpe Park.

Sincerely,

M Peet  
255 Humberston Fitties

# Comments for Planning Application DM/0188/23/PNSOL

## Application Summary

Application Number: DM/0188/23/PNSOL

Address: Thorpe Park Holiday Camp Anthonys Bank Road Humberston North East Lincolnshire  
DN35 0PW

Proposal: Prior notification for the installation of solar photovoltaic (PV) panels

Case Officer: Emily Davidson

## Customer Details

Name: Mrs Pauline Grant

Address: 259 Anthonys Bank Road Humberston Fitties Humberston

## Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Whilst we have no objection to the proposed installation itself. The application covers pitched roof buildings that face into the Historic Fitties Plotlands facing our chalets on Anthony's Bank Road.

It will have a visual impact on the Fitties, we will look out onto yet another ugly feature, to go with the buildings already erected without the requisite planning consent.

Our unique environment in being severely impacted with each and every development that Thorpe Park undertakes, with noise pollution from building contractors, associated deliveries, music and now a PA system. Not forgetting the impact on the variety of wildlife that calls the Conservation area there home.

When will Thorpe Park show some Social Responsibility and be a good neighbour, the plans need amending to leave solar units off the area facing the Fitties, and the council insist developments only be granted with TP's written agreement to plant large trees, shrubs to provide screening and accommodate the wildlife. Inspections also need to be made by the council enforcement officers to ensure plans are strictly adhered to!

# Comments for Planning Application DM/0188/23/PNSOL

## Application Summary

Application Number: DM/0188/23/PNSOL

Address: Thorpe Park Holiday Camp Anthonys Bank Road Humberston North East Lincolnshire  
DN35 0PW

Proposal: Prior notification for the installation of solar photovoltaic (PV) panels

Case Officer: Emily Davidson

## Customer Details

Name: Miss Sarah Wood

Address: 263 Antonys bank Hunberston fitties Humberston

## Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I would like to state I am not against solar panels. I would like to request that a different location is considered by the applicant.

Having researched the glare from solar panels, there is potential for this to occur.

The current location for the panels will be visible from my property at the front.

When there are no leaves on the trees the roof is visible.

Perhaps the applicant could consider planting trees on the boundary between Thorpe park and antonys bank boundary, where there is currently a gap. It's enough that we are coping with noise from the new attractions. As I can see people on the high ropes, I will no doubt have the solar panels in sight as well. Not the view expected in a conservation area.

# Comments for Planning Application DM/0188/23/PNSOL

## Application Summary

Application Number: DM/0188/23/PNSOL

Address: Thorpe Park Holiday Camp Anthonys Bank Road Humberston North East Lincolnshire  
DN35 0PW

Proposal: Prior notification for the installation of solar photovoltaic (PV) panels

Case Officer: Emily Davidson

## Customer Details

Name: Mrs Lisa Furneaux

Address: 284 antonies bank road Humberston fitties Grimsby

## Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Once again no regards for our plot land residents and our nature reserve, this is a business and money making is there game, we don't need this near or over looking us, not good for nature there, please do not allow it to happen. An give them planning permission to make our environment clinical an ugle.

# Comments for Planning Application DM/0188/23/PNSOL

## Application Summary

Application Number: DM/0188/23/PNSOL

Address: Thorpe Park Holiday Camp Anthonys Bank Road Humberston North East Lincolnshire  
DN35 0PW

Proposal: Prior notification for the installation of solar photovoltaic (PV) panels

Case Officer: Emily Davidson

## Customer Details

Name: Mrs Pat Burton

Address: 313 humberstone fitties Humberston Cleethorpes

## Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: What are Thorpe Park trying to do to the fitties they have operated at side of fitties for a while now with very few problems they've already put outside stage up blaring loud music without permission now this what is their problem are they deliberately trying to anger and upset us all on fitties or what ? What with tingdene bullying us to try and get their own way now Thorpe Park

# Comments for Planning Application DM/0188/23/PNSOL

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Application Number: DM/0188/23/PNSOL

Address: Thorpe Park Holiday Camp Anthonys Bank Road Humberston North East Lincolnshire  
DN35 0PW

Proposal: Prior notification for the installation of solar photovoltaic (PV) panels

Case Officer: Emily Davidson

## Customer Details

Name: Mr Gary Mcrae

Address: 31 lindsay drive Holton le clay Grimsby

## Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment:Ref Planning application: DM/1088/23/PNSOL

Thorpe Park planning to put massive solar panels covering roofs, that face directly into Humberston Fitties.

Humberston Fitties is a heritage Conservation site with heritage assets. It is a historic Plotland of both national and international importance.

Time and time again planning applications from Thorpe Park have been put through that have damaged the integrity of Humberston Fitties Conservation Area. The Thorpe Park application is to stick a mass of solar panels on roofs that face into and will be seen in Humberston Fitties!

No objection to Thorpe Park having solar panels, but they should not be on side of roofs facing directly into Humberston Fitties.

Thorpe Park yet again showing an absolutely no social responsibility or care for the environment it is in.

# Comments for Planning Application DM/0188/23/PNSOL

## Application Summary

Application Number: DM/0188/23/PNSOL

Address: Thorpe Park Holiday Camp Anthonys Bank Road Humberston North East Lincolnshire  
DN35 0PW

Proposal: Prior notification for the installation of solar photovoltaic (PV) panels

Case Officer: Emily Davidson

## Customer Details

Name: Mrs Lynda Tappin

Address: 49 Robert Pearson Mews GRIMSBY

## Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment:

I am writing to object to over 1000 solar panels that are being planned to overlook Humberston Fitties. Putting these overlooking a conservation area shows the total disregard that Thorpe Park have for the natural beauty of the Fitties.

I have absolutely no objection to renewable energy but put it well out of view and so that the noise does not affect anyone.

The information that TP have put on the planning application has inaccuracies on how the panels will face and whether the roofs will be pitched or flat.

Thorpe Park just keep bombarding with planning applications and time and time again planning applications from Thorpe Park have been put through that have damaged the integrity of Humberston Fitties Conservation Area.

Thorpe Park yet again showing absolutely no social responsibility for people or the environment.

# Comments for Planning Application DM/0188/23/PNSOL

## Application Summary

Application Number: DM/0188/23/PNSOL

Address: Thorpe Park Holiday Camp Anthonys Bank Road Humberston North East Lincolnshire  
DN35 0PW

Proposal: Prior notification for the installation of solar photovoltaic (PV) panels

Case Officer: Emily Davidson

## Customer Details

Name: Miss Miranda Holmes

Address: 9 The Green Ashbourne

## Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I strongly object to this application, as it includes putting these massive panels on roofs that face directly towards the heritage Humberston Fitties Conservation area Plotland which is of both national and international importance. Having great solar panels that can be seen from Humberston Fitties is totally inappropriate and is not in keeping with this conservation area.

The council has a duty to conserve and preserve this conservation area. Humberston Fitties is not allowed solar panels for the very reason e.g. that it is not in keeping. It is therefore totally inappropriate to allow Thorpe Park to be facing masses of solar panels on sides of roofs that face directly towards Hun Reston Fitties. The applicant should only be allowed these on roofs that DO NOT face towards Humberston Fitties Conservation Area.

Time and time again planning applications have been allowed that have damaged Humberston Fitties integrity and this must not be allowed to continue. The council has a duty to conserve and preserve Humberston Fitties.

# Comments for Planning Application DM/0188/23/PNSOL

## Application Summary

Application Number: DM/0188/23/PNSOL

Address: Thorpe Park Holiday Camp Anthonys Bank Road Humberston North East Lincolnshire  
DN35 0PW

Proposal: Prior notification for the installation of solar photovoltaic (PV) panels

Case Officer: Emily Davidson

## Customer Details

Name: Mr Philip Childs

Address: 154 Henley Frive Frimley Green Camberley

## Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment:As an avid supporter and lover of wildlife in this country and seeing the decline in natural habitats become more and more eroded I've become increasingly worried and concerned in what's going on here and what's being proposed, I deem it a step to far with everything that's already happened in the area and let's not forget this is protected land and SSI area , please see sense and let this tranquil place remain so for the good of the wildlife and the community that lives there.

# Comments for Planning Application DM/0188/23/PNSOL

## Application Summary

Application Number: DM/0188/23/PNSOL

Address: Thorpe Park Holiday Camp Anthonys Bank Road Humberston North East Lincolnshire  
DN35 0PW

Proposal: Prior notification for the installation of solar photovoltaic (PV) panels

Case Officer: Emily Davidson

## Customer Details

Name: Mrs Victoria Chapman

Address: 3 Ronald Court Avenue Road Leicester

## Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: The objections already raised by other members of the public summarize my thoughts on this application. This week a further application has been submitted (DD/0104/23/FUL.) This is for the installation of mechanical ventilation. As a very close neighbour, TP already produce a constant background hum emitted from generators, fans etc. Noise from the Solar panel energy battery storage systems (BESS) and from the aforementioned Ventilation application MUST be considered together.

The Solar Panel application does not detail where or even if a BESS is to be installed. I am therefore assuming any construction will be once again located to the rear of the TP 'entertainment' complex, well away from TP guests but directly opposite the Fitties.

The 'Service Yard' where all construction services are being located is within metres of the Humberston Fitties boundary. A boundary being stripped of trees and shrubs by TP with fences being left to rot. The Fitties enjoys conservation status and the creeping additions of noise pollution from TP needs to be finally addressed before our once peaceful nature retreat is lost forever to the Theme Park slowly being created next door.

I am in favour of renewable energy sources when installed in suitable locations, but do not consider this proposal to be in an appropriate site

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**

<b>Application Number</b>	<b>Reason for Referring to Planning Committee</b>
DM/0493/22/OUT	<b>This requires a closer look by full committee please</b>

**Contact Details: -**

**Signature**

**Date ...17<sup>th</sup> Feb 2023**

**Name .....Cllr Hayden Dawkins (NELC)**

**Address: .....61 Glebe road Humberston, Grimsby DN36 4JP...**

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

Telephone: 01472 326289 – Option 1

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# Humberston Village Council

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Clerk to the Council – Mrs. K. Peers

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

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

Planning, North East Lincs Council

5<sup>th</sup> October 2022

Dear Sirs,

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

**Planning Application Reference: DM/0493/22/OUT**

**Proposal: Outline application with access to be considered to erect 5 detached dwelling houses with associated works**

**Location: Land Off Fieldhouse Road Humberston**

*Objections – the Village Council would support concerns of local residents expressed on the planning portal. The main concern is access down the lane to the site which the Village Council feels is not adequate and thus it would wish to see the application refused.*

Yours faithfully,

*KJ Peers*

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



# Humberston Village Council

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

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

Planning, North East Lincs Council

5<sup>th</sup> April 2023

Dear Sirs,

The following planning applications were discussed at the meeting of Humberston Village Council held on Tuesday 4<sup>th</sup> April 2023 and the comments below each application listed are the comments resolved to be submitted as follows:

**Planning Application Reference: DM/0493/22/OUT**

**Proposal: Outline application with access to be considered to erect 5 detached dwelling houses with associated works (amended design and access statement)**

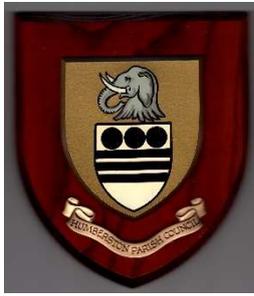
**Location: Land Off Fieldhouse Road Humberston**

*Objections – the Village Council would reiterate its previous objections submitted which are on file on the portal and would wish these comments to be applied to this application.*

Yours faithfully,

*KJ Peers*

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



# Humberston Village Council

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Clerk to the Council – Mrs. K. Peers

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

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

Planning, North East Lincs Council

22nd February 2023

Dear Sirs,

The following planning applications were discussed at the meeting of Humberston Village Council held on Tuesday 21<sup>st</sup> February 2023 and the comments below each application listed are the comments resolved to be submitted as follows:

**Planning Application Reference: DM/0493/22/OUT**

**Proposal: Outline application with access to be considered to erect 5 detached dwelling houses with associated works (amended block plan)**

**Location: Land Off Fieldhouse Road Humberston**

*Objections – unsuitability of access especially for emergency vehicles. There are not enough changes from previous application on this site with regard to access etc. to make it acceptable. The Village Council is in support of resident's objections who live adjacent to the site and have concerns over access arrangements. Residents have also made the members aware of concerns over certain comments submitted onto the portal and the Village Council would ask that NELC has had due diligence with regard to this. The Village Council would wish to see this application refused.*

Yours faithfully,

*KJ Peers*

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

# Comments for Planning Application DM/0493/22/OUT

## Application Summary

Application Number: DM/0493/22/OUT

Address: Land Off Fieldhouse Road Humberston North East Lincolnshire

Proposal: Outline application with access to be considered to erect 5 detached dwelling houses with associated works (addition of road safety audit)

Case Officer: Emily Davidson

## Customer Details

Name: Mr David Harries

Address: 44 Edward Street CLEETHORPES

## Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Use the lane often when working and the entrance is too narrow to allow vehicles to pass. Already a busy lane with heavy pedestrian footfall too.

# Comments for Planning Application DM/0493/22/OUT

## Application Summary

Application Number: DM/0493/22/OUT

Address: Land Off Fieldhouse Road Humberston North East Lincolnshire

Proposal: Outline application with access to be considered to erect 5 detached dwelling houses with associated works (amended block plan)

Case Officer: Emily Davidson

## Customer Details

Name: Mr John Pomfret

Address: Walworth Fieldhouse Road Humberston

## Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: The recently amended plans that the applicant submitted have not addressed the concerns I have with the private driveway, adjacent to the Coach House Car Park being used, as the only access to the proposed development.

Adding a significant volume of traffic to a private driveway that, already presents challenges when entering and existing at the junction of Fieldhouse Road will, on exasperate the situation.

Also, the current width of the private driveway, at it's narrowest point is only 4 meters wide. This is not wide enough to be used as a 'road' to provide access for significantly increased traffic.

There are no proposals to increase the width of this narrow pinch point, and the applicants proposal to provide a passing point further down the private lane is unworkable because of the fact it is beyond the narrow pinch point point and therefore no use at all.

The two letters from Knights Planning Consultants fully explain the technical reasoning behind my objection, and both letters can be referenced if clarification is required on the concerns I have raised throughout the process of this planning application.

# Comments for Planning Application DM/0493/22/OUT

## Application Summary

Application Number: DM/0493/22/OUT

Address: Land Off Fieldhouse Road Humberston North East Lincolnshire

Proposal: Outline application with access to be considered to erect 5 detached dwelling houses with associated works (amended block plan)

Case Officer: Emily Davidson

## Customer Details

Name: Mrs Annette Pomfret

Address: Walworth Fieldhouse Road Humberston

## Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I have looked at the amended plan. My previous objections still stand as the amendments do not address them.

The houses are not in keeping with the area. They affect our privacy. The lane is not suitable for an increase in vehicles. The entrance (passing point) is still a bottle neck and dangerous for traffic and pedestrians.

# Comments for Planning Application DM/0493/22/OUT

## Application Summary

Application Number: DM/0493/22/OUT

Address: Land Off Fieldhouse Road Humberston North East Lincolnshire

Proposal: Outline application with access to be considered to erect 5 detached dwelling houses with associated works (amended block plan)

Case Officer: Emily Davidson

## Customer Details

Name: Mrs Annette Pomfret

Address: Walworth Fieldhouse Road Humberston

## Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I wish to object to the proposal for Five large detached dwelling houses on the land adjacent to our home. Re: my previous comments:

I have huge concerns regarding the new proposed access to the lane leading to our home, even with the recent amendments I still consider the lane too narrow and dangerous for more added traffic.

I still maintain the proposed three storey houses are out of character with the area as the area is predominantly bungalows . I am concerned about our privacy as we will be overlooked. These houses will also affect the peace and tranquility of the area we live in.

I object to the removal of the trees and greenery surrounding our boundary as this will cause privacy problems with the fifth home looking into my garden and home. The wildlife will also be affected.

Lastly I totally agree with Mr. Wade and one other about the redirection of the public footpath coming right up to our boundary ( our fence) and would like this to be redirected elsewhere.

**From:** John Pomfret

**Sent:** 27 February 2023 20:47

**To:** Martin Dixon (EQUANS) <[Martin.Dixon@nelincs.gov.uk](mailto:Martin.Dixon@nelincs.gov.uk)>; Emily Davidson (EQUANS) <[Emily.Davidson@Nelincs.gov.uk](mailto:Emily.Davidson@Nelincs.gov.uk)>; Cheryl Jarvis (EQUANS) <[Cheryl.Jarvis@nelincs.gov.uk](mailto:Cheryl.Jarvis@nelincs.gov.uk)>

**Cc:** Cllr Stanley Shreeve (NELC) <[Stanley.Shreeve@Nelincs.gov.uk](mailto:Stanley.Shreeve@Nelincs.gov.uk)>; Mark Nearney (NELC) <[Mark.Nearney@nelincs.gov.uk](mailto:Mark.Nearney@nelincs.gov.uk)>

**Subject:** Land at the rear of the Coach House Park

Good afternoon,

I write in response to the above proposed development. The position is becoming increasingly acrimonious with the proposed development dividing opinions. However, from the start my own opinion has been driven by two factors, each having a proportionate level of importance.

In the first instance and by far the most important point of contention is the private lane being used to provide access for an additional 44 vehicles. I say 44 vehicles because this is the numbers derived from the TRICS Database which I am sure you will be familiar with.

To say that I am bewildered by the thought pattern that NELC are taking is an understatement. I've taken the liberty of adding three photographs that individually speak volumes, take Picture 1 for instance. Neither of the two cars in the picture slowed down, one existing and the other entering the Coach House Car Park. I took the picture, and I estimated the speed of both vehicles at between 10 and 15 MPH. That's not particularly fast I hear you saying. However, that kind of speed in such a congested space could be quite dangerous, and when you add the distinct possibility of other cars in close proximity, including the additional cars that the proposed development will introduce to the scenario, Mr Shaw using his drive entrance opposite the car park entrance and of course the likelihood of pedestrians in the vicinity, any professional looking at the situation should come to the same conclusion in that the private lane, even with the proposed modifications will fall well short in being able to safely cope with the inevitable increase in traffic. Pictures 2 and 3 are also indicative of how chaotic the lane entrance already is, without adding further traffic.

The developer is now beginning to view the situation as it should be and is discussing the possibility of repositioning the Coach House Car park further down Fieldhouse and away from the private lane entrance. Although not entirely addressing the safety issues this would no doubt help alleviate the current congestion whilst going some way to mitigate any increased traffic volumes. However, the Coach House Car Park would in turn lose a significant amount of parking spaces and a newly positioned entrance may cause a potential conflict with traffic using Lidgard Road. The landlord and Highways would need to be consulted on this should it progress any further.

As a professional I am bound by a code of ethics that must be always adhered to and this reflects in how I conduct myself both ethical, and morally. From the comments I'm picking up from the developer, the development is 'in the bag' and no matter what objections are offered they will not prevent the development from going ahead. I find these comments difficult to understand because, unless I'm mistaken the application is still in the consultation phase and no decisions has yet been made.

To conclude, Mr White approached me last year to discuss his intentions. At the time I hadn't given much consideration to the proposed access the development would be using, and at the time the developer told me that he would be building four homes. We now know that this is not the case, and the proposal is for five large executive homes that would, in my opinion over develop the site, the space between each house would also be minimal and the height of the homes would totally dominate the skyline and would resemble nothing in the area. Most of the homes in the area are either bungalows or dormer bungalows. To protect the developers margins perhaps a mix of four detached dormer bungalows and possibly detached houses with a lower profile would be better suited to the area. Reducing the development to four dwellings as was originally discussed would increase provide a more acceptable space between each of the homes.

Whilst I accept that housing will at some point be built here because after all, as far as I am aware the land is allocated for housing. However, I question whether NELC Planning Department and the Highways Department have acted with due diligence by supporting the proposed development in its current form. There is an unquestionable issue with the proposed access to the development would create and this must be taken seriously.

I also have concerns with the type of dwelling being proposed as not in keeping with most of the housing in the area which, as you will be aware are predominately bungalows and dormer bungalows. I appreciate that the developer needs to consider profits and so houses with perhaps a lower profile would be better suited to the area. Finally, five dwellings on this site are one too many, I think the developer should consider reducing this to four dwellings which will give each home a respectable gap between neighbouring properties.

Kind regards,



**John Pomfret**  
Managing Director MCIOB, FCIM, ARICS  
J C Pomfret Construction Ltd

Walworth, Fieldhouse Road, Humberston, Grimsby, North East Lincolnshire, DN36 4UL



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# Comments for Planning Application DM/0493/22/OUT

## Application Summary

Application Number: DM/0493/22/OUT

Address: Land Off Fieldhouse Road Humberston North East Lincolnshire

Proposal: Outline application with access to be considered to erect 5 detached dwelling houses with associated works

Case Officer: Emily Davidson

## Customer Details

Name: Mrs Annette Pomfret

Address: Walworth Fieldhouse Road Humberston

## Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Although the houses that this development will affect have objected, I will not be drawn into personal comments. I stand by the objections I have made. Ms Donna White, you are not our neighbour, but the agent for the planning application. I can say that my objection is honest, not driven by jealousy or any other falsehoods people are accusing me of. I still would like my objection noted by NELC

**From:** John Pomfret

**Sent:** Friday, March 10, 2023 3:02 PM

**To:** Martin Dixon (EQUANS) >; Cheryl Jarvis (EQUANS); Emily Davidson (EQUANS) ;

**Subject:** DM/0493/22/OUT - Neighbours Comment

Dear all,

I have been carrying out building works to my own home over several months now and, because of this I have first-hand experience of just how difficult it is getting larger than average sized vehicles down the lane. The fact these building works are ongoing is why I have been reluctant to maintain the lane as I normally do instead, I was waiting until the works were finished.

It's been a very difficult process trying to express my concerns to NELC Planners and in particular the Highways Department who are supporting using the lane as access for the proposed development. In view of this it came as quite a surprise to me that Mrs White chose to upload the attached photograph to a social media platform. The photograph shows a concrete truck delivering one tub of ready mixed mortar for use on my home building project. I generally take delivery of between two and three such deliveries each week and each time the driver must negotiate reversing down the lane to offload his cargo of mortar into the tubs that I provide.

From this photograph it shows very clearly just how narrow the private drive is in relation to the width of the concrete truck which, measures 2200 mm wide x 4200 mm long. The scenario is further enhanced with the pedestrian walking in front of the truck. It's obvious that the intention of the picture showing the truck accessing the private drive, and the pedestrian walking in front of it was intended to illustrate the positives of the private drive being a suitable means of access for ALL means of transport. However, what the picture shows is how unsuitable the private drive would be.

Imagine any such vehicle entering or leaving the private drive at the same time as a pedestrian or wheelchair / pushchair wanted to use it? Where would the pedestrian have safe access? Also, consider the fact that a Fire Appliance is slightly wider at 2300 mm and at 7200 mm is significantly longer.

I believe the attached photograph provides overwhelming evidence that, the objections being voiced to the proposed development, especially with regards safety are in fact justified, and as such Planning and Highways need to reconsider their stance on this development and review the proposed application with the due diligence it deserves.

Kind regards,



**John Pomfret**  
Managing Director MCI0B, FCIM, ARICS  
J C Pomfret Construction Ltd



mislead the public.

Now, does anyone have any idea's how THEY managed to get a cement wagon down a lane that allegedly ISN'T wide enough for a fire engine or a bin lorry 😏.



this development.

35 m Like Reply

5 🍷



**Lily Wade**

[Bev Wade](#) smile your on camera 😂

1 h Like Reply

1 🤔



**Toni White** Lily Wade I just thought oo it's bev x



**Jean Swain**

Not ideal at all,  
what if there was a car going in the opposite direction! , be crazy to build houses in the field unless the lane was widened somehow .

**From:** John Pomfret  
**Sent:** 20 March 2023 15:02  
**To:** Planning - IGE (ENGIE) Emily Davidson (EQUANS) Martin Dixon (EQUANS)  
**Cc:** Cllr Stanley Shreeve (NELC)  
**Subject:** DM/0493/22/OUT - Objection Summary

Hello,

I'm reliably informed that the above application will be addressed by the Planning Committee. The next scheduled meeting is for the 29<sup>th</sup> of March and this application will not be included on the agenda.

I am told that I will be notified of the date that the application will be heard by the Planning Committee so that I can attend to voice my opinions. However, there are several points that I believe to be substantial enough for any decision, either for or against approval to be deferred until the issues have been adequately addressed.

- 1) The Public Rights of Way Mapping Officer for NELC has determined that the current footpath behind 63 and 65 Fieldhouse Road to be unsuitable and as a result an application to divert the Public Footpath Number 54 from its current position into the private driveway which serves Comme Court and Walworth has been submitted. Any decision on the planning application above should be deferred until a decision has been decided on this PPO Application.
- 2) The Heritage and Conservation Department at NELC have recommended that an Archaeological Assessment be carried out. The developer has been made aware of this request and has failed to act accordingly. I therefore suggest that the Archaeological Assessment be carried out by the developer and the findings analysed before a decision is made either for or against this application.
- 3) The developer is stating that the strip of land at the bottom of the private driveway is to be used as a passing point. The developer does **not** own this strip of land and neither does the owner of the land associated with this application. The developer should therefore look to providing an alternative solution that does not include this strip of land.
- 4) The developer has NOT made any amendments that would change the dire situation with regards the pinch point at the head of the private driveway. The developer should provide a more suitable solution to accessing and exiting the private driveway.

For clarification, I have attached a plan showing the proposed diversion to Footpath Number 54 along with the completed application form.

Kind regards,



**John Pomfret**  
Managing Director MCIOB, FCIM, ARICS  
J C Pomfret Construction Ltd

Walworth, Fieldhouse Road, Humberston, Grimsby, North East Lincolnshire, DN36 4UL



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# Comments for Planning Application DM/0493/22/OUT

## Application Summary

Application Number: DM/0493/22/OUT

Address: Land Off Fieldhouse Road Humberston North East Lincolnshire

Proposal: Outline application with access to be considered to erect 5 detached dwelling houses with associated works (amended design and access statement)

Case Officer: Emily Davidson

## Customer Details

Name: Mrs Annette Pomfret

Address: Walworth Fieldhouse Road Humberston

## Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: With reference to the Development of land adjacent to our property, I would still like you to give my previous and existing objections consideration.

Five large and high executive houses are not in keeping with the existing properties which are predominantly bungalows. These houses will affect our privacy and limit our sunlight and add more noise from the traffic from Fieldhouse Road entering and exiting from the public house at the bottom of the lane.

The lane is too narrow even with the amendments that have been made for more added traffic, causing danger to pedestrians and people entering and exiting the lane.

It saddens me that some of the trees and greenery that surround us are to be removed which will have a huge impact on the wildlife in this area.

The proposed re routing of the public footpath will impact on our privacy as it will be on our boundary, we live in a quiet and private position and this development will affect our solitude vastly.

# Comments for Planning Application DM/0493/22/OUT

## Application Summary

Application Number: DM/0493/22/OUT

Address: Land Off Fieldhouse Road Humberston North East Lincolnshire

Proposal: Outline application with access to be considered to erect 5 detached dwelling houses with associated works

Case Officer: Emily Davidson

## Customer Details

Name: Mr John Pomfret

Address: Walworth Fieldhouse Road Humberston

## Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: My objection is based on the following points:

- 1) Even with the proposed alterations to the entrance from Fieldhouse Road the additional volume of traffic will be, at best detrimental and at worst dangerous to other road users and pedestrians alike.
- 2) The proposed development will have a severe adverse affect on the value of our property.
- 3) The proposed development will have a huge impact on our privacy.
- 4) The tranquility that influenced our decision to purchase our retirement home in the first place will be completely eroded.
- 5) The effect noise pollution will have on us will be unacceptable.
- 6) Drainage is already an issue, with moderate rainfall already causing significant waterlogging. I would question the findings in the submitted FRA as not being an accurate representation of the situation.
- 7) I would strongly suggest that the proposed application to be an overdevelopment of the site and, that it will have an overwhelming adverse affect to my property.

**Date** 19th October 2022  
**Our Reference** VROS1/POM116/1  
**Please ask for** Venezia Ross-Gilmore  
**Mobile** 07388345868  
**Email** venezia.ross-gilmore@knightsplc.com

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

**SENT ELECTRONICALLY ONLY**

Dear Ms E Davidson

**DM/0493/22/OUT Outline application with access to be considered to erect 5 detached dwelling houses with associated works  
Land off Fieldhouse Road Humberston**

We are instructed by Mr Pomfret, a local resident and immediate neighbour to the proposed development, who wishes to object to the proposed development at Land off Fieldhouse Road Humberston; covered under planning reference DM/0493/22/OUT. In summary, Mr Pomfret objects to development on the land subject to the planning application, particularly as the proposed development relies on using a private lane off Fieldhouse Road Humberston for access.

Mr Pomfret lives in the village of Humberston, residing in the property known as Walworth, and also uses the lane off Fieldhouse Road for access to his dwelling. The private lane off Fieldhouse Road currently provides access for three properties; Walworth, Comme Court and number 63 Fieldhouse Road. Fieldhouse Road also provides access for the car park to the Coach House public house adjacent to the lane, and the car park to the Countryman Public House opposite the lane. Both public houses are popular establishments with movements in and out of their car parks throughout the day. Mr Pomfret objects to this proposed development as he is concerned about the road safety of road users and pedestrians with the increase of movements along the lane and at the junction.

The lane is a narrow, unmade track, and two vehicles are unable to pass each other. The existing dropped kerb access point onto Fieldhouse Road is shared with the adjacent public house car park creating an area where it is unclear who has right of way to access/egress when crossing the footway. It is proposed to resurface the shared access point and footpath crossing with tarmac for a distance of 8m back for the highway. However, the first section of the track will remain only 4m wide creating a 'pinch point'. It is then proposed to provide a single passing place on this section of the lane, but this is close to the bend to the new section of lane. The supplied Swept Path Analysis using a Fire Appliance illustrates that despite the upgrades the lane will be narrow and a large vehicle will require most of the space to

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**W** knightsplc.com

manoeuvre and other vehicles will be unable to pass apart from at the single passing place. There is a clear 'pinch point' at the first section of the lane where it could only accommodate a large vehicle, and where even two smaller vehicles would struggle to pass.

The proposed development is for 5 additional dwelling houses and there are currently 3 dwelling houses using the lane for access. The TRICS Database 7.9.3 has been interrogated for an illustration of the existing trip generations and the potential trip generation resultant from the proposed development.

Land Use	AM Peak Hour 8 - 9am (Trip Rate)	AM Peak Hour 8-9am (Trips)	PM Peak Hour 5- 6pm (Trip Rate)	PM Peak Hour 5-6pm (Trips)	Daily Total
Existing Traffic Generation – 3 Dwelling Houses	0.618	2	0.483	1	17
Proposed Additional Traffic Generation – 5 Dwelling Houses	0.618	+3	0.483	+2	+28
New Total of 8 Dwelling Houses using the lane for access		=5		=3	=44

**Table 1: TRICS Trip Rates**

To summarise there would be a noticeable increase in traffic generation on the lane during both of the highway peak hours, and through the day. Mr Pomfret is therefore concerned about this increase in traffic generation on the lane and would like to stress that this will have an impact on the amenity of the existing dwelling houses located on the lane. There would also be a noticeable increase at the access point to access/egress the lane where is shared with the public house car park.

Numerous local residents agree with Mr Pomfret's concerns and have also objected to the proposed development. Local residents have objected against the loss of amenity, trees and green space, the impact on local wildlife, the impact of moving the public footpath, and have expressed concerns about drainage and water capacity in Humberston. Local residents have similarly expressed concerns regarding the narrowness of the lane to be used for access, and the impact of more traffic on Fieldhouse Road.

Humberston Village Council have likewise objected to the development and stated that the Village Council 'support the concerns of local residents expressed on the planning portal'. The Village Council state that 'The main concern is access down the lane to the site which the Village Council feels is not adequate and thus it would wish to see the application refused'.

Mr Pomfret notes that a Highways officer has commented on the proposed development, and the status of the lane as within private ownership. However, Mr Pomfret feels that the improvements to the first 8m of the shared access area and a single passing place within the site is insufficient to mitigate the impacts of the additional traffic on the lane. The Highways Officer has not secured the mitigation by planning condition/s or any construction works with a construction management plan, as the officer seems to

mistakenly believe that access is also outline and not full detail. This is concerning as 'Access' is included on the outline planning application so there needs to be sufficient detail and conditions to ensure that the access proposals are safe should permission be granted.

To conclude, we respectfully request that the planning application should be refused as this proposal is contrary to adopted policy and national policy set out in the NPPF. It would result in the loss of local amenity, trees and green space. This would be of detriment to the village, contrary to the NPPF, and Local Plan Policy 41 *Biodiversity and Geodiversity*, Policy 42 *Landscape*, Policy 43 *Green Space and Recreation*. The proposal will have a detrimental effect on the residential amenity of nearby residents particularly with the proposed use of the narrow lane for access, and contrary to the NPPF, and Local Plan Policy 36 *Promoting Sustainable Transport*.

Yours sincerely

**VENEZIA ROSS-GILMORE MRTPI, MCIHT**

# Comments for Planning Application DM/0493/22/OUT

## Application Summary

Application Number: DM/0493/22/OUT

Address: Land Off Fieldhouse Road Humberston North East Lincolnshire

Proposal: Outline application with access to be considered to erect 5 detached dwelling houses with associated works

Case Officer: Emily Davidson

## Customer Details

Name: Mrs Annette Pomfret

Address: Walworth Fieldhouse Road Humberston

## Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I object to the proposal for five detached dwelling houses on the land adjacent to our home. The reasons being: I have huge concerns regarding the new proposed access to the lane leading to our home. In terms of traffic issues and the safety of pedestrians using the lane.

The proposed dwellings are out of character with the area, as the dwellings built in this area are predominantly bungalows and dormer bungalows. The proposed dwellings are high and will overlook other properties.

I also object to a large dwelling being built next to my boundary which I believe will affect the privacy of my home and family members.

The added homes will also affect the peace and tranquillity of the area we live in.

The removal of the trees and greenery on my boundary will also cause privacy problems with the house looking directly into my garden and home. It is also home to an abundance of wildlife which will be affected by the proposed development.

**Date** 8<sup>th</sup> December 2022  
**Our Reference** VROS1/POM116/1  
**Please ask for** Venezia Ross-Gilmore  
**Mobile** 07388345868  
**Email** venezia.ross-gilmore@knightsplc.com

Ms Emily Davidson  
Development Management Services – Planning  
New Oxford House  
2 George Street  
Grimsby  
North East Lincolnshire  
DN31 1HB  
[emily.davidson@nelincs.gov.uk](mailto:emily.davidson@nelincs.gov.uk)

**SENT ELECTRONICALLY ONLY**

Dear Ms E Davidson

**DM/0493/22/OUT Outline application with access to be considered to erect 5 detached dwelling houses with associated works  
Land off Fieldhouse Road Humberston**

We are instructed by Mr Pomfret, a local resident and immediate neighbour to the proposed development, who wishes to object to the proposed development at Land off Fieldhouse Road Humberston; covered under planning reference DM/0493/22/OUT. In summary, Mr Pomfret would look to reiterate that he and his family continue to object to development on the land subject to the planning application, particularly as the proposed development relies on using a private lane off Fieldhouse Road Humberston for access.

As previously stated in our letter dated 19<sup>th</sup> October 2022, Mr Pomfret lives in a dwelling situated off the private lane in question. Mr Pomfret is concerned regarding the road safety of road users and pedestrians with the increase of movements along the lane and at the junction with Fieldhouse Road.

We acknowledge that the developer has commissioned a Stage 1 Road Safety Audit in response to numerous local residents raising concerns regarding road safety. This has been reviewed and we have the following comments.

- The Road Safety Auditors were not supplied with details of existing or projected vehicle flows, non-motorised flows or vehicle speeds (Road Safety Audit, 2022. Page 2: 1.5). This is particularly concerning as this means the Road Safety Audit has not fully considered the current operation of the lane (including the impact of the public house's operations), or the increase in demand on the lane should there be additional residential development.
- The 30-minute site inspection was carried out on Wednesday 2<sup>nd</sup> November between 16.45 and 17.15pm and very light vehicle flows were observed on the private access road and low vehicle flows were also observed on Fieldhouse Road (Road Safety Audit, 2022. Page 2: 1.6). The

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Auditors noted that there were only 10 vehicles parked within the public house car park (Road Safety Audit, 2022. Page 2: 1.6). Therefore, the site inspection was not at a time of high vehicle demand or during the peak hour for demand on the lane or Fieldhouse Road. Concerningly it was also not carried out at a peak time for vehicles arriving or departing the public house car park.

- Problem 2.1 – Risk of failure to give way type collisions. It is unclear who has right of way to access/egress when crossing the footway at the point where the lane and car park access meet. This would not be resolved by the recommended removal or lowered fence to provide additional visibility, as it would remain unclear.
- Problem 2.2 – Risk of pedestrian trip/fall injuries. We agree that the access would benefit from resurfacing. This would need to be secured by planning condition as access is included in the planning application.
- Problem 2.3 – Risk of collisions near passing place. The passing place is not well situated in regards to the existing trees on the lane or access driveways to neighbouring properties. Again, this would not be resolved by simply the removal of the trees around the passing place.
- Problem 2.4 – Risk of vehicle/pedestrian collisions in dark conditions. The lane is unlit and an appropriate system of lighting would be welcomed. However, the lane is owned by several owners and it is not clear whether this could be deliverable.

Mr Pomfret wishes to restate that currently the lane is a narrow, unmade track, and two vehicles are unable to pass each other. Resurfacing and minimal widening of the lane still leaves the lane with a 'pinch point'. The proposed single passing place is too close to the bend in the new section of lane, as well as existing driveways onto the lane. If visitors were to park in the passing place it would be redundant. Additional vehicle generation on the lane would be noticeable, and the proposed mitigation proposed in the Road Safety Audit does not resolve the issues.

We acknowledge that the developer has also commissioned a Design and Access Statement in response to comments. This has been reviewed and we have the following comments.

- We disagree that the private lane is 'suitable for providing adequate access to the proposed development and already serves two existing dwellings' (Design and Access Statement, 2022. Page 2: 2). The lane is a narrow, unmade track currently. The lane presently provides access to three properties; Walworth, Comme Court and number 63 Fieldhouse Road, plus the public house car park.
- Again, we disagree that the lane currently serves only two existing dwellings (Design and Access Statement, 2022. Page 5: 9).
- We accept that it is proposed to resurface the shared access point and footpath crossing. However, we disagree that the 'first section will act as a passing point and is wide enough for 2 vehicles to pass' (Design and Access Statement, 2022. Page 5: 9) as the first section of the lane will remain only 4m wide creating a 'pinch point' as vehicles enter/exit the lane. The proposed passing place will only be required as the lane will remain narrow.
- There are improvements proposed in the Road Safety Audit (Design and Access Statement, 2022. Page 5: 10), however, these improvements do not resolve all Mr Pomfret's and local residents expressed concerns regarding the operation of the lane.

To conclude, we respectfully request that the planning application should be refused as this proposal is contrary to adopted policy and national policy set out in the NPPF. It would result in a detrimental effect

on the residential amenity of nearby residents particularly with the proposed use of the narrow lane for access, and contrary to the NPPF, and Local Plan Policy 36 *Promoting Sustainable Transport*.

Yours sincerely

**VENEZIA ROSS-GILMORE MRTPI, MCIHT**

# Comments for Planning Application DM/0493/22/OUT

## Application Summary

Application Number: DM/0493/22/OUT

Address: Land Off Fieldhouse Road Humberston North East Lincolnshire

Proposal: Outline application with access to be considered to erect 5 detached dwelling houses with associated works

Case Officer: Emily Davidson

## Customer Details

Name: Mr Luke Pomfret

Address: Comme court Fieldhouse road Humberston

## Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: It is very obvious that the developer is using family and friends to submit comments in support of this development when they will not be effected by this development. This lane is far too narrow and there is no room for vehicles to pass at the start of the lane! Even the local council have objected to this due to how narrow the lane is. NELC and the developer need to readdress the access for this development as what is currently being proposed is going to cause huge issues for the people who currently use the lane and the residents of fieldhouse road!

## Emily Davidson (EQUANS)

---

**From:** Luke Pomfret < >  
**Sent:** 16 February 2023 20:04  
**To:** Cheryl Jarvis (EQUANS)  
**Cc:** Emily Davidson (EQUANS);  
clerk@humberstonparishcouncil.com; Cllr Hayden Dawkins (NELC); Cllr Stephen Harness (NELC);  
Cllr Stanley Shreeve (NELC);  
**Subject:** Re: DM/0493/22/OUT Fieldhouse Road Humberston  
**Attachments:** IMG\_20230216\_175814.jpg; IMG\_20230216\_175805.jpg

Hi Emily,

Attached are a couple of photos I took tonight whilst returning home from work. The car exiting the busy Coach House carpark has no idea that I am trying to gain access to the private lane as the lane is so narrow and concealed. They naturally think I am indicating and trying to enter the Coach House carpark and therefore they pull straight over the entrance of the private lane to allow access for myself to enter the carpark. This then causes a "standoff" between us both as they are unaware of my intention to use this lane. There is then a subsequent build-up of traffic behind my vehicle onto Fieldhouse Road. I then had to wait for the other vehicles behind me to squeeze past into the Coach House carpark before reversing back out onto Fieldhouse Road to allow this car to exit.

This is a regular occurrence when the Coach House carpark is busy, this is not only frustrating but also dangerous. This problem is then even more complicated when there are other vehicles trying to exit the lane or 63 Fieldhouse Road.

Vehicles also often drive straight out of the carpark at speed without looking as they are unaware of this private lane and are only concentrating on Fieldhouse Road. There have been a few times now where me or my wife have nearly been hit by a car coming out of the carpark whilst we emerge from the lane in our van/car.

Please take on board what the local residents and the parish council are saying about how bad the proposed access is for this development! The proposed 5 large detached houses will without a doubt add another 10 - 15 cars coming in and out of this tiny lane directly into the traffic coming in and out of the very, very busy Coach House carpark! It's an accident waiting to happen and will without doubt cause traffic jams on Fieldhouse Road.

Please can you add this email (and attached pictures) along with my previous emails onto the online portal?

Kind regards,  
Luke,  
Peste Pest Control Limited

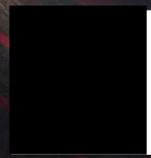
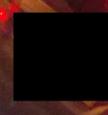
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The Restaurant

WEEK

The Restaurant





# Comments for Planning Application DM/0493/22/OUT

## Application Summary

Application Number: DM/0493/22/OUT

Address: Land Off Fieldhouse Road Humberston North East Lincolnshire

Proposal: Outline application with access to be considered to erect 5 detached dwelling houses with associated works (addition of road safety audit)

Case Officer: Emily Davidson

## Customer Details

Name: Mr Luke Pomfret

Address: Comme Court Fieldhouse Rd Humberston

## Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I would like raise the below points following the Road Safety Audit carried out and the following amendments to the proposed development plans:

1). The Road Safety Audit was carried out during a quiet traffic period. This report does not take into account the huge amount of traffic coming in and out of the Coach House Pub car park during peak times such as a Friday afternoon, the weekend or over the Christmas period.

2). The removal of the two mature trees down the privet lane would have a detrimental effect on our local wild life (including the birds and bats that roost here). These trees also compliment the lane visually and the loss of these trees would have a negative effect on the area and the local residents who use this lane.

3). Although I welcome the proposed recommendations with regards to the improved lighting at the start of the lane, the replacement of the existing fence between the Coach House Pub with a "Lincolnshire Post & Rail" fence or fence removal will result in increased noise from the Coach House Pub and the loss of privacy to the residents living down this lane. The proposed changes do not mitigate the HUGE problem of the vehicle "choke point" at the start of the lane. The first part of the lane needs to be widened to allow two cars to pass. How can vehicles coming in and out the lane be expected to use the entrance of the Coach House Pub carpark as a passing point when there will be vehicles trying to enter/exit this car park at the same time? Could the entrance to the Coach House Pub car park not be moved further down Fieldhouse Rd to solve this problem?

# Comments for Planning Application DM/0493/22/OUT

## Application Summary

Application Number: DM/0493/22/OUT

Address: Land Off Fieldhouse Road Humberston North East Lincolnshire

Proposal: Outline application with access to be considered to erect 5 detached dwelling houses with associated works (amended block plan)

Case Officer: Emily Davidson

## Customer Details

Name: Mr Luke Pomfret

Address: Come Court Fieldhouse Road Humberston

## Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: There is a larger field of South View, Humberston (allocated for residential use under Policy HOU82) adjacent to this proposed development that is now being sold by NELC. This sale is almost certainly going to be to a housing developer. There was a planning application submitted by NELC/ENGIE for 14 houses on this larger field in 2020 which was refused for the below reason:

1). The proposed development would result in an adverse impact on the highway accessing the site to the detriment of highway safety and amenity in conflict with Policy 5 of the North East Lincolnshire Local Plan 2013-2032 (Adopted 2018).

Access for the proposed development of South View was far more suitable than the access that is now being proposed within this development application on the smaller field and yet planning was still refused. Access concerns have now been voiced many many times from myself, other residents and Humberston Parish Council for this development application of Fieldhouse Road.

I urge NELC to take any future development of this larger field of South View (which i'm told is likely to happen) into consideration, as development of this larger field could potentially provide a more suitable and safer access road to the land in this current development application.

It appears that road access for the smaller field was provided in the previous application for the land of South View. DM/0487/20/OUT

[http://planninganddevelopment.nelincs.gov.uk/online-applications/files/1521DD8ACF26C32F803F9A264D3F1FFA/pdf/DM\\_0487\\_20\\_OUT-DEC-FULL\\_REFUSAL-1518158.pdf](http://planninganddevelopment.nelincs.gov.uk/online-applications/files/1521DD8ACF26C32F803F9A264D3F1FFA/pdf/DM_0487_20_OUT-DEC-FULL_REFUSAL-1518158.pdf)

# Comments for Planning Application DM/0493/22/OUT

## Application Summary

Application Number: DM/0493/22/OUT

Address: Land Off Fieldhouse Road Humberston North East Lincolnshire

Proposal: Outline application with access to be considered to erect 5 detached dwelling houses with associated works (amended block plan)

Case Officer: Emily Davidson

## Customer Details

Name: Mr Luke Pomfret

Address: Comme Court Fieldhouse Road Humberston

## Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: The amended plans have again failed to address the extremely poor vehicle access for this development.

The start of the lane is still far too narrow for the additional vehicle traffic! Residents using the lane and customers entering and exiting The Coachhouse will be in gridlock! This will then add additional traffic problems onto Fieldhouse Road that (as many will know) already struggles to cope with the level of traffic.

This lane is also a public right of way footpath and is very frequently used. There has been no safety consideration for the public using this right of way. In addition to the lane being widened for safe vehicle use there needs to be a separate raised footpath to protect people from the vehicle traffic.

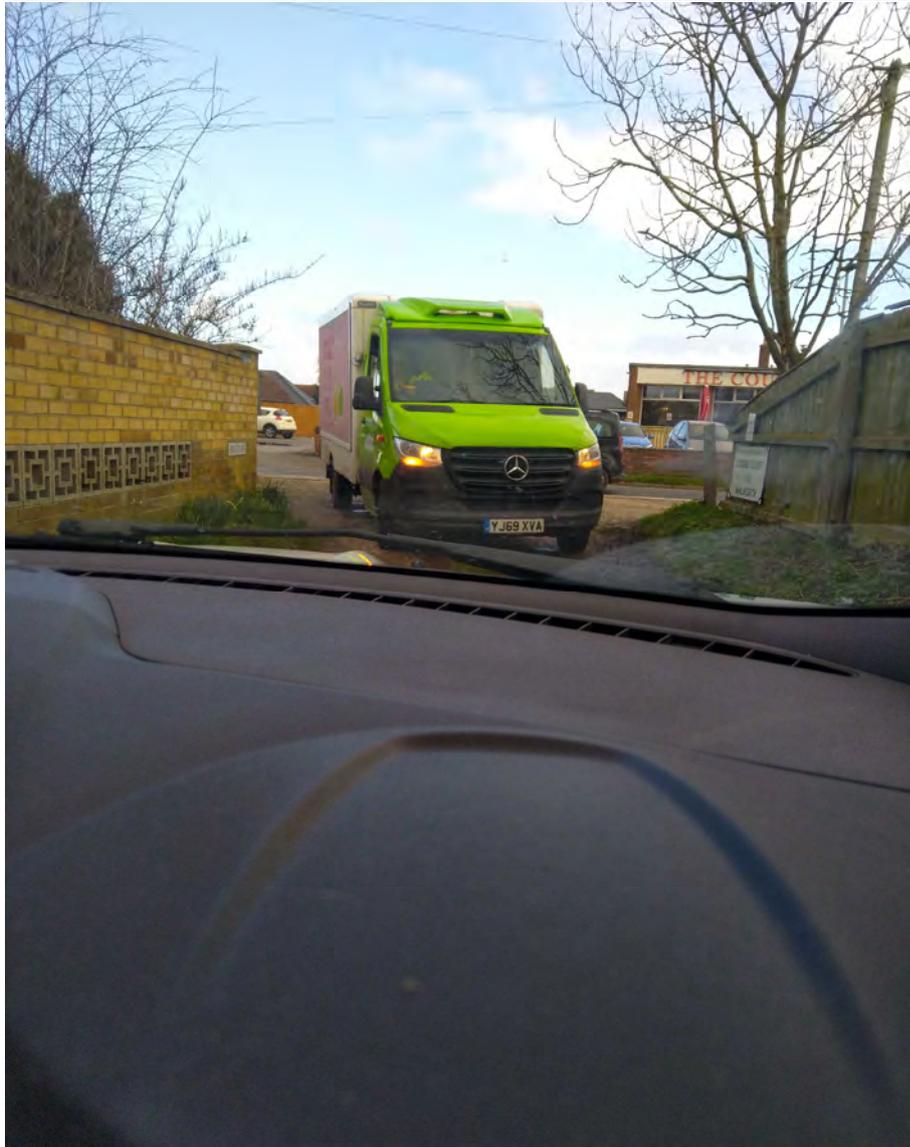
**From:** Luke Pomfret  
**Sent:** 25 February 2023 13:30  
**To:** Emily Davidson (EQUANS)  
**Subject:** Re: DM/0493/22/OUT Fieldhouse Road Humberston

Hi Emily,

Please can you add the attached photos showing that the lane is very much so a public footpath. Also there is a clear example of how narrow the start of the lane is and the subsequent access issues this will cause.

Kind regards,  
Luke,  
Pestfree Pest Control Limited







# Comments for Planning Application DM/0493/22/OUT

## Application Summary

Application Number: DM/0493/22/OUT

Address: Land Off Fieldhouse Road Humberston North East Lincolnshire

Proposal: Outline application with access to be considered to erect 5 detached dwelling houses with associated works (amended block plan)

Case Officer: Emily Davidson

## Customer Details

Name: Mr Luke Pomfret

Address: Comme Court Fieldhouse road Humberston

## Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I urge NELC to be aware of the comments being submitted by members of the public who are not local to Fieldhouse Road as it is highly likely that these comments are friends or family of the developers and therefore are not directly affected by this development.

Please listen to the local Fieldhouse Road and Humberston residents who have genuine concerns over the poor access of this development and the safety and traffic problems that the current access proposal will cause.

**From:** Luke Pomfret

**Sent:** 01 March 2023 21:08

**To:** John Pomfret Emily Davidson (EQUANS) <[Emily.Davidson@Nelincs.gov.uk](mailto:Emily.Davidson@Nelincs.gov.uk)>; [clerk@humberstonparishcouncil.com](mailto:clerk@humberstonparishcouncil.com); Cllr Hayden Dawkins (NELC) <[Hayden.Dawkins@nelincs.gov.uk](mailto:Hayden.Dawkins@nelincs.gov.uk)>; Cllr Stephen Harness (NELC) <[Stephen.Harness@Nelincs.gov.uk](mailto:Stephen.Harness@Nelincs.gov.uk)>; Cllr Stanley Shreeve (NELC) <[Stanley.Shreeve@Nelincs.gov.uk](mailto:Stanley.Shreeve@Nelincs.gov.uk)>; Cheryl Jarvis (EQUANS) <[Cheryl.Jarvis@nelincs.gov.uk](mailto:Cheryl.Jarvis@nelincs.gov.uk)>

**Subject:** DM/0493/22/OUT Fieldhouse Road Humberston

Good evening Emily,

Please find attached some photos taken tonight of another clear example of the problems we have at the start of this lane. As you can see, the lane was partially blocked by a vehicle parked in the Coach House carpark and in doing so making it even more difficult for the car reversing out of No.63 Fieldhouse Road and the other vehicles using the carpark/lane. At times entering and exiting this lane is very difficult if not unsafe. This access issue is a regular occurrence when this car park is busy and although the improvements made to the lane on the plans submitted are welcomed they simply do not address this huge problem we have with vehicles converging at one point at the start of the lane and carpark. The traffic from 5 additional house using the small lane entrance will obviously make this problem even worse than it already is. Moving the Coach House carpark a bit further down Fieldhouse Road will keep the lane traffic and carpark traffic separate and in doing so improve access and safety for both vehicles using the lane and the carpark.

Please can you upload this email with the attached photos to the NELC online planing portal.

Kind regards,  
Luke,





**From:** luke pomfret

**Sent:** 14 March 2023 17:22

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

**Subject:** Comments in objection for Planning Application DM/0493/22/OUT

Good afternoon,

With regards to my concerns on access for this proposed development I would like to submit the below photographic evidence which shows how congested and narrow the start on the lane is on which the developer is saying is adequate for access for an additional 5 houses.

These photos taken recently of another clear example of the problems we have at the start of this lane. As you can see, the lane is partially blocked by a vehicle parked in the Coach House carpark and in doing so making it even more difficult for the car reversing out of No.63 Fieldhouse Road and the other vehicles using the carpark/lane. At times entering and exiting this lane is very difficult if not unsafe. This access issue is a regular occurrence when this car park is busy and although the improvements made to the lane on the plans submitted are welcomed they simply do not address this huge problem we have with vehicles converging at one point at the start of the lane and carpark. The traffic from 5 additional houses using this small lane entrance will obviously make this problem even worse than it already is. Moving the Coach House carpark a bit further down Fieldhouse Road will keep the lane traffic and carpark traffic separate and in doing so improve access and safety for both vehicles using the lane and the carpark.

Please can you upload this email with the attached photos to the NELC online planing portal.

Kind regards,

Luke Pomfret  
Comme Court  
Fieldhouse Road  
Humberston  
NE Lincs  
DN36 4UL





**From:** luke pomfret  
**Sent:** 22 March 2023 18:04  
**To:** Planning - IGE (ENGIE) <planning@nelincs.gov.uk>  
**Subject:** Objection to DM/0493/22/OUT

Good afternoon,

I am responding to the comments submitted to the planning portal by Tony White on 07 March 2023 with regards to the lane access as a public foot path.

The lane has been used as a public footpath for many years, decades even. Yes there is a very old footpath that does run across the lane, over the ditch and between 65 & 67 Fieldhouse road then out onto Fieldhouse Road. This footpath that Mr White refers to is almost never used by the public as this footpath is literally too narrow for people to use and even impossible for people with push bikes, prams etc to fit down. I have attached pictures of this footpath that clearly shows why the public do not use this footpath and always use the lane instead. I will now be submitting an application for a Definitive Map Modification Order to NELC with the intention keeping this lane as a public footpath for all to use.

Mr White says there is an "illegal trade waste station" down the lane, this is in fact a builders skip being used for a domestic extension being built at (Walworth bungalow next door) and when this building work has been completed it will be removed. Mr White also states that a "26 tonnes Concrete Truck" has gained access via the lane and provided a photo of this vehicle. This vehicle has had to carefully reverse down the lane from Fieldhouse Road and causing disruption in doing so. This picture that shows the Concrete truck also shows how narrow the initial part of the lane is and also clearly shows a member of the public using the lane as a public foot path!

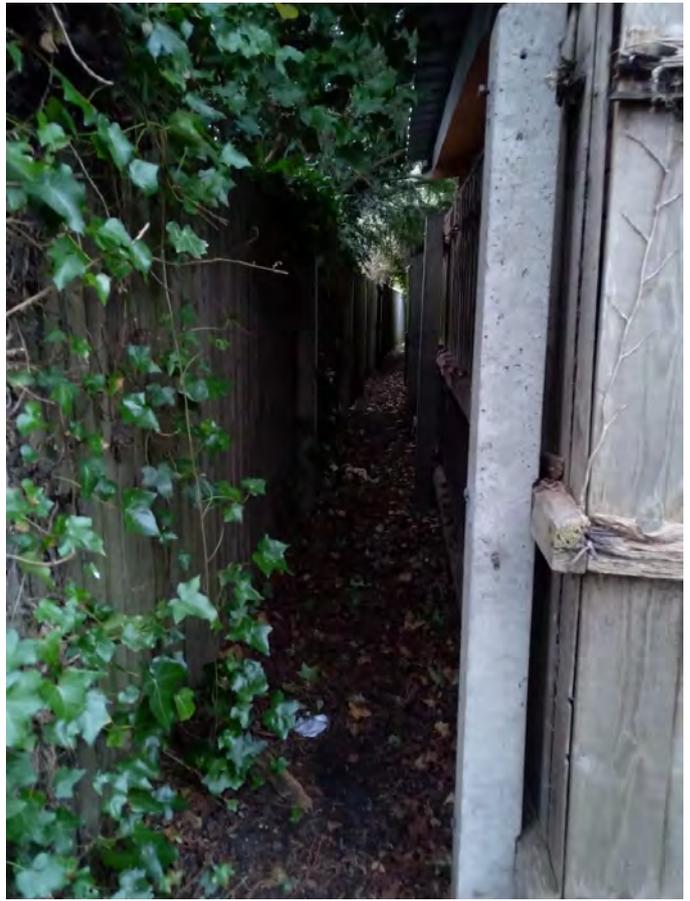
Mr White also states "many attempts to mislead the Planning Department". It comment is very untrue and I suggest these comments by Mr White are actually attempts to mislead the planning department.

We have objected to this development predominantly due to how narrow the start of the lane is and the access problems an additional 5 houses worth of vehicle traffic using this lane will without doubt cause. It is very important to note that the start of this lane also serves as the entrance to 63 Fieldhouse Road and most alarmingly the busy Coachhouse carpark entrance/exit. Many residents on Fieldhouse Road and also the Parish Council have objected to the submitted plans due to the developers proposed access. The lane needs to be wider at the start to allow vehicles to pass safely and a separate footpath provided to allow pedestrians safe use of the lane. It would also be a good idea to move the Coachhouse carpark entrance/exit further along Fieldhouse Road to keep the residential lane traffic separate to vehicles in and out of The Coachhouse. We have submitted a number of photos as evidence of the access problems we often already encounter at the start of this lane. The developer does not give enough consideration to the pedestrians who frequently use this lane and the improvements to the lane within these plans do not mitigate the vehicle congestion problems at the entrance to the lane and onto Fieldhouse Road.

On a separate note, this is an area that largely consists of bungalows and I believe that any future development on this land should not be over towering houses but dormer bungalows that will be in keeping with the surrounding area.

Please can I kindly ask you add my comments and the attached photos to the online portal.

Kind regards,  
Luke Pomfret  
Comme Court  
Fieldhouse Road  
Humberston NE Lincs DN364UL



# Comments for Planning Application DM/0493/22/OUT

## Application Summary

Application Number: DM/0493/22/OUT

Address: Land Off Fieldhouse Road Humberston North East Lincolnshire

Proposal: Outline application with access to be considered to erect 5 detached dwelling houses with associated works

Case Officer: Emily Davidson

## Customer Details

Name: Mrs Rebecca Pomfret

Address: Comme court Fieldhouse road, Humberston Grimsby

## Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I strongly object to this planning application, I live down the lane and run my business from home, it would cause no end of problems due to it being such a small access for entrance, it's already a struggle as it is with it being 2 houses and the traffic let alone another 5 houses and extra vehicles. It would also make the public footpath dangerous with the increase of traffic. The open dyke down the lane would flood with all the fresh water from the house drains when we get a down pour.

# Comments for Planning Application DM/0493/22/OUT

## Application Summary

Application Number: DM/0493/22/OUT

Address: Land Off Fieldhouse Road Humberston North East Lincolnshire

Proposal: Outline application with access to be considered to erect 5 detached dwelling houses with associated works

Case Officer: Emily Davidson

## Customer Details

Name: Mrs Rebecca Pomfret

Address: Comme court Fieldhouse road, Humberston Grimsby

## Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I strongly object to this planning application, I live down this lane and run my business from home. This development would have a huge impact on my business as my clients would also struggle even more to get access.

This proposed development would cause no end of traffic problems due to it being such a narrow lane where it meets Fieldhouse rd. It's already a struggle with the traffic coming out of the Coach House car park and the traffic from the current houses down the lane.

On the planning application it says the first part of the lane is wide enough for two cars and will act as a "passing point" this is ridiculous as this proposed point is literally the entrance to the busiest pub carpark in the area and also the direct entrance to 63 fieldhouse rd. 5 Houses is likely going to add an additional 10 residential vehicles plus visitors vehicles and delivery vans etc. Just saying the lane will be improved with tarmacadam will not address the fact the entrance to the lane a converging choke point for traffic. I literally have to slowly emerge out of the lane in my car where the lane meets the carpark as cars leaving the car park do not know the lane is there. There has been many close calls with other cars!

On the Land Registry Office records it states that Comme Court and Walworth have right of access at all times using this lane. Any such development would clearly go against this legal right for access to our homes.

This field regularly floods during the winter months which may also cause a flood risk for our property.

I am also concerned with regards to the loss of privacy as our property like the surrounding properties are bungalows and these new houses would likely be over looking.

# Comments for Planning Application DM/0493/22/OUT

## Application Summary

Application Number: DM/0493/22/OUT

Address: Land Off Fieldhouse Road Humberston North East Lincolnshire

Proposal: Outline application with access to be considered to erect 5 detached dwelling houses with associated works (amended block plan)

Case Officer: Emily Davidson

## Customer Details

Name: Mr Luke Pomfret

Address: Comme Court Fieldhouse Road Humberston

## Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: The amended plans have not addressed any of our concerns in our previous comments.

The developer wishes to build 5 large houses using a tiny 4m wide lane for access. As a regular user of this lane using my personal car and work van, I often have to reverse out onto Fieldhouse Road to give way to cars coming out of the lane. It is just not adequate for an additional 10+ cars and the additional vehicles visitors and delivery drivers this 5 house development will create.

I find it unbelievable that the developer has stated that the start of the lane will act as a "passing point" when this passing point is LITERALLY THE ENTRANCE to one of the most, if not the busiest pub/restaurants in NE Lincolnshire (The Coachhouse). How can vehicles leaving and entering the lane pass one another when cars are coming in and out of the Coach House at the same time? On top of this there is the traffic of The Countryman Pub carpark entrance directly across from the lane and also the issue with how narrow Fieldhouse Road is. This lane is simply not wide enough to cope with the additional traffic 5 House would create!

I hope that NELC planners will listen to these genuine concerns of the residents/users of this small lane and Humberston Parish Council and reject these proposed plans on the ground of access not being suitable.

**From:** Luke Pomfret  
**Sent:** 23 March 2023 20:40  
**To:** Planning - IGE (ENGIE)  
**Cc:** JCP UK Cllr Stanley Shreeve (NELC)  
**Subject:** DM/0493/22/OUT Land/PROW to the rear of Fieldhouse Rd Humberston

Good evening,

The potential developer of this land has today rendered the public footpath that runs through the land at the rear of The Coach House pub, Fieldhouse Road, Humberston unsafe and unusable.

A heavy JCB arrived on site at around 0800 this morning and has levelled this land and in doing so churned up the ground and caused 2 to 3 ft deep wheel track marks across the public footpath. The public footpath is now heavily waterlogged. The public footpath has been damaged so severely by the heavy JCB machine that it is now completely unusable and unsafe for the public to use.

I arrived home from work around 1630 and noticed there was an elderly gentleman on a bike literally stuck on this public footpath. I helped him out of the field and carried his bike and whilst doing so I also went knee deep in this churned up mud! Luckily the old man wasn't injured. There is also another member of the public that has become victim to this reckless action on a public right of way on the Local Humberston Facebook page (please see attached the screenshot).

Why hasn't the public been notified and this footpath been closed off for this work to be carried out safely? Surely there are laws in place to prevent such unsafe and reckless work being carried out on public footpaths?

This PROW needs to be closed as a matter of urgency and the footpath reinstated so the public can use it again.

Please can I request this email be added to the online portal in relation to DM/0493/22/OUT.

Kind regards,

Luke Pomfret  
Comme Court  
Fieldhouse Road  
Humberston  
DN364UL





**Steve Thomas**

What is a garden roll



Write a comment...



**Jean Swain**

45 m · 🌐



The public footpath between Sheraton Drive and the Coach house is not accessible, I have just been across it I, like I usually do when walking to the shops. And it's all been bulldozed and unsafe as I found out as I fell over in the mud, No Sign to say public footpath closed I Know the land is going to be built on, but surely the public footpath should always be accessible ,



You, Annette Pomfret and 9 others

13 comments



Angry



Comment



Send



**Sylvia Johnson**

Should never have got planning permission, so much wildlife in there.



Write a comment...



Humberston & New Waltham & Surrounding Areas...



**Help your friends join this group**











# Comments for Planning Application DM/0493/22/OUT

## Application Summary

Application Number: DM/0493/22/OUT

Address: Land Off Fieldhouse Road Humberston North East Lincolnshire

Proposal: Outline application with access to be considered to erect 5 detached dwelling houses with associated works

Case Officer: Emily Davidson

## Customer Details

Name: Mr Luke Pomfret

Address: Comme Court Fieldhouse Rd Humberston

## Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Hi would like to strongly object to this proposed development due to the very limited access to the site and the problems with access to my property this would cause.

The lane that is proposed for access is VERY narrow and is directly next to the coach house car park which has a constant flow of traffic in and out 7 days a week. Access is already difficult enough for vehicles gaining access to Comme Court, Walworth and 63 Fieldhouse Road. When vehicles meet in the lane one vehicle has to reverse back to allow access. This problem gets even worse when vehicles are trying to enter or leave the coach house car park or No.63 (who also require access to the start of the lane). This causes traffic to build up on Fieldhouse Rd which many local people are aware of the flow of traffic already being a problem.

This access lane would simply not cope with anywhere near the number of vehicles that this development would create.

I would also like to raise concerns over the loss of privacy as the proposed houses would overlook the gardens of our property and Walworth of which are both bungalows.

There will also be the impact on the local wildlife that the removal of any trees down the lane and on the proposed site would have. There are bats that roost in the bird box on the ash tree in the centre of the lane. I can provide photographic evidence of this. All bats AND their roosts are protected by law. A number of bird species also roost and nest within these trees.

I would like to add that both Comme Court and Walworth legally have the use of this lane leading from Fieldhouse road AT ALL TIMES! Any work carried out to this lane or use of the lane to allow

access to the site for plant/machinery etc would severely affect access to Comme Court and Walworth.

## Megan Green (EQUANS)

---

**From:** Planning - IGE (ENGIE)  
**Subject:** FW: Consultation Planning Application Number DM/0493/22/OUT  
**Attachments:** icture 9 - Friday 7th October 1600hrs.jpg

---

**From:**  
**Sent:** 08 October 2022 16:00  
**To**  
**Cc:**  
**Subject:** Consultation Planning Application Number DM/0493/22/OUT

You don't often get email from [REDACTED]

Hello Emily,

Further to our recent telephone conversation in which I expressed my objections to the proposed development on the Land at the rear of the Coach House Carpark.

As you will be aware from my objection which I have submitted on the Planning Portal one of my concerns relates to the proposed development gaining access to the site via the Lane adjacent to the Coach House Carpark which currently provides access to my own property, Comme Court and number 63 Fieldhouse Road.

I'm aware Mr Shaw (63 Fieldhouse Road) has lodged his own objections which raises major safety concerns regards entering and exiting his own property. My own objections on this subject raise similar concerns regarding safety of road users and pedestrians alike.

On Friday afternoon which, is a particularly busy day for the Coach House I took some videos and pictures of traffic in the vicinity of Fieldhouse Road which, emphasise just how congested and dangerous this junction is. Even with only three households using the Lane there have been near misses. To add the additional vehicles that the proposed development will create would simply make the junction from Fieldhouse Road into and exiting the Lane a death-trap.

I have attached one picture which I think explains just how real my concerns are. Although the picture isn't the best of quality it is very compelling indeed.

Let me explain what is happening in this busy picture. In the background, preparing to exit the Coach House Carpark is small red van, in the Lane serving Comme Court and Walworth is black car exiting the Lane, to the right of the picture is Mrs Shaw's car existing 63 Fieldhouse Road, in the foreground of the picture is a car existing the Countryman carpark and crucially amongst all the activity going on in this picture is a disabled scooter crossing the entrance to the Lane!

Now Imagine the scenario where there's a car travelling along Fieldhouse Road from the direction of North Sea Lane and another vehicle, also travelling simultaneously along Fieldhouse Road in the opposite direction. Just think of the ensuing chaos if both vehicles are wanting to enter the Coach House Carpark at the same time this photograph was taken!

Kind regards,



**John Pomfret**  
Managing Director MCIOB, FCIM, ARICS  
J C Pomfret Construction Ltd



[www.jcpuk.com](http://www.jcpuk.com)

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Walworth, Fieldhouse Road, Humberston, Grimsby, North East Lincolnshire, DN36 4UL



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# Comments for Planning Application DM/0493/22/OUT

## Application Summary

Application Number: DM/0493/22/OUT

Address: Land Off Fieldhouse Road Humberston North East Lincolnshire

Proposal: Outline application with access to be considered to erect 5 detached dwelling houses with associated works

Case Officer: Emily Davidson

## Customer Details

Name: Tony Law

Address: 20 Fieldhouse Rd grimsby Humberston

## Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment:It is ntable that those supporting this application do not live within miles of it.Interesting?

# Comments for Planning Application DM/0493/22/OUT

## Application Summary

Application Number: DM/0493/22/OUT

Address: Land Off Fieldhouse Road Humberston North East Lincolnshire

Proposal: Outline application with access to be considered to erect 5 detached dwelling houses with associated works (addition of road safety audit)

Case Officer: Emily Davidson

## Customer Details

Name: Dr Tony Law

Address: 20, Fieldhouse Road Humberston grimsby

## Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Support for this only from friends and neighbours of the developer who all reside miles away. As usual no consideration for wild life or the amenity of long standing residents of the area who will have the mess and disruption of construction, the noise, the ensuing traffic and loss of peace, and the dangers imposed on them by this. Fieldhouse road is very narrow and twisty, with barely enough width for two vans to pass each other, and certainly not two emergency vehicles or delivery lorries. It is already carrying many times the amount of traffic envisaged when it was constructed with the thousands of new homes built around it in recent years. The traffic survey for access was done at the wrong time of day and is inaccurate as a result. I ask for a rejection of this proposal

# Comments for Planning Application DM/0493/22/OUT

## Application Summary

Application Number: DM/0493/22/OUT

Address: Land Off Fieldhouse Road Humberston North East Lincolnshire

Proposal: Outline application with access to be considered to erect 5 detached dwelling houses with associated works

Case Officer: Emily Davidson

## Customer Details

Name: Dr anthony law

Address: 20 Fieldhouse Rd Humberston Grimsby

## Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment:As an inhabitant of Fieldhouse Road for 30 years, i have watched the loss of amenity to local residents as more green spaces are lost to further housing development.This proposed development is on the only remaining green area where many residents are able to exercise themselves and their dogs as many are too elderly in this area to reach the country park some 15 minutes walk away.The habitats for local wildlife have been destroyed continuously for years and a noticable reduction of frogs toads birds and bats has been very apparent to someone with a keen interest such as myself.When will this stop?There are too few sites left for nature to co-exist in Humberston.It is widely recognised that communing with nature and wildlife is essential to peoples mental health ,particularly important now.There is an over-intensification of residential buliding in and around Humberston in recent times(thousands of new builds in all directions),have we not taken our fair share?This brings me on to the lack of local amenities and utilities in the area.The schools are massively over subscribed with continued increasing pressure on them,with no new schools proposed in Humberston by NELC.There is no doctors surgery within 2 miles,no dentist,and no community centres.The water supply in Fieldhouse has suffered a noticeable drop in pressure in recent times as the demands on it have relentlessly increased and i have personally called out Anglian water to blocked or overflowing sewerage drains in Fieldhouse road several times in the past two years.The utilities were not designed or built for their current over use.But perhaps my main objection to this application is the restricted and dangerous access. I walk along Fieldhouse at least twice per day walking my dogs.On four occasions in recent times ,i or my dogs have been almost run over(once having actually been contacted by a van and spun round) by vehicles entering and leaving the Coach House car park.Traffic speeds in and out seemingly oblivious to the fact that they are driving over a public footpath.They often see a pedestrian ,but carry on regardless across the path without any regard .Other times the path is blocked by vehicles trying to enter or leave the car park,and parking dangerously on the grass verges.At busy

times ,Fieldhouse Road becomes a linear car park for the Coach House,and as it is a very narrow and twisting road,this is both very dangerous ,and leaves no room for local residents to park or attend the adjacent shops)including a very busy Chemists Shop).The existing private lane to the new development is at the same place as the Coach house car park entrance ,very narrow and congested,leading to further traffic at this risky conflagration for pedestrians.As a driver too, traffic exiting without due care and attention has led to my having to brake heavily or swerve to avoid collision with cars leaving the coach house and private lane.I am sure that on numerous occasions these drivers are under the influence of alcohol.If all this is not enough ,also directly opposite this lane is the car park entrance and exit for the Countryman public house,with all the above mentioned problems again.In summary, this already very busy and dangerous access point to the development cannot cope with even more activity and is a serious threat to the public. On one final point, we need new social housing for local youngsters who are unable to buy locally, not more of the thousands(many unsold) larger more expensive properties such as these.I urge local councillors to visit this entrance on a busy tea time or evening around the coach house ,countryman ,private lane joining Fieldhouse Road area and see for themselves how congested it can be and try walking on the pavement ! I urge NELC to reject this proposal outright. .

# Comments for Planning Application DM/0493/22/OUT

## Application Summary

Application Number: DM/0493/22/OUT

Address: Land Off Fieldhouse Road Humberston North East Lincolnshire

Proposal: Outline application with access to be considered to erect 5 detached dwelling houses with associated works (amended block plan)

Case Officer: Emily Davidson

## Customer Details

Name: S Richardson

Address: 29 fieldhouse rd Humberston

## Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I think something much better could be done with they space to help save the suffering wildlife, this is meant to be a village the roads already can not handle the amount of cars...

Fieldhouse road is already so busy we don't need it making even busier we have already had 2 cars written off by people taking chances down there

# Comments for Planning Application DM/0493/22/OUT

## Application Summary

Application Number: DM/0493/22/OUT

Address: Land Off Fieldhouse Road Humberston North East Lincolnshire

Proposal: Outline application with access to be considered to erect 5 detached dwelling houses with associated works (amended design and access statement)

Case Officer: Emily Davidson

## Customer Details

Name: Mrs Maria Ansaldo

Address: 38 Fieldhouse Road Humbertone

## Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: This is a residential street, which is already incredibly busy from the current flow of traffic. Adding a new development to an area where there is already a number of small businesses that draw in high levels of traffic, which causes parking issues for the residents, will only heighten this issue. This used to be a peaceful street, but over the years has become an obstacle course and is unfair on us local residents. As an older member of the neighbourhood, I feel that consideration should be given to the safety of the road. To have 5 additional properties, this will increase the traffic on an already busy street (during peak hours), and therefore, should not go ahead for the safety of the current residents.

# Comments for Planning Application DM/0493/22/OUT

## Application Summary

Application Number: DM/0493/22/OUT

Address: Land Off Fieldhouse Road Humberston North East Lincolnshire

Proposal: Outline application with access to be considered to erect 5 detached dwelling houses with associated works

Case Officer: Emily Davidson

## Customer Details

Name: Mrs Toni White

Address: 38 north sea lane Humberston Grimsby

## Comment Details

Commenter Type: Neighbour

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment: Just empty untidy land sat there 5 houses which will be very tastefully built can't see any issue at all no objections

From: Jacqueline Lennox  
Sent: 26 February 2023 08:17  
To: Planning - IGE (ENGIE)  
Subject: Objection Fieldhouse Road

To whom it may concern

Please accept this email as my objection to planning permission to the small amount of land, to the side of the Coach House on Fieldhouse Road

My objection is in relation to the already over increased parking and manoeuvrability in and around this area

Any increase of traffic will, undoubtedly cause an increase in near misses and accidents

There's already not enough space to manoeuvre around this area, with two businesses either side and along Fieldhouse Road

Any further increase with regards to property, coming and going from Fieldhouse Road. Will cause a gridlock situation and problems for emergency access and through fair

Increase of noise, light and vehicle pollution, which must be taken into consideration when going through any assessment for planning applications

Kind regards  
J Lennox  
50 Fieldhouse Road  
Humberston  
Grimsby  
DN36 4UJ

# Comments for Planning Application DM/0493/22/OUT

## Application Summary

Application Number: DM/0493/22/OUT

Address: Land Off Fieldhouse Road Humberston North East Lincolnshire

Proposal: Outline application with access to be considered to erect 5 detached dwelling houses with associated works (amended design and access statement)

Case Officer: Emily Davidson

## Customer Details

Name: Ms Jacqueline Lennox

Address: 50 Fieldhouse Road Grimsby

## Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Please accept this email as my objection to planning permission to the small amount of land, to the

side of the Coach House on Fieldhouse Road

My objection is in relation to the already over increased parking and manoeuvrability in and around this area

Any increase of traffic will, undoubtedly cause an increase in near misses and accidents

There's already not enough space to manoeuvre around this area, with two businesses either side

and along Fieldhouse Road

Any further increase with regards to property, coming and going from Fieldhouse Road. Will cause a

gridlock situation and problems for emergency access and through fair

Increase of noise, light and vehicle pollution, which must be taken into consideration when going through any assessment for planning applications, of which will of cause increase with any new build. There is also any constraints to services, including that of water and energy to consider

# Comments for Planning Application DM/0493/22/OUT

## Application Summary

Application Number: DM/0493/22/OUT

Address: Land Off Fieldhouse Road Humberston North East Lincolnshire

Proposal: Outline application with access to be considered to erect 5 detached dwelling houses with associated works (addition of road safety audit)

Case Officer: Emily Davidson

## Customer Details

Name: Mr Ivor Shaw

Address: 63 Fieldhouse Road Grimsby

## Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: The planning application refers to a passing point ( place ) at the beginning of the private lane off Fieldhouse Road. The applicant is aware the private lane is a narrow single lane unsuitable

for access to the new development of 5 dwellings, the maximum width at the entrance to the lane is 4m ( 13ft ) and continues at the same width for most of the Lane

The narrow lane width does not allow for two-way traffic, therefore to justify the application the developer has proposed a passing point ( place ) for two vehicles at the beginning of the Lane,

The purpose of a passing place is to allow a vehicle to move into the available space so that vehicles approaching from the opposite direction can pass safely.

Unfortunately, this proposed passing place is directly in front of the Coach House car park entrance with a width of 6.75m ( 22ft ) and is immediately opposite the entrance to my driveway, it has not been designed with any logic.

The allocated space is actually part of the 4m lane and not an additional area of land, therefore if a single vehicle was stationary it would not allow sufficient space for a vehicle to pass from either direction safely.

The developers have not considered the consequences of a logistics vehicle or large box van which would increase in volume to service 5 dwellings. If one of these vehicles with a conservative length of 7m x 2,40 ( 8ft ) width it would make any vehicular access to the Coach House car park

impossible, it would constitute an obstruction and leave only 5 ft of space for any vehicle traveling in any direction.

It is my submission the developer is well aware their application would fail without provision for vehicles, but they have not given due diligence as described above; they are trying to fit a square peg into a round hole.

My property extends to nearly 50% of the lane, I have a garage with a separate drive at the rear which I would be unable to safely access.

I have made other comments in my original objection; I believe we need to overcome the above issues before the other numerous problems can be addressed.

If someone parks their vehicle outside my driveway, in the proposed inadequate passing place then it would make it impossible to gain access which would constitute an obstruction.

Various officials have been invited to discuss these problems but have not responded, I think it would be prudent for officials to meet on site with the immediate effected residents so these issues can be resolved.

# Comments for Planning Application DM/0493/22/OUT

## Application Summary

Application Number: DM/0493/22/OUT

Address: Land Off Fieldhouse Road Humberston North East Lincolnshire

Proposal: Outline application with access to be considered to erect 5 detached dwelling houses with associated works (amended design and access statement)

Case Officer: Emily Davidson

## Customer Details

Name: Mr Ivor Shaw

Address: 63 Fieldhouse Road Humberston Grimsby

## Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment:

I refer to John Pomfret comments submitted 16th March, the photo attached to his comments clearly show how narrow the lane is to accommodate these large vehicles, the purpose of this photo was

to demonstrate the lane is wide enough however this is not the issue.

When these vehicles use the lane they usually reverse in or out, they travel slowly and although the photo indicates the width,

it is not possible to show the accumulated congestion at the Fieldhouse Road end.

If another vehicle of a similar size is trying to access the lane it is not possible, they must first remain on Fieldhouse Road allowing ample space for the reversing vehicle to leave the lane, and whilst this is happening other vehicles are unable to access the lane and I am unable to enter my drive.

It is noted there are many comments from people living a considerable distance from the lane who approve the new proposed development, unfortunately none of these people have to endure the frustration of not been able to access or leave there drive because of the backlog of stationary vehicles which are

immediately out side my drive which is on the lane opposite the Coachhouse carpark, and for clarity I would confirm the only access to my home 63 Fiedhouse Road is on the lane

Unlike other comments, mine is the only home adjacent to the lane which is directly effected by the disturbance, these reversing heavy vehicles are noisy and bleep, many have recorded

messages which say " this vehicle is reversing, our bedrooms and garden are several feet away from the lane, I have been patient and tolerated this nuisance since we moved into our new home last year on the understanding it would be temporary whilst Mr Pomfret carried out works on his home.

My understanding is Mr Pomfrets work is nearing completion it is therefore of great concern if the proposed development is approved the work is scheduled to last for 18 months which will once again impact our lives. but this time it will be several times worse because of the heavy plant vehicles.

I have invited the NELC planners and council officials to meet with me so I can demonstrate my concerns, I have been informed a representative for the council has visited the lane and reported he could not see any vehicles causing congestion, it is simply not good enough to make any decision based on an isolate visit.

There have been many objections based on the development alone, I would make it clear I have no concern about the quality of the development, the developer is an established builder and I am confident these new homes will be of the best quality, it is just the access and miscellaneous issues regarding the lane.

# Comments for Planning Application DM/0493/22/OUT

## Application Summary

Application Number: DM/0493/22/OUT

Address: Land Off Fieldhouse Road Humberston North East Lincolnshire

Proposal: Outline application with access to be considered to erect 5 detached dwelling houses with associated works (amended block plan)

Case Officer: Emily Davidson

## Customer Details

Name: Mr Ivor Shaw

Address: 63 Fieldhouse Road Humberston Grimsby

## Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I refer to the amended plans and application, the original application allowed for two passing points ( which where inadequate ) the amended application which shows only one passing point further down the lane is not addressing the main issues which start at the beginning of the lane immediately outside our driveway.

The new application has removed the proposed passing point which would have been unworkable between my driveway and the Coach House entrance, my previous objection identified the narrow width of 4m available for such a passing point, I am happy after consultation this has been rectified, however with or without this passing point all vehicles will need to be stationary to allow vehicles to exit the narrow lane, this will create a blockage preventing access and exit to the Coach House carpark.

Unfortunately the various comments and application have not recognised my address may be 63 Fieldhouse Road but my driveway entrance is on the narrow lane, it is a blind spot and not possible to see vehicles traveling down the lane to exit on to Fieldhouse Road.

The amended application with the provision for a passing place further down the lane will only accommodate one large lorry, we already have issues with visitors parking in this area, and with the limited parking spaces provided for the new homes, it is inevitable the problem will be worse.

The issue of our new garage entrance which is immediately opposite the passing point has not been addressed.

Finally, I and the other residents have invited the council members and officials who may be responsible for making a decision on application to meet with us to discuss and see our concerns.

# Comments for Planning Application DM/0493/22/OUT

## Application Summary

Application Number: DM/0493/22/OUT

Address: Land Off Fieldhouse Road Humberston North East Lincolnshire

Proposal: Outline application with access to be considered to erect 5 detached dwelling houses with associated works

Case Officer: Emily Davidson

## Customer Details

Name: Mr Ivor shaw

Address: 63 Fieldhouse Road Humberston Grimsby

## Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: The driveway to 63 Fieldhouse Rd is situated at the beginning of the private lane leading from the proposed development ( The entrance is not on Fieldhouse Rd ) the entrance is concealed it is not possible when reversing out the drive to see vehicles traveling down the lane towards Fieldhouse Rd, this is a blind spot and is dangerous it has been the subject of several close misses.

Our driveway is situated opposite the entrance to the Coach House car park, the proposed passing place is shown on the plans immediately between both exits. This section is a matter for concern with vehicles traveling at speed to leave the car park, these vehicles are oblivious to vehicles traveling down the lane.

there is insufficient space for the proposed passing point, there is often congestion in this section it is a bottleneck, and would prevent vehicles entering or leaving my premises, It would also prevent vehicles turning into the Coach house car park causing congestion on Fieldhouse Rd, vehicles leaving the Countryman pub would be prevented from exiting the car park

It is relevant to note Architects CDC describe the lane in their Design Access Statement as a narrow lane they also refer to it as a track, no proposal has been made to widen the lane to enable two way traffic, there is no provision for a public footpath although this lane is in regular use by dog walkers.

We purchased our home in July this year, there are two garages at the rear side of our property, these can only be accessed from the lane. previously there where a set of double gates enabling access to them, they had been in situ for 40 years, the previous owner had no purpose for the garage so erected a fence.

The garage was a major factor in our decision to purchase this property, it is our intention ( and have already instructed a contractor ) to replace the section of fence with double gates, I have had a major back operation and propose to purchase a small suitable vehicle which can be protected in the garage when not in use.

It will be necessary for my vehicle to be stationary in the lane whilst I exit it to open my gates, and the same procure when I am leaving my home. This will cause an obstruction when vehicles are half way down the lane they would need to reverse back down the lane to enable my vehicle to leave. the same situation applies to vehicles traveling in the opposite direction, of course if there are are other vehicles backed up then everything will grind to a halt.

Even now with low traffic, if a vehicle is traveling towards Fieldhouse Rd, the other vehicles need to reverse completely to allow the vehicle to pass, I would suggest even with the slightly wider 4m lane the size of the logistic vehicles in both directions would be constantly reversing, the ten fold increase of vehicles will be excessive for this small narrow lane.

We must protect our existing rights,, a document dated 1983 provides for possession free from incumbrances to the property owner at that time and his successors.

The proposed bin store will be directly opposite my double gates and could be a hazard.

We purchased our home because of its tranquility, the increased amount of vehicles so close to our boundary will be unacceptable, our garden will be a few feet away from the traffic, we already experience a disturbance from the vehicles traveling to the existing two properties at the rear of us who conduct their business from home. However we can tolerate this but the amount of construction vehicles, plant, tradesmen and contractors constantly traveling to the new development so close to the proximity of our home will be untenable.

Access to our property will be compromised during the tarmac of 8m outside our home.

# Comments for Planning Application DM/0493/22/OUT

## Application Summary

Application Number: DM/0493/22/OUT

Address: Land Off Fieldhouse Road Humberston North East Lincolnshire

Proposal: Outline application with access to be considered to erect 5 detached dwelling houses with associated works

Case Officer: Emily Davidson

## Customer Details

Name: Ms Katy Richardson

Address: Fieldhouse road Humberston

## Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I would like the green space to be saved as there is hardly any around anymore

Developers will not be happy until there is no wildlife left.....

I thought Humberston was a village???

# Comments for Planning Application DM/0493/22/OUT

## Application Summary

Application Number: DM/0493/22/OUT

Address: Land Off Fieldhouse Road Humberston North East Lincolnshire

Proposal: Outline application with access to be considered to erect 5 detached dwelling houses with associated works

Case Officer: Emily Davidson

## Customer Details

Name: Ms Elaine Hewson

Address: 39 grove lane Waltham Grimsby

## Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I object to this planning, its a very small lane that can't cope with the amount of traffic as it is, it would make the lane alot more dangerous with it being the only access point.

# Comments for Planning Application DM/0493/22/OUT

## Application Summary

Application Number: DM/0493/22/OUT

Address: Land Off Fieldhouse Road Humberston North East Lincolnshire

Proposal: Outline application with access to be considered to erect 5 detached dwelling houses with associated works (amended block plan)

Case Officer: Emily Davidson

## Customer Details

Name: Mrs Pauline Bilbe

Address: 74 Humberston Avenue Humberston

## Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I object to the proposed application for 5 dwellings mainly because of nesting birds and a threat to wildlife in general. Also after the 5 houses have been erected as per the area on the map marked in red there is bound to be phase 2 of the site which would eventually lead to many more dwellings being built. I would then think the access for the further houses would have to be off South View

# Comments for Planning Application DM/0493/22/OUT

## Application Summary

Application Number: DM/0493/22/OUT

Address: Land Off Fieldhouse Road Humberston North East Lincolnshire

Proposal: Outline application with access to be considered to erect 5 detached dwelling houses with associated works (addition of road safety audit)

Case Officer: Emily Davidson

## Customer Details

Name: Mr Michael and Beverley Wade

Address: 6 Rowan Drive Humberston Grimsby

## Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Our original objections still stand. All points have still not been addressed and we still object to this development in this format. The application is still being overdeveloped and is too close to our property. We are still concerned about noise and being overlooked. We have not been told if the application is for a swimming pool and an extra large patio area which could be used for late night parties .

we definitely object to the movement of the public footpath to run along the side of our property and fear increased vandalism and noise. We still believe that the footpath should go alongside the back of these new property's . Also it need to be clarified that the dyke from the end of our property is going to be cleaned and maintained indefinitely. The report regarding access was surveyed to early between six to ten and at the weekends would be more realistic.

# Comments for Planning Application DM/0493/22/OUT

## Application Summary

Application Number: DM/0493/22/OUT

Address: Land Off Fieldhouse Road Humberston North East Lincolnshire

Proposal: Outline application with access to be considered to erect 5 detached dwelling houses with associated works (amended block plan)

Case Officer: Emily Davidson

## Customer Details

Name: Mr michael wade

Address: 6 rowan drive 6 rowan drive Humberston, N.E.Lincolnshire

## Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Further to your amended block plan dated the 13/02/23. Our objections dated the 05/10/22 and 23/10/22 remain outstanding and this amended has done nothing to alleviate our objections.

However we note the comments from Mr Matthew Chaplin dated 15/02/23 concerning the movement of the public footpath and his statement that he has no objections to moving the footpath and that he could not see any other way to move the footpath. We have had a site meeting with Mr Chaplin and we expressed our deep concerns concerning the movement of this path and also showed him examples of our problems and concerns . We suggested to him that the footpath should be moved to go along the boundary between the proposed development and the back field which is currently owned by North East Lincs council. A public footpath need only be 2' 6" to 3 foot wide so it would only take a maximum of 3 foot off each garden on the proposed development. However if Mr Chaplin says that there is no room for a footpath in this proposed position then he is supporting our objection that this land is being overdeveloped .

However after further consideration we understand that the land at the rear of the proposed development (currently owned by NE Lincs council) has now been sold to a development company and is to be developed in the near future. Presuming that this developer is going to put a new road from South View which will finish on our boundary. May we suggest that the public footpath is diverted to go along the bottom of our garden between the bungalow from Church Avenue and lead into this proposed new road. This would then alleviate most of our problems and concerns and mean that the public will then have a hard road to walk on and not upset anyone. Therefore we think that this development should go back to the drawing board and then both developers should get together and come up with a development that will alleviate everyone's fears and problems.

**From:** Michael Wade  
**Sent:** 05 October 2022 12:30  
**To:** Planning - IGE (ENGIE) <planning@nelincs.gov.uk>  
**Subject:** Re: objection to dm/0493/22/out

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

From: Michael Wade <mikewadebev@aol.com>  
To: [planning@nelincs.gov.uk](mailto:planning@nelincs.gov.uk) <[planning@nelincs.gov.uk](mailto:planning@nelincs.gov.uk)>  
Sent: Wed, 5 Oct 2022 12:10  
Subject: re objection to dm/0493/22/out

F.A.O. Emily Davidson

We have tried posting the objection below on your planning web site but have been cut off due to time out and have now lost everything., Can you please now post this objection below on your web site.

RE OBJECTION TO PLANNING APPLICATION NO DM/0493/22/OUT

We wish to object to the above application for the following reasons:-

1. We strongly object to the public footpath being moved from the middle of the field and moved to the side of the field alongside our property. As you are aware we currently have part of the footpath running along about 50% of our boundary and this application would make the pathway run along 100% of our boundary right next to our bungalow. Each year we have problems with local youths who hang about on the path and congregate near our boundary. This year they have been smoking cannabis and bringing music. They frequently damage our boundary fencing also this year they have gone one better and destroyed our stable at the bottom of our garden so that they are now unusable. They shout and baulk so much that they can be heard in our bungalow. If this pathway is moved and tarmaced then the youths will move from the wet parts of the footpath to the dry parts at the side of our bungalow. This will mean that all we will have separating us is nine inches of brickwork on our bungalow. The footpath is only used by a small number of dog walkers and the trouble makers we have mentioned. it could easily be moved to go between the two fields and still come to Combie Court Or the other alternative is to close it down completely.
2. We also believe that number one is going to be too close to our bungalow as our bedrooms are on the field side of our property so we would experience noise from this property. Plus if no. one is going to be a house then it will overlook our property. Also in the back garden of no. one two areas have been marked out. Planning cannot tell us what these areas are and are currently unable to investigate for us. however we believe one is for a very large patio area and the other is for an outdoor swimming pool. these areas are right next to our front bedroom and could cause us considerable noise problems. Also at the front of no. one attached to the house/bungalow is what we think is a double garage or and extension ( could be two story) to the house/bungalow .Again planning do not know and are not prepared to investigate at this stage.
3. The ecology statement does not include the wild squirrels in this area plus the swallows that nest in our stables each year also the bats that circle around our conservatory in the summer evenings. Also not forgetting the kestrel and the wild pigeons plus the foxes and the frogs that come in the string when the field floods. If the footpath was moved next to our Hawthorne hedge the roots could be damaged. The hedge is full of various birds at three a.m.in the summer until about five a.m. The ecology officer needs to revisit the site at various times. We believe that this application should be more environmentally pleasing and should take into account the area and its natural inhabitants.
4. The drainage report does not seem to mention the dyke that runs down Rowan Drive along the back of our garages along the boundary of the field in question under the Coach House car park and under the road leading to Combie Court and around Combie Court boundary and onto the field next to South View. This dyke is very important as it takes away the flood water from properties in Rowan Drive/Fieldhouse Road and the field in question. This dyke must not be filled in but improved as it performs a very important service.

5. Finally noise from the Coach house/patio area always remains a problem. Your report does not we believe include a night with live music and does not state if the Coach House was informed beforehand that readings were being taken.

6. To conclude we think that this development is too near to our bungalow and that four bungalows would be more appropriate. This would allow for the gardens to be kept large and then the areas within the gardens could be kept for the natural wild life with wild ponds and shrubbery etc.

Regards

Mike and Bev Wade

6 Rowan Drive Humberston

DN364TR

# Comments for Planning Application DM/0493/22/OUT

## Application Summary

Application Number: DM/0493/22/OUT

Address: Land Off Fieldhouse Road Humberston North East Lincolnshire

Proposal: Outline application with access to be considered to erect 5 detached dwelling houses with associated works

Case Officer: Emily Davidson

## Customer Details

Name: Miss sarah swain

Address: 30 sheraton drive humberston

## Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I would like to object to this plan, to build on one of the last remaining unbuilt sites in Humberston. You may remember a similar plan on the other part of the vacant area a few years ago. Fieldhouse Rd is already narrow, with many cars parked along, and this will exacerbate the problem. It's already so busy and hard to get down and also out onto N Sea Lane. The site isn't flat as noted, but bumpy and regularly floods in wet weather. While the eco report claims there's little wildlife there, local residents surrounding the field have bats, badgers, hedgehogs, foxes and many birds visit who undoubtedly live in this field. The previous application on the other part of the land was rejected due to highway access issues. This requires widening the unique laneway of Comme Court for access. Also is it worth destroying this remaining piece of field and animal habitat for just five houses?

# Comments for Planning Application DM/0493/22/OUT

## Application Summary

Application Number: DM/0493/22/OUT

Address: Land Off Fieldhouse Road Humberston North East Lincolnshire

Proposal: Outline application with access to be considered to erect 5 detached dwelling houses with associated works

Case Officer: Emily Davidson

## Customer Details

Name: Mrs Jean Swain

Address: 30 Sheraton Drive Humberston Grimsby

## Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Not again, !!

We tried to stop developments of the other side of the field ,behind the Coachouse, and now this, ? Disgusted at N E Lincs council, for even considering it.

Before long Humberston will be Town Instead of a village,

We won't have any green fields left,

# Comments for Planning Application DM/0493/22/OUT

## Application Summary

Application Number: DM/0493/22/OUT

Address: Land Off Fieldhouse Road Humberston North East Lincolnshire

Proposal: Outline application with access to be considered to erect 5 detached dwelling houses with associated works (addition of road safety audit)

Case Officer: Emily Davidson

## Customer Details

Name: Dr Olga Speirs

Address: South view Humberston

## Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Who would want to live at back of a pub that has loud bands at a weekend been there never again

# Comments for Planning Application DM/0493/22/OUT

## Application Summary

Application Number: DM/0493/22/OUT

Address: Land Off Fieldhouse Road Humberston North East Lincolnshire

Proposal: Outline application with access to be considered to erect 5 detached dwelling houses with associated works (amended block plan)

Case Officer: Emily Davidson

## Customer Details

Name: Mrs sylvia johnson

Address: 16 st. johns road humberston grimsby

## Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Due to that land having protected species living on that site there should be no planning permission given to allow houses to be built there. It is one of only few wild sites in Humberston.

# Comments for Planning Application DM/0493/22/OUT

## Application Summary

Application Number: DM/0493/22/OUT

Address: Land Off Fieldhouse Road Humberston North East Lincolnshire

Proposal: Outline application with access to be considered to erect 5 detached dwelling houses with associated works (amended design and access statement)

Case Officer: Emily Davidson

## Customer Details

Name: Mr Allan Young

Address: TAYLORS AVENUE CLEETHORPES

## Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: There seems to be a lot of comments and support from the LAURELS in Humberston, anyone would think they had something to do with the application to build on the said plot???. I still Object on the grounds of my previous letter. (CHILDREN GOING TO AND FROM SCHOOL AND CYCLESTES) the roads are far too narrow for that amount of heavy traffic, specially when they start to do the ground work ETC

# Comments for Planning Application DM/0493/22/OUT

## Application Summary

Application Number: DM/0493/22/OUT

Address: Land Off Fieldhouse Road Humberston North East Lincolnshire

Proposal: Outline application with access to be considered to erect 5 detached dwelling houses with associated works (amended block plan)

Case Officer: Emily Davidson

## Customer Details

Name: Mr Allan Young

Address: 100 Taylors Avenue Cleethorpes

## Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I object to the proposed 5 dwellings on the only bit of green space in the area. The reason being because once the 5 dwellings are built, these greedy developers will no doubt put in an application to build more on the other green space. Field House Road is not wide enough to take all the heavy traffic turning from North Sea lane, What about children going to school and cyclists on such a small narrow road. Has this been taken into consideration, Please leave some green space for our grandchildren

# Comments for Planning Application DM/0493/22/OUT

## Application Summary

Application Number: DM/0493/22/OUT

Address: Land Off Fieldhouse Road Humberston North East Lincolnshire

Proposal: Outline application with access to be considered to erect 5 detached dwelling houses with associated works

Case Officer: Emily Davidson

## Customer Details

Name: Mrs Judy Telford

Address: 12 Tetney Road Humberston Grimsby

## Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: There isn't the infrastructure to cope with any more buildings in this area. The junction of the Coach house is hard enough to negotiate without an increase in traffic.

# Comments for Planning Application DM/0493/22/OUT

## Application Summary

Application Number: DM/0493/22/OUT

Address: Land Off Fieldhouse Road Humberston North East Lincolnshire

Proposal: Outline application with access to be considered to erect 5 detached dwelling houses with associated works (amended block plan)

Case Officer: Emily Davidson

## Customer Details

Name: Mrs Sarah Neville

Address: 43 Tetney Road Humberston Grimsby

## Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: The small entrance lane won't be able to accommodate this development

# Comments for Planning Application DM/0493/22/OUT

## Application Summary

Application Number: DM/0493/22/OUT

Address: Land Off Fieldhouse Road Humberston North East Lincolnshire

Proposal: Outline application with access to be considered to erect 5 detached dwelling houses with associated works (amended design and access statement)

Case Officer: Emily Davidson

## Customer Details

Name: Mrs Emma Young

Address: 8, The Cloisters, Humberston Grimsby

## Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I would strongly object to these plans. I regularly use the coach house and visit homes at the end of the lane and have had so many near misses!! There is a house of the corner with cars backing out, cars coming to and from the coach house, cars across from the countryman. The access point is too narrow and there will be gridlock with the added vehicle traffic at the start of the lane. I have small children who will also walk up and down the lane and again this would add additional safety concerns for them trying to access Walworth and Combe Court when they visit. The field itself is used by many in the community, Humberston is a lovely village which makes people attracted to buying homes there but adding more homes here will ruin the rural feel to the area and look out of context to the other surrounding homes and bungalows.

The proposal has clearly caused a great deal of dispute given the awful comments I have seen by those trying to obtain permission to build which further worries me about the potential impact on the community should these plans be approved.

# Comments for Planning Application DM/0493/22/OUT

## Application Summary

Application Number: DM/0493/22/OUT

Address: Land Off Fieldhouse Road Humberston North East Lincolnshire

Proposal: Outline application with access to be considered to erect 5 detached dwelling houses with associated works

Case Officer: Emily Davidson

## Customer Details

Name: Mr Ian Denton

Address: 10 Devonshire Avenue Grimsby

## Comment Details

Commenter Type: Member of the Public

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

Comment Reasons:

Comment: Any development of waste land is good for any area. This land has been left for years, no one used it for anything.

# Comments for Planning Application DM/0493/22/OUT

## Application Summary

Application Number: DM/0493/22/OUT

Address: Land Off Fieldhouse Road Humberston North East Lincolnshire

Proposal: Outline application with access to be considered to erect 5 detached dwelling houses with associated works (amended block plan)

Case Officer: Emily Davidson

## Customer Details

Name: Mrs Jill Martin

Address: 9 south veiw, Humberston Humberston Grimsby

## Comment Details

Commenter Type: Member of the Public

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

Comment Reasons:

Comment: The land off south view is still on PPH web page showing still for sale if it had been sold surley it would have been taken off

# Comments for Planning Application DM/0493/22/OUT

## Application Summary

Application Number: DM/0493/22/OUT

Address: Land Off Fieldhouse Road Humberston North East Lincolnshire

Proposal: Outline application with access to be considered to erect 5 detached dwelling houses with associated works

Case Officer: Emily Davidson

## Customer Details

Name: Mr Michael Genney

Address: 46 Picksley crescent Holton Le clay

## Comment Details

Commenter Type: Member of the Public

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment: It would be good to see a development making good use of the land  
I think it would tidy up the area

# Comments for Planning Application DM/0493/22/OUT

## Application Summary

Application Number: DM/0493/22/OUT

Address: Land Off Fieldhouse Road Humberston North East Lincolnshire

Proposal: Outline application with access to be considered to erect 5 detached dwelling houses with associated works

Case Officer: Emily Davidson

## Customer Details

Name: Mr Michael Boulton

Address: 64 St Mary's Lane Louth

## Comment Details

Commenter Type: Member of the Public

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment: Considering the designs of the proposed properties, I believe that a great deal of thought and consideration had been given to the neighbourhood, the residents and the surroundings.

Too many new builds projects demonstrate that profit is the driving factor. Here the applicants propose to develop the land building properties of the highest quality and of a design which will help enhance the quality of the neighbourhood.

# Comments for Planning Application DM/0493/22/OUT

## Application Summary

Application Number: DM/0493/22/OUT

Address: Land Off Fieldhouse Road Humberston North East Lincolnshire

Proposal: Outline application with access to be considered to erect 5 detached dwelling houses with associated works

Case Officer: Emily Davidson

## Customer Details

Name: Mr Michael Boulton

Address: 64 St Mary's Lane Louth

## Comment Details

Commenter Type: Member of the Public

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment: Considering the designs of the proposed properties, I believe that a great deal of thought and consideration had been given to the neighbourhood, the residents and the surroundings.

Too many new builds projects demonstrate that profit is the driving factor. Here the applicants propose to develop the land building properties of the highest quality and of a design which will help enhance the quality of the neighbourhood.

# Comments for Planning Application DM/0493/22/OUT

## Application Summary

Application Number: DM/0493/22/OUT

Address: Land Off Fieldhouse Road Humberston North East Lincolnshire

Proposal: Outline application with access to be considered to erect 5 detached dwelling houses with associated works

Case Officer: Emily Davidson

## Customer Details

Name: Mrs Anita Currie

Address: 29 ash ridge drive Cleethorpes

## Comment Details

Commenter Type: Member of the Public

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment: Looks like a great development, not overly crowding the land as most big building firms do. People need houses so I personally can't see a problem.

# Comments for Planning Application DM/0493/22/OUT

## Application Summary

Application Number: DM/0493/22/OUT

Address: Land Off Fieldhouse Road Humberston North East Lincolnshire

Proposal: Outline application with access to be considered to erect 5 detached dwelling houses with associated works

Case Officer: Emily Davidson

## Customer Details

Name: Mr Daniel Fairfield

Address: 17b Benjamins Walk Grimsby

## Comment Details

Commenter Type: Member of the Public

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment: I am a regular Patron of the Countryman and Coach House Pubs, often in my car.

I have never seen any traffic issues or experienced any getting in and out of both pubs, nor does Fieldhouse road have any problems with 5 more houses.

It looks like an amazing scheme of quality houses that will only enhance the view behind the Coach House.

Schemes like this should be applauded and more developments of quality housing should be encouraged.

# Comments for Planning Application DM/0493/22/OUT

## Application Summary

Application Number: DM/0493/22/OUT

Address: Land Off Fieldhouse Road Humberston North East Lincolnshire

Proposal: Outline application with access to be considered to erect 5 detached dwelling houses with associated works

Case Officer: Emily Davidson

## Customer Details

Name: Mr Daniel Lond

Address: 62 Bollingbrooke road Cleethorpes

## Comment Details

Commenter Type: Neighbour

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment: I am a regular Patron of the Countryman and Coach House Pubs.

I have never seen any traffic issues and cant understand a lot of the objections, though there are only a handful which speaks volumes.

It looks like an amazing scheme of quality houses that will enhance Humberston and It should be passed.

Schemes like this should be applauded and more developments like this are needed as opposed to the mass developments springing up all over.

# Comments for Planning Application DM/0493/22/OUT

## Application Summary

Application Number: DM/0493/22/OUT

Address: Land Off Fieldhouse Road Humberston North East Lincolnshire

Proposal: Outline application with access to be considered to erect 5 detached dwelling houses with associated works (amended design and access statement)

Case Officer: Emily Davidson

## Customer Details

Name: Mrs Jane Butler

Address: 18 Brian Avenue Cleethorpes

## Comment Details

Commenter Type: Member of the Public

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment:

# Comments for Planning Application DM/0493/22/OUT

## Application Summary

Application Number: DM/0493/22/OUT

Address: Land Off Fieldhouse Road Humberston North East Lincolnshire

Proposal: Outline application with access to be considered to erect 5 detached dwelling houses with associated works

Case Officer: Emily Davidson

## Customer Details

Name: Mr Chad Jensen

Address: 7 College Street Cleethorpes

## Comment Details

Commenter Type: Neighbour

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment: I am a regular Patron of both the Pubs on Fieldhouse road, very on foot and by car.

I have never seen any traffic issues, even at the busiest of times only one or two cars ever seem to be coming in or out of the car parks, I see no safety issues and some of the comments made seem unrealistic.

The scheme should be applauded and passed, quality housing is always required, and it brings into use old land that's stood un-used for too long

Well done for such a well designed scheme, look forward to seeing it finished, it should be passed.

# Comments for Planning Application DM/0493/22/OUT

## Application Summary

Application Number: DM/0493/22/OUT

Address: Land Off Fieldhouse Road Humberston North East Lincolnshire

Proposal: Outline application with access to be considered to erect 5 detached dwelling houses with associated works (amended design and access statement)

Case Officer: Emily Davidson

## Customer Details

Name: Mrs Mandy Deacon

Address: 26 Coniston Crescent Grimsby

## Comment Details

Commenter Type: Member of the Public

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment: Having looked at the proposed development of 5 houses on this land I absolutely fully support the proposal. I feel it's in keeping character within the area of Humberston. It will support local businesses in the area. It will not affect neighbouring properties, it will not affect the public footpath and it will create a better community on disused land .

# Comments for Planning Application DM/0493/22/OUT

## Application Summary

Application Number: DM/0493/22/OUT

Address: Land Off Fieldhouse Road Humberston North East Lincolnshire

Proposal: Outline application with access to be considered to erect 5 detached dwelling houses with associated works

Case Officer: Emily Davidson

## Customer Details

Name: Mr Mike Hughes

Address: 9 Darwin Court Cambridge Park Grimsby

## Comment Details

Commenter Type: Member of the Public

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment: Looking at this application, it looks like a good scheme that is not overdeveloping.

The highways officers state the access is perfectly adequate.

The land is in the Local Plan and so already allocated for the building.

I am sure it will only enhance the street scene, then layout seems to have sympathetically thought about neighbours, there's no overlooking born loss of amenity.

It should be applauded and passed.

# Comments for Planning Application DM/0493/22/OUT

## Application Summary

Application Number: DM/0493/22/OUT

Address: Land Off Fieldhouse Road Humberston North East Lincolnshire

Proposal: Outline application with access to be considered to erect 5 detached dwelling houses with associated works (amended design and access statement)

Case Officer: Emily Davidson

## Customer Details

Name: Mr David Hughes

Address: 8 Eastfield Humberston GRIMSBY

## Comment Details

Commenter Type: Member of the Public

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment: Planning Application: DM/0493/22/OUT - I FULLY SUPPORT THIS APPLICATION

Name: D. Hughes

Address: 8 Eastfield, Humberston, Grimsby, DN36 4TP

When considering any new planning application, decisions should be based purely on their merits and the facts that relate directly to the application in question.

There have been allegations made on the planning portal to suggest that all of the supporting comments for this application are from people who do not live in the area local to the application, and are either friends or relatives of the applicant. It should be noted that the N.E.L.C. portal is for the Public to have their comments published regardless of their Postal address. These allegations appear to be an attempt to discredit any support for this scheme, and yet fail to mention that the number of comments objecting to the proposed development are highly inflated due to the fact that many come from only 3 people, with one family having made at least 18 objections.

Having recently returned to the area after a period of time away, I have an association with Humberston going back over 35 years. I am well acquainted with the area in question and its surroundings being a patron of the Coach House, plus the local Chinese food outlet. I am aware that the area gets busy with traffic, as do many other roads within the village at certain times of the day.

Fieldhouse Rd is an arterial road which I drive along daily as it provides the only access route to my street. Most of the time it is a quiet road, with the traffic increasing during certain periods of the day, like it does everywhere (school times, etc). Most of the cars parked along Fieldhouse Road in any numbers belong to people visiting the chemist, hair & beauty salons, plus the Chinese, which are all well away from the entrance to the proposed development.

After reading all of the comments and Consultant reports published on the NELC portal along with

supporting photographs, comments, and photographs (many that made no sense at all, and some that appeared staged) I made a point of taking note of the 'access lane' every time I passed it as a large number of the objections related to this area. The width at the start of the lane is more than adequate to allow most vehicles to enter the proposed development with this point being confirmed on Monday 6/03/23 when whilst walking down Fieldhouse Road I saw a concrete truck parked down the proposed access lane working away. Having studied the applicants plans in detail, as well as images on Google Earth of the land and its surroundings, land registry documents and Public Footpath/Rights of Way map, I have chosen to FULLY SUPPORT this planning application

My take on objections raised by others against this development:

1. Lack/Loss of 'OUR GREEN SPACE':

The proposed development is privately owned land that has been zoned for building. The public have a Right of Way across the land, they have no legal right to use the land for any other purpose and would be trespassing if they were to do so.

As well as The Paddock, St, Christophers and numerous other playgrounds in the area, locals have the Country Park on our doorstep, with acres of green space for those wishing to exercise, fish, observe and enjoy the wildlife.

2. Lack/Loss of amenities:

Humberston has a variety of amenities which include Wendover Hall & Wendover Paddock, The Gingerbread House, Library, Chemist, Post office, Pub, Restaurants, Newsagents, Take aways, various Shops, Hairdressers, Schools, plus The Humberston Country Club. We are only a short distance away from Cleethorpes Beach, Cinema, Bowling Alley, Boating Lake, Leisure Centre, Showground etc. The vast array of amenities available to this village far exceed those in many other surrounding areas. So, what amenities would be lost as a result of this development being approved?

3. Over intensification/houses too large/ do not fit into existing surroundings:

To state the area already suffers from over intensification of residential developments, and then further state that the area needs new social housing is a contradiction.

I find the comments stating, these 'large' houses not 'fitting in' to the surrounding area, very strange given the number of large properties already in the Fieldhouse Road vicinity. Many of these properties have been built on land that originally had bungalows on them (nimby's come to mind).

This is not a 'back yard' development, it is a high-quality build with no physical frontage to Fieldhouse Road. Most of the development will be out of view and will provide ample parking for its residents and visitors vehicles, therefore there should be no issues with it 'fitting in' nor will there be any direct impact to existing traffic or parking on Fieldhouse Road.

4. Access Lane to proposed development - which is not a public right of way, or public footpath.

It has been stated on numerous occasions that the 'access lane' to the proposed development is a Public Footpath, it is not. It is a Private Lane (with signs announcing this at the entrance to the lane) that permits only the owners of the 2 existing properties and the owner of the land proposed for development a Right of Way by means of access down the lane. It is not a Public Right of Way and it is not a Public Footpath, therefore anyone other than those with entitlement, would in fact be

trespassing. The Legal Public Footpath/Right of Way is between No's 65 and 67 Fieldhouse Road and is clearly shown on the plans provided by the applicant and a map from the Rights of Way Officer.

5. The access lane - vehicular traffic

The Highways Dept have no concerns with the width of the lane, it is more than adequate to accommodate most vehicles (there has been a full traffic survey which confirms the lane is suitable). The minimum width required to accommodate a Fire Engine is more than legally adequate with the lane being a minimum 4.0m widening to over 10 meters. The majority of the times I have used the public footpath in this area, the only vehicles I have seen in the lane are multiple Pest Free business vans, plus a builders skip that is continually located adjacent the side of the access lane.

6. Over development of the land/no demand for these types of houses:

Had this application been submitted by one of the large national house building companies, they would have looked to double the number of properties proposed for the plot. The plans are for 5 high quality homes only, with ample space between the houses and a large number of parking bays planned for residents and visitors' vehicles. There is a great demand in the area for these smaller quality developments, built by locals, for locals.

## **Planning Application: DM/0493/22/OUT – I FULLY SUPPORT THIS APPLICATION**

**Name:** D. Hughes

**Address:** 8 Eastfield, Humberston, Grimsby, DN36 4TP

When considering any new planning application, decisions should be based purely on their merits and the facts that relate directly to the application in question.

There have been allegations made on the planning portal to suggest that all of the supporting comments for this application are from people who do not live in the area local to the application, and are either friends or relatives of the applicant. It should be noted that the N.E.L.C. portal is for the Public to have their comments published regardless of their Postal address. These allegations appear to be an attempt to discredit any support for this scheme, and yet fail to mention that the number of comments objecting to the proposed development are highly inflated due to the fact that many come from only 3 people, with one family having made at least 18 objections.

Having recently returned to the area after a period of time away, I have an association with Humberston going back over 35 years. I am well acquainted with the area in question and its surroundings being a patron of the Coach House, plus the local Chinese food outlet. I am aware that the area gets busy with traffic, as do many other roads within the village at certain times of the day.

Fieldhouse Rd is an arterial road which I drive along daily as it provides the only access route to my street. Most of the time it is a quiet road, with the traffic increasing during certain periods of the day, like it does everywhere (school times, etc). Most of the cars parked along Fieldhouse Road in any numbers belong to people visiting the chemist, hair & beauty salons, plus the Chinese, which are all well away from the entrance to the proposed development.

After reading all of the comments and Consultant reports published on the NELC portal along with supporting photographs, comments, and photographs (many that made no sense at all, and some that appeared staged) I made a point of taking note of the 'access lane' every time I passed it as a large number of the objections related to this area. The width at the start of the lane is more than adequate to allow most vehicles to enter the proposed development with this point being confirmed on Monday 6/03/23 when whilst walking down Fieldhouse Road I saw a concrete truck parked down the proposed access lane working away. Having studied the applicants plans in detail, as well as images on Google Earth of the land and its surroundings, land registry documents and Public Footpath/Rights of Way map, **I have chosen to FULLY SUPPORT this planning application**

### **My take on objections raised by others against this development:**

#### **1. Lack/Loss of 'OUR GREEN SPACE':**

The proposed development is **privately** owned land **that has been zoned for building**. The public have a Right of Way across the land, they have no legal right to use the land for any other purpose and would be trespassing if they were to do so.

As well as The Paddock, St, Christophers and numerous other playgrounds in the area, locals have the Country Park on our doorstep, with acres of green space for those wishing to exercise, fish, observe and enjoy the wildlife.

## 2. Lack/Loss of amenities:

Humberston has a variety of amenities which include Wendover Hall & Wendover Paddock, The Gingerbread House, Library, Chemist, Post office, Pub, Restaurants, Newsagents, Take aways, various Shops, Hairdressers, Schools, plus The Humberston Country Club. We are only a short distance away from Cleethorpes Beach, Cinema, Bowling Alley, Boating Lake, Leisure Centre, Showground etc. The vast array of amenities available to this village far exceed those in many other surrounding areas. So, what amenities would be lost as a result of this development being approved?

## 3. Over intensification/houses too large/ do not fit into existing surroundings:

To state the area already suffers from over intensification of residential developments, and then further state that the area needs new social housing is a contradiction.

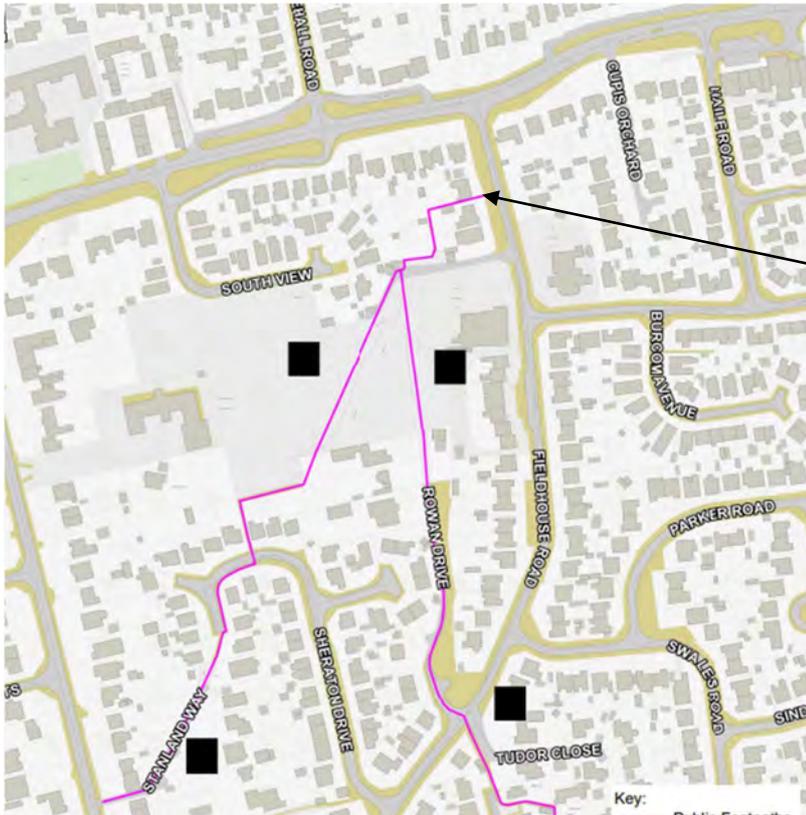
I find the comments stating, these 'large' houses not 'fitting in' to the surrounding area, very strange given the number of large properties already in the Fieldhouse Road vicinity. Many of these properties have been built on land that originally had bungalows on them (nimby's come to mind).

This is not a 'back yard' development, it is a high-quality build with no physical frontage to Fieldhouse Road. Most of the development will be out of view and will provide ample parking for its residents and visitors vehicles, therefore there should be no issues with it 'fitting in' nor will there be any direct impact to existing traffic or parking on Fieldhouse Road.

## 4. Access Lane to proposed development - which is not a public right of way, or public footpath.

It has been stated on numerous occasions that the 'access lane' to the proposed development is a Public Footpath, **it is not**. It is a Private Lane (with signs announcing this at the entrance to the lane) that permits only the owners of the 2 existing properties and the owner of the land proposed for development a Right of Way by means of access down the lane. **It is not a Public Right of Way and it is not a Public Footpath, therefore anyone other than those with entitlement, would in fact be trespassing.** The Legal Public Footpath/Right of Way is between No's 65 and 67 Fieldhouse Road (shown in photograph 2 below) and is clearly shown on the plans provided by the applicant and a map from the Rights of Way Officer (shown in photograph 1 below).

**Photograph 1**



Public right of way shown clearly above across the proposed development and across the top of the access lane eventually exiting between 65 & 67 Fieldhouse Road.

**Photograph 2**



Entrance to the Public right of way across the proposed development is located between 65 & 67 Fieldhouse Road, and not the access lane.

**5. The access lane – vehicular traffic**

The Highways Dept have no concerns with the width of the lane, it is more than adequate to accommodate most vehicles (there has been a full traffic survey which confirms the lane is suitable). The minimum width required to accommodate a Fire Engine is more than legally adequate with the lane being a minimum 4.0m widening to over 10 meters. The majority of the times I have used the public footpath in this area, the only vehicles I have seen in the lane are multiple Pest Free business vans, plus a builders skip that is continually located adjacent the side of the access lane.

**6. Over development of the land/no demand for these types of houses:**

Had this application been submitted by one of the large national house building companies, they would have looked to double the number of properties proposed for the plot. The plans are for 5 high quality homes only, with ample space between the houses and a large number of parking bays planned for residents and visitors' vehicles. There is a great demand in the area for these smaller quality developments, built by locals, for locals.

# Comments for Planning Application DM/0493/22/OUT

## Application Summary

Application Number: DM/0493/22/OUT

Address: Land Off Fieldhouse Road Humberston North East Lincolnshire

Proposal: Outline application with access to be considered to erect 5 detached dwelling houses with associated works

Case Officer: Emily Davidson

## Customer Details

Name: Mr Roy Hughes

Address: 61 Fallowfield road Grimsby

## Comment Details

Commenter Type: Member of the Public

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment: I fully support schemes of this quality and it will provide vital housing.

Great Scheme, looks very nice and will improve the area.

# Comments for Planning Application DM/0493/22/OUT

## Application Summary

Application Number: DM/0493/22/OUT

Address: Land Off Fieldhouse Road Humberston North East Lincolnshire

Proposal: Outline application with access to be considered to erect 5 detached dwelling houses with associated works

Case Officer: Emily Davidson

## Customer Details

Name: Miss Charlene Corston

Address: 40 field house road humberston Cleethorpes

## Comment Details

Commenter Type: Member of the Public

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment: Living close to this development I see no issues with access from the road to the lane. I think this is a wasted space that could be used for a few houses.

# Comments for Planning Application DM/0493/22/OUT

## Application Summary

Application Number: DM/0493/22/OUT

Address: Land Off Fieldhouse Road Humberston North East Lincolnshire

Proposal: Outline application with access to be considered to erect 5 detached dwelling houses with associated works

Case Officer: Emily Davidson

## Customer Details

Name: Miss Victoria Heelas

Address: Forest way Humberston Grimsby

## Comment Details

Commenter Type: Member of the Public

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment: Looks a lovely little development. Not overcrowded, only a few houses. Perfect space to add some nice housing to the area.

# Comments for Planning Application DM/0493/22/OUT

## Application Summary

Application Number: DM/0493/22/OUT

Address: Land Off Fieldhouse Road Humberston North East Lincolnshire

Proposal: Outline application with access to be considered to erect 5 detached dwelling houses with associated works (amended design and access statement)

Case Officer: Emily Davidson

## Customer Details

Name: Mr joe McCarthy draper

Address: 304 Grimsby Road Grimsby

## Comment Details

Commenter Type: Member of the Public

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment:

# Comments for Planning Application DM/0493/22/OUT

## Application Summary

Application Number: DM/0493/22/OUT

Address: Land Off Fieldhouse Road Humberston North East Lincolnshire

Proposal: Outline application with access to be considered to erect 5 detached dwelling houses with associated works (amended design and access statement)

Case Officer: Emily Davidson

## Customer Details

Name: Mr Robert Draper

Address: 304 Grimsby road Humberstone

## Comment Details

Commenter Type: Neighbour

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment: I fully support this application.

Having read many of the objections, the comments form a pattern based on two factors: access and wildlife:

Access:

Having reviewed the plans for access and read the developers promise to not only widen but also improve the access road, I can only feel the motives for objections are personal and selfish. The people living in the homes off the access lane think only they are allowed to use it, and anyone else, such as the planned developers, have no right. It speaks of nothing other than petulance. I mean, how dare other people want to use the road to access their homes, just as you do?

Also, having lived on field house road myself up until last year, I can honestly say I never had an issue with traffic. It is very easy to give way to vehicles accessing/egressing the coach house, and visa Versa. It would not be an issue giving way to vehicles leaving the access point, be they cars or lorries during the build phase.

Also, the comments made about the extra traffic disrupting school children etc is an erroneous one. Having lived on Fieldhouse road myself I can say with certainty that many of the residents are without children.

Wildlife:

When I lived on fieldhouse road I had a major issue with vermin. These came from the piece of

land that the developers are proposing to build on. I'm sure everyone can agree that it isn't a pleasure having vermin in your home, near your pets and children. We need to have a level of realism here. They aren't proposing to develop on land occupied by endangered wildlife. The only wildlife I've ever seen on that land was vermin.

I think people should be applauded firstly for looking to develop the area and also compromise to the objections by looking to upgrade an access route used by the very people objecting.

# Comments for Planning Application DM/0493/22/OUT

## Application Summary

Application Number: DM/0493/22/OUT

Address: Land Off Fieldhouse Road Humberston North East Lincolnshire

Proposal: Outline application with access to be considered to erect 5 detached dwelling houses with associated works (amended design and access statement)

Case Officer: Emily Davidson

## Customer Details

Name: Mr Robert Draper

Address: 304 Grimsby road Humberstone

## Comment Details

Commenter Type: Member of the Public

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment: I support this project.

# Comments for Planning Application DM/0493/22/OUT

## Application Summary

Application Number: DM/0493/22/OUT

Address: Land Off Fieldhouse Road Humberston North East Lincolnshire

Proposal: Outline application with access to be considered to erect 5 detached dwelling houses with associated works (amended design and access statement)

Case Officer: Emily Davidson

## Customer Details

Name: Mr Joe McCarthy

Address: 304 Grimsby road Humberstone

## Comment Details

Commenter Type: Member of the Public

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment:

# Comments for Planning Application DM/0493/22/OUT

## Application Summary

Application Number: DM/0493/22/OUT

Address: Land Off Fieldhouse Road Humberston North East Lincolnshire

Proposal: Outline application with access to be considered to erect 5 detached dwelling houses with associated works (amended block plan)

Case Officer: Emily Davidson

## Customer Details

Name: Mr Keith Ellis

Address: 303 Louth Road Grimsby Grimsby

## Comment Details

Commenter Type: Member of the Public

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment: From what I have read from the applicant he has designed a very good quality scheme making changes to the Lane to make it safer. Scheme should be passed.

# Comments for Planning Application DM/0493/22/OUT

## Application Summary

Application Number: DM/0493/22/OUT

Address: Land Off Fieldhouse Road Humberston North East Lincolnshire

Proposal: Outline application with access to be considered to erect 5 detached dwelling houses with associated works

Case Officer: Emily Davidson

## Customer Details

Name: Mr Liam Blades

Address: 53 Manor Drive Grimsby

## Comment Details

Commenter Type: Member of the Public

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment: Much needed new developments in our local area.

# Comments for Planning Application DM/0493/22/OUT

## Application Summary

Application Number: DM/0493/22/OUT

Address: Land Off Fieldhouse Road Humberston North East Lincolnshire

Proposal: Outline application with access to be considered to erect 5 detached dwelling houses with associated works (addition of road safety audit)

Case Officer: Emily Davidson

## Customer Details

Name: Mrs Georgina Butler

Address: 32 Midfield Road Humberston Grimsby

## Comment Details

Commenter Type: Neighbour

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment: It will be a good use of space as the last time I walked through there it was all overgrown. As there are only going to be 5 houses so I'm not concerned about excessive traffic as it's nearer to North Sea lane I'm sure they will likely take that route coming and going.

# Comments for Planning Application DM/0493/22/OUT

## Application Summary

Application Number: DM/0493/22/OUT

Address: Land Off Fieldhouse Road Humberston North East Lincolnshire

Proposal: Outline application with access to be considered to erect 5 detached dwelling houses with associated works (amended block plan)

Case Officer: Emily Davidson

## Customer Details

Name: Mr Steven White

Address: North Sea Lane Humberston

## Comment Details

Commenter Type: Neighbour

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment: I back onto the 'Private Lane' I have never seen the alleged traffic issues and note the Coach House owner states the same, the lane is 4m wide, opening up to 12m wide, many roads serving hundreds of houses are not that wide, a Fire engine needs just 2.75m wide to access so the other comments on here are ridiculous.

I have been in construction for over 30 years, the plans look well designed and thought out and the improvements to the lane alleviate any potential issues.

The land is zoned for building, its a very low density so lower impact than schemes that could have been proposed, in the Local Plan the Council would look for 10 plus houses on it.

Seems the applicants have put a lot of thought into this and into improving lighting, lane width and construction, inserting a passing place, bin store etc.

It should rightly be passed and applauded.

# Comments for Planning Application DM/0493/22/OUT

## Application Summary

Application Number: DM/0493/22/OUT

Address: Land Off Fieldhouse Road Humberston North East Lincolnshire

Proposal: Outline application with access to be considered to erect 5 detached dwelling houses with associated works

Case Officer: Emily Davidson

## Customer Details

Name: Mr Steven White

Address: 38 north sea lane Cleethorpes

## Comment Details

Commenter Type: Member of the Public

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment: My house backs on to the coach house and we use the pub regular .ive never seen any congestion and fully back the develoment .i think it would bring much needed housing to a disused site

# Comments for Planning Application DM/0493/22/OUT

## Application Summary

Application Number: DM/0493/22/OUT

Address: Land Off Fieldhouse Road Humberston North East Lincolnshire

Proposal: Outline application with access to be considered to erect 5 detached dwelling houses with associated works

Case Officer: Emily Davidson

## Customer Details

Name: Mr Simon Blissett

Address: 107 Penshurst road Cleethorpes

## Comment Details

Commenter Type: Member of the Public

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment: The access arrangements look fine to me and it will only enhance the area to have more top class / quality housing

# Comments for Planning Application DM/0493/22/OUT

## Application Summary

Application Number: DM/0493/22/OUT

Address: Land Off Fieldhouse Road Humberston North East Lincolnshire

Proposal: Outline application with access to be considered to erect 5 detached dwelling houses with associated works (amended design and access statement)

Case Officer: Emily Davidson

## Customer Details

Name: Mr Calum Macrae

Address: 31 perbeck road Grimsby

## Comment Details

Commenter Type: Member of the Public

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment:Im all in favour of this going ahead .looked at the plans and in my opinion this is an asset to humberston . Let young families progress and bring their young families up in this area instead of it being left has dog walking land !

# Comments for Planning Application DM/0493/22/OUT

## Application Summary

Application Number: DM/0493/22/OUT

Address: Land Off Fieldhouse Road Humberston North East Lincolnshire

Proposal: Outline application with access to be considered to erect 5 detached dwelling houses with associated works (amended design and access statement)

Case Officer: Emily Davidson

## Customer Details

Name: Mr Antony Hutton

Address: 10 South View Humberston Humberston, Grimsby

## Comment Details

Commenter Type: Member of the Public

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment: This land and the other parcel will be built on ..the law is clear the local plan says it will and the council already ignored previous covenants etc.

So my view as a near neighbour is this.

1, Will the 5 new houses create any more noise than the two houses already down the lane who have loud parties and the coach house that has a licence for late night music outside already both of which can be heard from church avenue?

Clearly the answer is no.

2, Is the lane very busy now?

Only with the large building vehicles going up and down including cement mixers but in 14 years of living in Humberston I have never seen a bottleneck between the exit of the lane the coach house exit and the countrymen's...never.

3 Is the lane wide enough?

Well it's wide enough for a fire engine and if all the grass etc was cut back it would be as wide as South View is and the highways have no problem with the traffic of 15 houses being built off their.

So imho 5 good quality houses is better than overdeveloped...the issues raised can be easily overcome with good design on all sides but legally this will happen as will the South view development in the end.

In total for the size of the land I think it will be of benefit to local business bring in younger families the village needs and ensure it won't be overdeveloped with small houses rammed together.

Every house including the ones down the lane and our own were used to be fields with birds animals foxes insects etc and it's pure hypocrisy surely to say I have my house that pushed out wild life but it's not ok now??

I support this application.

# Comments for Planning Application DM/0493/22/OUT

## Application Summary

Application Number: DM/0493/22/OUT

Address: Land Off Fieldhouse Road Humberston North East Lincolnshire

Proposal: Outline application with access to be considered to erect 5 detached dwelling houses with associated works (amended block plan)

Case Officer: Emily Davidson

## Customer Details

Name: Mr Antony Hutton

Address: 10 South View Humberston Humberston Grimsby

## Comment Details

Commenter Type: Member of the Public

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment:As a Humberston resident for many years I have driven up and down fieldhouse road for years and witnessed very busy events in the coach house pub and the countryman.

I have never seen any issues with traffic coming in and out of the entrance and these last couple of years seen a steady stream of building and other vehicles use the track alongside the car park without issue.

5 houses are in my view completely in keeping with the size of the plot and these will not only provide jobs and revenue locally but council and parish tax going forward.

In order for Humberston to survive it cannot continue just to rely on the elderly we need new young families and new young families require good quality houses.

I fully support this housing application

# Comments for Planning Application DM/0493/22/OUT

## Application Summary

Application Number: DM/0493/22/OUT

Address: Land Off Fieldhouse Road Humberston North East Lincolnshire

Proposal: Outline application with access to be considered to erect 5 detached dwelling houses with associated works

Case Officer: Emily Davidson

## Customer Details

Name: Mr Ben Jensen

Address: 17 St Heliers Road Cleethorpes

## Comment Details

Commenter Type: Neighbour

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment: I am a regular Patron of both the Pubs on Fieldhouse road, often in my car.

I have never seen nor experienced any traffic issues.

It looks like a scheme of high quality houses that will be much needed in the area.

Well done for such a well designed scheme, look forward to seeing it finished, it should be passed.

**From:** DAVID BUTLER

**Sent:** 03 February 2023 10:28

**To:** Emily Davidson (EQUANS) <[Emily.Davidson@Nelincs.gov.uk](mailto:Emily.Davidson@Nelincs.gov.uk)>

**Subject:** DM/0493/22/OUT

I would like to support the application DM/0493/22/OUT

I have looked through some of the resident comments and as Landlords of the Coach House I know of no traffic issues, the private lane is certainly ample to cope with just 5 houses, their layout and the fact its a small number are to be applauded and I am sure they will be well built and a welcome addition to an area of unused land.

I also support the fact the applicants are retaining the rights of ways and improving the private lane as well as the access to the Coach House all of which will vastly improve the safety of our customers and users of the private lane.

It will enhance the area with much needed housing and bring into use land zoned for building but left unused.

A well thought out scheme and I fully support it.

Regards

D Butler

# Comments for Planning Application DM/0493/22/OUT

## Application Summary

Application Number: DM/0493/22/OUT

Address: Land Off Fieldhouse Road Humberston North East Lincolnshire

Proposal: Outline application with access to be considered to erect 5 detached dwelling houses with associated works

Case Officer: Emily Davidson

## Customer Details

Name: Mr Tony White

Address: 1 The Laurels Past School, down track Humberston

## Comment Details

Commenter Type: Member of the Public

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment: I have read the comments and see the photo from Walworth, that photo was staged with the help of his friends and is no way indicative of the traffic, getting a neighbour to reverse out while 6 or 7 of his friends arranged their cars all conveniently as their disabled friend passed is laughable.

I have a witness who saw it all being done and actually warned me it was happening, its staggering what lengths people go to?

The tracks wide enough for the regular skip lorries that leave skips illegally on the lane, is there a trade waste transfer licence in place?

I suggest the Council look into the business activities being carried on down the lane?

We have been using the Coach House for over 20 years and never seen any issues with anyone getting in or out the car park even at peak times, theres never more than a few cars entering or leaving at the same time.

Perhaps it would help if Walworth & Comme Court stopped using the lane for their businesses, theres even a Hairdressers registered and taking regular customers at one of the houses in addition to the 2 building related businesses that are run from there, including storing materials and waste?.

Seems like sour grapes from someone who wanted to buy the land for themselves and had every intention of building on it them selves.

Are all 3 businesses paying Business rates?

# Comments for Planning Application DM/0493/22/OUT

## Application Summary

Application Number: DM/0493/22/OUT

Address: Land Off Fieldhouse Road Humberston North East Lincolnshire

Proposal: Outline application with access to be considered to erect 5 detached dwelling houses with associated works

Case Officer: Emily Davidson

## Customer Details

Name: Mr Tony White

Address: 1 The Laurels Humberston

## Comment Details

Commenter Type: Member of the Public

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment: This land is NOT the large parcel to the rear where they have been trying to get 17 plus houses passed. Its is nothing to do with that land and no access to that land will be provided via this development.

All of Humberston was once Farmland, many objectors such as Comme Court and Walworth in particular have them selves built on this land, yet object to others doing what they have done?

Theres a construction plan to minimise noise, the private lane is NOT exclusive to others and is shared and is also ample to feed all of the proposed houses as for loss of privacy the houses gardens are the only thing that back onto their properties and as for devaluing, its the exact opposite that will happen.

Its 5 quality houses on a 1.2 acre site.

Council planners, highways were met prior to application and we have fulfilled all of the requirements that meet the local plan plus there will be an improved right of way, improvements to the access lane that current resident have never bothered to do, sustainable drainage scheme, archaeological tests, environmental and tree reports already done. The site will fully comply with all requirements of the Local and National planning frameworks.

Fieldhouse road is a main arterial road and very able to cope with 5 extra houses.

Its zoned for building, its NOT over developing, each plot being close to .2 of an acre or more.

It will enhance the lane/access and provide much needed quality housing.

**From:** Tony White  
**Sent:** 07 March 2023 07:11  
**To:** Emily Davidson (EQUANS) <[Emily.Davidson@Nelincs.gov.uk](mailto:Emily.Davidson@Nelincs.gov.uk)>; Cheryl Jarvis (EQUANS) <[Cheryl.Jarvis@nelincs.gov.uk](mailto:Cheryl.Jarvis@nelincs.gov.uk)>  
**Subject:** RE: Fieldhouse road ROW ammendments

Emily

Can you add the attached Document in support of the scheme please.

Allegations are being made on the Access Lane the ROW all of which re untrue and I feel I need to respond to them.

Regards

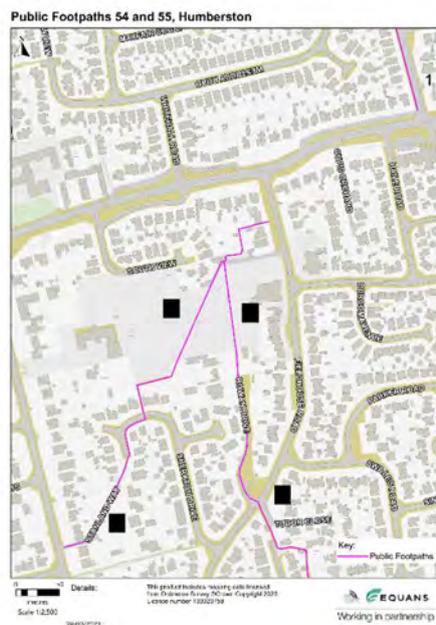
Tony White  
1 The Laurels, Humberston

I would like respond to Mr Pomfrets latest mistruth, namely the Private Lane being the 'Public Right of way'.

The comment is untrue and so is yet another of their many attempts to mislead the Planning Department. It also seems Someone has put a 'Right of way' sign on the front access to the lane, this was not done by the ROW who confirms this below:

Mathew Chaplin responded with these comments and a map of where the Public Footpath does run which is between no's 65 & 67 Fieldhouse road:

*I am not sure who has put that way marker disc on the fence as it isn't one that we use. You are correct in that the Public Footpath comes out between 65 and 67 Fieldhouse Road. I will try to visit the path this week and remove the way mark disc.*



The public footpath is NOT down the private access lane as suggested, this has been suggested to try to add weight to their baseless claims that a lane over 4m wide at front and 10m further down cant service 5 additional homes.

This shows the Pomfrets 3 commercial vehicles on the lane, as you can see other vehicles could easily pass them and the Skip they keep there constantly for trade waste



Google view of lane as you can see over half of the lane is in fact around 10m wide and there is ample room to pass there:



Seems plenty wide enough to pass the Pomfrets 3 trucks and skip???, the lane is to be widened further and a passing place added in the proposals



In Fact despite all of the Pomfrets allegations that no truck can get down the lane, they manage to get a 26 tonne Skip Wagon down there to use as their illegal trade waste station and on 06/03/2023 even managed to get a 26 tonnes Concrete Truck down there in addition to all of those already there???



1. Lastly Field House road back down private lane, its wide enough for an articulated lorry and a path, you can barely even see the 3 trucks & skip parked at the end?



# Comments for Planning Application DM/0493/22/OUT

## Application Summary

Application Number: DM/0493/22/OUT

Address: Land Off Fieldhouse Road Humberston North East Lincolnshire

Proposal: Outline application with access to be considered to erect 5 detached dwelling houses with associated works (amended block plan)

Case Officer: Emily Davidson

## Customer Details

Name: Mrs Donna White

Address: 1 The Laurels Humberston Grimsby

## Comment Details

Commenter Type: Member of the Public

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment: This development has been given much thought and consideration regarding the existing neighbours and their main concern being the shared access lane. The proposed plans include making improvements to the shared access lane which will benefit not only the new users, but also the existing users. As the access lane is the main reason for almost all of the objections that have been posted on here, I see no reason why this development should not be passed.

I would also like to add that at the time of my comment, out of the 32 objections that have been posted on this portal, 16 of them are from the Pomfrets alone, as well as the other multiple objections from the same people.

# Comments for Planning Application DM/0493/22/OUT

## Application Summary

Application Number: DM/0493/22/OUT

Address: Land Off Fieldhouse Road Humberston North East Lincolnshire

Proposal: Outline application with access to be considered to erect 5 detached dwelling houses with associated works

Case Officer: Emily Davidson

## Customer Details

Name: Ms samantha tuplin

Address: 2 The Laurels Humberston

## Comment Details

Commenter Type: Neighbour

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment: I have also read some of the comments .

Most of the comments seem to be false or irrelevant or driven by jealousy or mis information which the planners and Councillors I hope will see through.

A lot of work has gone into the pre planning, its a good design and layout with ample space, it will clear up unused land and give much needed housing and will have little or no impact on the surroundings or neighbours.

The pub seems to support the development and I have never seen any traffic incidents in the 25 years I have lived in Humberston, Fieldhouse road is a major road with a lot of shops, pharmacy, takeaways and pubs, these comments try to make it look like a quite leafy lane?

It should be passed.

# Comments for Planning Application DM/0493/22/OUT

## Application Summary

Application Number: DM/0493/22/OUT

Address: Land Off Fieldhouse Road Humberston North East Lincolnshire

Proposal: Outline application with access to be considered to erect 5 detached dwelling houses with associated works

Case Officer: Emily Davidson

## Customer Details

Name: Miss Aarti Nathwanni

Address: 2 The Laurels Grimsby

## Comment Details

Commenter Type: Member of the Public

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment: it looks like a lovely development that will add value to the area and should be approved.

# Comments for Planning Application DM/0493/22/OUT

## Application Summary

Application Number: DM/0493/22/OUT

Address: Land Off Fieldhouse Road Humberston North East Lincolnshire

Proposal: Outline application with access to be considered to erect 5 detached dwelling houses with associated works

Case Officer: Emily Davidson

## Customer Details

Name: Ms Alyce Macrae

Address: 3 The Laurels Humberston

## Comment Details

Commenter Type: Neighbour

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment: Most of the comments seem to be irrelevant.

I am sure planners and Councillors will see through the blatant false comments and look instead at all of the reports and the designs and make a decision based on the local plan and not be misled.

I understand they are all self builds which are a rarity in Humberston, its nice to see people being able to build their own home and not see the overdevelopment you get with the big housebuilder.

It looks like a great scheme of houses that will enhance the area and provide much needed varied housing and It should be passed.

# Comments for Planning Application DM/0493/22/OUT

## Application Summary

Application Number: DM/0493/22/OUT

Address: Land Off Fieldhouse Road Humberston North East Lincolnshire

Proposal: Outline application with access to be considered to erect 5 detached dwelling houses with associated works

Case Officer: Emily Davidson

## Customer Details

Name: Mr Anthony Tuplin

Address: 3, THE LAURELS, HUMBERSTON GRIMSBY GRIMSBY

## Comment Details

Commenter Type: Neighbour

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment: I have read some of the comments and seen the staged photos.

1. This land is designated by the council for housing, it not a case of if it will be developed but when and by who and this scheme is not a profit led development and will add character and much needed housing stock.
2. Fieldhouse road is a main arterial road with shops and pubs, I have never seen any traffic issues and have lived in Humberston for over 25 years.
3. The scheme is thoughtfully designed to lessen its impact, it should be applauded.

Most of the comments seem to be false or irrelevant or mis informed, there seems to have been a lot of work put into design, archeology, sustainable drainage, protection of trees and much more.

It should be passed and encouraged

# Comments for Planning Application DM/0493/22/OUT

## Application Summary

Application Number: DM/0493/22/OUT

Address: Land Off Fieldhouse Road Humberston North East Lincolnshire

Proposal: Outline application with access to be considered to erect 5 detached dwelling houses with associated works

Case Officer: Emily Davidson

## Customer Details

Name: Mrs Donna White

Address: The Laurels Humberston

## Comment Details

Commenter Type: Neighbour

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment: I have read the negative comments and see there are far more positive ones.

The comments by neighbours about loss of amenity or overlooking are clearly false, no trees are being removed, the houses are designed specifically NOT to overlook neighbours and the private lane is wide enough for vehicles to pass each other had the existing users done as they are actually required to which is to maintain the lane?

The fabricated traffic photo is laughable, as someone who moved into the area in the 1990's and has used the Coach House since then I have never seen any traffic issues ever.

I understand near neighbours don't want it developed BUT they bought knowing full well it probably would be, what's particularly laughable is the neighbour at the end of the lane and so at the entrance to the Coach House Car Park who bought his house for the Tranquillity? next to one pub and opposite another?

It's a great scheme well laid out that will enhance the area and provide valuable housing, they are all self-builds and so not for Profit and will be of a much higher quality than most developers build.

It should be passed.

# Comments for Planning Application DM/0493/22/OUT

## Application Summary

Application Number: DM/0493/22/OUT

Address: Land Off Fieldhouse Road Humberston North East Lincolnshire

Proposal: Outline application with access to be considered to erect 5 detached dwelling houses with associated works

Case Officer: Emily Davidson

## Customer Details

Name: Mr Laim Rushby

Address: The Laurels Humberston

## Comment Details

Commenter Type: Neighbour

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment: Great scheme should be passed, makes use of Land designated for building and most of the objections seem to be false or mis informed.

Well designed and thought out, sustainable drainage provision for EV's and high quality housing.

# Comments for Planning Application DM/0493/22/OUT

## Application Summary

Application Number: DM/0493/22/OUT

Address: Land Off Fieldhouse Road Humberston North East Lincolnshire

Proposal: Outline application with access to be considered to erect 5 detached dwelling houses with associated works (amended block plan)

Case Officer: Emily Davidson

## Customer Details

Name: Mr T Dame

Address: 98 worlaby road Scartho

## Comment Details

Commenter Type: Member of the Public

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment: I wish to support these plans. The main primary focus of the lane from studying the measurements do seem wide enough to support the proposed houses. The coach house proprietor has even supported this project, surely if anyone, he will be best positioned to see and know of first hand how well these plans have been put together. I note that one resident has put an online video accessing his drive when it is busy. Unfortunately, even though I do sympathise with the existing residents this lane is right next door to the most popular/tastiest restaurant in Grimsby and will always be a bugbear at busy times, even after the houses are built this problem will not change for any of the residents regardless. The proposed field, in the evenings I've heard story's from my nephew that local youths have been hanging about smoking weed and drinking beer cans during the summer months, surely some exclusive homes to the area would eliminate this behaviour and bring some much needed business to the local shops in this hard time of the cost of living crisis. I personally know of first hand how well the developer has a very high standard of finish with his projects, he is very conscientious of any local residents when building and his safety on site to protect his staff and the concerning residents is second to none. He buys local, and he hires local tradesman keeping the money in our local area which should be applauded. This can only surely benefit the local area and surrounding amenities with such a great looking development.

# Comments for Planning Application DM/0493/22/OUT

## Application Summary

Application Number: DM/0493/22/OUT

Address: Land Off Fieldhouse Road Humberston North East Lincolnshire

Proposal: Outline application with access to be considered to erect 5 detached dwelling houses with associated works

Case Officer: Emily Davidson

## Customer Details

Name: Mr Daniel Wood

Address: 27 Robson Road Grimsby

## Comment Details

Commenter Type: Member of the Public

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment:Its a great scheme well laid out, well thought out and designed.

It will enhance the area and provide valuable housing.

All of the large developments in the area are supposed to according to the Local plan contribute a % of the plots to self builds? I have never seen any for sale what so ever such as the huge developments off Humberston Avenue where are the Self Build Plots?

This provides much needed self build plots that according to the Councils Own Development Plan are supposed to be made available by the larger developments, but they dont sell any off, they just build as many houses as they can with small roads and no gardens, this has a large road and ample and private Gardens.

They are all self builds and so will be of a much higher quality than most developers build.

Its should be passed.

Planning Application Reference: DM/0618/22/FUL Proposal: Erect 2 dwellings with garages and various associated works (Amended Plans) Location: 4 Beck Farm Mews Barnoldby Le Beck North East Lincolnshire DN37 0BH

**Barnoldby le Beck Parish Council notes the amended plan and recommends refusal of this application on the following grounds. The Parish Council supports neighbour concerns in respect of the following:-** The proposed development site is a garden following a change of use application. The Parish Council commented on that change of use application to ask for a condition to be applied that no development should take place on the land. The road is a narrow unadopted cul-de-sac with the maintenance of the highway being the responsibility of the owners of the existing properties. Increased costs could be incurred due to increased traffic movements during the construction phase as well as longer-term. There are no passing places along the road and vehicles have difficulty turning, often having to reverse onto the drives of the existing properties or out of the cul-de-sac. The new plan includes a turning point but there would be means to stop this being used as additional parking space. The road width and surface are inadequate for heavy plant machinery. Access from Beck Farm Mews to Main Road is via Chapel Lane or Church Lane, both narrow roads with cars often parked along one side. The new highway management plan does not address these concerns. The proposed development could have a detrimental effect on the wildlife on adjacent land, and a more detailed bat ecology report is required. Finally, the proposed site is not on the Local Plan as an allocated site for development. The village is a rural settlement with poor access to services and amenities and the development would be not sustainable and car-reliant.

Planning Application Reference: DM/0618/22/FUL Proposal: Erect 2 dwellings with garages and various associated works (Amended Plans received 7th December to reduce plots and new ownership certificate) Location: 4 Beck Farm Mews Barnoldby Le Beck North East Lincolnshire DN37 0BH

**Barnoldby le Beck Parish Council recommends refusal of this application on the following grounds. The Parish Council supports neighbour concerns in respect of the following:-**

**The proposed development site is a garden following a change of use application. The Parish Council commented on that change of use application to ask for a condition to be applied that no development should take place on the land.**

**The road is a narrow unadopted cul-de-sac with the maintenance of the highway being the responsibility of the owners of the existing properties. Increased costs could be incurred due to increased traffic movements during the construction phase as well as longer-term. There are no passing places along the road and vehicles have difficulty turning, often having to reverse onto the drives of the existing properties or out of the cul-de-sac. The road width and surface are inadequate for heavy plant machinery. Access from Beck Farm Mews to Main Road is via Chapel Lane or Church Lane, both narrow roads with cars often parked along one side.**

**The proposed development could have a detrimental effect on the wildlife on adjacent land, and an ecology report is not available on the NELC Planning Portal.**

**Finally, the proposed site is not on the Local Plan as an allocated site for development. The village has no shops or schools and the lack of infrastructure would mean that the proposed development would be car-reliant.**

# Comments for Planning Application DM/0618/22/FUL

## Application Summary

Application Number: DM/0618/22/FUL

Address: 4 Beck Farm Mews Barnoldby Le Beck North East Lincolnshire DN37 0BH

Proposal: Erect 2 dwellings with garages and various associated works (Amended Plans received 7th December to reduce plots and new ownership certificate)

Case Officer: Emily Davidson

## Customer Details

Name: Mr Adam Booth

Address: 1 Beck Farm Mews Grimsby

## Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I strongly object to this proposal.

There is simply not enough room for large cranes, HGVs and trucks to access the site. The street is far too narrow and there will be significant risk involved trying to navigate down to the site. I have already had damage done to my garden just from normal delivery drivers which I am having to remedy.

# Comments for Planning Application DM/0618/22/FUL

## Application Summary

Application Number: DM/0618/22/FUL

Address: 4 Beck Farm Mews Barnoldby Le Beck North East Lincolnshire DN37 0BH

Proposal: Erect 2 dwellings with garages and various associated works (Amended Plans)

Case Officer: Emily Davidson

## Customer Details

Name: Mrs Vicki Booth

Address: 1 Beck Farm Mews Barnoldby Le Beck

## Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Firstly, I would like to register my dissatisfaction at either myself or my husband having to continually object to resubmissions of this completely inappropriate development!

My objections are as follows: The street was built as a cultural-de-sac. Allowing building to occur changes the entire dynamic of our street and the reason I purchased my home.

The access to the planned building plot is limited and will be a danger and inconvenience to all residents. This has been addressed and confirmed to be the case.

The council have already agreed to the Kings Chase Development. These houses are too large for the street and have already changed the home I purchased significantly!!

I have been subjected to over a year of building noise and the Kings Chase development is not yet completed.

I view this planning application as nothing more than an attempt to make a considerable amount of money and then the owners of number 4 to sell their house and leave the rest of the residents to live with the increased traffic and disruption of added houses. I may be wrong, but I do not think it is an unfair assumption to make. If they do, that means they are not prepared to live with a development that they are subjecting the entire street to!!

I can not voice to you how strongly I object to this development. I live in a house that is passed by nearly all the traffic within the cul-de-sac and I believe any construction traffic and ongoing additional traffic caused by added houses, will effect the safety of my children and my visitors.

There is limited parking for guests and this will only become more limited with additional residents.

The village has no amenities and there has been an increase in building. If houses are needed within the village, I believe there are much more appropriate places. This development and the previous ones you have passed are not benefiting the affordable housing crisis!!

I sincerely hope this is the last time I have to object to this development before the whole thing is blocked permanently!!!

# Comments for Planning Application DM/0618/22/FUL

## Application Summary

Application Number: DM/0618/22/FUL

Address: 4 Beck Farm Mews Barnoldby Le Beck North East Lincolnshire DN37 0BH

Proposal: Erect 2 dwellings with garages and various associated works (Amended Plans)

Case Officer: Emily Davidson

## Customer Details

Name: Mrs Vicki Booth

Address: Vicki 1 Beck Farm Mews Barnoldby Le Beck

## Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Firstly, I would like to register my dissatisfaction at either myself or my husband having to continually object to resubmissions of this completely inappropriate development!

My objections are as follows: The street was built as a cultural-de-sac. Allowing building to occur changes the entire dynamic of our street and the reason I purchased my home.

The access to the planned building plot is limited and will be a danger and inconvenience to all residents. This has been addressed and confirmed to be the case.

The council have already agreed to the Kings Chase Development. These houses are too large for the street and have already changed the home I purchased significantly!!

I have been subjected to over a year of building noise and the Kings Chase development is not yet completed.

I view this planning application as nothing more than an attempt to make a considerable amount of money and then the owners of number 4 to sell their house and leave the rest of the residents to live with the increased traffic and disruption of added houses. I may be wrong, but I do not think it is an unfair assumption to make. If they do, that means they are not prepared to live with a development that they are subjecting the entire street to!!

I can not voice to you how strongly I object to this development. I live in a house that is passed by nearly all the traffic within the cul-de-sac and I believe any construction traffic and ongoing additional traffic caused by added houses, will effect the safety of my children and my visitors.

There is limited parking for guests and this will only become more limited with additional residents.

The village has no amenities and there has been an increase in building. If houses are needed within the village, I believe there are much more appropriate places. This development and the previous ones you have passed are not benefiting the affordable housing crisis!!

I sincerely hope this is the last time I have to object to this development before the whole thing is blocked permanently!!!

# Comments for Planning Application DM/0618/22/FUL

## Application Summary

Application Number: DM/0618/22/FUL

Address: 4 Beck Farm Mews Barnoldby Le Beck North East Lincolnshire DN37 0BH

Proposal: Erect 3 detached dwellings with garages and various associated works

Case Officer: Emily Davidson

## Customer Details

Name: Vicki Booth

Address: 1 Beck Farm Mews Barnoldby Le Beck

## Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Recently we have had a lot of planning permission passed around us. We have lost our open views and are currently subjected to builders, working at unreasonable hours. The planning permission appears to be granted with a complete disregard for plot sizes. The bigger the better!!

We currently have a quiet cul-de-sac with narrow access. Passing this development will be dangerous for children playing. It will mean construction traffic and ongoing increase in traffic to the street.

The planning permission granted at the rear of our property may have been foreseen with "scrub" land providing too lucrative for the owner not to sell for building. However when we purchased our "forever home" in a quiet street, with no through access, I believed it would stay that way. I don't think this was naive!

I appreciate the need for housing, but the current houses being approved in this village are surely not helping the housing crisis. The size of these properties do not afford themselves to the majority of homeowners and end up looking out of place crammed in to minimal space.

We are a small street and allowing building to be approved both at the rear of our property and at the end of our street will reduce both the attractiveness and value of our property. We have recently lost valued neighbours due to the changing landscape of Beck Farm Mews.

I object to this build due to increase in traffic in a very narrow street and the level of ongoing development in a village with no infrastructure to support its sudden increase in size. This will be the 3rd development passed in close proximity to our home in a very short period of time. I feel this is completely unacceptable. It will forever change the landscape of the street and not for the positive!

# Comments for Planning Application DM/0618/22/FUL

## Application Summary

Application Number: DM/0618/22/FUL

Address: 4 Beck Farm Mews Barnoldby Le Beck North East Lincolnshire DN37 0BH

Proposal: Erect 2 dwellings with garages and various associated works (Amended Plans received 7th December to reduce plots and new ownership certificate)

Case Officer: Emily Davidson

## Customer Details

Name: Mrs Natasha Smart

Address: 1A Beck Farm Mews Barnoldby Le Beck

## Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment:

- Beck Farm Mews is a narrow cul-de-sac with no room for any vehicles to turn around except for in neighbours driveways. To have construction vehicles going down our quiet cul-de-sac will cause a huge increase in traffic and will be dangerous especially for the children that enjoy playing outside their homes and for residents just going on to their driveways to get into their cars, as the road is extremely narrow.
- Beck Farm Mews can only be accessed via Chapel Lane and Church Lane, neither of these are suitable for construction vehicles due to how narrow they are and they are prone to flooding.
- I am sure that this property's garden has a restrictive covenant on it to ensure that it must be kept as garden/meadow and not built on, yet another reason why this cannot be approved. Also Beck Farm Mews is a private road, with every neighbouring resident objecting to this development, I cannot see how it can go ahead without their approval to gain access.

# Comments for Planning Application DM/0618/22/FUL

## Application Summary

Application Number: DM/0618/22/FUL

Address: 4 Beck Farm Mews Barnoldby Le Beck North East Lincolnshire DN37 0BH

Proposal: Erect 2 dwellings with garages and various associated works (Amended Plans)

Case Officer: Emily Davidson

## Customer Details

Name: Mrs Natasha Smart

Address: 1A Beck Farm Mews Barnoldby Le Beck Grimsby

## Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I continue to strongly object to this application. Beck Farm Mews is a narrow cul-de-sac, the change to this planning application does not alter that to have construction vehicles going down our quiet cul-de-sac will cause a huge increase in traffic and will be dangerous especially for the children that enjoy playing outside their homes and for residents just going on to their driveways to get into their cars, as the road is extremely narrow.

- Beck Farm Mews can only be accessed via Chapel Lane and Church Lane, neither of these are suitable for construction vehicles due to how narrow they are and they are prone to flooding.

- I am sure that this property's garden has a restrictive covenant on it to ensure that it must be kept as garden/meadow and not built on, yet another reason why this cannot be approved. Also Beck Farm Mews is a private road, with every neighbouring resident objecting to this development, I cannot understand how this can possibly be approved without their consent.

# Comments for Planning Application DM/0618/22/FUL

## Application Summary

Application Number: DM/0618/22/FUL

Address: 4 Beck Farm Mews Barnoldby Le Beck North East Lincolnshire DN37 0BH

Proposal: Erect 3 detached dwellings with garages and various associated works

Case Officer: Emily Davidson

## Customer Details

Name: Mrs Natasha Smart

Address: 1A Beck Farm Mews Barnoldby Le Beck Grimsby

## Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

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

- This development will be a complete invasion of our neighbours privacy, with large houses on tiny plots, directly looking into their windows and gardens.
- Beck Farm Mews is a narrow cul-de-sac with no room for any vehicles to turn around except for in neighbours driveways. To have construction vehicles going down our quiet cul-de-sac will cause a huge increase in traffic and will be dangerous especially for the children that enjoy playing outside their homes and for residents just going on to their driveways to get into their cars, as the road is extremely narrow.
- Beck Farm Mews can only be accessed via Chapel Lane and Church Lane, neither of these are suitable for construction vehicles due to how narrow they are and they are prone to flooding.
- The village has no infrastructure to support yet a further increase in housing which is not needed. The nearest school is Waltham Leas, which is already massively over-subscribed, with huge developments already going ahead in Waltham, this development is not needed.
- I am sure that this property's garden has a restrictive covenant on it to ensure that it must be kept as garden/meadow and not built on, yet another reason why this cannot be approved.

# Comments for Planning Application DM/0618/22/FUL

## Application Summary

Application Number: DM/0618/22/FUL

Address: 4 Beck Farm Mews Barnoldby Le Beck North East Lincolnshire DN37 0BH

Proposal: Erect 2 dwellings with garages and various associated works (Amended Plans received 7th December to reduce plots and new ownership certificate)

Case Officer: Emily Davidson

## Customer Details

Name: Mr Mark Tomlinson

Address: 2 Beck farm Mews Barnoldby le Beck Grimsby

## Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Dear Sir,

Having been served with an Article 13 from Mr Dieter Nelson on behalf of Miss Kate Bradsham of No4 Beck Farm Mews Barnoldby le Beck we still refuse access to the private road from No1 to 5 Beck Farm Mews. As was said before they have no ownership of this road and have never contributed to the up keep of this private access road.

Nothing has changed since DM/0618/22/FUL was submitted 11th August 2022 and then withdrawn a few weeks later when every resident in Chapel lane and Church lane through to Beck Farm Mews objected to access to Beck Farm Mews and the proposed building plans.

So as per this e-mail I still object strongly to anybody else getting access to this road if you could put it on file please and inform the necessary people of my objection.

As previously stated from the first application:-

This application doesn't "emanates" Kings Chase" and in this respect it is a totally misleading statement by the applicant. The whole issue is about dangerously unsuitable access on a very narrow road with "tight" bends which was never designed for the traffic it is seeing today and if any expansion was allowed we are setting ourselves up for a serious accident in this area as we are already seeing multiply minor accidents now on a regular basis. Delivery drivers have no turning point on Beck Farm Mews from No1 to No5 and No4 (applicants) have blocked all access to their driveway to prevent vehicles from doing this as they find this a nuisance, danger, and a massive inconvenient to their privacy. Therefore all delivery vehicles have to reverse out to church lane if blocked by parking near No1. Damage continues to done to the tarmac, fences, cars, and No2 has

had a cracked water pipe repaired due to the weight of a HGV trying to get in and out of the Mews. This then brings up the question of maintenance of BFM which No2/3/4/5 have responsibility and nothing has been done since the tarmac was laid after the completion of the Mews. Construction of 1A a few years ago has messed up the tarmac and is breaking up more and more as time progresses. If planning was approved this road would be totally destroyed over the building period by heavy vehicles with no one wanting to pay the 10's of thousands for a decent repair job afterwards.

On top of this the tarmac road from the block paving road at No1 to No5 hasn't been adopted and therefore as a private road belongs to No2, No3, No5 Beck Farm Mews as per HS284370 and HS295041 as legally logged with the Land Registry. No4 Beck Farm Mews has no ownership (legal rights) of granting access to a third party on something they do not have any ownership of in any way.

I'll repeat! No4 doesn't have any ownership rights of any kind of Beck Farm Mews and never never will. The road actually in front of No4 belongs to No5! Therefore to access the proposed new development permission will be required from owners of No2/3/5 Beck Farm Mews and at this present time we all 100% deny access. Object Very Very Strongly to this latest application.

Regards

Mark Tomlinson  
No2 Beck Farm Mews  
Barnoldby le Beck  
Grimsby.

# Comments for Planning Application DM/0618/22/FUL

## Application Summary

Application Number: DM/0618/22/FUL

Address: 4 Beck Farm Mews Barnoldby Le Beck North East Lincolnshire DN37 0BH

Proposal: Erect 2 dwellings with garages and various associated works (Amended Plans)

Case Officer: Emily Davidson

## Customer Details

Name: Mr Mark Tomlinson

Address: 2 Beck Farm Mews Barnoldby le beck Grimsby

## Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: We cannot see why this new amendment to the planning application would assist or change anything as further traffic on this small road would only make the road much less safe than it already is,

I myself already have extreme difficulty when backing out of my drive. I already have a complete blind spot as I believe my boundary is incorrect and planning would never have approved such a blind spot. That being the case additional traffic would further add to the problem and I am more likely to have an accident.

The road is extremely narrow and not suitable for increased volumes of traffic. The Highways Department is also in full agreement with this on the safety aspect after site visits and if passed any future injury or death would be the responsibility of the planning Department.

Failing all these reasonable objections to this planning application (plus amended) bear in mind that this is a private road which has not been adopted and by my understanding that it never will be. I cannot understand how the applicant can be successful in her application when the owners of the road leading to No4's proposed building plot's refuse to grant vehicular and pedestrian access. In the unlikely event of the application being successful there should be a substantial provision held by the council to ensure the applicant has to return the road back to the original condition before the building work commenced. To see the extent of damage to the road caused by previous building activities (continuous heavy vehicles) you only have to look at Chapel Lane and Church Lane where the roads have been wrecked with no one responsible for repairs.

As previously stated, myself, residents of Beck Farm Mews (minus No4 - who don't own any of the private road), residents living on the access roads, and of the utmost importance the Council's own Highway department have all objected strongly to the Council's planning department on why the application should be refused with the main reason being it is not safe!

In reference to planning application form PP111384356

Question - Is the site particularly vulnerable to the presence of contamination the applicant has answered NO!

I believe this is incorrect and misleading as a few years ago Japanese knotweed was removed for the new building site Kings chase and dumped North of No2/3/4 Beck Farm Mews in the woods. Yet no checks have been done (that I'm aware of) on the area to see if the Japanese Knotweed has taken root again! They couldn't get rid of Japanese knotweed over 20 years when it was on the land of Kings Chase. So, they spayed it yet again, dug it out and dumped it in the woods. I'm sure if it was checked we would find it growing again!

Question - Is a new or altered vehicular access proposed to or from the public highway. Applicant has ticked YES.

I believe this should be NO and yet again is very misleading as the applicant is trying to gain access via the presently constructed PRIVATE ROAD (not yet adopted) that belongs to No2/3/5 Beck Farm Mews to the proposed applicants building plots via No4 Beck Farm Mews. The applicant will only be constructing a shared driveway on the land that belongs to the applicant (No4 BFM). There is no connection to the proposed building site from the public Highway that ends at No1 BFM (block paved road).

Please take in this objection to the latest planning application and all the other serious concerns from the residents of Barnoldby le Beck and reject this unsuitable application for this area, I object to the present, previous, and amended applications submitted.

# Comments for Planning Application DM/0618/22/FUL

## Application Summary

Application Number: DM/0618/22/FUL

Address: 4 Beck Farm Mews Barnoldby Le Beck North East Lincolnshire DN37 0BH

Proposal: Erect 2 dwellings with garages and various associated works (Addition of Construction Management Plan)

Case Officer: Emily Davidson

## Customer Details

Name: Mr Mark Tomlinson

Address: 2 Beck Farm Mews Barnoldby le beck Grimsby

## Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Neighbour and Joint Owner of Beck Farm Mews Private Road and I still refuse to give permission for access to DM/0618/22/FUL for building.

Fully support and agreed with Mark Chapmans comments No3 Beck Farm Mews as does all the residents of BFM, Chapel and Church Lane (except No4 BFM)

Note some of the comments below from Paul Chaplin Trees And Woodlands who has serious concerns and the need to build in this location.

## Consultee Details

Name: Mr Paul Chaplin Address:

New Oxford House, 2 George Street, Grimsby, North East Lincolnshire DN31 1HB Email: Not Available

On Behalf Of: Trees And Woodlands

Comments

2) , my support rests on the need for the proposed dwellings being required as the only access to the lots is as proposed.

5), however I still consider the principle of developing this plot to be questionable.

Ref:- Construction Management Plan.

This CMP is only words on a piece of paper with no backing to it for implementation and policing.

The close by Kings Chase Construction over the last 3 years has broken every guideline, basically once planning is approved they do what they like because it's not a legal document and it's not policed. Note, when I've returned from night shift I have seen workers, forklifts, and delivery activities taking place at 07:00hrs, this will also happen for the plans at 4 Beck Farm Mews as well if approved.

No approval will be given for digging up the private road from the owners, please take this "on-board".

Very disappointed with the Highways U turn with only talking to one resident who is submitting the planning application and not with anybody objecting to the plans. This can't be right especially after the main concern from the highways was involving widening the road at the entry. The proposed new turnaround will not work as it will be always full with builders vehicles causing vehicles to reverse all the way out to Church lane as the Turnaround at the start of BFM is also always full.

Failing all these reasonable objections to this planning application (plus amended) bear in mind that this is a private road which has not been adopted and by my understanding that it never will be. I cannot understand how the applicant can be successful in her application when the owners of the road leading to No4's proposed building plot's refuse to grant vehicular and pedestrian access.

Please take in this objection to the latest planning application and all the other serious concerns from the residents of Barnoldby le Beck and reject this unsuitable application for this area. I object to the present, previous, and amended applications submitted.

Object!

# Comments for Planning Application DM/0618/22/FUL

## Application Summary

Application Number: DM/0618/22/FUL

Address: 4 Beck Farm Mews Barnoldby Le Beck North East Lincolnshire DN37 0BH

Proposal: Erect 3 detached dwellings with garages and various associated works

Case Officer: Emily Davidson

## Customer Details

Name: Mr Mark Tomlinson

Address: 2 Beck Farm Mews Barnoldby le beck Grimsby

## Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I object to this proposal for many reasons:-

In the "Design and Access Statement" (July 2022, V1) it is totally wrong and untrue to say it "emanates" the new development of Kings Chase to the west. Kings Chase is accessed via a "straight wider piece" of road directly off the Main Road called Bramble Lea which is approximately 50 metres long before you access Kings Chase which runs more or less directly north with only mild twists in the road (ie virtually straight.). The layout is completely different for Beck Farm Mews. To access Beck Farm Mews you have to go by the narrower twisting roads of Chapel lane or Church lane which are heavily congested with excessive parking, pedestrians, and children playing at all times. For this reason the design and access statement is totally misleading, incorrect and is deceiving the planning department. This is an additional reason as to why this application should be rejected.

The issue isn't about Kings Chase being a dense scheme, its about the road and area being unsuitable for everyday traffic let alone construction traffic, delivery vehicles like oil tankers and dustbin wagons which can't even get past No2 due to the tight 90 degree turn. Even at the current capacity of the street, basic infrastructural tasks are extremely difficult i.e. bin collection, oil deliveries, gas deliveries, etc. with the layout and narrowness of the road often leaving the houses blocked whilst these activities are being carried out.

The 90degree bend in the road between No2 and No6 can't cope with HGV vehicles. Vehicles trying to access around the bend are causing damage to property on the verges and they are so close to No6 that paving slabs have been broken next to the house. No6 have put large rocks on their boundary to prevent this but they are still being moved by the pushing motion of HGV tyres because the road is far from suitable. If planning is approved there will be an accident and damage caused I'm sure. This danger to how people are living can't be acceptable just for profit.

This isn't a suitable place for more housing - unlike Kings Chase which is far more suitable because it has direct access to the main road.

There are no turnaround areas for delivery vehicles and there won't be in the future, HGV's will not be able to manoeuvre safely around the bend between No2 and No6 Beck Farm Mews to access this new site. All large HGV's stop at this bend like the Dustbin carts do.

Due to No4 restricting access to delivery vehicles to their own driveway, by blocking using large boulders, delivery vehicles use No2 and No5's driveways as turnaround points. This is totally unsuitable as damage is being done to both driveways and underground utilities over the years i.e. cracking water pipes. This will only increase if building takes place and delivery capacity increases 20 fold! Driveway blocking from No4 themselves indicates that even THEY do not deem the road suitable for vehicles any larger than a van. Making this whole application quite contradictory and conflicting to their own clear interests up until this point.

The Fire Brigade have complained about the issues of getting their vehicle to Beck Farm Mews in an Emergency, as well as the narrow Church Lane and Chapel Lane - as previously mentioned, the only two roads available for access. Due to the extra planning allowed over the years there are more children and pedestrians around this area and with little off street parking and no footpaths or street lighting it is getting very dangerous to consider more housing and more congestion down such a small narrow street. Common sense must prevail in this area!

And finally.

1) The tarmac road from the block paving road hasn't been adopted (Solicitor advised us that this road would never be adopted when we bought the house in 2000) and therefore as a Private road belongs to No2, No3, and No5 Beck Farm Mews as per HS284370, HS295041. No4 has no ownership of Beck Farm Mews at all and never will! The road in front of No4 belongs to No5. Therefore to access the proposed new development, permission will be required by residents (especially No2 who owns the entrance from No1 onwards around to No3) who own the private road and at this present time access is 100% DENIED from myself.

**From:** Mark Chapman  
**Sent:** 22 December 2022 13:59  
**To:** Planning - IGE (ENGIE) <planning@nelincs.gov.uk>  
**Subject:** Objection to DM/0618/22/FUL

Having received the section 13 notification through my letterbox from the applicant 4 Beck Farm Mews on 7<sup>th</sup> December regarding the development of 2 x dwellings giving 21 days to respond.

I would like to comment as follows as a joint owner of the private road I fully object. Beck Farm Mews is a narrow (single file) road this creates the following Highway Road Safety concerns from additional traffic both during the construction and for the long-term additional cars, delivery vans etc from any new properties, below are a number of the safety concerns;

- When residents are entering exiting their driveways visibility is reduced reversing into 2 way traffic
- There is a blind bend at no2 reducing visibility for oncoming traffic
- There are no Footpaths so pedestrians have to walk down the road, stepping onto neighbours gardens and driveways to allow traffic to pass
- There's several children residing in the cul de sac, so safety concerns for when they are playing in their own front garden is a concern should traffic increase, vehicles use driveways to turn whilst children are playing There is very limited overflow parking for visitors/ deliveries and it's at the access point as you enter the road, most delivery vans/ oil tankers etc block the road to offload. Any additional increase to this is a concern for access for emergency services/ for residents who need to leave the cul de sac without any delay
- There are no turning points or passing places in the cul de sac, vehicles reverse 80+ metres out of Beck Farm Mews
- There have been a significant number of collisions to date with fences/ gates as drivers try to turn/ reverse out of the road
- Our own property has been damaged by delivery vans turning in the driveway damaging drains and fencing, our vehicle was also hit which was parked on our driveway from a delivery driver attempting to turn

As previously mentioned in DM/0618/22/FUL as joint owner of the private road I will not be prepared to give right of access for any new dwellings. legal assistance will be sought to enforce any breach of the restrictive covenants in the title deeds these were put in place to protect the other residents in beck Farm mews from exactly this type of development.

I would assume having legal right of access to a council adopted road is a prerequisite of being able to apply for planning permission for new dwellings?

I note the updated plans for 2 dwellings are now available on the public website as of this 19<sup>th</sup> Dec, I will make further comments in due course once I have reviewed them prior to the 12<sup>th</sup> Jan deadline.

Best Regards

Mark Chapman  
3 Beck Farm Mews

**From:** Mark Chapman

**Sent:** 11 January 2023 21:57

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

**Subject:** Objection - DM/0618/22

I refer the planning team to my recent objection, (22<sup>nd</sup> December, 2022) regarding all access issues following receipt of section 13 notice served by the applicant. I would also like to add the further objections below:

1. Plot 2 multiple rear windows will be looking directly into our garden, the garden is currently overlooked by 4 windows from the current neighbouring properties of which two of these windows are frosted and the other two are a landing window – the proposed development will impact the privacy and enjoyment of our garden. There is currently a great view of the open countryside, from the rear of the property which is one of the reasons my wife and I purchased the property - in particular the balcony; that will be lost with this new development. Again, impacting the enjoyment of the property and de-valuing it significantly.
2. Section 2.4 and 2.5 of the Design and Access Statement states that the council is currently unable to demonstrate a robust 5-year housing supply nor has there been sufficient land identified. Recent planning application DM/0285/22/FUL was refused by the planning committee referencing that, “the adverse impacts are not justified by the shortfall in the supply of deliverable housing.” This development is very similar - it is outside of the development plan and has similar concerns around access. After the council meeting on the 2nd November 2022, Cllr Ron Sheppard was quoted, “Why have a local plan if applications are considered outside of it?”

The whole argument around demonstrating a 5 year plan stems from a report issued by the spatial planning team in September 2021, this report is now over 12 months out of date and referencing it surely is a not representation of the current situation. The government guidance (<https://www.gov.uk/guidance/housing-supply-and-delivery>) states that “robust, up to date evidence needs to be available to support the preparation of strategic policies and planning decisions” given the amount of recent applications and ear-marking of land like the Grimsby West scheme of over 3000 houses. The spatial planning department should be making public a monthly update whereby informed decisions can be made before digging up yet more countryside. Its also worth noting that September 2021 was when the economy was starting to open up again after 18 months of covid lockdowns so a slow down in housing developments and planning applications would be expected and again not a reason to justify digging up the countryside.

Michael Gove MP, the housing and levelling up minister has recently announced that the NPPF (National Planning Policy Framework) targets will become advisory, rather than mandatory. This bill (the housing and levelling up bill) will be shortly passing through parliament. One of the focuses of this bill it that councils should be prioritizing brownfield land for housing and not greenfield land.

Data published by [www.actiononemptyhomes.org](http://www.actiononemptyhomes.org) shows that in 2022 there were 1641 empty homes in North East Lincolnshire and the number has increased by 293 in 2021. The 5 year housing supply suggests that the area will be 647 dwellings short of the target; surely the council focusing resources on getting the 1641 empty properties filled has to be a much more sustainable way of boosting the number of houses available in the area.

3. The design and access statement submitted by the applicant hasn't been updated to reflect that this application is now for only 2 houses and not 3. The design and access statement makes a lot of misrepresentations regarding the local plan. "Policy 3 of the local plan identifies Barnoldby as a minor rural settlement with close links to Waltham" this is wrong and misleading - policy 3 does state Barnoldby is a minor rural location however it then follows on with, "these small rural settlements offer very few services and amenities and poor accessibility to higher level settlements. Future development would involve only limited infill, conversion and re-use of existing buildings with very limited further development." Surely the recent Kings Chase development counts as limited infill which the residents of Beck Farm Mews have been enduring noise and disturbance at all hours for the last 3 years. Barnoldby le Beck has no bus service, no schools and no shops.
4. This development doesn't comply with policy 5 of the local plan. I would also like to highlight a recently refused application for 7 x dwellings in Barnoldby-le-Beck (DM/0908/21/FUL), which was also refused at appeal to the inspectorate under AP/007/22. The inspectorate agreed with the council that this development is outside of policy 5 of the North East Lincolnshire Local Plan (NELLP). The development proposed here is very similar to this proposed development.
5. Under application DM/0923/18/FUL at 4 Beck Farm Mews, restrictions were placed on further development of the curtilage under Schedule 2 Part 1, Class E and Schedule 2, Part 2, Class A. To protect residential amenity and the visual character of the area in accordance with Policy 5 and 22 of the North East Lincolnshire local plan, 2013-2032. This should still stand for the reasons above. The access and design statement written by the same planning consultant stated, "the current charm of the site is its open grassed appearance, which can be fully retained through the imposition of such a planning condition."
6. The applicant has ticked the box on the application form to confirm that there are no protected species that will be adversely impacted by this development on adjacent land. I've attached several photos of long eared bats and badgers in my garden which is adjacent to the proposed development site, there is also an owl and other protected birds of prey nesting on the adjacent land. There appears to be no ecology report in the documents.
7. I would also like to make the applicant and the planning team aware that there are several restrictive covenants in the title deeds that prevent building in the garden land, that the land is to be used as garden only for 4 Beck Farm Mews and that the property cannot be used as a road or right of way to any adjoining land. We will seek legal assistance to enforce any breaches of these covenants.

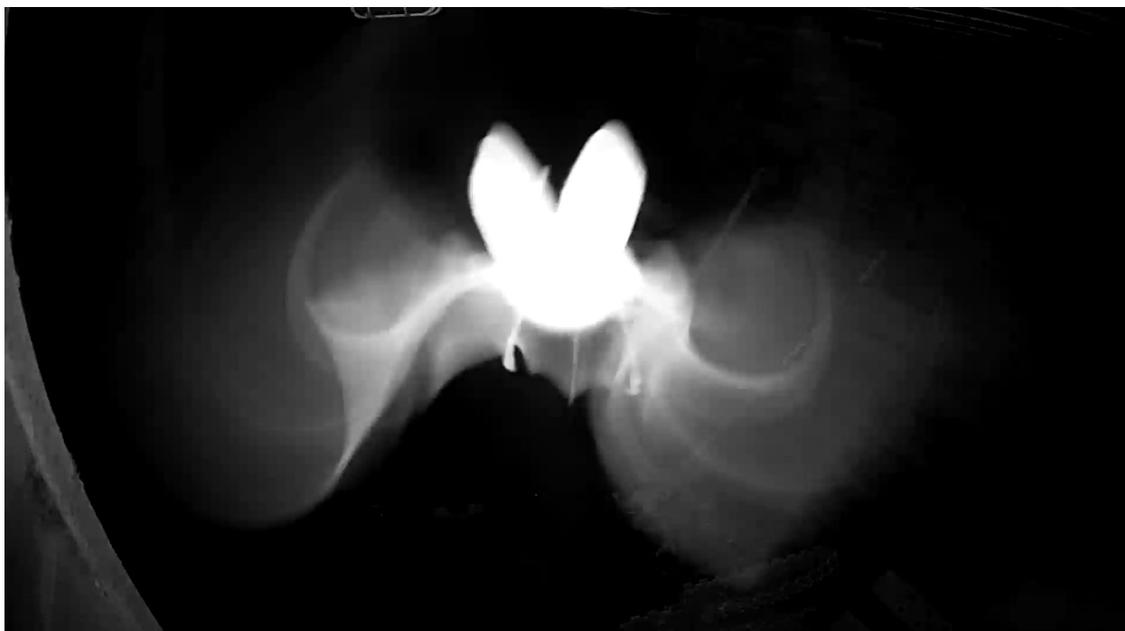
The application form states this is for 2 dwellings in the description section, but then states it's for 3 houses in the market housing section of the form. Please can the planning officer clarify? A correct application form is part of the validation process.

Best Regards

Mark Chapman

3 Beck Farm Mews





# Comments for Planning Application DM/0618/22/FUL

## Application Summary

Application Number: DM/0618/22/FUL

Address: 4 Beck Farm Mews Barnoldby Le Beck North East Lincolnshire DN37 0BH

Proposal: Erect 2 dwellings with garages and various associated works (Amended Plans)

Case Officer: Emily Davidson

## Customer Details

Name: Mark Chapman

Address: 3 Beck Farm Mews Barnoldby-Le-Beck GRIMSBY

## Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I would like to object to the revision on this planning application, the attempt at putting a passing point in really won't make any difference to the amenity and safety of the residents that reside and visit Beck Farm Mews. This passing point will end up being used as overflow parking for residents of the new dwellings and other residents. The space isn't suitable for anything bigger than a mid sized car, most of the deliveries to the street are done by long wheel base vans it definitely won't be any use for emergency services who already struggle to access the current properties. Beck Farm Mews is too narrow and is already at capacity.

I refer the planning team to DM/1043/22/OUT recently refused in Healing, which is very similar to this application with a narrow road.

I also note that the ecology manager has confirmed bats are present at the property and precautions need to be taken, I don't think this really goes far enough.

Given this is a speculative application outside of the development plan, then the safety concerns and the impact to the habitats of protected wildlife will create harm and this application should be refused.

I also refer you to my previous objections under this application all points still remain.

# Comments for Planning Application DM/0618/22/FUL

## Application Summary

Application Number: DM/0618/22/FUL

Address: 4 Beck Farm Mews Barnoldby Le Beck North East Lincolnshire DN37 0BH

Proposal: Erect 2 dwellings with garages and various associated works (Addition of Construction Management Plan)

Case Officer: Emily Davidson

## Customer Details

Name: Mr Mark Chapman

Address: 3 Beck Farm Mews Barnoldby-Le-Beck GRIMSBY

## Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Id like to highlight that the recently added construction management plan refers to a document F3063-A1-07A, which hasn't been uploaded to the portal, how have highways been able to comment without this plan?

## **Ellie Mitchell (EQUANS) (Planning)**

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**From:** Mark Chapman  
**Sent:** 30 March 2023 10:40  
**To:** Planning - IGE (ENGIE); Emily Davidson (EQUANS)  
**Subject:** Further Objection DM/0618/22/FUL

Hi Emily,

Please see further objections to DM/0618/22/FUL application - a response on questions raised would be much appreciated.

### **Construction Management Plan**

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This document has no author or lists who is responsible for compliance within the document. It's very vague, lacks detail and appears to be very much a box ticking exercise for Highways and the Planning Department. It really does nothing to appease neighbouring residents' concerns, or the surrounding area. This is a generic template where very limited effort has been made to make it relevant to address the concerns of the proposed work site.

The document does not state what the site boundary noise limit will be? This is a quiet rural area, which is one of the many reasons residents choose to live here. Residents are however living through significant noise disturbance from the Kings Chase development on the west of Beck Farm Mews and have been doing so for 3 years.

If the proposed development starts work at 8am then the construction traffic will be trying to gain access to Beck Farm Mews, as the residents are trying go to work and schools.

Stating deliveries will only be made between 10am and 2pm is not a realistic proposition to manage or control. Companies will deliver when they are in the area, and attempt to group deliveries to save on cost. There is no reference in the document regarding waiting. Previously it was highlighted Beck Farm Mews/ Church Lane/ Chapel Lane are all narrow single file roads so there will be no space to park/ wait on these roads. Who will be responsible/accountable for this? The council enforcement team doesn't have the resources to ensure compliance. Where will large pallets or bulk materials be situated awaiting collection by small vehicles to be transported through the narrow lanes and private driveway of Beck Farm Mews?

The statement: "the appointed contractor(s) will liaise with the local builder's merchants and suppliers to ensure that delivery vehicle sizes are kept down to a minimum size to avoid disruption to the existing residents of Beck Farm Mews," is again unrealistic to manage and control. Again, this is appeasement, which appears to be acceptable to the Highways Officer after consultation with the applicant and no consultation with any other residents of the narrow private driveway and surrounding lanes. What will be the maximum size vehicle attempting delivery? Are there specifications to what constitutes a small vehicle in terms of dimensions and weight? How many vehicles are expected to be onsite at any one time?

Realistically, bricks will need to be delivered with a 30ft hiab flatbed truck, hardcore/gravel will be delivered in large 40MT trucks, cement will be in a large cement mixer vehicles. Non road mobile machinery (NRMM)

required such as excavators/ rollers/ telehandlers will be delivered on large HGV vehicles - can more details be provided on exactly what vehicles will be used, sizes/ types how many etc? Has the Highway Officer any examples where a proposed site has successfully been managed this way with small vehicles transporting the required heavy construction materials?

There's no section on waste management/site housekeeping. Will skips be used? How will the soil removed for the foundations, and how will this be transported offsite? All this work requires large vehicles.

The document lacks details on liaison/ communication with the neighbouring properties, also no details on site security/ fencing to prevent crime/ wildlife getting trapped.

It references a plan F3063-A1-07A for construction welfare facilities/ material storage/ parking – with no accompanying document on the portal. Why has this not been published? Where is this? What date and time did the Highways Officer (Lara Hattle) receive this?

The whole Construction Management Plan is a poorly drafted document, that seems to have appeased planning, highways in the pursuit of the applicant's determined outcome. Unfortunately based on recent experience with the Kings Chase Development, none of this will be adhered to nor enforced and it will be the residents of Beck Farm Mews that have to live with safety risks of the significantly increased traffic, and foot the bill with damage to their property and private drive. In comparison, this proposed development is much more restrictive in terms of access, as it is the applicant's rear garden that is proposed to be the work site where it was originally intended to remain as such.

### **Highway Safety**

- Regarding the comment by the Highways Team. They have made a complete U-turn from the standpoint that this should be rejected on amenity and safety grounds to "this will not have a severe impact on the highway network and are therefore content with the proposals." It will still have a substantial impact on amenity and safety based on the scale (low, moderate, substantial, severe, critical). What is the definition of severe impact? Has a quantitative or qualitative risk assessment been completed to overcome the safety concerns from residents and highways? This might raise questions further down the line into what brought about this complete change in thought process with such limited evidence of addressing previous concerns. The length of time being allowed for amendment and alterations to keep this application open while maintaining continuous open dialogue with the applicant and no one else concerned with its impact, may warrant further investigation. What process is being followed here?

I refer the Planning Team to DM/1070/22/OUT. A recent application in Barnoldby le Beck where a private drive had to be widened in three places, with a large turning point added for emergency vehicles. This appears to be inconsistent with what would be acceptable to this application. Surely the requirements in this application should be following the North East Lincolnshire design guide, and be consistent across the borough?

The first comment issued by Highways listed that the road was not wide enough, and that the road needed to be widened to 5m for the first 6m of the private drive, in line with the North East Lincolnshire design guide. It further stated that this was not possible. How has the safety concerns for residents living down Beck Farm Mews changed? It appears highways have now decided to ignore the fact that it doesn't meet the required standard.

Concerns have been raised regarding the visual splay as residents reverse out of their drives. There is a blind bend and there will be a second blind bend based on the proposal. Emergency vehicle access has been raised

as a concern, however no mention of that being checked by Highways (Lara Hattle) during the recent visit with the applicant.

Regarding the refuse collections. On most occasions the lorry stops before the 90 degrees bend due to how tight it is to get round the corner. With those managing to succeed, unintentionally damaging vegetation or scraping fence lines. Has this been risked assessed by the relevant department involved with collecting refuse from these proposed properties?

Has the civil design of the existing private drive been checked? This is required to make sure that the additional traffic won't be a greater axle weight than the private drive subgrade can take.

It appears there has been some significant softening of Highways stance after yet another site meeting - yet all raised issues haven't been addressed. It would be welcomed if highways/ planning were more inclusive by including other residents to get a balanced view?

A substantial amount of Council time has been invested into regular meetings with the applicant since the application was initially raised in August 2022. Mistakes have been allowed to be corrected, revised applications, poorly drafted documentation and notifications are continuing to be accepted. The proposed deadline is regularly extended. Why has this application been afforded so much time and resources?

### **Justification of the Development**

I refer the planning committee to the spatial planning team comments on DM/1070/22/OUT which is also in Barnoldby-le-Beck. It is outside of the village development boundary and the planning agent has used the exact same wording in justification for the DM/1072/22/OUT and this application (DM/0618/22/FUL). The spatial planning team states the agent's justification is misleading and also referring to Barnoldby as a level 4 settlement.

*"Housing delivery in this area will comprise windfalls and exceptions only In this context the windfalls refer to sites within the village boundary and exceptions as qualified in the plan for example, to meet rural affordable housing need. The tilted balance should not be an opportunity to set aside these considerations and allow unsustainable development beyond identified defined development boundaries."*

I would strongly suggest the spatial planning team also comment on this application. This application is outside the village development boundary and therefore not a windfall, also it is not one of the exceptions set out in policy 5 of the local plan.

The NPPF also states that in section 71 that local plans should consider the case for setting out policies to resist inappropriate development of residential gardens. For example, where development would cause harm to the local area. This has been adopted into the local plan general policies "Preventing coalescence of settlements." Approval of this development would be against policy 5 of the local plan and the NPPF.

The NPPF requires that the 5 year housing land supply assessment will be updated annually. The [NELC](#) website also states this requirement being 18 months since last issue, dated September 2021.

I would also like to refer the planning team to the minutes of the NELC town and parish council meeting (27<sup>th</sup> October 2022). Ian King from the spatial planning team noted that the current requirement set out in the five-year supply assessment was quite aspirational, and would be calculated in a different way from March 2023. He explained that this would result in a lower figure for North East Lincolnshire and he hoped it would end the recent trend for speculative applications. This application qualifies for that description.

Given the above there is no justification within the NELC plan for this development. Even if you were to apply paragraph 11d of the NPPF the benefit of this application would only be 0.3% of the current 5 year shortfall. This is a green field site outside of the village development boundary, schools/ shops other amenities are only reachable by car, the proposed access is through a narrow lane which will increase traffic on the private drive by 40% (5 houses to 7). Privacy issues overlooking the adjoining properties. Also previous planning to convert from a paddock to a garden restricts further development. The only beneficiaries to this development would be those in pursuit of the financial gain, not with long term residency or sustainability.

Please also refer to my previous objections which still stand.

Please also remind the applicant that:

- The new plots currently has no legally agreed access over the private drive
- Restrictive covenants in the title deeds prevent building on the proposed land
- Restrictive covenants in the title deeds that the proposed land can only be used as garden for 4 Beck farm Mews

Legal assistance will be sought to enforce the above to protect the value, safety, privacy and amenity of my property.

Best Regards,

Mark Chapman

**From:** Mark Chapman

**Sent:** 11 August 2022 23:16

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

**Subject:** Objection - DM/0618/22/FUL

Regrading the planning application at 4 Beck Farm Mews DM/0618/22/FUL

We strongly object on the following grounds:

1. Plot 1 multiple rear windows will be looking directly into our garden, the garden is currently only overlooked by 4 windows from the current neighbouring properties of which two of these windows are frosted and the other two are a landing window - this will impact the privacy and enjoyment of our garden

In 2016 under application DM/0626/16/FUL prior to us moving into Beck Farm Mews, the applicant at number 4 Beck Farm Mews raised concerns about privacy, now it appears the applicant is quite happy to impact our and their own privacy with this new development - it's quite contradictory behaviour and really highlights this isn't about solving a housing crisis

There is currently a great view of the open countryside, from the rear of the property which is one of the reasons me and my wife purchased the property - in particular the balcony; that will be lost with this new development. Again, impacting the enjoyment of the property and de-valuing it

2. Beck Farm Mews is a narrow (single file) road with no passing places or turning point, with increased traffic and construction traffic from this development, it will be too much, we have had to put gates in due to our fence and drains being damaged due to vehicles trying to turn in our driveway. Other residents have resorted to placing large rocks on their boundary to protect their properties, the new developments have no turning area. To add to this, the applicant has restricted access to their own driveway, by blocking it using large rocks which indicates that they themselves, do not deem the road suitable for vehicles any larger than a van

There is limited overflow parking at the entrance to the Cul De Sac of Beck Farm Mews which is regularly used; where will visitors to the new development park? Again, this will only exacerbate the problem. Also, access to Beck Farm Mews is via both Church Lane and Chapel Lane – which are both narrow roads and there has been damage to at least one known property on Church Lane due to vehicles trying to reverse. This is a growing concern for children and young families such as ourselves due to the nature that the traffic will only increase with a number of blind spots on the road limiting visibility

To add to concerns, emergency services are limited in accessing existing properties in Beck Farm Mews, additional traffic and tight road access will only exacerbate the problem and could cause issues if urgent help is needed and access is compromised

3. The design and access statement has quoted “Policy 3 of the local plan identifies Barnoldby as a minor rural settlement with close links to Waltham” this is wrong and misleading - policy 3 does state Barnoldby is a minor rural location however it then follows on with, “these small rural settlements offer very few services and amenities and poor accessibility to higher level settlements. Future development would involve only limited infill, conversion and re-use of existing buildings with very limited further development.”

I would think that Kings Chase and other recent developments in the village of Barnoldby, now counts as enough limited infill. As policy 3 states, Barnoldby Le Beck is small and lacks amenities,

services and public transport links. It's also worth noting that this development is beyond the development boundary line in the local plan.

Under application DM/0923/18/FUL at 4 Beck Farm Mews, restrictions were placed on further development of the curtilage under Schedule 2 Part 1, Class E and Schedule 2, Part 2, Class A. To protect residential amenity and the visual character of the area in accordance with Policy 5 and 22 of the North East Lincolnshire local plan, 2013-2032. This should still stand for the reasons above.

Three additional properties is not going to impact on the lack of housing nationally – to be transparent this is about the applicant using the land for profit and not about providing affordable housing and solving a housing crisis

4. Further to the recent development at Kings Chase, builders and deliveries have been turning up outside of the agreed hours causing a nuisance to residents in Beck Farm Mews which the enforcement team don't really do much about and the same will happen here. Similar feedback regarding noise, deliveries and works carried out to site outside of agreed planning regulation hours has also been echoed by neighbouring residents of the Snape building development which adds more cause for concern, that we, in Beck Farm Mews will be subjected to new build disruption without support whilst enduring the noise and disruption currently from the ongoing Kings Chase development. Ground works for the development in Kings Chase started in March 2020 - most plots are still incomplete and one plot not even started over two years on, this proposed development will be a similar situation.

There is no construction access statement, what hours they will work etc, if. There will also be a lot of dust and noise generated with a young family and a garden with children's bedrooms backing onto the development this will be a nuisance and again impact our enjoyment of the property.

5. There is a large sycamore tree in our garden close to where plot 3 is proposed, the foundation digging will likely interfere with the roots, this is not referenced in the arboriculture report. There is also a lot of native wildlife living in our garden and the neighbouring gardens and woodland beyond including owls, kestrels, bats (long eared), hedgehogs, deer; all of which will all be impacted by this development
6. I would also like to make the applicant and the planning team aware that there is a restrictive covenant in the title deeds that restricts building in the garden, we will seek legal assistance on this ready to enforce the covenant if breached. This development will significantly affect the enjoyment and value of our property.
7. Beck Farm Mews is not adopted from Number 2 Beck Farm Mews onwards so the other residents (number 2, number 3, number 5) would need to agree to allow access for this development and I will not agree.

I recently learned that 1A Beck Farm Mews had moved out due to the building works behind them (Kings Chase development), it's a real shame that this rural village is becoming a building site - there are much better locations to build houses close to amenities and not ruin the character of this lovely village

Best Reagrds

Mark Chapman

3 Beck Farm Mews

**From:** doug clarke

**Sent:** 19 December 2022 21:28

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

**Subject:** Received Town & Planning Order 2015 Notice Under Article 13 of Application for Planning Permission

To whom it may concern

Further to the notice we received regarding planning permission for the erection of 2 dwellings by Miss Kate Bradshaw of 4 Beck Farm Mews I am writing to inform you of our objection to this proposal for the following reasons:

- The proposed development site is a garden (as per Change of Use application DM/0923/18/FUL) with severely restricted access and egress to Main Road, Barnoldby Le Beck (180 yards) via a privately owned road, none of which is owned by Number 4 Beck Farm Mews. The properties along Beck farm Mews have the benefits of the rights granted in the First Schedule to the Transfer, one of which is being subject to paying one quarter share the cost of maintaining and repairing the private drive not restricted to the road surface itself. There is therefore the question surrounding extending this to the proposed properties and who would cover the legal fees to make the necessary changes as well as who would be responsible for any damage should it occur during development, should it be approved, and as such will be seeking legal representation in this entire matter.
- Beck Farm Mews is an unadopted, quiet, cul-de-sac with narrow (single file) access and severely restricted access and egress to Main Road, Barnoldby Le Beck 180 yards away. Access is either via Church Lane, which was only intended to give access to the Grade 1 listed Church of Saint Helen and is barely wide enough for a car to pass due to vehicles that park on the lane at all times of the day or, via Chapel Lane which is marginally wider but insufficiently so for 2 cars to pass. Both Church Lane and Chapel Lane are both currently in a state of disrepair and the increase in volume of traffic associated with this proposed development will only worsen this.
- Where Chapel Lane approaches the Church of Saint Helen, there is a blind 90-degree bend to access Church Lane and a further blind 90-degree bend is encountered as you reach the halfway point of Beck Farm Mews and the entrance to Number 2. If a vehicle is encountered coming in the opposite direction, then it requires one or both parties to reverse and manoeuvre around each other. As there is limited space and visibility to perform this safely and without encroaching on somebody else's property this can often result in having to reverse a significant way around narrow winding roads. Lorries would be required to reverse a minimum of 100 yards from site access to the east side of the Church of Saint Helen to turn around to egress onto Main Road, Barnoldby Le Beck with severely limited visibility of pedestrians, or other road users.
- As it stands the emergency services have raised concerns about access to properties further along Beck Farm Mews, such as ours.
- Encroaching on others property is a common occurrence along Beck Farm Mews due to the narrow access, resulting in residents taken desperate measures such as placing large rocks along their property boundary, or constructing gates to restrict access as a reactive/ proactive measure to prevent property damage. An issue the applicant of this proposal clearly acknowledges due to the use of both measures to prevent such an encroachment on their property. Due to the layout of our property and driveway we are limited with what measures we can put in place and have suffered property and vehicle damage because of other vehicles

using our driveway. Again, the increase in volume of traffic associated with this proposed development will only worsen this and will result in us being forced, at considerable expense, to put in adequate counter measures.

- There are no footpaths nor street lighting within this part of Barnoldby le Beck. Chapel Lane is part of the Wanderlust Way and gateway to the Lincolnshire Wolds and is used frequently by walkers and cyclists alike. Due to the lack of amenities in the village, as acknowledged by Policy 3, of the North East Lincolnshire Local Plan, children are often found playing in these roads. Similarly residents wishing to access the only 2 amenities that the village does afford, the Church of Saint Helen and The Ship Inn public house by foot, are at the mercy of the consideration of drivers using Church Lane and Chapel Lane. I have personally had to take evasive action as a pedestrian to avoid being hit by a car coming around the blind 90-degree bend on Chapel Lane. Again, the increase in volume of traffic associated with this proposed development will only worsen this situation.
  
- If we cannot legally object to grant access then we will object and seek legal representation to prevent any traffic stopping on the access – there is simply a right of way over it. We also object to our property being used for refuse storage and collection and categorically refuse permission to do so.

We strongly oppose this application therefore and trust that the planning application will be declined.

Yours sincerely,

Dougal Clarke  
5 Beck Farm Mews

**From:** Jennifer Clarke

**Sent:** 07 March 2023 20:27

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

**Cc:**

**Subject:** Further objection to the Planning Application ref: DM/0618/22/FUL

Mrs Jennifer Clarke

5 Beck Farm Mews, Barnoldby le beck, Grimsby

Neighbour further objects to the Planning Application ref: DM/0618/22/FUL

Upon inspection of the amended plans, I wish to reiterate my previous objections, as the new attempt does not address any of the issues raised by Residents, Highways Agency, or indeed the rejection by the local Parish Council.

I would like to indicate these further objections.

1. The property at number 4 has not indicated in any of the plans any intention to remove the existing large gate, which blocks what was in all intents and purposes a pre-existing turning point. Allowing no one other than the occupants of number 4, the use of this amenity. Adding what appears to be nothing more than a car-parking space and blocked paving, that would only be accessible by the residents of number 4 and any potential properties does not resolve any access concerns from the incumbent residents of Beck Farm Mews.
2. The new plans still include the positioning of bins right on the boundary next to our property. Our objection also relates to number 4 and/or any potential properties, positioning their bins for refuse collection on our property, namely the private road which we own outside of our own house.
3. An additional new objection relates to potential issues around the delivery to not only our property, although it would be the most impacted on in this scenario, but all properties in Beck Farm Mews. Namely, the delivery of oil burning fuel as no properties are mains gas served. It is probable that our ability to have fuel delivered will be significantly impacted during any construction and further impacted by potential properties requiring access to the proposed plan. There are already challenges with delivery of oil to our own tank, due to the access issue highlighted by the prior objections. To reiterate, number 4 does not own any part of the private road, namely Beck Farm Mews, and those residents who do hold ownership are not consenting to access to the proposed plot for either construction traffic or proposed properties.

Faithfully, Mrs Jennifer Clarke

**From:** doug clarke  
**Sent:** 05 April 2023 21:02  
**To:** Planning - IGE (ENGIE)  
**Subject:** Objection - DM/0618/22/FUL

I unequivocally endorse Mr Chapman's comments from No.3 Beck Farm Mews, dated 30th March.

I would also like to add the following:

1. There is no mention within the Ecology Manager's comments of the newt that was observed in a property neighbouring the proposed development site, only bats. Evidence was provided in way of a photograph on 19<sup>th</sup> August 2022. I have attached the photo again in case this got misplaced, I trust this will be forwarded to the Ecology Team so that an assessment can be made as to whether any protected species do reside in the area as it was stated as not being the case in the comments from the Ecology Manager.
2. Within the Ecology Manager's comments, it requires that "strict lighting restrictions are implemented". Who is responsible for ensuring these requirements are met and what are the deterrents for not abiding by this requirement?
3. Along with "considering the principle of developing this plot to be questionable" the Tree's and Woodlands Officer requires "the proposed driveway to be a gravel finished layer". The proposed plans clearly state that there will be a block driveway leading to the proposed properties, demonstrating a lack of consideration for the local environment or ecology by the developer.
4. I can only assume whoever submitted the Environmental Protection Team Comments dated 31 March is new to the role due to the naivety of the statement "anticipate that the development will adhere to the measures stated" in the Construction Method Plan. Given the numerous breaches incurred during the development off Woodland Way, Waltham and in the Kings Chase construction, that this proposed scheme is claimed to emanate (Dieter Nelson Design & Access Statement); of which I am in no doubt will, in this regard. Evidence would strongly suggest the contrary and that the proposed construction will not adhere to the stated measures and that the residents of Beck Farm Mews and adjoining roads will be subjected to similar levels of contempt by the developer.



I therefore strongly object, yet again, to this proposed development.

**From:** Jennifer Clarke

**Sent:** 18 August 2022 18:11

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

**Cc:** Doug Clarke <doug.clarke@sky.com>

**Subject:** Objection - DM/0618/22/FUL

Mrs Jennifer Clarke

5 Beck Farm Mews, Barnoldby le beck, Grimsby

Customer Objects to the Planning Application

My husband and I, as the most recent arrivals to Beck Farm Mews, moved in 18 months ago. The property was chosen to be our forever home and enable us to start the family we have been planning for. The move addressed a number of requirements, included but not limited to:

1. The property's rural location and open views.
2. The peace and privacy afforded by the property being at the end of a cul-de-sac.
3. The understanding that vehicle access via our land (HS278400) would be limited to Number 4 Beck Farm Mews and their guests.
4. The results of the local authority planning data searches conducted as part of the conveyancing process which showed a retrospective application by Number 4 Beck Farm Mews for change of use of land as an extension to existing garden area and the conditions associated with this approval.

We therefore object to the proposal for the following reasons:

1. The front of the proposed Plot 3 will have a line-of-sight view into 2 of our bedrooms thus invading our privacy. This can be seen in the photos presented in Section 13, page 19, of the Design and Access Statement (July 2022 – Version 1). As these are north facing windows there would be limited options to retain our privacy whilst also allowing natural light to enter these rooms.
2. Section 5.1 of the Design and Access Statement (July 2022 – Version 1) proposes a bin storage area location close to the access. Site access is shown in the first photo presented in Section 13, page 16, currently bin storage is to the left of this image behind the gate and situated on the area marked as "existing surface water drain", bottom right of Figure 2.0 – Proposed layout. This is 1 metre from our home. With the proposed development this would increase the number of bins stored here from 4 to 16 and bring with it an increased likelihood of pest and vermin issues, as well as odours associated with refuse. As this is directly under a bedroom window, we find this completely unacceptable as it will directly impact on our quality of life should we be unable to allow fresh air into our home. As has been highlighted by the recent Covid 19 pandemic, fresh air and ventilation is vital to reducing the spread of respiratory infections, including COVID-19, source: <https://www.gov.uk/guidance/ventilation-to-reduce-the-spread-of-respiratory-infections-including-covid-19>
3. To compare this development to that of Kings Chase and claim that it "emanates" the Kings Chase development, Section 2.3 of the Design and Access Statement (July 2022 – Version 1) is a misrepresentation. The land North of Main Road, Barnoldby Le Beck, North East Lincolnshire was overgrown scrubland infested with brambles and knotweed (which was not disposed of correctly and is now residing in proximity to the proposed development site) with direct access to Main Road, Barnoldby Le Beck (60 yards) and in line with the limited infill clause of Policy 3, of the North East Lincolnshire Local Plan. Whereas, the proposed development site is a garden (as per Change of Use application DM/0923/18/FUL) with severely restricted access and egress to Main Road, Barnoldby Le Beck (180 yards) via a privately owned road, none of which is owned by Number 4 Beck Farm Mews.

4. To state that “the proposed end use is in harmony with the neighbouring land uses and does not create any adverse impacts upon the character and appearance of the area”, section 2.3 of the Design and Access Statement (July 2022 – Version 1) is again a misrepresentation. Creating a gated community, see the first photo presented in Section 13, page 16 showing gates at the access to the site, does not protect residential amenity nor the visual character of the area in accordance with Policy 5 and 22 of the North East Lincolnshire Local Plan, 2013-2032.
5. Beck Farm Mews is an unadopted, quiet, cul-de-sac with narrow (single file) access and severely restricted access and egress to Main Road, Barnoldby Le Beck 180 yards away (see supporting photo 1a, 1b, & 1c). Access is either via Church Lane, which was only intended to give access to the Grade 1 listed Church of Saint Helen and is barely wide enough for a car to pass due to vehicles that park on the lane at all times of the day (see supporting photo 2a & 2b) or, via Chapel Lane which is marginally wider but insufficiently so for 2 cars to pass (see supporting photo 3). Both Church Lane and Chapel Lane are both currently in a state of disrepair (see supporting photo 2c, 2d & 3) and the increase in volume of traffic associated with this proposed development will only worsen this.
6. Where Chapel Lane approaches the Church of Saint Helen, there is a blind 90-degree bend (see supporting photo 2c & 4) to access Church Lane and a further blind 90-degree bend (see supporting photo 5) is encountered as you reach the halfway point of Beck Farm Mews and the entrance to Number 2. If a vehicle is encountered coming in the opposite direction, then it requires one or both parties to reverse and manoeuvre around each other. As there is limited space and visibility to perform this safely and without encroaching on somebody else’s property this can often result in having to reverse a significant way around narrow winding roads. Lorries would be required to reverse a minimum of 100 yards from site access to the east side of the Church of Saint Helen to turn around to egress onto Main Road, Barnoldby Le Beck with severely limited visibility of pedestrians, or other road users.
7. As it stands the emergency services have raised concerns about access to properties further along Beck Farm Mews, such as ours, and the refuse collection vehicle stops before the 90-degree bend at Number 2. The refuse collection workers then wheel the bins around to the vehicle for them to be emptied, often leaving the emptied bins strewn across the road. With the proposed increase of 3 to 6 bins weekly this will present an issue of access for those further along Beck Farm Mews due to the bins blocking residents accessing their properties. Furthermore, it is not possible to move them myself due to disabilities. Section 5.1 of the Design and Access Statement (July 2022 – Version 1) proposes a bin storage area location close to the access but conveniently neglects to mention where these bins will be collected from. [www.nelincs.gov.uk](http://www.nelincs.gov.uk) clearly states “On your collection day your bins must be outside your property or at the agreed collection point before 7am.”. The agreed collection point shall categorically not be from any part of our property as this will be considered an obstruction and therefore a breach of the current covenant.
8. Encroaching on others property is a common occurrence along Beck Farm Mews due to the narrow access and lack of turning circle, resulting in residents taken desperate measures such as placing large rocks along their property boundary, or constructing gates to restrict access as a reactive/ proactive measure to prevent property damage. An issue the applicant of this proposal clearly acknowledges due to the use of both measures to prevent such an encroachment on their property (see supporting photo 6). Due to the layout of our property and driveway we are limited with what measures we can put in place and have suffered property and vehicle damage because of other vehicles using our driveway as a turning circle. Again, the increase in volume of traffic associated with this proposed development will only worsen this and will result in us being forced, at considerable expense, to put in adequate counter measures.
9. There are no footpaths nor street lighting within this part of Barnoldby le Beck. Chapel Lane is part of the Wanderlust Way and gateway to the Lincolnshire Wolds and is used frequently by walkers and cyclists alike. Due to the lack of amenities in the village, as acknowledged by Policy 3, of the North East Lincolnshire Local Plan, children are often found playing in these roads (see supporting photo 7a & 7b). Similarly residents wishing to access the only 2 amenities that the village does afford, the Church of Saint Helen and The Ship Inn public house by foot, are at the mercy of the consideration of drivers using Church Lane and Chapel Lane. I have personally had to take evasive action as a pedestrian to avoid being hit by a car coming around the blind 90-degree bend on Chapel Lane. Again, the increase in volume of traffic associated with this proposed development will only worsen this situation.
10. The properties along Beck farm Mews have the benefits of the rights granted in the First Schedule to the Transfer, one of which is being subject to paying one quarter share the cost of maintaining and repairing the private drive not restricted to the road surface itself. There is no mention within the Design and Access Statement (July 2022 –

Version 1) of extending this to the proposed properties, nor who would responsible for any damage should it occur during development, should it be approved, and as such will be seeking legal representation in this entire matter.

We strongly oppose this application therefore and trust that the planning application will be declined as it is not consistent with Policy 3, of the North East Lincolnshire Local Plan.

Yours, Mrs Jennifer Clarke





**From:** doug clarke  
**Sent:** 05 April 2023 21:02  
**To:** Planning - IGE (ENGIE)  
**Subject:** Objection - DM/0618/22/FUL

I unequivocally endorse Mr Chapman's comments from No.3 Beck Farm Mews, dated 30th March.

I would also like to add the following:

1. There is no mention within the Ecology Manager's comments of the newt that was observed in a property neighbouring the proposed development site, only bats. Evidence was provided in way of a photograph on 19<sup>th</sup> August 2022. I have attached the photo again in case this got misplaced, I trust this will be forwarded to the Ecology Team so that an assessment can be made as to whether any protected species do reside in the area as it was stated as not being the case in the comments from the Ecology Manager.
2. Within the Ecology Manager's comments, it requires that "strict lighting restrictions are implemented". Who is responsible for ensuring these requirements are met and what are the deterrents for not abiding by this requirement?
3. Along with "considering the principle of developing this plot to be questionable" the Tree's and Woodlands Officer requires "the proposed driveway to be a gravel finished layer". The proposed plans clearly state that there will be a block driveway leading to the proposed properties, demonstrating a lack of consideration for the local environment or ecology by the developer.
4. I can only assume whoever submitted the Environmental Protection Team Comments dated 31 March is new to the role due to the naivety of the statement "anticipate that the development will adhere to the measures stated" in the Construction Method Plan. Given the numerous breaches incurred during the development off Woodland Way, Waltham and in the Kings Chase construction, that this proposed scheme is claimed to emanate (Dieter Nelson Design & Access Statement); of which I am in no doubt will, in this regard. Evidence would strongly suggest the contrary and that the proposed construction will not adhere to the stated measures and that the residents of Beck Farm Mews and adjoining roads will be subjected to similar levels of contempt by the developer.

I therefore strongly object, yet again, to this proposed development.



# Comments for Planning Application DM/0618/22/FUL

## Application Summary

Application Number: DM/0618/22/FUL

Address: 4 Beck Farm Mews Barnoldby Le Beck North East Lincolnshire DN37 0BH

Proposal: Erect 2 dwellings with garages and various associated works (Addition of Construction Management Plan)

Case Officer: Emily Davidson

## Customer Details

Name: Mrs Jennifer Clarke

Address: 5 Beck Farm Mews Barnoldby-le-beck

## Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: In response to the latest Highways comment. Please note that the Refuse Truck is unable to navigate the entire length of Beck Farm Mews. It is unable to go further than the 90 degree right bend. Which is mostly the privately owned road (Truck stops at the point the road ownership changes). As such refuse collectors have to collect the refuse from numbers 3, 4, and 5 on foot. Making the statement misleading at the very least.

# Comments for Planning Application DM/0618/22/FUL

## Application Summary

Application Number: DM/0618/22/FUL

Address: 4 Beck Farm Mews Barnoldby Le Beck North East Lincolnshire DN37 0BH

Proposal: Erect 2 dwellings with garages and various associated works (Amended Plans received 7th December to reduce plots and new ownership certificate)

Case Officer: Emily Davidson

## Customer Details

Name: Mr John Hancock

Address: 6 Beck Farm Mews Barnoldby-le-Beck GRIMSBY

## Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: The access to this property via Beck Farm Mews is totally impractical to allow heavy goods vehicles into the area.

This is only a block paved single road with no passing areas.

The council struggle to get down the Mews to collect the bins, nevermind vehicles full of building materials.

The applicant has resubmitted a smaller version of their original plans but the same issues arise. I suggest the council officer in charge of this application refers to the original plans submitted and the numerous objections made.

The same objections from the last application still stand this time.

The access to this area is totally different to the access at King's Chase and should be turned down on several points.

John Hancock

# Comments for Planning Application DM/0618/22/FUL

## Application Summary

Application Number: DM/0618/22/FUL

Address: 4 Beck Farm Mews Barnoldby Le Beck North East Lincolnshire DN37 0BH

Proposal: Erect 2 dwellings with garages and various associated works (Amended Plans)

Case Officer: Emily Davidson

## Customer Details

Name: Mr John Hancock

Address: 6 Beck Farm Mews Barnoldby le Beck

## Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: How many times do we have to object to this proposed application?

There is no access to the site for HGV's. Changing one small part of the plan and calling it a passing point is irrelevant. There is still no passing point clear of the property which is of use to the other households in the street. We will all be inconvenienced if this were to go ahead. We've already had to endure 3 years of noise from the work going on at Kings Chase.

How are they going to bring building materials in without going over others peoples property?

The road outside No. 2, 3 & 5 is owned by the properties and they have not given permission for access.

The corner of my house is only 8 feet from the road and if there was a lot of HGV traffic it is an accident waiting to happen. Who would pay for any repairs to my property?

I've had to put rocks on the border of my property to stop vehicles damaging my path. I've had to replace 17 paving slabs in the past because of vans turning round. Any HGV's would only make it worse. Not only that, the corner of my house is a blind bend and vehicles struggle to see at present.

Will the council accept responsibility for anything if and when there was an incident?

There will be a considerable increase in traffic if this goes ahead which will be to the detriment of their neighbours.

I'm still of the opinion that once completed the owners will sell and move on leaving the rest of the residents with less privacy, more traffic and noise.

If the building work were passed it would lead to a drop in the house values of the neighbours.

Who would want to buy a house in the middle of a building site road which at best can be rated as unsafe.

So far the Highways, the Parish Council and every neighbour has objected. If this is passed then there is not point in having planning meetings as all they will be are tick box exercises! As it will boil down to who you know to get things through, which isn't how it should!!



# Comments for Planning Application DM/0618/22/FUL

## Application Summary

Application Number: DM/0618/22/FUL

Address: 4 Beck Farm Mews Barnoldby Le Beck North East Lincolnshire DN37 0BH

Proposal: Erect 3 detached dwellings with garages and various associated works

Case Officer: Emily Davidson

## Customer Details

Name: Mr John Hancock

Address: 6 Beck Farm Mews Barnoldby le Beck

## 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 several grounds.

My front path has already been destroyed and I've had to replace the paving slabs because of unsuitable vehicles turning on my property.

To stop this I have had to place rocks on the perimeter of my property.

The applicants have rocks on their front to stop such a thing happening but seem happy enough to put this application in.

They have also gated the end of the road for privacy but seem happy to encroach on all the neighbours privacy with this application.

The access via Church Lane and Chapel Lane into Beck Farm Mews is restricted by its width and is not practical for construction vehicles.

The council vehicles and fuel delivery trucks have problems accessing the Mews as it is without further construction traffic and an increase of possibly 50% of local traffic with the type of houses that are envisaged.

There are children playing at all times of the day and to have increased traffic down a small lane would be very dangerous.

As far as I am aware, the land at the back of No. 2, 3 and 4 is designated as meadow land as should not be landscaped. If this application goes ahead then that restriction when the houses were first built in 1998 has been totally discarded.

My view is that the applicants would build the houses then sell up the existing property and leave all other households with the problems they will have created.

There is already another 8 properties squeezed on the the land at the Back of No.1 and 1A, Any more in this area is not practical.

# Comments for Planning Application DM/0618/22/FUL

## Application Summary

Application Number: DM/0618/22/FUL

Address: 4 Beck Farm Mews Barnoldby Le Beck North East Lincolnshire DN37 0BH

Proposal: Erect 2 dwellings with garages and various associated works (Amended Plans received 7th December to reduce plots and new ownership certificate)

Case Officer: Emily Davidson

## Customer Details

Name: Mr Adrian Bennison

Address: 8 Beck Farm Mews Barnoldby le Beck

## Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: We strongly object to the planning application for the following reasons:

No suitable access for heavy plant machinery required for the construction of the properties.

Chapel Lane and Church Lane are both very narrow, with cars parked down one side of Church lane, making it difficult to get a large car through, never mind construction vehicles. The roads are already in dire need of repair large vehicles would exacerbate the situation.

The noise during construction would be damaging to residents, some of whom are shift workers, it would also drive wildlife away.

Additional housing would see an increase of approximately 25% in household traffic, increasing the danger to Children playing in the cul de sac.

The cul de sac is largely single track, we regularly suffer damage to our garden, drive and grass verges. We are also aware of neighbours fencing being damaged due to larger vehicles failing to negotiate the corner when passing other vehicles.

Larger vehicles delivering goods usually have to reverse either in or out as there are no real turning points, which is in excess of 200 yards. I would suggest this is in contravention of Regulation 106 of the Road Vehicle (Construction and use) regulations of 1986. This is also endorsed by rule 203 of 'The Highway Code'.

Building more houses would impact on the privacy of other residents, including number 4 who

have had a large gate erected, presumably to protect privacy and security.

For all the above reasons we ask that planning permission is refused.

Kind regards,

Adrian Bennison

# Comments for Planning Application DM/0618/22/FUL

## Application Summary

Application Number: DM/0618/22/FUL

Address: 4 Beck Farm Mews Barnoldby Le Beck North East Lincolnshire DN37 0BH

Proposal: Erect 3 detached dwellings with garages and various associated works

Case Officer: Emily Davidson

## Customer Details

Name: Mr Adrian Bennison

Address: 8 Beck Farm Mews Barnoldby Le Beck

## Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment:

We strongly object to the planning application for the following reasons:

No suitable access for heavy plant machinery required for the construction of the three houses. Both Chapel Lane and Church Lane are very narrow with cars usually parked down Church lane on one side making it quite difficult to get a large car through so a large vehicle would be impossible.. Also the roads already require repair, the bad condition would be exacerbated by increased usage.

The noise during the construction of the houses would be damaging to local residents who are shift workers and the general tranquility of the area.

Three extra houses would see an increase of approximately 37% in traffic, increasing the danger to children playing and other residents walking out of the cul de sac. Beck Farm Mews is also single track and we have suffered damage to our garden, drive, grass verges and other neighbours have had fencing damaged on numerous occasions usually caused by larger vehicles failing to negotiate the corner when passing other cars going in the opposite direction.

Larger vehicles delivering goods usually have to either reverse in or out, as there are no turning points, reversing either out or in would be in excess of 200 yards. I would suggest having to reverse 200 yards is unnecessary and is in contravention of Regulation 106 of the Road Vehicles (Construction and Use) regulations of 1986. This is also endorsed by rule 203 of 'The Highway Code'.

We understand there is a covenant in the deeds stating no buildings or outbuildings can be

constructed on the land. This would need looking in to. If planning permission were to be granted it could open up a flood of other applications in the local area to sell off land for building, causing further issues.

Building additional properties would impact on privacy for other residents, including number 4, who have had a large gate erected presumably to preserve privacy and security.

Their application would suggest they may get the properties built, then move with the proceeds of their business venture!

With recent building developments we have seen a reduction in the wildlife in the local area, we can only see a further decline if planning permission is granted.

We ask that given the above reasons, planning permission is refused.

Kind regards,

Adrian Bennison

# Comments for Planning Application DM/0618/22/FUL

## Application Summary

Application Number: DM/0618/22/FUL

Address: 4 Beck Farm Mews Barnoldby Le Beck North East Lincolnshire DN37 0BH

Proposal: Erect 2 dwellings with garages and various associated works (Addition of Construction Management Plan)

Case Officer: Emily Davidson

## Customer Details

Name: Mrs Lydie Bell

Address: The Old Rectory Chapel Lane Barnoldby le Beck

## Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I am the closest neighbour of the land where the two new homes could be erected. I strongly object to the proposal.

New homes in the adjacent garden mean a loss of my privacy and a lot of nuisances.

The proposed driveway to serve the new dwellings will go all along the fences of my garden and at only "few meters" of the wall of my house.

Trees in my garden are on the preservation order and the new building and driveway could damage the roots of the trees which are against my land's boundary.

"North East Lincolnshire Borough Council No.17 (The Old Rectory and St Helens Church, Barnoldby Le Beck) Tree Preservation Order 1997"

It is not possible at the moment at any big lorries to access at the future new driveway against my fence as trees's branches are too low.

As we can see on the pictures the new building will be very close of my house, that means when I will be in my patio that we enjoy so much in the summer we would have the noise of the car accessing to the new house and car park.

The new building would be at only few meters of my house during the construction the noise and dust will be terrible !

As you know and it is written in the application my garden and the church are preserved areas, so how can we think building houses so close of a preserved area ?

Here are some reasons why I am objecting but there is more as you can imagine.

I strongly object to the proposal based on construction nuisance, damage to wildlife, loss of the life's quality and the calm of our beautiful garden that we chose when we bought the Old Rectory 20 years ago.

# Comments for Planning Application DM/0618/22/FUL

## Application Summary

Application Number: DM/0618/22/FUL

Address: 4 Beck Farm Mews Barnoldby Le Beck North East Lincolnshire DN37 0BH

Proposal: Erect 2 dwellings with garages and various associated works (Amended Plans)

Case Officer: Emily Davidson

## Customer Details

Name: Mrs Lydie Bell

Address: The Old rectory Chapel Lane Barnoldby le Beck

## Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I am the closest neighbour of the land where the two new homes could be erected. I strongly object to the proposal.

New homes in the adjacent garden mean a loss of my privacy and a lot of nuisances.

The proposed driveway to serve the new dwellings will go all along the fences of my garden and at only "few meters" of the wall of my house.

Trees in my garden are on the preservation order and the new building and driveway could damage the roots of the trees which are against my land's boundary.

"North East Lincolnshire Borough Council No.17 (The Old Rectory and St Helens Church, Barnoldby Le Beck) Tree Preservation Order 1997"

It is not possible at the moment at any big lorries to access at the future new driveway against my fence as trees's branches are too low. Some more work will have to be done on the preserved trees.

As we can see on the pictures the new building will be very close of my house, that means when I will be in my patio that we enjoy so much in the summer we would have the noise of the car accessing to the new house and what to say about the new house overlooking my house.

The new building would be at only few meters of my house during the construction the noise and dust will be terrible but also other the problem.

As you know and it is written in the application my garden and the church are preserved area, so how can we think building houses so close of a preserved area?

Here are some reasons why I am objecting but there is more as you can imagine.

I strongly object to the proposal based on construction nuisance, damage to wildlife, loss of the life's quality and the calm of our beautiful garden that we chose when we bought the Old Rectory 20 years ago.

I repeat I strongly object to the proposal

# Comments for Planning Application DM/0618/22/FUL

## Application Summary

Application Number: DM/0618/22/FUL

Address: 4 Beck Farm Mews Barnoldby Le Beck North East Lincolnshire DN37 0BH

Proposal: Erect 3 detached dwellings with garages and various associated works

Case Officer: Emily Davidson

## Customer Details

Name: Mrs Lydie Bell

Address: The Old Rectory Chapel Lane Barnoldby le Beck

## Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment:.. As we can see on the pictures the new building will be very close of my fence on the back of my garden that mean when I will be in my patio I would have the noice of the car acceding to the new house and what to say about the new house over looking in my patio from there 1 st floor . the news building will be at on few meters of my house during the construction the noice will be terrible but also the problem if they have to dig to pass the water pipe for the new building perhaps through my garden ? As you know and it is written in the application my garden and the church are preserved area , so how can we think building houses so close of a preserved area ? here are some reasons why I am objecting but there is more as you can imaging.

# Comments for Planning Application DM/0618/22/FUL

## Application Summary

Application Number: DM/0618/22/FUL

Address: 4 Beck Farm Mews Barnoldby Le Beck North East Lincolnshire DN37 0BH

Proposal: Erect 2 dwellings with garages and various associated works (Amended Plans received 7th December to reduce plots and new ownership certificate)

Case Officer: Emily Davidson

## Customer Details

Name: Mrs Lydie Bell

Address: Chapel Lane The Old Rectory Barboldby Le Beck

## Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment:

From The Old Rectory

I am the closest neighbour of the land where the two new homes could be erected.

I strongly object to the proposal. New homes in the adjacent garden mean a loss of my privacy and a lot of nuisances. The proposed driveway to serve the new dwellings will go all along the fences of my garden and at only two meters of the wall of my house.

"North East Lincolnshire Borough Council No.17 (The Old Rectory and St Helens Church, Barnoldby Le Beck) Tree Preservation Order 1997"

Trees in my garden are on the preservation order and the new building and driveway could damage the roots of the trees which are against my land's boundary.

Last year, Kate Bradshaw came in my garden in my absence without my permission to have the survey done on the trees .

At her request some trees in my garden has been cut down.

But It is not possible at the moment at any big lorries to access at the futur new driveway against my fence as trees's branches are too low. Some more work will have to be done on the preserved trees.

I strongly object to the proposal based of construction nuisance, damage to wildlife, lost of the life's quality and the calm of our beautiful garden that we choose when we bought the Old Rectory 20 years ago.



# Comments for Planning Application DM/0618/22/FUL

## Application Summary

Application Number: DM/0618/22/FUL

Address: 4 Beck Farm Mews Barnoldby Le Beck North East Lincolnshire DN37 0BH

Proposal: Erect 2 dwellings with garages and various associated works (Amended Plans)

Case Officer: Emily Davidson

## Customer Details

Name: Mrs Vik Nicholson

Address: Rivendell Chapel lane Grimsby

## Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Nothing has changed since my first two objections!!

I will add that the turning point added is un reasonable as this space is on a neighbors property, you need to think would you like cars turning just near your living room window? Their quality of life in the beautiful forever home will be truely be heart braking!

We don't need more high priced properties in this area, you'll find properties in barnoldby of this stature have been sitting on the market for more than a year.

I strongly object to the builds! There in a wrong place to build full stop!

# Comments for Planning Application DM/0618/22/FUL

## Application Summary

Application Number: DM/0618/22/FUL

Address: 4 Beck Farm Mews Barnoldby Le Beck North East Lincolnshire DN37 0BH

Proposal: Erect 3 detached dwellings with garages and various associated works

Case Officer: Emily Davidson

## Customer Details

Name: Mrs Vikki Nicholson

Address: Rivendell Chapel lane Grimsby

## Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: We are objecting to the planning of 3 more houses being build in our little hamlet of a village because-

1- This will directly impact us with the added traffic, which has already increased and we know of the dangers as our son was knocked of his motor bike!

Also the roads can't take the big machinery which will be coming with the build, our properly has also been damaged with past projects in the village due to the tiny lane not being able to accommodate such builds!

2- We have seen a decline in our treasured wild life with the increasing builds.

3- We experience more flooding at the rear of our properly due to water not being able to land drain and old drainage systems in place never up dated.

4- my understanding the turning point at the bottom has been cut off, by owner so no one can reverse properly! This part of the land has joint access to the nearest neighbours who can not access this because of one current owner cutting it off.

5- I also believe knot weed has been disposed of at the end of this properly in the neighbouring wood, this should be looked into.

6- emergency- council refuse collection struggle to drive around our little lanes and often damage property with doing so.

7- Lives and good quality of living, is why most of us have decided to live in a 'rural location' this is ruining it for all of us, for a personal profit it shouldn't be allowed to happen.

I strongly object.

# Comments for Planning Application DM/0618/22/FUL

## Application Summary

Application Number: DM/0618/22/FUL

Address: 4 Beck Farm Mews Barnoldby Le Beck North East Lincolnshire DN37 0BH

Proposal: Erect 2 dwellings with garages and various associated works (Amended Plans received 7th December to reduce plots and new ownership certificate)

Case Officer: Emily Davidson

## Customer Details

Name: Vik Nicholson

Address: Rivendell Chapel lane Grimsby

## Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment:1- This will directly impact us with the added traffic, which has already increased and we know of the dangers as our son was knocked of his motor bike!

Also the roads can't take the big machinery which will be coming with the build, our properly has also been damaged with past projects in the village due to the tiny lane not being able to accommodate such builds!

2-We have seen a decline in our treasured wild life with the increasing builds.

3- We experience more flooding at the rear of our properly due to water not being able to land drain and old drainage systems in place never up dated.

4- my understanding the turning point at the bottom has been cut off, by owner so no one can reverse properly! This part of the land has joint access to the nearest neighbours who can not access this because of one current owner cutting it off.

5-I also believe knot weed has been disposed of at the end of this properly in the neighbouring wood, this should be looked into.

6-emergency- council refuse collection struggle to drive around our little lanes and often damage property with doing so.

7-Lives and good quality of living, is why most of us have decided to live in a 'rural location' this is ruining it for all of us, for a personal profit it shouldn't be allowed to happen.

I strongly object.

# Comments for Planning Application DM/0618/22/FUL

## Application Summary

Application Number: DM/0618/22/FUL

Address: 4 Beck Farm Mews Barnoldby Le Beck North East Lincolnshire DN37 0BH

Proposal: Erect 3 detached dwellings with garages and various associated works

Case Officer: Emily Davidson

## Customer Details

Name: Mrs Jayne Plaskitt

Address: White Gables Church Lane Barnoldby Le Beck

## Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I object to this planning due to the amount of traffic that this will add to an already busy small country lane. There will be a approx 6 more vehicles in and out with the addition of more housing.

Also the construction traffic will be a joke , my fence has been damaged in several occasions due to the narrowness of the road, lorry's and plant machinery are not suitable for the roads in the heart of the village.

Also I believe this land had change of use but conditions where that no building can be applied for.

# Comments for Planning Application DM/0618/22/FUL

## Application Summary

Application Number: DM/0618/22/FUL

Address: 4 Beck Farm Mews Barnoldby Le Beck North East Lincolnshire DN37 0BH

Proposal: Erect 2 dwellings with garages and various associated works (Amended Plans)

Case Officer: Emily Davidson

## Customer Details

Name: Mrs Elizabeth Hood

Address: 1 Church Lane Barnoldby le Beck

## Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: There is nothing within the amended plans that changes my opinion of this proposal.

The proposed provision of a turning point is misleading as the applicant previously blocked off the existing turning area and is only restoring what was originally there. There is no guarantee that it will not be blocked off again if the proposal is agreed and completed.

On two occasions in the last two months we have been unable to exit our driveway due to delivery drivers leaving their vehicles parked at the end of Church Lane whilst they walked down to Beck Farm Mews to drop parcels off. This will only get worse if more houses are built.

I continue to strongly object to the proposed development.

# Comments for Planning Application DM/0618/22/FUL

## Application Summary

Application Number: DM/0618/22/FUL

Address: 4 Beck Farm Mews Barnoldby Le Beck North East Lincolnshire DN37 0BH

Proposal: Erect 3 detached dwellings with garages and various associated works

Case Officer: Emily Davidson

## Customer Details

Name: Mrs Elizabeth Hood

Address: 1 Church Lane Barnoldby le Beck

## Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I object to any further development in Beck Farm Mews as the access is not wide enough to support additional traffic, particularly construction vehicles. Church Lane was only ever intended to give access to the Church, only two houses have driveways and therefore most residents and their visitors have to park on the lane leaving barely enough room for other cars to pass. Any deliveries or tradesmen working at properties also need to park in the lane meaning that it can often be temporarily blocked. This leads to impatience with some drivers, and sounding of horns and shouting out of windows is a fairly regular occurrence. We have also suffered damage to the banked verge and water meter housing outside our house when drivers try to squeeze past. It is also not uncommon for delivery drivers to knock on our door asking to leave parcels for those further down to collect, or for people to knock on our door asking us to move cars which have nothing to do with us. This will only get worse if more houses are approved with inadequate access.

If this application is approved it will then allow others to do the same with their gardens and Church Lane will become a rat run to a housing development.

# Comments for Planning Application DM/0618/22/FUL

## Application Summary

Application Number: DM/0618/22/FUL

Address: 4 Beck Farm Mews Barnoldby Le Beck North East Lincolnshire DN37 0BH

Proposal: Erect 3 detached dwellings with garages and various associated works

Case Officer: Emily Davidson

## Customer Details

Name: Mrs Elaone Francis

Address: 10 Golf Course Lane Waltham

## Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I strongly object to the construction of the three properties the land owner proposes. It is ludicrous to overwhelm an already inadequate access in this location with firstly the construction vehicles which will just be too large to get to the site safely or easily and then with the extra traffic that the new occupants will eventually bring. The access is barely the size of a driveway and barely suitable for purpose as it is. I have been a frequent visitor to the area in the past and unless each property leaves their driveway access open and available for any vehicle to use to turn around in its impossible to turn around. The property owners should not be expected to do this as as others have stated the delivery vehicles and large bin lorries etc can't help but cause damage due to the cramped access. This inevitably leads to large repair expenses for the home owners as culprits rarely stop to offer payment for the damages. Everyone should have the right to a safe and secure place to live. The proposed building of these three properties would take that away from the current home owners. I agree with other comments too that three substantial properties in this location are not going to be housing the majority could afford and are not going to alleviate the housing crisis.

# Comments for Planning Application DM/0618/22/FUL

## Application Summary

Application Number: DM/0618/22/FUL

Address: 4 Beck Farm Mews Barnoldby Le Beck North East Lincolnshire DN37 0BH

Proposal: Erect 2 dwellings with garages and various associated works (Amended Plans received 7th December to reduce plots and new ownership certificate)

Case Officer: Emily Davidson

## Customer Details

Name: Mrs Elizabeth Hood

Address: 1 Church Lane Barnoldby le Beck

## Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: There is nothing in the amended plans which in any way alters my previously submitted opinion in relation to these proposals. The access to the proposed development site, if indeed there is legal access, is inadequate, and increased use will only lead to further damage to the road and verges along Church Lane, and inconvenience to the residents.

Statements made in the documents supporting the application seek, as expected, to paint a favourable picture but they clearly do not represent the views of those who actually live in near proximity to the site.

If this development goes ahead a precedent will have been set for others to do the same with their gardens, particularly if existing residents decide to sell up and move on.

I therefore strongly object to this application and to any further development in Beck Farm Mews on the grounds that it will lead to significantly more traffic in Church Lane with subsequent damage to the road and verges and interference and inconvenience to the existing residents.

# Comments for Planning Application DM/0618/22/FUL

## Application Summary

Application Number: DM/0618/22/FUL

Address: 4 Beck Farm Mews Barnoldby Le Beck North East Lincolnshire DN37 0BH

Proposal: Erect 3 detached dwellings with garages and various associated works

Case Officer: Emily Davidson

## Customer Details

Name: Mrs Sharon Schofield

Address: 13 Rymer Place, Cleethorpes, North East Lincolnshire DN35 0EW

## Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

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

Planning was obtained by the applicant in December 2018 for the land to be used as an extension to the existing garden area reference DM/0923/18/FUL. The conclusion on this planning approval states from the council, the proposal would be in keeping with the wider area and would also not give rise to significant impacts in terms of residential amenity. The new planning application would definitely impact and have significant impact on residential amenity. The reason given for approval was that the proposal would not harm the area character. I strongly suggest the new application would harm the character of the area. As a former resident I was informed by a senior member of the planning team that no one in Barnoldby Le Beck with the same covenants on their land would ever be able to build any permanent structure. So I am now unsure who has advised the applicant that this no longer applies.

I also object due to loss of privacy

I refer to planning application DM/0626/16/FUL which was retrospective planning to erect a replacement balcony. The applicant vehemently objected to the application because of 'alleged' complete loss of privacy. The 3 new detached homes overlook not only the applicants garden, but living areas and bedrooms of their home. This is not only contradictory but the applicant now seems unconcerned with their own privacy and the privacy and quality of life of her nearby neighbours.

I also object to the planning on access issues

The cul de sac is a single track road that is barely wide enough for a large van. The cul de sac has no passing point or turn around, other than in people's driveways. The applicant put rocks in her own the front garden because she was worried about her own children being knocked down by a

vehicle turning in their driveway. The applicant now seems unconcerned for the safety of other children or pedestrians that use the cul de sac. The roads leading into Beck Farm Mews are only just wide enough for cars and not at all suitable for large construction vehicles.

# Comments for Planning Application DM/0618/22/FUL

## Application Summary

Application Number: DM/0618/22/FUL

Address: 4 Beck Farm Mews Barnoldby Le Beck North East Lincolnshire DN37 0BH

Proposal: Erect 2 dwellings with garages and various associated works (Amended Plans received 7th December to reduce plots and new ownership certificate)

Case Officer: Emily Davidson

## Customer Details

Name: Mrs Sharon Schofield

Address: 13 Rymer Place Cleethorpes

## Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

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

Firstly I would like to point out on the application on page 9 and 10 it still mentions 3 properties not amended to 2.

Planning was obtained by the applicant in December 2018 for the land to be used as an extension of the existing garden REF DM/0923/18/FUL. The conclusion on the planning approval states from the council, the proposal would be in keeping with the wider area and would not give rise to significant impacts in terms of residential amenity. The new planning application would have significant impact on residential amenity. As a former resident I was informed by a senior member of the planning team that no one in Barnoldby le Beck with the same covenants on their land would ever be able to build any permanent structure. So I am unsure why this rule no longer applies.

Object due to loss of privacy

I refer to planning application DM/0626/16/FUL which was retrospective planning to erect a 'replacement' balcony. The applicant vehemently objected to the application because of 'alleged' complete loss of privacy. The new homes would mean a loss of privacy for not only the applicants property but nearby neighbors. The applicant now seems unconcerned about their own privacy and the privacy and quality of life of her nearby neighbours.

Object Due to Access Issues

The cul de sac is a single tack road that is barely wide enough for a large van. The applicant blocked anyone being able to turn round in her driveway because she was worried about her own children being knocked down. The applicant now seems unconcerned about the impact of large

construction vehicles not only her neighbors properties but also her own. The roads leading to Beck Farm Mews are only just wide enough for cars and not at all suitable for large construction vehicles.

# Comments for Planning Application DM/0618/22/FUL

## Application Summary

Application Number: DM/0618/22/FUL

Address: 4 Beck Farm Mews Barnoldby Le Beck North East Lincolnshire DN37 0BH

Proposal: Erect 2 dwellings with garages and various associated works (Amended Plans)

Case Officer: Emily Davidson

## Customer Details

Name: Mrs Sharon Schofield

Address: 13 Rymer Place Cleethorpes

## Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: The applicant originally blocked any turn around on or near their property, due to the dangers to their property and family, so I don't understand what has changed to make them OK with it now. There would be nothing to stop vehicles parking in the turning point, or it getting blocked in the future, who would the turning point belong to. It still isn't wide enough to accept large vehicles passing each other. This has done nothing to answer the main issue with this application which is access. The road is not wide enough to accommodate large vehicles or in future the extra delivery traffic. It also doesn't answer why when planning has been given as garden land only, why would you then be able to change it to a building plot. I refer to all my previous objections that remain the same.

# Comments for Planning Application DM/0618/22/FUL

## Application Summary

Application Number: DM/0618/22/FUL

Address: 4 Beck Farm Mews Barnoldby Le Beck North East Lincolnshire DN37 0BH

Proposal: Erect 3 detached dwellings with garages and various associated works

Case Officer: Emily Davidson

## Customer Details

Name: Mrs Sharon Schofield

Address: 13 Rymer Place CLEETHORPES

## Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

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

Planning was obtained by the applicant in December 2018 for the land to be used as an extension to the existing garden area reference DM/0923/18/FUL. The conclusion on this planning approval states from the council, the proposal would be in keeping with the wider area and would also not give rise to significant impacts in terms of residential amenity. The new planning application would definitely impact and have significant impact on residential amenity. The reason given for approval was that the proposal would not harm the area character. I strongly suggest the new application would harm the character of the area. As a former resident I was informed by a senior member of the planning team that no one in Barnoldby Le Beck with the same covenants on their land would ever be able to build any permanent structure. So I am now unsure who has advised the applicant that this no longer applies.

I also object due to loss of privacy

I refer to planning application DM/0626/16/FUL which was retrospective planning to erect a replacement balcony. The applicant vehemently objected to the application because of 'alleged' complete loss of privacy. The 3 new detached homes overlook not only the applicants garden, but living areas and bedrooms of their home. This is not only contradictory but the applicant now seems unconcerned with their own privacy and the privacy and quality of life of her nearby neighbours.

I also object to the planning on access issues

The cul de sac is a single track road that is barely wide enough for a large van. The cul de sac has no passing point or turn around, other than in people's driveways. The applicant put rocks in her own the front garden because she was worried about her own children being knocked down by a

vehicle turning in their driveway. The applicant now seems unconcerned for the safety of other children or pedestrians that use the cul de sac. The roads leading into Beck Farm Mews are only just wide enough for cars and not at all suitable for large construction vehicles.

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
<p>DM /0838/21/ FUL            CHANGE OF USE OF            LAND FROM AGRICULTURAL            TO ALLOTMENTS AND            SENSORY GARDEN</p>	<p>THE INFORMATION GIVEN DOES            NOT ADEQUATELY ADDRESS            THE LOSS OF AMENITY TO            RESIDENTS OF CHURCH COTTAGE.            IT TAKES NO ACCOUNT OF            THE EFFECT OF LOSS OF            RESIDENTIAL AMENITY TO            NEIGHBOURING PROPERTIES            AND THOSE NEIGHBOURS HAVE            BEEN IN TOUCH TO VOICE            OPPOSITION TO SUCH LOSS</p>

**Contact Details:-**

Signature ..... Date 14<sup>th</sup> Sept 2021

Name D. HASTHORPE (WARD CLK)

Address: 12. LINDSEY DRIVE HEAUN & DN41 7NL

# Laceby Parish Council

Mrs N Ashton, Clerk to Laceby Parish Council  
2 Church Lane, Laceby, Grimsby, DN37 7BW  
Email: [lacbypcclerk@gmx.co.uk](mailto:lacbypcclerk@gmx.co.uk)



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

7<sup>th</sup> October 2021

Dear Sir/Madam

**DM/0838/21/FUL – change of use of land from agriculture to allotments and sensory garden; Land adjacent to Church Cottage, Church Lane, Aylesby.**

The above planning application was discussed at the Parish Council Meeting on the 5<sup>th</sup> October 2021. The plans and details of the application were scrutinised by Councillors attending the meeting and Councillors would like to register an objection to these plans. The objection is regarding the existing resident's amenity which would be changed; this development will impact on their homes and gardens and the privacy they currently enjoy. Noise and disturbance may also impact on the residents adjacent to this development.

Yours faithfully,

*N J Ashton*

Mrs N Ashton  
Clerk to Laceby Parish Council

# Laceby Parish Council

Mrs N Ashton, Clerk to Laceby Parish Council  
2 Church Lane, Laceby, Grimsby, DN37 7BW  
Email: [lacbypcclerk@gmx.co.uk](mailto:lacbypcclerk@gmx.co.uk)



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

8<sup>th</sup> December 2021

Dear Sir/Madam

**DM/0838/21/FUL – change of use of land from agriculture to allotments and sensory garden; Land adjacent to St Lawrence’s Church, Church Cottage, Church Lane, Greenacre and Field, Church Lane, Aylesby.**

The above planning application was discussed at the Parish Council Meeting on the 7<sup>th</sup> December 2021. The plans and details of the application were scrutinised by Councillors attending the meeting.

Laceby Parish Council registered an objection to these plans on the 7<sup>th</sup> October 2021 regarding the resident’s amenity. Laceby Parish Council would like to restate that objection, and have no further comments to make.

Yours faithfully,

*NJ Ashton*  
Mrs N Ashton  
Clerk to Laceby Parish Council

# Laceby Parish Council

Mrs N Ashton, Clerk to Laceby Parish Council  
c/o The Stanford Centre, Cooper Lane, Laceby, Grimsby, DN37 7AX  
Email: [lacebypcclerk@gmx.co.uk](mailto:lacebypcclerk@gmx.co.uk)



Planning Department,  
New Oxford House,  
George Street,  
Grimsby,  
DN31 1HB

6<sup>th</sup> April 2023

Dear Sir/Madam

**DM/0838/21/FUL – change of use of land from agriculture to allotments and sensory garden (address and location of development clarified only – no change to drawings previously submitted); Land adjacent to St Lawrence’s Church, Church Cottage, Church Lane, Greenacre and Field, Church Lane, Aylesby.**

The above planning application was discussed at the Parish Council Meeting on the 4<sup>th</sup> April 2023. It was noted that this was just a change to the address with the location clarified only, and no amendments to plans or drawings previously submitted.

Please refer to previous objections dated 7<sup>th</sup> October 2021 and 8<sup>th</sup> December 2021 in regards to this application.

Yours faithfully,

*NJ Ashton*  
Mrs N Ashton  
Clerk to Laceby Parish Council

# Comments for Planning Application DM/0838/21/FUL

## Application Summary

Application Number: DM/0838/21/FUL

Address: Land Adjacent To St Lawrences Church, Church Cottage, Church Lane, Greenacre And Field Church Lane Aylesby North East Lincolnshire DN37 7TT

Proposal: Change of use of land from agriculture to allotments and sensory garden (PLEASE NOTE THAT THE ADDRESS AND LOCATION OF DEVELOPMENT IS CLARIFIED ONLY - NO CHANGE TO ANY DRAWINGS PREVIOUSLY SUBMITTED)

Case Officer: Jonathan Cadd

## Customer Details

Name: Mrs O'Donnell

Address: 4 April Rise, Main Aylesby

## Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I am objecting to the above plans!

My garden literally backs onto the land in question.

I am worried for my security and privacy. If it were to go ahead I would need to at least erect a six foot fence at the end of my garden for at privacy never mind the security side of it, which I feel I should not have to do, and NOT of it being a financial aspect!!

I would not be able to rest easy knowing that my garden/property can easily be accessed via the proposed allotments.

If I were to stand at the back of my property I can barely see the end of my garden in daylight never mind at night. At night I have to use a torch to walk the length of my back garden.

Having spoken to a few of the residents in Aylesby, I strongly believe this is the view of many of them.

# Comments for Planning Application DM/0838/21/FUL

## Application Summary

Application Number: DM/0838/21/FUL

Address: Land Adjacent To St Lawrences Church, Church Cottage, Church Lane, Greenacre And Field Church Lane Aylesby North East Lincolnshire DN37 7TT

Proposal: Change of use of land from agriculture to allotments and sensory garden (PLEASE NOTE THAT THE ADDRESS AND LOCATION OF DEVELOPMENT IS CLARIFIED ONLY - NO CHANGE TO ANY DRAWINGS PREVIOUSLY SUBMITTED)

Case Officer: Jonathan Cadd

## Customer Details

Name: Mr mansukh patel

Address: field house aylesby grimsby

## Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Dear Sir/madam

I wish to object to the above planning request, I have several objections as listed below:

I am very concerned about the damage this development will do to the wildlife present around my property. I frequently hear owls in the garden, see rabbits and pheasants on a daily basis. Any development in this area will risk the health and habitat of this wildlife. Rabbits can get trapped in wire, the noise from the garden may scare away the local wildlife. The reason I moved to Aylesby was for this environment.

Having an allotment behind my property will affect the security of my building. presently there is no walk way or access directly to my house, an allotment and garden will allow potential burglars direct access to my rear garden and thus my house. My garden is quite large and not monitored, my wife and I are both over 60 and feel this will leave us feeling vulnerable

The proposed development will also affect our privacy as people using the allotment can be present whenever they wish and will be able to directly overlook my garden.

The very character of our rural village will be affected by the sensory garden allotment, Presently most houses in the local vicinity have access to their own gardens in both Laceby and Aylesby. There is already an established allotment within 15 minutes walk of my house as well as a park with swings . What is the need for another one in such close proximity.



# Comments for Planning Application DM/0838/21/FUL

## Application Summary

Application Number: DM/0838/21/FUL

Address: Land Adjacent To St Lawrences Church, Church Cottage, Church Lane, Greenacre And Field Church Lane Aylesby North East Lincolnshire DN37 7TT

Proposal: Change of use of land from agriculture to allotments and sensory garden (PLEASE NOTE THAT THE ADDRESS AND LOCATION OF DEVELOPMENT IS CLARIFIED ONLY - NO CHANGE TO ANY DRAWINGS PREVIOUSLY SUBMITTED)

Case Officer: Jonathan Cadd

## Customer Details

Name: Nigel and Emma Morrison

Address: Church Cottage Church Lane, AYLESBY Nr Grimsby

## Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: We wish to object to the above planning application on the following grounds:

### 1. Privacy

Our property is adjacent to the proposed development and is within metres of it. All southern facing windows and our conservatory overlook the area. The proposal will therefore affect our privacy.

### 2. Security

Having a development such as this visible from the nearby public footpath could attract undesirable attention and compromise the security of all the properties backing onto it and the project itself.

### 3. Noise

Having this development, including a sensory garden will create unwanted noise, during its use and its upkeep.

Whilst we fully appreciate the good intentions of the development and benefits the project would bring to the children, we feel a better location out of public view and away from neighbouring properties would be more appropriate.

DM/0838/21/FUL

We have read the planning statement addendum and feel that our objections dated 30<sup>th</sup> September 2021 are all still valid.

The proposed development is within several metres of our property, the access route, is still showing as running alongside our boundary fence within metres of our windows. At both meetings with the applicant and land owner, it was agreed that it would not be a problem to divert the path away from our boundary.

The statement claims there will be no material increase in loss of privacy. This is a matter of subjective opinion, not fact. The yellow cross in the photo is the position of the proposed sensory area of the development. This is, as can be seen below, in full from all of the South facing windows of our property.

There are confusing statements, which need clarification. In the first instance, it is stated that the facility would only be used between the hours of 9am and 2.30pm Monday to Friday during term time and that the allotment was not an allotment in the usual sense. It goes on to state that it was the intention to open up access to local residents to assist with upkeep or use one of the beds for growing. This would then require access to the site beyond the hours previously stated, making it accessible at all hours and over weekends and holidays. This would seriously impact on our privacy. Should the development be granted permission with this vague statement in place we would request that clear clarification is made of when it can be used and by whom to prevent reinterpretation of the statement in later years.

At no point have we ever had an issue with the potential for the land to be used for agricultural activities, it is agricultural land. However, despite the claims to the contrary, the proposal is to *change the use of the land* and must be considered as such, and how this could be interpreted in the future.



# Comments for Planning Application DM/0838/21/FUL

## Application Summary

Application Number: DM/0838/21/FUL

Address: Land Adjacent To St Lawrences Church, Church Cottage, Church Lane, Greenacre And Field Church Lane Aylesby North East Lincolnshire DN37 7TT

Proposal: Change of use of land from agriculture to learning, growing and sensory garden area

Case Officer: Jonathan Cadd

## Customer Details

Name: Mrs Emma Morrison

Address: Church Cottage Church Lane Grimsby

## Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment:DM/0838/21/FUL | Change of use of land from agriculture to learning and sensory garden | Land Adjacent To St Lawrences Church, Church Cottage, Church Lane, Greenacre And Field Church Lane Aylesby North East Lincolnshire DN37 7TT

Please note our original objection to the above application dated 30 September 2021 remains on the grounds that it will affect our privacy, compromise the security of the properties backing onto the site and cause noise disturbance in its use and upkeep.

We received a letter dated 8th March 2023 detailing a revised scheme and amendments to the original plans.

The only amendment appears to be the re-location of the footpath to an unspecified distance away from the boundary of the church and our property, across the standing crop. The proposed path will still impact our residential amenity/privacy as there will be new close pedestrian activity across what has always been agricultural land.

The crime statistic reports attached are totally irrelevant. The proposed site is currently field and as such does not attract unwanted behaviour. As you clearly state "the site is directly visible from the nearby (public) footpath". Once developed it is likely to attract anti social behaviour issues and vandalism. This could in turn compromise the security of the properties backing onto the site.

The letter claims the site to "consist of improved grassland influenced by the adjacent cropland". It is actually an irregular area of rough grass, nettles and thistles adjacent to an overgrown pond.

The area has arisen due to the fact it is inaccessible by the large farm implements used today. The area is uneven underfoot and often boggy.

The amended plans include a 60 metre wildflower meadow. Wildflower meadows are fantastic for the environment but unfortunately are notoriously difficult to establish and maintain, without creating merely an area of invasive weeds.

The letter goes on to mention a grant obtained by Aylesby Manor Farms from the Woodland Trust to plant mixed hedging. As it states, this is separate to the planning application. It claims it will benefit the residential properties boarding the agricultural field in vicinity of the site. We are unclear how this is of benefit to us as a length of hedging including two trees has been planted along side and a metre away from our boundary fence, and ours alone.

The letter concludes by suggesting all the matters raised regarding the application have been resolved. The amendments do nothing to alter the fact that the area is unsuitable for use by children and should remain agricultural in nature.

The uncultivated site proposed in this application is an area of considerable size for a small school to take on, develop and maintain to a high standard. Commitment required for such projects is often underestimated. Five raised beds measuring 5m x 1.5m is in itself quite an area to maintain let alone the rest of the site. The area will be challenging on cold, wet days or totally unusable. In summer it will be in full sun. There will be loss of crops and plants to the local rabbit and pigeon population not to mention rats.

We are told the area would be used during school hours of 9am to 2.30pm during term time. How much time outside of these hours will be needed to maintain the area, causing disturbance to neighbouring properties? A development on this size is not school hours and term time only. Top maintenance is critical to the success of a project such as this.

Attached with the letter is information on the ideology and benefits of outdoor learning.

We fully understand the benefits it can bring but feel this location to be unsuitable.

An outdoor classroom doesn't have to be vast and elaborate for it to be valuable and functional. A couple of raised beds within the courtyard area of the school would be easier to maintain. A sensory garden area that is lovely to look at with both students and staff enjoying it as a highly maintained feature of the school grounds.

The Council for Learning Outside the Classroom advocates the creation of gardens within school grounds with reading areas, growing spaces, den building areas etc. It suggests the use of community gardens and allotments. We have allotments close by at Laceby. I believe the school attempted using the allotments but were unable to maintain it to the standard required. (Covid cannot be blamed as, had they sufficient support from staff and parents the allotment could have been well maintained during these times). The use of places of worship is also encouraged. St Lawrence church opposite the school is now designated a "Festival Church" and as such is to be

used for community activities as well as worship. Surely this is the perfect secure, calm space for safe, quiet contemplation as well as the exploration of music and sound. Could the school use the fantastic sensory facility of The Linkage Sensory Bus? (A purple bus converted into a fully accessible mobile sensory space packed with exciting sensory equipment).

All in all we consider the area suggested to be unsuitable for the project and object to the application. We are concerned about loss of privacy, security and noise such an area would create. We feel any funding obtained for such a project could be better spent by redeveloping the area within the school, possibly the addition of a high quality poly tunnel for growing crops on site, much easier to upkeep, maintain and enjoy by both children and staff.

# Comments for Planning Application DM/0838/21/FUL

## Application Summary

Application Number: DM/0838/21/FUL

Address: Land Adjacent To St Lawrences Church, Church Cottage, Church Lane, Greenacre And Field Church Lane Aylesby North East Lincolnshire DN37 7TT

Proposal: Change of use of land from agriculture to allotments and sensory garden (PLEASE NOTE THAT THE ADDRESS AND LOCATION OF DEVELOPMENT IS CLARIFIED ONLY - NO CHANGE TO ANY DRAWINGS PREVIOUSLY SUBMITTED)

Case Officer: Jonathan Cadd

## Customer Details

Name: Mr Darren Coulbeck

Address: 3 Main Road Aylesby Grimsby

## Comment Details

Commenter Type: Neighbour

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

Comment Reasons:

Comment: Having looked at the planning and heritage statement and attended the meeting held yesterday, I wish to comment, so that I may add a little further context and clarification, as was relayed to me during the meeting, to aid the formal review process.

The allotment aspect is referring to a series of raised beds with no outbuildings. This means no greenhouse or tool store, with no valuables left on site.

Perimeter fencing is envisaged to be a small height picket fence all the way around but not be positioned closely to the rear of residential properties. There will be wild-flower planting separating the proposed site and rear garden boundaries.

The site will be used at times between 9-2.30pm term time only, however, activities performed by groundskeeper (such as watering and grass cutting) will be outside these hours.

The 'wider community' really means local Aylesby residents - as a proposal to help with the upkeep, or, use one of the raised beds/small area for growing. But, this is not to the scale of a Laceby allotment space.

The school will also time activities so that children will not be exposed to any spraying of pesticides or fertiliser and it is proposed that an area around the perimeter will be left, in order that any growing crops will be at an acceptable distance to minimise the prospect of any residual material making contact with the site, flowers, fruits, vegetables or wildlife in and around the

pond/proposed insect hotel.

In terms of loss of privacy, some residents do feel that having a new established walkway as well as the sensory garden may lead to being overlooked by users passing by. This has not previously been a concern as the area is currently not used and some residents feel that extra security may be necessary or feel hemmed in somewhat. The grass walkway which shows running parallel is to be moved to a more angular approach with wildflowers occupying previously marked area to help mitigate these feelings.

From the tarmac path the area will look different to the surrounding land/crop and some residents are worried that any curious criminal may use this as an opportunity to gain access to the rear gardens because the primary area will be kept/therefore accessible compared to rough agricultural land offering a natural defence. Further worries include the invitation for vandalism, or unwanted attention for just being there.

The land owners gave assurances that the area would be used for the sole intention of helping the school on a small scale and has no ulterior motive in expanding or ideas of future further development in which granted permission would be advantageous.

# Comments for Planning Application DM/0245/22/FUL

## Application Summary

Application Number: DM/0245/22/FUL

Address: Land South Of Diana Princess Of Wales Hospital Scartho Road Grimsby North East Lincolnshire

Proposal: Erect 37 dwellings with associated highways and landscape works

Case Officer: Cheryl Jarvis

## Customer Details

Name: Mr Jim Wright

Address: 27a Parker Street Cleethorpes

## Comment Details

Commenter Type: Member of the Public

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

Comment Reasons:

Comment: Thank you for posting the Ecological Appraisal on the documents.

The consultant states (5.2.10): "As a positive, optional enhancement, artificial bird nesting features could be incorporated onto the new dwellings."

In the event that the application is improved, I hope this suggestion could be included in the planning conditions as a strong recommendation.

If nine swift bricks, could be incorporated into construction of the properties, it could play a vital part in reversing the decline of a species that is in rapid decline in Grimsby, as elsewhere in the UK, as a result of lost breeding sites.

Many thanks.

# Comments for Planning Application DM/0245/22/FUL

## Application Summary

Application Number: DM/0245/22/FUL

Address: Land South Of Diana Princess Of Wales Hospital Scartho Road Grimsby North East  
Lincolnshire

Proposal: Erect 37 dwellings with associated highways and landscape works

Case Officer: Cheryl Jarvis

## Customer Details

Name: Mr Jim Wright

Address: 27a Parker Street Cleethorpes Cleethorpes

## Comment Details

Commenter Type: Member of the Public

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

Comment Reasons:

Comment: I understand there has been a preliminary ecological report.

However, (as of June 22) this has not been included in the list of documents.

It is an important document, so I hope the case officer could stipulate that it is listed without delay.

Thank you.

# Comments for Planning Application DM/0245/22/FUL

## Application Summary

Application Number: DM/0245/22/FUL

Address: Land South Of Diana Princess Of Wales Hospital Scartho Road Grimsby North East Lincolnshire

Proposal: Erect 37 dwellings with associated highways and landscape works

Case Officer: Cheryl Jarvis

## Customer Details

Name: Mr J Wright

Address: 27a Parker Street Cleethorpes

## Comment Details

Commenter Type: Member of the Public

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

Comment Reasons:

Comment:

Note: This is a corrected version of my comment submitted earlier.

Thank you for posting the Ecological Appraisal on the documents page.

The eco-consultant states (5.2.10): "As a positive, optional enhancement, artificial bird nesting features could be incorporated into the new dwellings."

In the event that the application is approved, I hope this suggestion could be included in the planning conditions as a strong recommendation from the planning department.

If nine swift bricks, could be incorporated into construction of the properties, it could play a vital part in reversing the fortunes of a species that has been in rapid decline in Grimsby (as elsewhere in the UK) as a result of lost breeding sites.

Many thanks

## Carol Pedersen (EQUANS)

---

**From:** Joy Croot  
**Sent:** 05 July 2022 20:15  
**To:** Planning - IGE (ENGIE)  
**Subject:** DM/0245/22/FUL  
**Attachments:** Annex swifts).docx

You don't often get email from [REDACTED]

4 Beverley Court  
Healing  
NE Lincs  
DN41 7SP

**July 5th 2022**

Dear Cheryl Jarvis,

Re Application: DM/0245/22/FUL  
Address: Land south of DPOW Hospital, Grimsby

I wish to comment on this planning application.

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

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

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

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

Section 40 of the Natural Environment and Rural Communities ( NERC) Act 2006 [1], states: *“Every public authority must, in exercising its functions, have regard, so far as is*

*consistent with the proper exercise of those functions, to the purpose of conserving biodiversity.'*

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

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

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

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

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

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

Yours sincerely

Joy Croot

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

Sent from my iPad

## Annex – swifts and built development

### Why are swifts important?

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

However, swifts are in trouble, having declined by 57% between 1995-2017. Swifts are now an ‘Amber-listed’ species on the list of Birds of Conservation Concern<sup>1</sup>.

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

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

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

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

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

### Swift bricks

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

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

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

Proportionally more may be added to commercial units.

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

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<sup>1</sup> [www.rspb.org.uk/birds-and-wildlife/bird-and-wildlife-guides/bird-guide/status\\_explained.aspx](http://www.rspb.org.uk/birds-and-wildlife/bird-and-wildlife-guides/bird-guide/status_explained.aspx)

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

### **Swift nest boxes**

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

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

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

### **Swift attraction calls**

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

### **References**

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

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

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

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

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

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

**Action for Swifts 'Facts about Swift bricks'.**

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

**RSPB swift nest box**

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

**Swift Conservation - swift box designs & attraction calls.**

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

**Action for Swifts - swift box designs.**

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

**Action for Swifts - attraction call system.**

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

**Action for Swifts - Residential bird box guidance**

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

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

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

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

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

# Comments for Planning Application DM/0245/22/FUL

## Application Summary

Application Number: DM/0245/22/FUL

Address: Land South Of Diana Princess Of Wales Hospital Scartho Road Grimsby North East  
Lincolnshire

Proposal: Erect 37 dwellings with associated highways and landscape works

Case Officer: Cheryl Jarvis

## Customer Details

Name: Mrs Natalie Till

Address: 174 SCARTH ROAD GRIMSBY

## Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Having lived here for 11 years i have never had issues with garden flooding, Since the beginning of the building work on 3 separate occasions our garden has been severely flooded to the extent that water was at 8 inches deep and unable to access the back garden at all. No consideration or review of the flood plains and with the intended further building I am concerned this will become an issue longer term, the water lies around our property, outbuildings and garage and damages the paths, and landscaping. Whilst I appreciate that the land has been sold and this was always a potential existing properties and the damage to their land must be considered before this is approved. If this becomes a persistent issue I am likely to seek legal action through my insurers due to the damage that was previously unseen prior to the building. I have photographic evidence of the garden and can forward this to you on request

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

From: Kevin

Sent: 03 July 2022 12:50

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

Subject: DM/0245/22/FUL planning application

Could you please note I am against this application being approved as the traffic situation is getting worse down Scartho Rd with people turning right at the traffic lights and blocking the main road during peak times This application will only add to the situation

K Hornsby  
197 Scartho rd  
Grimsby

## Planning - IGE (ENGIE)

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**From:** Ron and Iris Dainton  
**Sent:** 30 June 2022 11:14  
**To:** Planning - IGE (ENGIE)  
**Subject:** Ref: DM/0245/22/FUL

Dear Sirs,

Re: Planning Application Consultation

Reference No: DM/0245/22/FUL

We write to object to the application to erect 37 dwellings on land by Princess of Wales Hospital, Scartho Road, Grimsby, on two main grounds:

**Road Safety** - The development will lead to a significant impact upon road safety in the local neighbourhood

**Overbearing** - The development will have an oppressive impact on surrounding areas in terms of pressure on already overloaded infrastructure – schools, GP surgery, recreation, transport links etc.

There are clear issues of density and over-development of the site which will have an adverse impact on the character of the neighbourhood and on the residential amenity of neighbours.

The responsibility of the developers is to pack in to an area as many houses as they can to maximise their profit margin – more houses = more money. Nothing wrong with making a profit that is what business is about.

However, the responsibility of the local Council is to ensure that the quality of life and living conditions of its citizens are upheld and, hopefully, even promoted.

NALC defines the role of the Council as: working towards **improving** community well-being and providing **better services** (*my emphasis*) and representing the local community (i.e. giving more weight to local people's wishes –v- large corporations).

There can be no doubt about the negative impact that this further development will have on the quality of life on the surrounding neighbourhood.

There is congestion already on the surrounding roads and there are choke points in the neighbouring area during the day - rush hour; school run times etc. especially around the already very busy junction at Scartho Road. The pressures on those periods will become more concentrated and intense with the extra increase in volume of traffic and people, leading to more problems and more aggravation for both drivers and pedestrians.

Essentially the development is creating a huge cul-de-sac with no escape route. If there is an accident on Matthew Telford Park – which is merely a two lane road – there is no other way round.

If there is an accident at the junction with Scartho Road there is no other way through.

Despite being only minutes away from a large district general hospital with all the major specialities and a 24 hour emergency department, ambulances would not be able to attend; police and fire services would be similarly impeded.

We would request that all development is curtailed unless and until the developers make good on their promises of extra infrastructure development and, most importantly, develop an alternative route from the site to allow proper unrestricted ease of access.

Yours faithfully,

Iris & Ron Dainton

201 Scartho Road DN33 2BU

# Comments for Planning Application DM/0245/22/FUL

## Application Summary

Application Number: DM/0245/22/FUL

Address: Land South Of Diana Princess Of Wales Hospital Scartho Road Grimsby North East  
Lincolnshire

Proposal: Erect 37 dwellings with associated highways and landscape works

Case Officer: Cheryl Jarvis

## Customer Details

Name: Mrs joan white

Address: 17 Muirfiled Waltham

## Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Surely not more cars to join the queue onto Scartho Road ???

①

1 BECKHYTHE CLOSE  
SCARTH, GRIMSBY,  
N/E LINGS, DN33 2ES

9<sup>TH</sup> MARCH 2023

PLANNING APPLICATION REFERENCE

DM / 0123 / 23 / FUL

DEAR BECCA SOULSBY,

WITH REFERENCE TO THE ABOVE APPLICATION FOR PLANNING PERMISSION FOR A GREENHOUSE, I WISH TO COMMENT ON MY OPINION WHY PLANNING PERMISSION SHOULD BE REFUSED

THE GREENHOUSE HAS ALREADY BEEN ERRECTED WITHOUT CONSENT ON THE LAND OPPOSITE HIS FRONT GARDEN. THE ACCESS ROAD TO OTHER BUNGALOWS RUNS THROUGH THE FRONT GARDEN AND THE LAND THE GREENHOUSE HAS BEEN ERRECTED ON.

MY MAIN CONCERN IS THE DANGER IT CAN CAUSE TO MY GRANDSON WHEN PLAYING CYCLING OR RUNNING IF HE CRASHED INTO IT, WITH ITS POSITION APPROX. 1 METER AWAY FROM THE ROAD. MY OTHER CONCERNS ARE FOR PEOPLE WALKING PAST IT IF THEY ARE PARTIALLY SIGHTED AND FALLING INTO IT.

THIS LEADS ME INTO MY CONCERN THAT HE HAS NO CONTROL OF THE GREENHOUSE'S SECURITY AND

(2)

SAFETY OF THE PUBLIC INCLUDING CHILDREN  
BECAUSE IT IS NOT CONTAINED IN M<sup>R</sup> BOULBY  
GARDEN BOUNDARY.

HAVING COME ON TO YOUR SITE AND  
READ THE APPLICATION SUBMITTED BY M<sup>R</sup> BOULBY  
I NOTICED A SECTION "TREES AND HEDGES"  
THE GREENHOUSE SITING BEFORE IT WAS  
CLEARED WAS ONE IN KEEPING WITH THE  
BEAUTIFUL LANDSCAPE OF THE OTHERS  
WITH LARGE SHRUBS AND LOVELY FLOWERS  
AND PLANTS, M<sup>R</sup> BOULBY CLEARED IT  
AND BY DOING SO BEFORE APPLYING FOR PLANNING  
PERMISSION LETS ONE TO ASK WHY.

I ENCLOSE PHOTOGRAPHS THAT OUTLINE  
THE POSITION OF THE GREENHOUSE IN  
RELATIONSHIP TO THE ROAD AND THE  
OTHER DWELLINGS IN BECKHYTHE AND THE REAR  
OF IT.

I TRUST MY VIEWS AND COMMENTS  
WILL BE HONESTLY ACCEPTED BY THE PLANNING  
OFFICERS AND MY OBJECTIONS WILL LEAD  
TO A REFUSAL OF THE APPLICATION.

I HAVE NO OBJECTION TO M<sup>R</sup> BOULBY  
ERECTING THE GREENHOUSE IN HIS OWN  
BACK GARDEN

YOURS FAITHFULLY

M<sup>S</sup> PATRICIA SHEPPERDSON



THIS PHOTO SHOWS THE ERECTED GREENHOUSE  
CLOSE TO THE PROPERTY IN GLEBE ROAD. THE  
OWNER M<sup>RS</sup> KAREN NORTHWOOD STATES SHE HAS  
HAD TO LET HER HEDGE GROW TO HIDE THE ROOF  
OF THE GREENHOUSE.



THIS PHOTO SHOWS HOW THE DECORATIVE FLOWER  
BEDS HAVE BEEN REMOVED TO MAKE WAY FOR  
AN ALLOTMENT. AND GREENHOUSE



ALL THE RESIDENTS HAVE TO PAY FOR THE  
UPKEEP OF THE VERGES AND FLOWER BEDS  
SINCE THE BUILDER STOPPED DOING IT,



THIS PHOTO SHOWS HOW CLOSE TO THE ROAD  
THE GREENHOUSE IS ON APPROACHING THE BUNGALOW  
WHICH MUST MAKE IT DIFFICULT FOR THE COUNCIL W  
CONTAINERS TO NAVIGATE

# Comments for Planning Application DM/0123/23/FUL

## Application Summary

Application Number: DM/0123/23/FUL

Address: 3 Beckhythe Close Grimsby North East Lincolnshire DN33 2ES

Proposal: Retrospective application to erect greenhouse to front

Case Officer: Becca Soulsby

## Customer Details

Name: Jacqueline Brocklesby

Address: 2 Beckhythe Close Grimsby

## Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: My main concern for this structure being there is my husband's wellbeing in that he has dementia where he is prone to walking up and down the Close during the day or night and this is likely to disorientate him from his usual surroundings and affect his day to day routine.

# Comments for Planning Application DM/0123/23/FUL

## Application Summary

Application Number: DM/0123/23/FUL

Address: 3 Beckhythe Close Grimsby North East Lincolnshire DN33 2ES

Proposal: Retrospective application to erect greenhouse to front

Case Officer: Becca Soulsby

## Customer Details

Name: Mrs Suzanne Baxter

Address: 4, Beckhythe Close Beckhythe Close Grimsby

## Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: My outlook is now dominated by a greenhouse which is clearly not in keeping with its surroundings.

Beckhythe Close is an open plan development of five bungalows, and all the properties, including Number 3, have a back garden. This greenhouse is in the front garden - the public face of the property, and is wholly inappropriate - it is not an allotment, and the land was not envisaged to be used for that purpose. Furthermore, it was erected without planning permission in the hope that no one would object.

One of the prime reasons for moving here was the attractive and well maintained approach. That has now been destroyed.

In addition, the open and unprotected position of the greenhouse renders it exposed to the instances of vandalism/theft and anti social behaviour we all have to endure from time to time, particularly in the summer months.

In short it is an eyesore, situated too close to neighbouring boundaries and should be removed.

**From:** KenT  
**Sent:** 10 March 2023 19:15  
**To:** Planning - IGE (ENGIE)  
**Subject:** Planning application from 3 Beckhythe Close

Planning Application Reference: DM/0123/23/FUL  
Location: 3 Beckhythe Close, Grimsby DN33 2ES

My wife and I moved into Beckhythe Close 11 years ago, attracted by its tranquillity and the beauty of the gardens therein. Over those years we have joined old and new residents in maintaining and improving our surroundings. We even sweep the roads because the Council appear to have forgotten about us!

Now our property has a hideous greenhouse within 3 feet of our boundary and only 4-5 feet away from the road. This development was meant to be for residential purposes only, not part of an allotment and we, along with others would not have moved here had we been made aware that an allotment could be part of the scene.

All 5 of the bungalows in the Close have rear gardens so why erect one in the front garden especially as it is separated from the home by a road. Incidentally, I have been informed, rightly or wrongly, that you may not build in front gardens!

WE are often visited by children from the area during school holidays and lighter evenings, some of whom, as we know from experience, are up to mischief and this greenhouse will be an attraction and possibly a danger.

WE are of the opinion that this greenhouse is totally inappropriate in this setting, making a mockery of all the work put in by the residents and totally out of character with the rest of the area – in other words a total EYESORE!

Ken Tappin  
5 Beckhythe Close.

42 Grantham Avenue,  
Grimsby  
DN33 2HJ  
8<sup>th</sup> March, 2023

FAO Becca Soulsby

**Re: Planning Application Ref DM/0123/23/FUL**

**Proposal : Retrospective application to erect greenhouse to front**

**Location : 3 Beckhythe Close Grimsby, North East Lincolnshire DN33 2ES**

I, Ronald Collumbell Baker, oppose the application for the following reasons:

- Beckhythe Close is a **public** road and the siting of a greenhouse less than 1.5 metres from the kerbside must be contrary to Health and Safety Regulations.
- Because the road is public, there is no reason why children, and they often do, cannot play there; such children often play ball games and hide and seek among the trees and shrubs. A greenhouse could also contain toxic plant food which would pose a danger to inquisitive and mischievous children.
- To say the land on which the greenhouse is sited is the front garden of the applicant is both **ambiguous** and **incorrect**. The strip of land which forms a boundary between the garden of the houses in Glebe Road and development of Beckhythe Close is a shrubbery and is evident on the original plans which were submitted by John Teanby Developments in 1984/5.
- The plans were widely discussed at the time with John Teanby by local residents including myself in order to allay ANY fears that we may have had that the development would not be of an attractive high standard and not have a detrimental impact on any nearby residents. It was on this basis that the plans were passed and therefore the siting of this greenhouse blatantly contravenes such agreements. Any original plans should and must stand and ought not to be disregarded: as the shrubbery itself was an intrinsic part of the plan for the development, there is no right to remove it.

Some background information may be helpful to understand how the shrubbery became divided up between the five property owners:

- In 1984 the property, number 42 Grantham Avenue, together with the very large garden was purchased by John Teanby Developments. I then purchased the property with a much reduced garden. The largest part of the garden was then developed and resulted in the building of five bungalows with a service road off Grantham Avenue.
- There was some opposition to the plans by residents of Glebe Road as they had always enjoyed views of the large park like garden. Mainly because John Teanby promised to retain the existing trees and shrubs and to maintain them, the local residents accepted the development.
- After a few years, Mr Teanby wanted to relinquish responsibility and to allow the residents to have responsibility for the land on the condition it was not substantially changed.
- For almost 40 years Beckhythe Close has been admired by all who see it; the residents have tended their section of land to create a unique space, each section aesthetically complimentary to the other for mutual benefit and neighbourly respect.

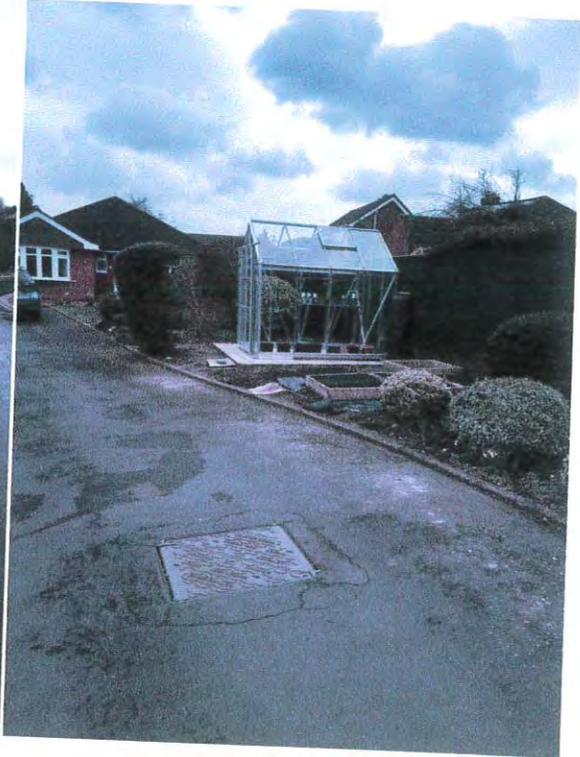
This greenhouse is totally in the wrong place and has ruined this unique creation. I strongly request that it be removed as soon as is practicable for the reasons aforementioned.

Yours sincerely

Ronald C Baker



Re. Planning Application Ref. DM/0123/20/FUL



Photos of Beckhythe Close showing unauthorised greenhouse.

	<p><b>Development Management Services</b></p> <p>New Oxford House 2 George Street Grimsby DN31 1HB</p> <p>Telephone (01472) 326289 – Option 1 Email: <a href="mailto:Planning@nelincs.gov.uk">Planning@nelincs.gov.uk</a></p>
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**REQUEST FOR APPLICATIONS TO BE HEARD AT PLANNING COMMITTEE**

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

Application No.	Reason for Referring to Planning Committee
<p><b>DM/0303/22</b> <b>Beacontorpe Methodist Church. 1 Tennyson Road, Cleethorpes. DN35 7LE</b></p>	<p><b>There have been stakeholder/resident matters raised in respect to this planning application. It is my strong belief to provide clarity, transparency &amp; fairness to all stakeholders and residents that this application should be referred to planning for further consideration.</b></p>

Contact Details: -

Signature: ..... Date 03.04.23

Name: Cllr Sophia Farren

Address: 1 Townhall Square. Grimsby DN31 1HX

# Comments for Planning Application DM/0303/22/FUL

## Application Summary

Application Number: DM/0303/22/FUL

Address: Beacontorpe Methodist Church Grimsby Road Cleethorpes North East Lincolnshire DN35 7LB

Proposal: Convert existing church into 6 apartments (including mezzanine accommodation at first and second floor) with various internal and external alterations

Case Officer: Jonathan Cadd

## Customer Details

Name: Mr DARREN FIELDEN

Address: 1 Tennyson Road, Cleethorpes, North East Lincolnshire DN35 7LE

## Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: My reason for objection is for the following:

1. I live next door to the said property how will this renovation take place with little or no disruption to my self or my property?
2. I have a fence that I built and own how will this renovation effect this when I have to regularly gain access to both sides to maintain it ie paint it annually and carryout repairs?
3. Parking down Tennyson Road is extremely poor as it is, especially when they converted the building across the road (old nursing home/gas showroom) The conversion of the church will further compound the issue if they are to convert it to 6 residential flats.

I strongly object to the said proposal and will fight it all the way.

Regards

Mr D Fielden.

# Comments for Planning Application DM/0303/22/FUL

## Application Summary

Application Number: DM/0303/22/FUL

Address: Beacontorpe Methodist Church Grimsby Road Cleethorpes North East Lincolnshire DN35 7LB

Proposal: Convert existing church into 6 apartments (including mezzanine accommodation at first and second floor) with various internal and external alterations

Case Officer: Jonathan Cadd

## Customer Details

Name: Mr DARREN FIELDEN

Address: 1 Tennyson Road Cleethorpes

## Comment Details

Commenter Type: Neighbour

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

Comment Reasons:

Hi David,

As per your visit today I would think it wise that we have an agreement between ourselves on the way forward in respect of me maintaining my property boundary/security and maintenance of my property.

As per our conversation a number of my concerns was raised;

1. Currently I have a wooden fence approximately 2.1m high x 17m long. That has been in situ for 20+ years that I have maintained annually.

Your proposal was to build a brick wall that would require a lot less maintenance. This brick wall could/would be erected in the same style as my existing brick wall that divides our properties.

Going forward on your proposal I have no issues, but have a few questions I would like answered prior to any works taking place.

- a. The wall must be the same height and length to maintain privacy and security.
- b. I would assume the wall would follow the same line as the existing wooden fence, therefore foundations would need to be put in place. Given there is already a concrete "bund" in situ and I

have block paving on my side of the property. Can you please advise on the way forward?

- c. Who would be responsible for the removal of my existing fence?
- d. When would these works take place?
- e. How long will these works take from start to finish?
- f. What would be put in place to maintain my properties security?

2. I currently have a "downspout" draining water away from the rear of my property. This water does not have its own drainage directly underneath it.

Your proposal would be to place drainage under the downspout and link it to existing drainage on your side of the property. I have no issues with this.

3. My property at the rear of my garden has a partly rendered gable wall, I would want this to be fully rendered.

4. You advised that the windows that are on the East side of the 1st floor of your development that overlook my property are original opaque/frosted and leaded, would remain so in keeping with the Grade 2 listed building regulations. This must stay opaque/frosted (albeit probably renewed) to maintain the privacy over my property.

Can you please advise on the above at your soonest?

If all of the above are answered to my satisfaction I have no issues the proposed plan going ahead.

A copy of this Email will be added to the North East Lincs Planning Application Documents.

Kind regards,

Mr Darren Fielden.

# Comments for Planning Application DM/0303/22/FUL

## Application Summary

Application Number: DM/0303/22/FUL

Address: Beacontorpe Methodist Church Grimsby Road Cleethorpes North East Lincolnshire DN35 7LB

Proposal: Convert existing church into 6 apartments (including mezzanine accommodation at first and second floor) with various internal and external alterations

Case Officer: Jonathan Cadd

## Customer Details

Name: Ms Lauren Jolly

Address: 14 Crampin Road Cleethorpes

## Comment Details

Commenter Type: Neighbour

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment: I am writing this letter to support the conversion of beacontorpe church to 6 apartments..(on conditions drainage plans I can look at, to clarify how they will affect my property, and the flat roof adjacent to my back garden is not raised) I feel its in the best interest to myself, (main proprietor next to the church) the surrounding neighbourhood and community that this conversion gets the go ahead, as this is an awful eyesore, lots of anti social behaviour, and potential to be broken into and arsonists doing there worst if and when the property gets broken into, which is only a matter of time, I cannot understand the holdup to planning permission, would they rather see this building deteriorate, rather than be built on and improve the area as a whole. Please let common sense prevail and let this conversion go ahead.

Kind regards

Lauren jolly

# Comments for Planning Application DM/0303/22/FUL

## Application Summary

Application Number: DM/0303/22/FUL

Address: Beaconthorpe Methodist Church Grimsby Road Cleethorpes North East Lincolnshire  
DN35 7LB

Proposal: Convert existing church into 6 apartments (including mezzanine accommodation at first and second floor) with various internal and external alterations

Case Officer: Jonathan Cadd

## Customer Details

Name: Ms Lauren Jolly

Address: 14 Crampin Road Cleethorpes

## Comment Details

Commenter Type: Councillor

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Still concerns over flat roof, you've suggested still that the roof will be replaced with a pitched one with a gable end facing Grimsby road, I would like the plan of EXACTLY how high this will be, and if it will block out light from my garden, I would like to see how it looks before 16th Dec, otherwise I object to this going ahead

# Comments for Planning Application DM/0304/22/LBC

## Application Summary

Application Number: DM/0304/22/LBC

Address: Beacontorpe Methodist Church Grimsby Road Cleethorpes North East Lincolnshire DN35 7LB

Proposal: Listed Building Consent to convert existing church into 6 apartments (including mezzanine accommodation at first and second floor) with various internal and external alterations

Case Officer: Jonathan Cadd

## Customer Details

Name: Ms Lauren Jolly

Address: 14 Crampin Road Cleethorpes

## Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I would like to add, on speaking to the gentleman who owns the company that is going to renovate the church into flats, he assured me that there would be no alteration to the roof adjacent to my back garden, and I have now seen on the plans, that you are actually going to build a raised roof with a gable which will block a lot of the sun out of my garden, so for this, I definitely object to the plans, on this flat alone.

I have also noticed you will demolish part of the building, so there is a walk through down to the side of my property, I'm hoping there will be some kind of gate/security to ensure general public do not gain entrance to this passageway (except owners living there)

There are a few issues I would like to iron out with the developer himself to ensure privacy/sunlight/security is not compromised

I have lived here for 24 years and wish to enjoy my garden further for the foreseeable.

Kind regards

Ms Lauren Jolly

# Comments for Planning Application DM/0304/22/LBC

## Application Summary

Application Number: DM/0304/22/LBC

Address: Beaconthorpe Methodist Church Grimsby Road Cleethorpes North East Lincolnshire DN35 7LB

Proposal: Listed Building Consent to convert existing church into 6 apartments (including mezzanine accommodation at first and second floor) with various internal and external alterations (AMENDED PLANS)

Case Officer: Jonathan Cadd

## Customer Details

Name: Ms Lauren Jolly

Address: 14 Crampin Road Cleethorpes

## Comment Details

Commenter Type: Neighbour

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment: I am writing this letter to support the conversion of beaonthorpe church to 6 apartments..(on conditions drainage plans I can look at, to clarify how they will affect my property, and the flat roof adjacent to my back garden is not raised) I feel its in the best interest to myself, (main proprietor next to the church) the surrounding neighbourhood and community that this conversion gets the go ahead, as this is an awful eyesore, lots of anti social behaviour, and potential to be broken into and arsonists doing there worst if and when the property gets broken into, which is only a matter of time, I cannot understand the holdup to planning permission, would they rather see this building deteriorate, rather than be built on and improve the area as a whole. Please let common sense prevail and let this conversion go ahead.

Kind regards

Lauren jolly

# Comments for Planning Application DM/0304/22/LBC

## Application Summary

Application Number: DM/0304/22/LBC

Address: Beaconthorpe Methodist Church Grimsby Road Cleethorpes North East Lincolnshire DN35 7LB

Proposal: Listed Building Consent to convert existing church into 6 apartments (including mezzanine accommodation at first and second floor) with various internal and external alterations

Case Officer: Jonathan Cadd

## Customer Details

Name: Ms Lauren Jolly

Address: 14 Crampin Road Cleethorpes

## Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: My property is at the rear of Beaconthorpe, I live at 14 Crampin Road, the church overlooks my back garden, and no one can see into my property, and that's how I would like it to stay, I have resided at this property for the last 24 years and have enjoyed the privacy that I have had here, I have spoken to someone who assures me that my privacy will not be disturbed, and no windows will overlook my garden and I will still have my privacy, IF any windows are planned to overlook my property, then I will oppose the planning.

I was informed I can look at the plans before planning permission is given.

Look forward to some feedback on this please

Kind regards

Lauren Jolly

# Comments for Planning Application DM/0304/22/LBC

## Application Summary

Application Number: DM/0304/22/LBC

Address: Beacontorpe Methodist Church Grimsby Road Cleethorpes North East Lincolnshire DN35 7LB

Proposal: Listed Building Consent to convert existing church into 6 apartments (including mezzanine accommodation at first and second floor) with various internal and external alterations

Case Officer: Jonathan Cadd

## Customer Details

Name: Mr Andrew N. Hill

Address: Flat 8, Rosery Court, 5 White Horse Lane London

## Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I was born and raised in the Cleethorpes area. I object to this building being turned into flats. There are plenty of places flats can be built. This building is ideally suited for conversion into a theatre. A live theatre with its own resident repertory company is not only absent from the North East Lincolnshire area but from anywhere in the entire of Lincolnshire as far as I know. The former Empire Theatre, though ideal as a building, is not available for this purpose. The NELC should consider acquiring the building themselves and moving forward with this idea. Whenever I go to Cleethorpes from my home in London I see this building crying out for the sort of use I have briefly outlined. This is an ideal opportunity to raise the level of Cleethorpes as a town of culture and would bring more trade into the area than a block of flats could possibly do.

**From:** Andrew Hill  
**Sent:** 15 December 2022 11:47  
**To:** Planning - IGE (ENGIE) <[planning@nelincs.gov.uk](mailto:planning@nelincs.gov.uk)>  
**Subject:** Objection to Planning Application DM/0304/22/LBC.

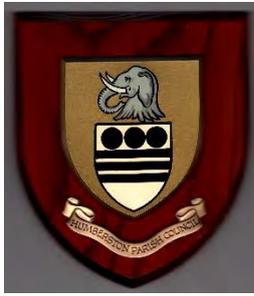
I wish to see in the area a small to medium scale theatre which could house a professional repertory theatre and also be available for professional tours and local amateur use. No other building in the area that I am aware of would suit this purpose better than this former Methodist Church.

Other theatre buildings in the area, the Auditorium, The Caxton Theatre and The Empire Theatre, are either not suitable or unavailable for such a project as I am suggesting. The Empire is privately owned and not currently in use as a theatre. If the business is making money there is no reason why the owners should change its use back to a theatre. The Caxton Theatre is the home of the Caxton Players who are an amateur group who use it for their own purposes all the time with little time, if any, for small scale professional tours. The Auditorium is a large theatre suitable for large scale tours and concerts and not suitable for small theatre ventures.

Given the lack of professional theatre in the area (in fact there isn't very much in the entire county of Lincolnshire) I believe there is a strong case to be put to the Arts Council for such a company to be a National Portfolio Company. This would greatly enhance the cultural environment of the North East Lincolnshire which is seen by many as rather a cultural backwater.

Andrew Hill

Sent from [Mail](#) for Windows



# Humberston Village Council

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Clerk to the Council – Mrs. K. Peers

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

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

Planning, North East Lincs Council

18<sup>th</sup> January 2023

Dear Sirs,

The following planning applications were discussed at the meeting of Humberston Village Council held on Tuesday 17th January 2023 and the comments below each application listed are the comments resolved to be submitted as follows:

**Planning Application Reference: DM/1090/22/FUL**

**Proposal: Erect 8 detached dwellings with garages and private road to include widening existing access with associated works**

**Location: 36 Humberston Avenue Humberston**

*See comment below – two consultation letters received on this application.*

**Planning Application Reference: DM/1090/22/FUL**

**Proposal: Proposed development of eight detached properties with private garages and driveways. Widening of existing access and erection of private road.**

**Location: 36 Humberston Avenue Humberston**

*Objections – the Village Council is opposed to any further infill or ‘back yard’ development along Humberston Avenue. As the fastest growing area in the NE Lincs borough, only slightly below Immingham in terms of size, but without comparable facilities and infrastructure, the Village Council wishes for its voice to be heard with regard to planning comments and especially with regard to additional housing in the Village. The Village simply cannot sustain any further extra housing without upgrading to infrastructure.*

Yours faithfully,

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

# Comments for Planning Application DM/1090/22/FUL

## Application Summary

Application Number: DM/1090/22/FUL

Address: 36 Humberston Avenue Humberston North East Lincolnshire DN36 4SP

Proposal: Erect 8 detached dwellings with garages and private road to include widening existing access with associated works|cr|

Case Officer: Richard Limmer

## Customer Details

Name: Mr Jim Wright

Address: 27A Parker Street CLEETHORPES

## Comment Details

Commenter Type: Member of the Public

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

Comment Reasons:

Comment: Before this project is determined, please could I request that the applicant a) supplies an ecology report b) indicates what initiatives will be undertaken to safeguard/enhance biodiversity.

Thank you.

# Comments for Planning Application DM/1090/22/FUL

## Application Summary

Application Number: DM/1090/22/FUL

Address: 36 Humberston Avenue Humberston North East Lincolnshire DN36 4SP

Proposal: Erect 8 detached dwellings with garages and private road to include widening existing access with associated works|cr|

Case Officer: Richard Limmer

## Customer Details

Name: Mr J C

Address: 2 pipit grove Ruddington

## Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Having property down the avenue, I strongly object to this application for the following reasons:

1: The access way to the site is very narrow and I find it hard to believe there is sufficient space to accommodate a total of an indicated 16 cars, of which, there are likely to be many more.

2: Over intensification. The site already had permission for 6 dwellings, of which has now increased to 8. There are numerous developments ongoing down the avenue which have large scale units, and I fail to see the need for such a number of housing considering the incomplete NewHolme paddocks, as well as other back-yard developments. Let alone, I'm sure that after construction, the site visuals will merely be brick with little space for anything else.

3: Catalogue design and lack of innovation. The previous and accepted application proposed an interesting set of dwellings, unique in character, adding to the variety of the avenue. This development instead proposes a set of catalogue designs, which are becoming dominant down the avenue. Like at Butts Orchard, 18 Humberston Avenue, and more. This is turning Humberston Avenue into some faux Georgian complex of characterless properties, taken from stock plans for cost effective, maximum profit development.

4: Dwelling design now proposes each property is two storey and has windows overlooking each of the neighbouring properties, unlike before, where the design ensured that sloped roofs from the first floor prevented overlooking. The previous plans were modern style houses which accommodated a slanted shape to ensure privacy for the development, but also neighbours.

5: Another attempt at pushing development boundaries. First it was 5 properties, then 6, now 8. Once planning has been achieved, further proposals to maximise units, cheating the system, should be grounds for application rejection. This is a tried and tested way to push further and further, bypassing local objections and conditions to maximise developer profit with no regard for the local area. 5 properties, let alone 6, is plentiful for the site, and 8 is a gross over development and over greed of the site.

For the reasons above, I strongly object to the above proposal and would recommend that the previous application, including design and particulars, are adhered to. Further revisions, proposal for additional units, and change to catalogue units should be denied at all costs.

# Comments for Planning Application DM/1090/22/FUL

## Application Summary

Application Number: DM/1090/22/FUL

Address: 36 Humberston Avenue Humberston North East Lincolnshire DN36 4SP

Proposal: Erect 8 detached dwellings with garages and private road to include widening existing access with associated works|cr|

Case Officer: Richard Limmer

## Customer Details

Name: Mr Michael Kenneth

Address: 32 Humberston Avenue Humberston Grimsby

## Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: This is the 4th application I have received for the development of the land to the rear of 34 and 36 HUMBERSTON AVENUE over a 6 and a half year period, Each application attempts to increase the number of dwellings namely 5 to 6 to 8.

I cannot over emphasise the stress this is causing my wife and I. We

believed that everything was settled when the 6 houses were approved.

Here we are again all the balls in the air causing concern, worry and yes anger and frustration.

Access:

a) The access way will have to service 9 houses 8 new and existing no 36.

b). The driveway from no 36 is at an angle of 90 degrees to the new access way. Therefore vehicles exiting would be unable to see vehicles approaching from left and right.

Over Intensification:

Currently the site has approval for 6 dwellings, increasing this to 8 is a radical departure from the above.

The 8 proposed dwellings are 2 storey houses and will completely overwhelm the plot, resulting in my complete loss of privacy.

Layout And Privacy:

The previous application proposed 6 low level dwellings maximising separation. The sloping roofs of the dwellings reduced the effect of overlooking neighbouring properties.

The low build height also lessens the impact on my property and privacy.

No thought has been given to the appearance. the only criteria being to maximise the number of houses on the site.

Should this application succeed it will open the door to similar applications along Humberston Avenue, resulting in more and more ad hoc infill.

This is just another attempt at pushing development boundaries.

Firstly 5 properties then 6 now 8, 5 properties let alone 6 is plentiful for the site and 8 would be a gross over development and is just greed.

For all the reasons above I strongly object and would recommend that the previous application be adhered to in all particulars.

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## Humberston Village Council

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Clerk to the Council – Mrs. K. Peers

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

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

Planning, North East Lincs Council

5<sup>th</sup> April 2023

Dear Sirs,

The following planning applications were discussed at the meeting of Humberston Village Council held on Tuesday 4<sup>th</sup> April 2023 and the comments below each application listed are the comments resolved to be submitted as follows:

**Planning Application Reference: DM/0236/23/FUL**

**Proposal: Variation of Condition 2 (Approved Plans) pursuant to DM/0591/22/FUL  
(Alterations to floor plans and elevations on the dwelling)**

**Location: 124 Humberston Avenue Humberston**

*Objections – the Parish Council would reiterate its objections from February 2023 that the development was overall too large and that the garage in particular should not be two storey in height.*

Yours faithfully,

*KJ Peers*

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

