

Item 1 - Agricultural Land  
South View Humberston  
- DM/1052/23/FUL

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



Working in partnership

Tel: 01472 326289 Option 1

**REQUEST FOR APPLICATIONS TO BE HEARD AT PLANNING COMMITTEE**

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

Application Number	Reason for Referring to Planning Committee
<p><b>Southview planning application DM/1052/23/FUL</b></p>	<p><b>Could we respectfully request that this application is heard at planning committee. This is due to the large extent of interest by residents.</b></p>

**Contact Details: -**

**Signature .....**

**Date 12 January 2024**

**Name ...Cllrs Stan Shreeve and Cllr Stephen Harness**

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

North East Lincolnshire Planning  
 New Oxford House, George Street, Grimsby, N E Lincolnshire, DN31 1HB  
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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)

Dear Sirs,

The following planning applications were discussed at the meeting of Humberston Village Council held on Tuesday 5<sup>th</sup> December 2023 and the comments below each application listed are the comments resolved to be submitted as follows:

**Planning Application Reference: DM/1052/23/FUL**

**Proposal: Erect 10 detached dwelling houses with their associated garages, driveways and access**

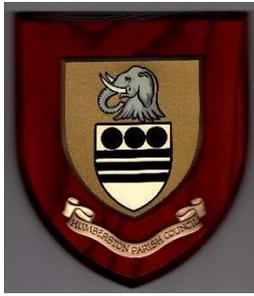
**Location: Agriculture Land South View Humberston**

*Objections – the Council believes this is an inappropriate and ill-devised proposal which is not needed with all of the other new housing provision being currently provided elsewhere within Humberston. There are two new large-scale sites currently being built which provide enough homes without the need to develop smaller sites such as this one. The Village Council wish to preserve the smaller pockets of green spaces within the Village as these are valuable amenities for local residents, especially in the face of more and more housing development. The Council would support objections from residents – this development is over-intensification of a green space, it is out of character for this particular area of the village and the access/egress to the site is completely unsuitable for residential traffic. The Village Council would wish to see this application refused.*

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)

Dear Sirs,

7<sup>th</sup> February 2024

The following planning applications were discussed at the meeting of Humberston Village Council held on Tuesday 6<sup>th</sup> February 2024 and the comments below each application listed are the comments resolved to be submitted as follows:

**Planning Application Reference: DM/1052/23/FUL**

**Proposal: Erect 10 detached dwelling houses with their associated garages, driveways and access (amended layout and house designs)**

**Location: Agriculture Land South View Humberston**

*Objections – the Village Council would reiterate its previous objections made in December 2023 and would also now highlight an additional issue caused by new properties ‘Whitehall Cottages’ – parking for these cottages is insufficient and has resulted in vans used by residents of these properties parking on the lane which is causing a serious obstruction to traffic and impacting upon access. This further strengthens the Village Council’s objections to this scheme.*

Yours faithfully,

*KJ Peers*

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

MR J. CADD  
PLANNING OFFICER,  
GEORGE ST  
GRIMSBY

PLANNING REFERENCE  
BM/1052/23/FUL

2 SOUTH VIEW  
HUMBRESTON  
GRIMSBY  
N.E. LINCOLNSHIRE  
DN36 4XA  
1/2/24

could accept upto thirty houses,

Yours Faithfully

(B.H. PARISH)

Dear Sir,  
With regard of the above planning application for ten detached houses to be erected on agricultural land, I disapprove of the application.

I have lived in the street since 1964 and on several occasions applications have been made by builders to get planning permission to build on the land in South View all have been wisely turned down, as the road in South View is too narrow, nothing since the last application has changed. If planning permission is given I worry there is more than a chance he will reapply for more than the ten houses to be built as he has already stated the site

MR J. CADD  
NE LINCOLNSHIRE  
PLANNING DEPARTMENT  
2 GEORGE ST  
GRIMSBY BN31 1HB  
PLANNING REFERENCE  
BM/1052/23/FUL

2 SOUTH VIEW  
HUMREASTON  
GRIMSBY  
BN36 4XA  
26/11/23

Dear Sir

With regards to the application for planning permission to build 10 detached houses on land in South View I totally oppose this application.

The land is stated as agricultural and should be used for that associated purpose not for building houses on.

I have lived in the street since 1964 and on several occasions applications have been made by builders and associated people to get planning permission to build on the field all wisely turned down, mostly due to the fact in South View the road is too narrow, nothing since the last application has changed so there is no legitimate reason for this application to be allowed.

Yours Faithfully

(BHAMRICH)



# Comments for Planning Application DM/1052/23/FUL

## Application Summary

Application Number: DM/1052/23/FUL

Address: Agriculture Land South View Humberston North East Lincolnshire DN36 4XA

Proposal: Erect 10 detached dwelling houses with their associated garages, driveways and access

Case Officer: Jonathan Cadd

## Customer Details

Name: Mr Kenneth Hasnip

Address: 3 South View Humberston Grimsby

## Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Our property (jointly owned by myself and Mrs Irene Bailey) is directly situated next to the proposed development where the proposed access is planned and we are totally against this application on the grounds that the road in South View is too narrow for access onto the proposed site and it is also a potential traffic hazard for vehicles turning into and out of the site.

This application has already been turned down on the grounds of access and nothing has changed.

# Comments for Planning Application DM/1052/23/FUL

## Application Summary

Application Number: DM/1052/23/FUL

Address: Agriculture Land South View Humberston North East Lincolnshire DN36 4XA

Proposal: Erect 10 detached dwelling houses with their associated garages, driveways and access (amended layout and house designs)

Case Officer: Jonathan Cadd

## Customer Details

Name: Mr Kenneth Hasnip

Address: 3 South View Humberston Grimsby

## Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Please note that myself and Mrs Irene Bailey, as joint owners of our property are opposing this planning application on the basis of unsuitable road access to the proposed development as previously refused and nothing has changed with this.

Also as the homeowners of 3 South View, we feel that our property will be impacted the most from this development because of the close proximity shown on the plan of the entrance to the site to the end of our drive and also the fact that Plot 1 on the plan is a 3 storey house which is close to our boundary line and our property is only a dormer bungalow. Note that 5 of the plots on the plan are shown as 3 storey houses.

We also have concerns about the owners saying they will take responsibility for maintaining the dyke, which runs along the field, adjacent to the road in South View, because if it become blocked it will flood over into our drive, which it has done whilst we have been living here.

We are also annoyed that amended plans for this site we put on this website in December (unbeknown to any of South View residents), quickly followed by many supporting comments from the site owners, the White family, the WTH Partnership Ltd company's director, Mr David Hughes and his family, who all had a vested interest in getting this application passed. We only received notification by letter mid January of the amended plans, and when queried this, we're told it was an oversight,

In conclusion, we feel that no matter what objections we put forward, this application will be passed as the Council have sold the field and got their money and the owners must have been told they would get the full planning approval passed otherwise they would not have gone ahead and bought the field in our opinion.

# Comments for Planning Application DM/1052/23/FUL

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Application Number: DM/1052/23/FUL

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Case Officer: Jonathan Cadd

## Customer Details

Name: Mr Kenneth Hasnip

Address: 3 South View Humberston Grimsby

## Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

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This application has already been turned down on the grounds of access and nothing has changed.

# Comments for Planning Application DM/1052/23/FUL

## Application Summary

Application Number: DM/1052/23/FUL

Address: Agriculture Land South View Humberston North East Lincolnshire DN36 4XA

Proposal: Erect 10 detached dwelling houses with their associated garages, driveways and access

Case Officer: Jonathan Cadd

## Customer Details

Name: Mrs Margaret Tandy

Address: 5 South View, Humberston, Grimsby, North East Lincolnshire DN36 4XA

## Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Here we go again, what has changed since the council vetoed the last planning application? Have you any idea of the problems it will cause us in South View, having a new road going into the field will cause traffic chaos, the road is already like a car park frequently. It will also damage the wild life which I can assure you lives on the field.

How will we enforce the promise of the developers to maintain the hedgerow? If it's a gated development what happens when they have deliver service where will they park while waiting to get through the locked gates..

The idea that there is a shortage of large detached property in Humberston is ridiculous.

We have lived on Southview for forty five Yeats and I have lost count of the times we have been through all the aggravation these numerous planning applications have caused us.

Please you some common sense and see what problems this application would cause the residents.

# Comments for Planning Application DM/1052/23/FUL

## Application Summary

Application Number: DM/1052/23/FUL

Address: Agriculture Land South View Humberston North East Lincolnshire DN36 4XA

Proposal: Erect 10 detached dwelling houses with their associated garages, driveways and access (amended layout and house designs)

Case Officer: Jonathan Cadd

## Customer Details

Name: Mr graham waters

Address: 11 southview humberston GRIMSBY

## Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment:again this development is similar to proposals in the past which have been refused.my concerns are for the existing drainage not being okay and the effect on properties in the area. also access to this site is through southview which is a narrow road ,any increase in traffic can be a problem. aslo the previous application for this proposal had a date of 3rd december for comments to be submitted why have so many comments been allowed to be posted after this date

# Comments for Planning Application DM/1052/23/FUL

## Application Summary

Application Number: DM/1052/23/FUL

Address: Agriculture Land South View Humberston North East Lincolnshire DN36 4XA

Proposal: Erect 10 detached dwelling houses with their associated garages, driveways and access

Case Officer: Jonathan Cadd

## Customer Details

Name: Mr graham gregory waters

Address: 11 southview humberston GRIMSBY

## Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Another proposal for development of this land but nothing has changed from the previous proposals that had planning permission refused. ie increased traffic and access to the field. Recently there have been issues with the sewerage system and Anglian Water has had issues accessing the system . An increase to the number of dwellings is only going to overload the system further. The houses in South View are lower than the field , building on this site is only going to increase the risk of potential flooding. If the access to this plot is through South View what are the plans for the drainage ditch currently in place? At present we have been seeing an increase of wildlife on this field ,there are foxes, badgers ,squirrels and numerous varieties of birds now using this habitat and a roe deer was recently seen in the field , what provision is being made for these.

# Comments for Planning Application DM/1052/23/FUL

## Application Summary

Application Number: DM/1052/23/FUL

Address: Agriculture Land South View Humberston North East Lincolnshire DN36 4XA

Proposal: Erect 10 detached dwelling houses with their associated garages, driveways and access (amended layout and house designs)

Case Officer: Jonathan Cadd

## Customer Details

Name: Mr Martin Rylatt

Address: 13 South View Humberston Grimsby

## Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I should like to know why comments are still being accepted for this application when it was a closing date in December.

A lot of the recent comments are from people who have no idea of the traffic/road problems in South View and multiple comments from the same address. A lot of the comments are from people who live miles away and it appears they could be connected to applicant.

Do you know that the field is currently up for sale on PPH web site? This being the case the applicant will not be the builder.

Martin Rylatt

# Comments for Planning Application DM/1052/23/FUL

## Application Summary

Application Number: DM/1052/23/FUL

Address: Agriculture Land South View Humberston North East Lincolnshire DN36 4XA

Proposal: Erect 10 detached dwelling houses with their associated garages, driveways and access (amended layout and house designs)

Case Officer: Jonathan Cadd

## Customer Details

Name: Mr Martin & Pauline Rylatt

Address: 13 South View Humberston Grimsby

## Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Thank you for finally sending out further information on this site, that you had on your web site before Christmas!

Our comments remain as previously documented, the access to this site is totally unsuitable, not because we say it is but because it has been MEASURED and it is too narrow. Unless the County Council/District Council are prepared to do something about this, it will never change. This access directly affects 5 households and indirectly 10 further households. We totally endorse the comments about parking from Whitehall Cottage residents which the Parish Council made.

As other residents have pointed out, the people who live on South View 24/7 are the ones who know what the traffic situation is. Whilst everyone is entitled to comment on this application, whether that be in support or against, there have been false comments submitted about the residents of South View. The developer may own the field but they don't and never will, own South View.

With regard to the 'amended plans' we are interested to find out how access will be gained to the dyke, which needs regularly cleaning out, indeed it is in dire need of attention right now. It appears, from the plans submitted, that both sides of the 'new piped culvert' are totally fenced in, with no access. This ditch/dyke was inspected last week and the contractors, after cutting down debris, were unable to proceed with any work. If this dyke is not kept clear, there will indeed be a problem with flooding to the current residents of South View, as has been pointed out to you many times.

Martin & Pauline Rylatt



# Comments for Planning Application DM/1052/23/FUL

## Application Summary

Application Number: DM/1052/23/FUL

Address: Agriculture Land South View Humberston North East Lincolnshire DN36 4XA

Proposal: Erect 10 detached dwelling houses with their associated garages, driveways and access

Case Officer: Jonathan Cadd

## Customer Details

Name: Mr Martin Rylatt

Address: 13 South View Humberston Grimsby

## Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment:Ref: DM/1052/23/FUL

With reference to above planning application we would like to object to this on the grounds of:  
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 NE Lincolnshire Local Plan 2013/2032 (adapted 2018),

This was your reasons for refusal in 2020/21 and nothing has changed. How can you justify any other decision as it is in black and white from yourselves, in a decision notice dated January 2021, decided by a Committee.

We have been told that NE Lincs Council have reached their Government target for new builds. In view of all the other objections last time, why do you need to allocate such a small, rural site in the middle of the village, when it is described as agricultural land. Why can't this land be developed with tree planting to help our carbon footprint and the environment and remain as a sanctuary for our very varied and valuable wild-life.

Reference also DM/0487/20/OUT with over 150 comments on, we are sure all these still apply as it is for exactly the same South View site, albeit different layout.

# Comments for Planning Application DM/1052/23/FUL

## Application Summary

Application Number: DM/1052/23/FUL

Address: Agriculture Land South View Humberston North East Lincolnshire DN36 4XA

Proposal: Erect 10 detached dwelling houses with their associated garages, driveways and access (amended layout and house designs)

Case Officer: Jonathan Cadd

## Customer Details

Name: Mrs Sheila Young

Address: 14 South View Humberston Grimsby

## Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I live in South View and I object to this application because of the access to it.

It was turned down 2/3 years ago by Committee because the access was deemed hazardous.

To say nothing has changed from last time is not true, it has got worse. There are now vehicles, vans and pickup trucks regularly parked in the road by residents of Whitehall Cottages, opposite the entrance to South View. It is extremely difficult for me to enter and exit my drive some times, due to these vehicles.

Sheila Young

# Comments for Planning Application DM/1052/23/FUL

## Application Summary

Application Number: DM/1052/23/FUL

Address: Agriculture Land South View Humberston North East Lincolnshire DN36 4XA

Proposal: Erect 10 detached dwelling houses with their associated garages, driveways and access

Case Officer: Jonathan Cadd

## Customer Details

Name: Karen & David Todd

Address: 15 South View Humberston Grimsby

## Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Again we both deeply oppose this development, it keeps rearing its ugly head and needs to be put to bed once and for all.

Humberston supposedly is a village but with over development its becoming more like a town. We do not need further housing on such a small site that offers greenery, wildlife and fresh air to enhance our health and mental wellbeing.

One concern we have is that at the back our property we have drainage that services remaining properties in South View and Church Ave and further housing would only cause drainage problems, even though reports may state otherwise.

The road is not wide enough to accommodate extra vehicles. There are young children on South View that ride bicycles and play outside in the cul-de-sac, they would be at risk from heavy traffic. Another concern is if planning is granted how long do we have to put up with living on a building site? we have been informed 12 to 18 months but we have seen other housing developments started and left behind screening for years, we do not want this.

Do the developers have funds in place to have this development build in a timely manner? what time scale will the council give them?. Hopefully common sense will prevail.

# Comments for Planning Application DM/1052/23/FUL

## Application Summary

Application Number: DM/1052/23/FUL

Address: Agriculture Land South View Humberston North East Lincolnshire DN36 4XA

Proposal: Erect 10 detached dwelling houses with their associated garages, driveways and access (amended layout and house designs)

Case Officer: Jonathan Cadd

## Customer Details

Name: Karen & Dave Todd

Address: 15 South View Humberston Grimsby

## Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: We strongly oppose this application as previously documented.

We have read further comments from far a field and who are related or colleagues / acquaintances with the developer.

They do not live in South View 24/7 and do not see parking issues as we do. Some of these comments are derogatory to some of the residents of South View ,who have lived in this peaceful and pleasant area for years, with no anti social behaviour.

We do not stage manage the traffic on the cul-de-sac and our families and ourselves can park where we wish to, we live in a democratic society.

Some of the recent comments in our opinion are getting personal to some of residents of South View and this needs to cease.

Everyone has their views and opinions which should be respected,

# Comments for Planning Application DM/1052/23/FUL

## Application Summary

Application Number: DM/1052/23/FUL

Address: Agriculture Land South View Humberston North East Lincolnshire DN36 4XA

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Case Officer: Jonathan Cadd

## Customer Details

Name: Karen & David Todd

Address: 15 South View Humberston Grimsby

## Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Again we both deeply oppose this development, it keeps rearing its ugly head and needs to be put to bed once and for all.

Humberston supposedly is a village but with over development its becoming more like a town. We do not need further housing on such a small site that offers greenery, wildlife and fresh air to enhance our health and mental wellbeing.

One concern we have is that at the back our property we have drainage that services remaining properties in South View and Church Ave and further housing would only cause drainage problems, even though reports may state otherwise.

The road is not wide enough to accommodate extra vehicles. There are young children on South View that ride bicycles and play outside in the cul-de-sac, they would be at risk from heavy traffic. Another concern is if planning is granted how long do we have to put up with living on a building site? we have been informed 12 to 18 months but we have seen other housing developments started and left behind screening for years, we do not want this.

Do the developers have funds in place to have this development build in a timely manner? what time scale will the council give them?. Hopefully common sense will prevail.

# Comments for Planning Application DM/1052/23/FUL

## Application Summary

Application Number: DM/1052/23/FUL

Address: Agriculture Land South View Humberston North East Lincolnshire DN36 4XA

Proposal: Erect 10 detached dwelling houses with their associated garages, driveways and access

Case Officer: Jonathan Cadd

## Customer Details

Name: Tina Barwick

Address: 26 Sheraton Drive Humberston Grimsby

## Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Again this application is similar to the other proposed developments for this land, which have been refused. I have great concern about developing this land and the existing drainage effects could be a disaster for us all surrounding this site. There are times when the rain is heavy, that the drains blow back and despite having a drainage engineer check this out in the past it is still the same. I really feel that this land is the least likely spot to allow new housing. South View is a narrow road and the cars and traffic will certainly effect those residents quality of life. For me the main worry is drains. Also as a note, this land is the last wildlife habitat in the village. Please do not allow this site to become housing estate.

# Comments for Planning Application DM/1052/23/FUL

## Application Summary

Application Number: DM/1052/23/FUL

Address: Agriculture Land South View Humberston North East Lincolnshire DN36 4XA

Proposal: Erect 10 detached dwelling houses with their associated garages, driveways and access

Case Officer: Jonathan Cadd

## 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: Will the council never give up!! Obviously not,,

Why why why on such a small piece of land do they have to build luxury houses, , with no proper access, unless they spoil South Views wonderful little road, ,

South View is a very narrow road anyway, with only a pavement on 1 side,

Also what about all the wildlife in the field , I have proof as I have seen badgers in my garden on many occasions , ,

I'm sure it could be put to better use than luxurious houses,,( some with swimming pools !)

Humberston is a village ,but getting very overgrown with buildings, therefore losing its character .

I strongly object

# Comments for Planning Application DM/1052/23/FUL

## Application Summary

Application Number: DM/1052/23/FUL

Address: Agriculture Land South View Humberston North East Lincolnshire DN36 4XA

Proposal: Erect 10 detached dwelling houses with their associated garages, driveways and access (amended layout and house designs)

Case Officer: Jonathan Cadd

## Customer Details

Name: Mrs Jean Swain

Address: 30 Sheraton Drive Humberston Grimsby

## Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I strongly object, yet again, to build houses on land adjacent to South View.

The access off South View is totally unsuitable. South View already has a problem with only having a footpath on one side and is also unsuitable for Construction Vehicles.

The field is one of the last remaining wild areas in Humberston and with wild life being in such need of Conservation this will be another area gone, - covered in Bricks and Concrete.

# Comments for Planning Application DM/1052/23/FUL

## Application Summary

Application Number: DM/1052/23/FUL

Address: Agriculture Land South View Humberston North East Lincolnshire DN36 4XA

Proposal: Erect 10 detached dwelling houses with their associated garages, driveways and access

Case Officer: Jonathan Cadd

## Customer Details

Name: Miss Sarah swain

Address: 30 sheraton drive humberston humberston

## Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: This is a very similar application to a previous one which was refused by councillors, which had hundreds of local objections.

I understand the council since sold the land to a developer.

The access issues remain the same, via the very narrow South View.

While there are plans for less houses there won't be any fewer cars - these are plots for large, luxury houses and will have at least two cars each.

Ecological report claims there are no protected wildlife but locals bordering this field regularly get badgers in their garden which are protected and there's no other place their set could be than the field (as well as foxes, many birds, bats etc).

Council approved building on the other half of this land previously which has now been lost. Can we please keep this small but valuable area.

# Comments for Planning Application DM/1052/23/FUL

## Application Summary

Application Number: DM/1052/23/FUL

Address: Agriculture Land South View Humberston North East Lincolnshire DN36 4XA

Proposal: Erect 10 detached dwelling houses with their associated garages, driveways and access

Case Officer: Jonathan Cadd

## Customer Details

Name: Paula Nicholls

Address: 14 North Sea lane Humberston Grimsby

## Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Really. There are already permission for some houses to be accessed via south view.

The road of south view is not wide enough now for each house having 2 or more cars. The state the road already poor and path access not suitable. Leave this free space for the children to enjoy.

Yes clear and maintain and provide the community with much needed social space. I have

children who are not save now to be outside of my garden due to the traffic in North Sea lane. This is a peaceful road which is a save environment.

Mr and Mrs Gallagher  
16 North Sea Lane  
Humberston  
North East Lincolnshire  
DN36 4UZ

1<sup>st</sup> December 2023

Mr Jonathan Cadd  
Principal Planner  
North East Lincolnshire Planning  
New Oxford House  
2 George Street  
Grimsby  
DN31 1HB

Re: Planning Request (Ref: DM/1052/23/FULL – Agricultural Land – South View Humberston

Dear Mr Cadd

I would like to register my objection to the Planning Request (Ref: DM/1052/23/FULL) relating to agricultural land at South View, Humberston to erect 10 detached dwelling houses and associated garages, driveways and access.

Planning permission on the land has been sought, and rejected, on two previous occasions by the local authority. The local authority should retain the land and allow it to continue to be used as is, for the benefit of the local community, wildlife and part of the flood defences for the local area.

In raising this objection, we have summarised below the points of previous objections, which remain unaltered: -

- Over 100 objections raised previously when planning permission sought.
- South View is unacceptable as an access point to the area for traffic and heavy plant machinery that would access the site due to the configuration of the road; too narrow, parked cars, right angle which blocks site, impact to existing residents.
- The land is a natural flood defence for the local area and soaks up a massive amount of water. Flooding does still occur, but this would be exacerbated if the site is developed.
- The land is home to wildlife and should be left as a space for the wildlife to flourish and for the local community to enjoy and benefit from. The site is currently agricultural land and should be used for this purpose.

- North East Lincolnshire has already fulfilled the quota for housing so the proposed development is not required and will add further to the traffic volumes and existing resources. Humberston has seen a massive increase in new developments and is losing its village identity.

In summary, we strongly object to the planning application for the land for the reasons above and would also raise that the Heritage Officer has previously called for an investigation to be undertaken – the results from this investigation should be made public and reviewed as part of this application.

Yours sincerely

Mr and Mrs Gallagher

# Comments for Planning Application DM/1052/23/FUL

## Application Summary

Application Number: DM/1052/23/FUL

Address: Agriculture Land South View Humberston North East Lincolnshire DN36 4XA

Proposal: Erect 10 detached dwelling houses with their associated garages, driveways and access

Case Officer: Jonathan Cadd

## Customer Details

Name: Mr Antony Hutton

Address: 10 South View Humberston Humberston, Grimsby

## Comment Details

Commenter Type: Neighbour

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment: Just for clarity..as I actually live on South View and have a severely disabled daughter who is wheelchair bound:

ANGLIA WATER have no objections indeed state clearly this development will not overcome their underground infrastructure as their pipes have plenty of capacity.

The issue is with one of the houses drains on South View not the field.

FLOOD RISK ASSESSMENT states clearly "

This Flood Risk Assessment is compliant with the requirements set out in the National Planning Policy Framework, and the associated online Planning Practice Guidance. It has been produced on behalf of WHT Partnership Ltd. This report demonstrates that the proposed development is not at significant flood risk, and will not increase flood risk to others, subject to the recommended flood mitigation strategies being implemented."

HUMBERSIDE FIRE AND RESCUE...No issues

HERITAGE OFFICER No issues and states " Given this information it is no longer thought appropriate to request further archaeological work on this site"

WILDLIFE....We had a deer run down South View 8 years ago...never seen one since....6 years ago one ran out near the car dealership on the main Grimsby road.does that mean we don't drive on the road anymore..just in case?

WILL THE HEDGEROW BE MAINTAINED KEEPING PRIVACY?

The plans and assurances clearly show they will.

I fully support these well planned grand looking homes which will be much more undeveloped than previous applications bringing families into the area spending money at local businesses and bringing in much needed council and local council coffers by way of council tax .

# Comments for Planning Application DM/1052/23/FUL

## Application Summary

Application Number: DM/1052/23/FUL

Address: Agriculture Land South View Humberston North East Lincolnshire DN36 4XA

Proposal: Erect 10 detached dwelling houses with their associated garages, driveways and access

Case Officer: Jonathan Cadd

## Customer Details

Name: Mr Tony Hutton

Address: 10, South View South View Humberston

## Comment Details

Commenter Type: Neighbour

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment: We absolutely support this fantastic application

It falls also within the legal local build plan

We have a disabled daughter and unlike many who are commenting against this build we actually live down South View Humberston

We have had fires, dens being made, bottles thrown at our van from the field, physical and verbal abuse from groups of youths camping out smoking and drinking right near the hedge row.

PC Dave Cave had to be rung on several occasions and despite this happening no one else down South View, apart from our immediate neighbours, appeared to be bothered...even when these youths started ripping the hedge apart to gain access from the field onto South View!

So we do indeed support this development because:

IT STOPS THE ABOVE

1, No flood risk as the official report clearly states.

2, All the healthy trees and the hedge maintained in place and more being planted

3, Anglia Water are perfectly supportive and clearly state their drains have plenty of capacity and will easily handle the new builds

4, Fire Brigade more than happy

5, Highways no issues at all especially the fact a barrier to the site will be set back meters into the site entrance so any vehicle will be completely off South View road itself.

6, Not one resident on South View uses this field for either recreation, walking their dogs or sunbathing not even walking!

7, No flood risk at all as clearly stated in the official reports.

8, It will prevent once and for all any chance of a rat run between South View and Fieldhouse road.

So compared with before on previous applications for this site

A lot less development only 10 Houses

So a lot less traffic than expected before when 18 and 14 houses were proposed.

Many relatives will be buying these houses so even less traffic as they will be within walking distance of each other for visiting

Properties not facing into or overlooking South View or any other

Nice large plots and quality houses increasing if anything the value of houses on South View

More revenue coming into the local and larger council tax coffers

More revenue for local businesses as these new families spend locally.

Many more open areas within walking distance or 5 minute drive of South View

1, Country Park

2, St Christopher's

3, Wendover Paddocks

4, Humberston Fitties and the beech

Please support this fantastic development proposal and remove the blight of anti social behaviour we have endured in the past from that field. This field is hardly used by anyone for anything apart from dog walks and anti social behaviour let's make it a lovely green well kept development giving other people and other families the chance to own their own homes.

We fully support this application as a long standing residence of both South View and Humberston

# Comments for Planning Application DM/1052/23/FUL

## Application Summary

Application Number: DM/1052/23/FUL

Address: Agriculture Land South View Humberston North East Lincolnshire DN36 4XA

Proposal: Erect 10 detached dwelling houses with their associated garages, driveways and access (amended layout and house designs)

Case Officer: Jonathan Cadd

## Customer Details

Name: Mr Antony Hutton

Address: 10 South View Humberston Humberston

## Comment Details

Commenter Type: Neighbour

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment: As a long standing resident with the only children living in the long stretch of South View, one of whom is profoundly disabled I STRONGLY SUPPORT this development.

Why?

- 1, Width of road able to get a full size council bin wagons down passing the residents van always parked on the bend
- 2, Road that only a couple of years back had one of the largest cranes in the country come down it to lift a spa bath over the hedge for a resident off Fieldhouse
- 3, The dyke has never flooded all they years we have lived here despite not being maintained by the local authority and also despite one objecting resident with said van often putting clippings from his own garden into the hedge!
- 4, The council were to build 20 houses this is 50% less.
- 5, A house that is just being finished off from over the hedge that got full planning and was not objected to by any resident in south View is less than 10 metres from houses on South View and looks directly into their front rooms!
- 6, 10 quality houses with large gardens ...the gardens now facing south View with a biodiverse buffer, between the hedge/dyke and these gardens...we will not see these houses from the road or front gardens.
- 7, Fits in with the new local plan Green zones, flooding plains and the need projected by the LA for 450 new houses per year required
- 8, It's simply not true regarding anti social behaviour on the field we suffered all summer from a group of 17/19 year olds drinking, drugs and using the hedge as a toilet. It came to a head as we were loading our disabled daughter onto the van and a bottle was thrown narrowly missing her and our vehicle...a torrential offer abuse had to be endured each time we took her out and returned..she is blind unable to walk talk epileptic it was simply distressing and disgusting.

Thankfully PC Dave Cave eventually caught them and stopped them as their den was destroyed.

Give me 10 quality houses any day than this.

My house was built on what was once a field.

Many extra vans are currently parked on the exit of south View north sea lane because of the current gas and electricity work and still our bins get emptied still life goes on without an issue.

Lastly be careful what you wish for..the LA have a consultation out for the latest 10 year plan ..as well as 450 new houses they need to find permanent traveler sites...do you see...if it doesn't get built on soon it could become a traveller site!

Finally the developers / residents will be paying for the upkeep of the dyke and hedge the LA have failed for years to do...they will also be probably band E homes that will bring in £40/£50 thousand in council tax and Parish tax and further money to support local police and fire services.

As apposed to now it brings in nothing.

I strongly support this application

# Comments for Planning Application DM/1052/23/FUL

## Application Summary

Application Number: DM/1052/23/FUL

Address: Agriculture Land South View Humberston North East Lincolnshire DN36 4XA

Proposal: Erect 10 detached dwelling houses with their associated garages, driveways and access

Case Officer: Jonathan Cadd

## Customer Details

Name: Mr Antony Hutton

Address: 10 South View Humberston Humberston, Grimsby

## Comment Details

Commenter Type: Neighbour

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment: I have lived in Humberston 15 years I bought a house that was built on a field years ago on South View.

Most houses built in Humberston were built on what once we're fields.

Simple questions for me.

Is this plot within the council's building plan ..Answer YES

Is this planning proposal over development? Answer clearly NOT.

Will this land be built on at some point? YES

The layout ensures privacy for all of us living on South View unlike the build nearly finished at the rear of the Coach House down the 12 foot off fieldhouse that is not only towering over South views houses it's overlooking straight into their front rooms...yet no objections from anyone living on South View?

So 10 houses all quality well built proposals with really large sized plots meaning a huge reduction in traffic, waste water and pollution compared with all previous applications for this same plot that wanted a much denser build and development.

This is not a wild life haven some are trying to make out no more than when their houses were built surrounding the field!

So if it's to be built on:

I want the developers to have a good reputation for quality builds a build done in timeframe

predicted TICK

I don't want a huge amount of tiny cheap houses crammed on the plot alongside many more cars etc TICK

I want to know good quality esthetically pleasing homes are being built TICK

I want to know as many of South Views residents concerns are going to be addressed incl the hedge and tree border TICK

I want to know the access is going to ensure this development gives way to South View traffic TICK

I want to know the dyke, hedge and all boundary's will be maintained at no cost to us TICK

I want to know that no access will ever be allowed or built by these developers applying to link South View through to Fieldhouse creating any through rat run...we have been given those assurances TICK

So as a long standing resident of Humberston as a resident of South View and as a parent with the only children living at home down South View...I fully support this application as it is by far the best application to date, by developers with a reputation for good quality builds with far fewer properties proposed than previously and all assurances given allaying many of our fears regarding the border, through road to Fieldhouse and access.

Something bigger developers would certainly not be concerned with this as previously applications showed.

# Comments for Planning Application DM/1052/23/FUL

## Application Summary

Application Number: DM/1052/23/FUL

Address: Agriculture Land South View Humberston North East Lincolnshire DN36 4XA

Proposal: Erect 10 detached dwelling houses with their associated garages, driveways and access

Case Officer: Jonathan Cadd

## Customer Details

Name: Miss Charlene Corston

Address: 40 fieldhouse road Humberside Cleethorpes

## Comment Details

Commenter Type: Member of the Public

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment: This looks a good scheme and with not living far away I feel Humberston could do with some more lovely houses as there isn't too many. I live on Fieldhouse Road which isn't a very busy road at all

# Comments for Planning Application DM/1052/23/FUL

## Application Summary

Application Number: DM/1052/23/FUL

Address: Agriculture Land South View Humberston North East Lincolnshire DN36 4XA

Proposal: Erect 10 detached dwelling houses with their associated garages, driveways and access

Case Officer: Jonathan Cadd

## Customer Details

Name: Mr Steven White

Address: 38 north sea lane Humberston Cleethorpes

## Comment Details

Commenter Type: Neighbour

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment: About time someone took on that land and planed to do something with it .I love on north sea lane and can see it from my house and have no objection to houses being built on there

# Comments for Planning Application DM/1052/23/FUL

## Application Summary

Application Number: DM/1052/23/FUL

Address: Agriculture Land South View Humberston North East Lincolnshire DN36 4XA

Proposal: Erect 10 detached dwelling houses with their associated garages, driveways and access

Case Officer: Jonathan Cadd

## Customer Details

Name: Mrs Toni White

Address: 38 north sea lane Humberston Ne lincs

## Comment Details

Commenter Type: Neighbour

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment: No issues

# Comments for Planning Application DM/1052/23/FUL

## Application Summary

Application Number: DM/1052/23/FUL

Address: Agriculture Land South View Humberston North East Lincolnshire DN36 4XA

Proposal: Erect 10 detached dwelling houses with their associated garages, driveways and access (amended layout and house designs)

Case Officer: Jonathan Cadd

## 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: The applicant of this proposed development has gone to great lengths to try and design a scheme that will mitigate most of the previous issues related to previous applicant's proposals.

Also the developer has given a great deal of courtesy and consideration to the residents of Southview and their previous concerns, and 4 months prior to submitting this application, a information pack was hand delivered to 29 properties that border this land known as 'Land on Southview'.

Included in this pack were copies of all the house plan, designs and layouts of the site as well as survey reports and a covering letter informing the residents of the new land owners who thought it was only fair to provide them all with a preview of their proposal, allowing them plenty of time to contact the developer with any issues or concerns that they may have with the proposed plans before they were submitted. During that 4 month period, of the 29 households that received this pack, not one resident contacted the developer objecting to the plans, and only 4 residents contacted the developer with a few questions, which were answered.

This development fits all the requirements and whilst it is impossible to design a scheme that will please everyone, I think the developer has come up with a design that will not only enhance the street scene, it will also nestle in nicely amongst the existing surroundings.

Whilst everyone is entitled to comment on this application, whether that be in support or against, there have been some false and some misleading objections submitted.

The Grimsby Cleethorpes Civic Society submitted an objection which stated 'this application is to build on a flood plain'.

This is false information, and they have since submitted another comment in which they wish to withdraw their previous comment as they openly admit it was based on false information.

There has recently been an objection relating to residents to vans and trucks on belong to Whitehall residents, parking on Southview. This again is a false and misleading allegation. Some of the residents of Southview have been seen parking their own vans and trucks on the street in order to create a false impression of the street, they have then proceeded to taking photos of these stages images in the hope it will give credit to their claims.

Only last week, one of these residents told me that he couldn't care less if 10 or 30 houses were built on that land, as he has never set foot on it for at least 40 years, and despite being the only driver in his household, he is in fact the owner of 3 vehicles and said he doesn't see a any problems with parking his van right near the bend on Southview, and yet he has made numerous objections to this and previous proposals, relating to the impact it would have if this land were developed. So its ok for him to park on the street, but not ok for anyone else.

Hypocrisy at its best !!!!!!!!!!!

There are 15 properties on Southview's road, and as it clearly shows on the plans, only 4 of these properties sit within the short distance of road that leads directly into the proposed development, therefore any vehicles entering or leaving this development do not pass the other 11 properties on Southview as the objectors would have us believe.

Also I am puzzled that a road that has been used by Southview's past and present resident's vehicles for at least 50 years is now 'TOO NARROW' for any other vehicles to use. How strange, its obviously not too narrow for vehicles, otherwise they wouldn't have been able to use it all these years. Clearly this is Just another one of those misleading objections

After reading some of the reasons given in these objecting comments, I think its pretty obvious that some people don't bother to read the supporting documents/surveys that have been carried out on numerous occasions and submitted by 'PROFESSIONAL BODIES' ...or is it that they think they know better than the 'PROFESSIONALS' !!!!!!!

So who should we believe is telling the truth, the 'Professional bodies who have no reason to lie to us, or the disgruntled objector who has every reason to submit a false or misleading comment in the hope it will stop the development being approved.

The Council SOLD this land for RESIDENTIAL DEVELOPMENT, and is no longer a 'PUBLIC OPEN SPACE'.

It is in their local housing plan.

It is now privately owned land and anyone who enters the land without permission is trespassing.

It is not an idyllic beauty spot nor is it a haven for wildlife.

It has been an overgrown eyesore for many, many years and is unfit for habitation by these species of wildlife that keep being referred to.

There is no real valid reason why this application should not be approved.

The supporting documents from the Professional bodies and the supporting comments from the public alone is evident enough to see that this application to build 10 quality homes should be passed.

# Comments for Planning Application DM/1052/23/FUL

## Application Summary

Application Number: DM/1052/23/FUL

Address: Agriculture Land South View Humberston North East Lincolnshire DN36 4XA

Proposal: Erect 10 detached dwelling houses with their associated garages, driveways and access (amended layout and house designs)

Case Officer: Jonathan Cadd

## Customer Details

Name: Mrs Donna White

Address: 1 The Laurels Humberston Grimsby

## Comment Details

Commenter Type: Neighbour

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment: With response to the comment in which it mentions 'colleagues /acquaintances related to the developer'. I would like to clarify a few things.

The 'The Security Risk Assessment Report' was carried out by request of the applicant. This report was done in a Professional capacity, by a Professional who's work and credibility is highly respected in this industry.

He also confirms in this report that he 'IS RELATED TO THE APPLICANT'.

As all of the residents were informed that the Land on Southview is now owned by a consortium of family members, there are at least 12 supporting comments from interested parties or related family members who all plan to live on the development should it be approved.

I believe some of the objectors on here are either related or acquaintances too, and yet there is no mention of that !!!!! Hypocrisy comes to mind.

The objectors never mention anything in their comments about multiple objections from the same household, and that some of them may live outside of Humberston, and yet they always seem to have plenty to say when this is the case with any supporting comments.

As its been pointed out, we do live in a democratic society, and the same applies to supporters of this application and not just the opposers.

At no time were any of the comments that have been referred to on here, intended as derogatory or personal towards anyone, they were in fact a true account of events that have taking place, and

a conversation between myself and a resident of Southview after he had been witnessed causing damage to the hedge which borders the land on Southview.

The same resident has made numerous objections to all the planning applications relating to Southview, some of which related to problems caused by parked vehicles on Southview, and the impact to the Highway this development would have if it were approved. He has clearly stated in one of his previous objections how some of the residents who own caravans have sometimes had problems getting past vehicles that are parked close to the bend on Southview, and yet he made it blatantly clear to me that he doesn't see it as a problem if 'HIS VAN' is parked in the very same place that he has referred to in his objections. Its obvious that the only vehicle causing a problem for the residents of Southview is in fact owned by a resident of Southview who doesn't have any regard for his neighbours at all.

The majority of the objections to this application are related to Southview's road being 'TOO NARROW'.... and parking.

In my opinion, these objections are irrelevant, as vehicles belonging to residents of this development would not cause any additional problems to these alleged issues, as the plans clearly show there is ample parking within the development for all its residents and visitors.

One of the residents refers to the dyke and access to it.... I suggest he reads the report that was submitted on the portal months ago. In this report it clearly states that the dyke will be maintained at all times by the residents of the development. Furthermore the same person questions the width of the road, stating that it is not wide enough for traffic, this is in fact contrary to the stage 1 traffic report which deems it adequate, as does previous reports that have been carried out by Local Highways Authorities.

This application should be approved.

# Comments for Planning Application DM/1052/23/FUL

## Application Summary

Application Number: DM/1052/23/FUL

Address: Agriculture Land South View Humberston North East Lincolnshire DN36 4XA

Proposal: Erect 10 detached dwelling houses with their associated garages, driveways and access

Case Officer: Jonathan Cadd

## Customer Details

Name: Mr Tony White

Address: 1 The Laurels Humberston

## Comment Details

Commenter Type: Neighbour

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment: This scheme is a vastly reduced number of homes to the Council's own 15 home plan which the Planning Department FULLY SUPPORTED.

All near residents were consulted, asked for objections and opinions and given 4 months to respond, they were provided with all the plans, in fact some of Southview are very supportive of the plans and of the 15 homes on Southview only a few seem to have objected, the rest whilst maybe not supporting have NOT OBJECTED.

These are all Self Build homes, it's not a for-profit site, it will bring much needed self-build plots to the market, something that in the Council's own Local Plan is called for.

The Council also sold the land to the group knowing exactly what they proposed to do with it i.e. 9 or 10 self-build homes on 2.6 acres, that's over a quarter of an acre per home!. Very Low Density!

The homes are comparable in size with the plans passed already for the rear of the Coach House. The 2 developments are kept separate and NO ACCESS is provided to that development!

The design of the homes and layout design out crime and antisocial behaviour, the homes also DO NOT overlook any near neighbour's and have large separation between the homes and any neighbours.

The Council benefits hugely from the development, not just from the sale of the site as 'Development Land' but also the 10 sets of Council Tax in the highest bands they will receive, but also the fact that the road, street lighting and hedgerows are all maintained and paid for by the residents of the development.

You can see from the fast number of surveys done such as Traffic / ecology / drainage / flood risk / archaeology / biodiversity and much more which prove many of the objections to be baseless and false in most instances. There's no endangered species, its not a flood risk, Southview can cope with traffic easily.

Add to that the fact its Low Carbon housing with renewable forms of heating, bat and bird boxes to encourage wildlife as well as over 800m<sup>2</sup> of native planted scrubland to be provided and this will have a Nett Positive Biodiversity gain.

Its also REDUCES the risk of flooding, its private road is in effect a reservoir that holds vast amounts of surface water and so the development will reduce the flow of water into existing dykes. The people objecting should read the reports which disprove most of the objections for example the Grimsby Civic Society who claim its a flood Plain which is easily proved False by the Floor Report!!!

Its high quality housing, all individual, great designs, large gardens, secure by design and with little risk of antisocial behaviour is is a fantastic development and should be passed.

Benefits to the local economy & Council will be huge.

Its a well designed scheme that answers all the previous objections which is why there are so few compared to the Councils scheme

# Comments for Planning Application DM/1052/23/FUL

## Application Summary

Application Number: DM/1052/23/FUL

Address: Agriculture Land South View Humberston North East Lincolnshire DN36 4XA

Proposal: Erect 10 detached dwelling houses with their associated garages, driveways and access

Case Officer: Jonathan Cadd

## Customer Details

Name: Mr T Dame

Address: 3 laurels Church Lane Humberston

## Comment Details

Commenter Type: Member of the Public

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment: This is a great chance for 10 beautiful houses to be built. Another patch of greenery in Humberston has current plans for 223 Cyden houses, which is insane.

10 exclusive houses is such a small scale development on a massive piece of land which won't be in any way detrimental to the local area, or perhaps even noticed they have been built after a year. The builder has fantastic attention to detail and the community will be very beautiful and an added addition to the surrounding area. This by far is a much more thought out development than the previous 2 proposed ones put forward by NELC.

# Comments for Planning Application DM/1052/23/FUL

## Application Summary

Application Number: DM/1052/23/FUL

Address: Agriculture Land South View Humberston North East Lincolnshire DN36 4XA

Proposal: Erect 10 detached dwelling houses with their associated garages, driveways and access

Case Officer: Jonathan Cadd

## Customer Details

Name: Miss Emily Creese

Address: 4 The Laurels Humberston

## Comment Details

Commenter Type: Neighbour

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment: I would like to support this application. Along with my brother, I have lived in Humberston all my life and have attended both Humberston Church of England Primary School and Humberston Academy, leaving in July 2022. I have not used this land as a place to gather or meet friends because St. Christopher's and Wendover Park have been preferable. This is because they are larger, more open and we felt safer there than being in a dank, overgrown area enclosed by other buildings, which is how this piece of land can be described at the minute.

The small number of houses proposed look to be smart and in keeping with the local area of family housing. Reports from experts suggest there is no risk of flooding on the housing development or with the houses in the surrounding area.

# Comments for Planning Application DM/1052/23/FUL

## Application Summary

Application Number: DM/1052/23/FUL

Address: Agriculture Land South View Humberston North East Lincolnshire DN36 4XA

Proposal: Erect 10 detached dwelling houses with their associated garages, driveways and access (amended layout and house designs)

Case Officer: Jonathan Cadd

## Customer Details

Name: Mr Martin Creese

Address: 4 The Laurels Humberston

## Comment Details

Commenter Type: Neighbour

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment: As a Humberston resident and a current occupant of a house which was previously built by the planning applicant, a highly regarded local builder, I would fully support this application as a very well thought out proposal.

I would urge people to read the detailed reports written by experts before making vacuous and ill-informed comments in an attempt to stop a genuinely sensible proposal. The aforementioned surveys include Traffic, Ecology, Drainage, Flood Risk and Biodiversity; all have been completed well ahead of time to ensure that the land purchaser is fully aware of all expert opinion, in order to make the best and appropriate proposal for the self-build properties in the application.

These surveys clearly show that the properties will not be on a flood plain or disrupt any animal sanctuary; there will not be any risk to the surrounding houses. The plans show an environmentally conscious, low carbon, attractive group of self-build properties, limited in the number of dwellings planned (10) - far less than a commercial developer would attempt on 2.6 acres. This gives plenty of space and distance between each property and will not overlook any residents - the closest being South View; there is plenty of distance and privacy.

The self-build development is a very good use of the space and will attract people in keeping with the local area of Humberston. The properties will be placed at the upper end of the Council Tax spectrum which will be beneficial for North East Lincolnshire Council, as well as increasing economic support for local retailers and eateries.

# Comments for Planning Application DM/1052/23/FUL

## Application Summary

Application Number: DM/1052/23/FUL

Address: Agriculture Land South View Humberston North East Lincolnshire DN36 4XA

Proposal: Erect 10 detached dwelling houses with their associated garages, driveways and access

Case Officer: Jonathan Cadd

## Customer Details

Name: Mr Charles Creese

Address: 4 The laurels Humberston

## Comment Details

Commenter Type: Neighbour

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment: I would like to support this application. I have lived in Humberston all my life and have attended both Humberston Church of England Primary School and Humberston Academy, leaving in July 2022. This piece of land has never been an area where I, or any of my friends, have ever used for recreation purposes; instead we favoured larger, wider and open spaces such as the Cleethorpes Country Park or Haverstoe Park as these spaces are actually maintained and give more space to play football.

I have read some of the objections from people living in Humberston and they seem to talk about this land being a lush, green oasis. In reality, it is far from that - which the wildlife survey also points out. It is extremely overgrown with vegetation and, because it is not maintained, it does not serve any real community purpose for adults or children. People say they walk their dogs there, but judging from the dog mess, they must just allow their dogs to use the place as a toilet and not pick up after them. There are many other local places to walk dogs, such as the Country Park, - a far better location for dog walking, having an enclosed space for dogs to swim, much more land and dog waste bins.

The application looks to be well designed by a local person who has built houses in Humberston before. As there are only ten houses being built, the site will not be over-developed. Some other builders may well be tempted to double the number of houses in the name of profit but this does not appear to be how this particular builder operates. I hope the planning application is successful.

# Comments for Planning Application DM/1052/23/FUL

## Application Summary

Application Number: DM/1052/23/FUL

Address: Agriculture Land South View Humberston North East Lincolnshire DN36 4XA

Proposal: Erect 10 detached dwelling houses with their associated garages, driveways and access

Case Officer: Jonathan Cadd

## Customer Details

Name: Ms Anne Mearns

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: There have been a number of proposals to build on this land, which have all been rejected. This new proposal is for 10 properties on a site of approx. 2.5 acres. No neighbouring properties are overlooked, the site has been well thought out, and the local borders - shrubbery, hedges, etc, are all being retained and maintained at the developers expense. The development will bring money into the council and village at zero cost to the local community. It is a no-brainer to back the development, and enjoy the benefits it will bring to Humberston.

# Comments for Planning Application DM/1052/23/FUL

## Application Summary

Application Number: DM/1052/23/FUL

Address: Agriculture Land South View Humberston North East Lincolnshire DN36 4XA

Proposal: Erect 10 detached dwelling houses with their associated garages, driveways and access

Case Officer: Jonathan Cadd

## 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: The proposed development is a high class, well thought out, and beautifully designed project. The amount of dwellings proposed for the site is very small in comparison to previous proposals, and the size of the plot. Great thought has gone into the positioning of the houses, and the site in general, with no neighbouring properties overlooked. Access to the proposed development via Southview will have very little impact on the immediate local residents as the distance between North Sea Lane and the site is relatively short. I fully back this proposal and believe it will be a huge asset to the village and NELC.

# Comments for Planning Application DM/1052/23/FUL

## Application Summary

Application Number: DM/1052/23/FUL

Address: Agriculture Land South View Humberston North East Lincolnshire DN36 4XA

Proposal: Erect 10 detached dwelling houses with their associated garages, driveways and access

Case Officer: Jonathan Cadd

## Customer Details

Name: Miss Lucy Smith

Address: 2 Cherry Lane Humberston Grimsby

## Comment Details

Commenter Type: Member of the Public

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment: I support this. It looks like a fantastic scheme and not over populated for the space.

# Comments for Planning Application DM/1052/23/FUL

## Application Summary

Application Number: DM/1052/23/FUL

Address: Agriculture Land South View Humberston North East Lincolnshire DN36 4XA

Proposal: Erect 10 detached dwelling houses with their associated garages, driveways and access (amended layout and house designs)

Case Officer: Jonathan Cadd

## Customer Details

Name: Mr Robert Draper

Address: 304 Grimsby Road Humberston

## Comment Details

Commenter Type: Neighbour

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment: After reading some of the recent comments I would like to just point out a few things. The objection by the Humberston Village Council and some of the residents is clearly based on false information probably provided by one of the very few objectors. The Parish claim that the residents of the Whitehall cottages are parking their vans in Southview, this seems very unlikely as those cottages are in fact retirement homes, other than staged photographs, do they have any real evidence to support their claims?

They have also clearly not read the Stage One Traffic survey done by a traffic professional which completely refutes all the claims about the width of the road, suitability for additional traffic and parking on Southview. The Traffic Survey concludes that the very short section of Southview that would actually take any increase in traffic is more than ample for the development.

The Grimsby Civic society also made an objection based on falsely supplied information and then had to withdraw it when challenged, there has been a full flood risk survey done which shows the development will have a positive impact on flood risks, i.e... it will actually reduce it!

This scheme has generated a handful of objections, many are duplicated by the same households and are all based on the same falsehoods namely the road, wildlife & flooding, all of which is completely refuted by the professional surveys that have been carried out by experts on numerous occasions.

Clearly a lot of thought has gone into the design, the low number of homes and I believe it's not a developer seeking to make a profit but local self-builders who have lived in the village for a very long time that will be building and living in the homes.

The land was sold by the Council and is in the local plan 'For Fast Track Residential Development', in my opinion it's the best scheme for the land, its high-quality housing that is sought after in Humberston and therefore it should be approved.

# Comments for Planning Application DM/1052/23/FUL

## Application Summary

Application Number: DM/1052/23/FUL

Address: Agriculture Land South View Humberston North East Lincolnshire DN36 4XA

Proposal: Erect 10 detached dwelling houses with their associated garages, driveways and access (amended layout and house designs)

Case Officer: Jonathan Cadd

## Customer Details

Name: Mrs Georgina Butler

Address: 66 Coniston Crescent Humberston Grimsby

## Comment Details

Commenter Type: Neighbour

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment: I am in support of this planning application. It looks like a sensible small development and a good use of land.

# Comments for Planning Application DM/1052/23/FUL

## Application Summary

Application Number: DM/1052/23/FUL

Address: Agriculture Land South View Humberston North East Lincolnshire DN36 4XA

Proposal: Erect 10 detached dwelling houses with their associated garages, driveways and access

Case Officer: Jonathan Cadd

## Customer Details

Name: Mr David White

Address: 13 Normanby Road Cleethorpes

## Comment Details

Commenter Type: Member of the Public

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment: Great to see a Non Profit development with 10 Self Build plots that will give high quality housing to the area, the sort of housing not available from the run of the mill developers. Homes of this type and quality are needed.

This land was sold by the Council as building land zoned for fast track development, the Planning Department previously FULLY SUPPORTED a scheme for 15 homes on this site, this proposal reduces that number significantly.

You can see they have gone to a lot of trouble in designing it in such a way as to not disturb or overlook neighbours, giving a huge separation between the Bungalows they propose and Southviews existing residents.

I have read all the reports including the Stage One Traffic report which shows that Southview can easily cope with the development and indeed only 3 or 4 of the residents would even be passed by any traffic.

I also see they consulted with neighbours for over 4 months giving them all time to give feedback and then designed the development to answer everyone's key concerns from previous objections.

I see that a detailed Ecology report shows NO Wildlife despite some spurious claims by some near residents! who are clearly just NIMBY's ( Not in My Back yard) I also note of the very few objectors there are some of them live in houses that were once fields!!

I also note that it's NOT a public field or right of way, it's unused scrubland, land locked and brought forward BY the Planning Dept and Council for Development and here we have a high quality, Low

Density application that should be APPROVED!!!

# Comments for Planning Application DM/1052/23/FUL

## Application Summary

Application Number: DM/1052/23/FUL

Address: Agriculture Land South View Humberston North East Lincolnshire DN36 4XA

Proposal: Erect 10 detached dwelling houses with their associated garages, driveways and access

Case Officer: Jonathan Cadd

## Customer Details

Name: Mrs Sara White

Address: 13 Normanby Road Cleethorpes

## Comment Details

Commenter Type: Member of the Public

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment: This land was sold by the Council as building land zoned for fast track development, the Planning Department previously FULLY SUPPORTED a scheme for 15 homes on this site, this proposal reduces that number significantly.

You can see they have gone to a lot of trouble in designing it in such a way as to not disturb or overlook neighbours.

Great separation between the Bungalows they propose and existing residents on South View.

I have read all the reports and you can see that everything from Traffic, Ecology, Archaeology and Biodiversity has been SURVEYED fully and the development designed to have very little impact on the surroundings.

I see the Grimsby Civic Society objection and sayings its a flood Plain, thats clearly a lie and I dont see how things like that are allowed to be posted, it has a full Flood Survey report, it IS NOT a flood plain and the impact on flooding of the development is actually Less after its finished as they are installing a comprehensive SUDS drive ways and road that hold all the surface water.

These homes will have levels of insulation that are way above anything on the market and will also have Air Source heating, they will be very Low Carbon footprints compared to any other housing.

Its high quality housing badly needed and is a NON Profit development by a group of self builders.

The development will pay its own costs for street lighting, road maintenance and the maintenance of the large Hedge on South View that actually screens the development from South View.

So theres no costs for the Local Authority.

Not to mention the huge economic benefits to the local economy from all the building and materials for the site, plus high end properties by High Bands of Council Tax revenues that the Authority will benefit from in addition to the money it made selling the 'Development Land' in the first place

Its should be passed.

# Comments for Planning Application DM/1052/23/FUL

## Application Summary

Application Number: DM/1052/23/FUL

Address: Agriculture Land South View Humberston North East Lincolnshire DN36 4XA

Proposal: Erect 10 detached dwelling houses with their associated garages, driveways and access

Case Officer: Jonathan Cadd

## Customer Details

Name: Mr Brandon White

Address: 13 Normanby Road Cleethorpes

## Comment Details

Commenter Type: Member of the Public

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment: These homes will be built to the latest Part L regulations with 150mm of insulation in walls, underfloor heating, Air Source Heat Pumps and will have a Carbon Footprint at least 30% lower than recent new build homes.

Supremely energy efficient, great designs and high quality housing that is needed, its not a developer building as many as they can for profit, its a group of Self Builders who will build Low carbon efficient homes.

You can see great care has been taken to design individual homes that are all different, they will blend in well with other housing in Humberston which is a large and diverse village.

Its also looks to have taken the Secure By Design cues in that it will have a vastly reduced risk of crime and antisocial behaviour because of its layout and design.

Only 10 homes where the Council planned 15! a scheme which the Planning Department FULLY SUPPORTED IT!!!

So I see no reason why they and planning committee wont do the same for this well designed scheme

# Comments for Planning Application DM/1052/23/FUL

## Application Summary

Application Number: DM/1052/23/FUL

Address: Agriculture Land South View Humberston North East Lincolnshire DN36 4XA

Proposal: Erect 10 detached dwelling houses with their associated garages, driveways and access

Case Officer: Jonathan Cadd

## Customer Details

Name: Mr Lewis White

Address: 13 Normanby Road Cleethorpes

## Comment Details

Commenter Type: Member of the Public

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment:se are all Self Build homes, its not a for profit site, it will bring much needed self build plots to the market

9 or 10 self build homes on 2.6 acres, that's over a quarter of an acre per home!. Very Low Density!

The homes are comparable in size with the plans passed already for the rear of the Coach House. The 2 developments are kept separate and NO ACCESS is provided to that development!

The design of the homes and layout design out crime and antisocial behaviour, the homes also DO NOT overlook any near neighbour's and have large separation between the homes and any neighbours.

The Council benefit hugely from the development:

1. not just from the sale of the site as 'Development Land' but also the 10 sets of Council Tax in the highest bands they will receive.
2. Plus the fact that the road, street lighting and hedgerows are all maintained and paid for by the residents of the development.

You can see from the fast number of surveys done such as Traffic / ecology / drainage / flood risk / archaeology /biodiversity and much more which prove many of the objections to be baseless and false in most instances. There's no endangered species, its not a flood risk, Southview can cope with traffic easily.

Add to that the fact its Low Carbon housing with renewable forms of heating, bat and bird boxes to

encourage wildlife as well as over 800m<sup>2</sup> of native planted scrubland to be provided and this will have a Nett Positive Biodiversity gain.

Its also REDUCES the risk of flooding, its private road is in effect a reservoir that holds vast amounts of surface water and so the development will reduce the flow of water into existing dykes. The people objecting should read the reports which disprove most of the objections for example the Grimsby Civic Society who claim its a flood Plain which is easily proved False by the Floor Report!!!

Its high quality housing, all individual, great designs, large gardens, secure by design and with little risk of antisocial behaviour is is a fantastic development and should be passed.

Benefits to the local economy & Council will be huge.

Its a well designed scheme that answers all the previous objections which is why there are so few compared to the Councils scheme

# Comments for Planning Application DM/1052/23/FUL

## Application Summary

Application Number: DM/1052/23/FUL

Address: Agriculture Land South View Humberston North East Lincolnshire DN36 4XA

Proposal: Erect 10 detached dwelling houses with their associated garages, driveways and access

Case Officer: Jonathan Cadd

## Customer Details

Name: Miss Cherie Tacey

Address: 13 Normanby Road Cleethorpes

## Comment Details

Commenter Type: Member of the Public

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment: The design of the homes and layout design out crime and antisocial behaviour, the homes also DO NOT overlook any near neighbour's and have large separation between the homes and any neighbours.

You can see from the fast number of surveys done such as Traffic / ecology / drainage / flood risk / archaeology / biodiversity and much more which prove many of the objections to be baseless and false in most instances. There's no endangered species, it's not a flood risk, Southview can cope with traffic easily.

Add to that the fact it's Low Carbon housing with renewable forms of heating, bat and bird boxes to encourage wildlife as well as over 800m<sup>2</sup> of native planted scrubland to be provided and this will have a Net Positive Biodiversity gain.

It also REDUCES the risk of flooding, its private road is in effect a reservoir that holds vast amounts of surface water and so the development will reduce the flow of water into existing dykes. The people objecting should read the reports which disprove most of the objections for example the Grimsby Civic Society who claim it's a flood Plain which is easily proved False by the Flood Report!!!

Its high quality housing, all individual, great designs, large gardens, secure by design and with little risk of antisocial behaviour is a fantastic development and should be passed.

Benefits to the local economy & Council will be huge.

Its a well designed scheme that answers all the previous objections which is why there are so few

compared to the Councils scheme

# Comments for Planning Application DM/1052/23/FUL

## Application Summary

Application Number: DM/1052/23/FUL

Address: Agriculture Land South View Humberston North East Lincolnshire DN36 4XA

Proposal: Erect 10 detached dwelling houses with their associated garages, driveways and access

Case Officer: Jonathan Cadd

## Customer Details

Name: Mr David White

Address: 13 Normanby Road Cleethorpes

## Comment Details

Commenter Type: Member of the Public

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment: Great to see a Non Profit development with 10 Self Build plots that will give high quality housing to the area, the sort of housing not available from the run of the mill developers. Homes of this type and quality are needed.

This land was sold by the Council as building land zoned for fast track development, the Planning Department previously FULLY SUPPORTED a scheme for 15 homes on this site, this proposal reduces that number significantly.

You can see they have gone to a lot of trouble in designing it in such a way as to not disturb or overlook neighbours, giving a huge separation between the Bungalows they propose and Southviews existing residents.

I have read all the reports including the Stage One Traffic report which shows that Southview can easily cope with the development and indeed only 3 or 4 of the residents would even be passed by any traffic.

I also see they consulted with neighbours for over 4 months giving them all time to give feedback and then designed the development to answer everyone's key concerns from previous objections.

I see that a detailed Ecology report shows NO Wildlife despite some spurious claims by some near residents! who are clearly just NIMBY's ( Not in My Back yard) I also note of the very few objectors there are some of them live in houses that were once fields!!

I also note that it's NOT a public field or right of way, it's unused scrubland, land locked and brought forward BY the Planning Dept and Council for Development and here we have a high quality, Low

Density application that should be APPROVED!!!

# Comments for Planning Application DM/1052/23/FUL

## Application Summary

Application Number: DM/1052/23/FUL

Address: Agriculture Land South View Humberston North East Lincolnshire DN36 4XA

Proposal: Erect 10 detached dwelling houses with their associated garages, driveways and access

Case Officer: Jonathan Cadd

## Customer Details

Name: Mrs Linda Edwards

Address: 26 Fillingham Crescent Cleethorpes

## Comment Details

Commenter Type: Member of the Public

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment: I think this development looks very sympathetically considered.

The dwellings look very in keeping with the areas high quality expectations.

# Comments for Planning Application DM/1052/23/FUL

## Application Summary

Application Number: DM/1052/23/FUL

Address: Agriculture Land South View Humberston North East Lincolnshire DN36 4XA

Proposal: Erect 10 detached dwelling houses with their associated garages, driveways and access

Case Officer: Jonathan Cadd

## Customer Details

Name: Miss 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 well thought out and spacious development. Not overcrowded and good space between all the houses. Great that the developer has allowed for green space too. I support this development.

# Comments for Planning Application DM/1052/23/FUL

## Application Summary

Application Number: DM/1052/23/FUL

Address: Agriculture Land South View Humberston North East Lincolnshire DN36 4XA

Proposal: Erect 10 detached dwelling houses with their associated garages, driveways and access (amended layout and house designs)

Case Officer: Jonathan Cadd

## Customer Details

Name: Mr Neil Hope

Address: 6 Burnham Reach Cleethorpes

## Comment Details

Commenter Type: Member of the Public

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment: Really impressed with the designs all of which have, large gardens and spacing between each. I like the fact that there only a handful of plots so no overcrowding like the 2 proposed by the Council designs look secure and will reduce crime and antisocial behaviour, traffic reports shows little impact to Southview, all houses seem not to overlook any neighbours, will increase biodiversity, reports show no impact to any wildlife, very detailed scheme with lots of surveys and reports.

# Comments for Planning Application DM/1052/23/FUL

## Application Summary

Application Number: DM/1052/23/FUL

Address: Agriculture Land South View Humberston North East Lincolnshire DN36 4XA

Proposal: Erect 10 detached dwelling houses with their associated garages, driveways and access

Case Officer: Jonathan Cadd

## Customer Details

Name: Mr Ian Denton

Address: 10 Devonshire Ave Grimsby

## Comment Details

Commenter Type: Member of the Public

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment: I have read all the supporting reports done for the site which seem exhaustive, they seem to cover everything that ever been made an objection of and all prove the scheme is suitable and should be passed.

Its a safe and secure development that has designed out Crime and Anti-Social behaviour, will be the very latest in insulation and renewable heating systems, Low carbon footprints and much more.

Reading the objections most seem to be misleading or not to have read all the reports done by the applicant who seem to have considered everyone's point of view from previous objections to the Councils own 15 home development that the planning department fully supported!

High quality housing in large gardens, many with great aspects for the sun and all private and not overlooking any neighbour's.

You could ask for a better or more considerate scheme, about a quarter of an acre per house, thats a huge amount of space, its clearly not being done for profit and should be applauded. Large green space with planting adds to the biodiversity and screening.

The Government is pushing for more housing, this lands zoned for fast track development and this is a well thought out scheme with fantastic individual homes. I would love to live there, its got great transport links, is close to parks and amenities' you couldn't ask for more.

As for those clamouring for Green Space, why not walk the 5 minutes to the 26 Hectares of the Cleethorpes Country Park???? or 10 minutes to Cleethorpes Beaches??????

Should be passed!!!!!!

# Comments for Planning Application DM/1052/23/FUL

## Application Summary

Application Number: DM/1052/23/FUL

Address: Agriculture Land South View Humberston North East Lincolnshire DN36 4XA

Proposal: Erect 10 detached dwelling houses with their associated garages, driveways and access

Case Officer: Jonathan Cadd

## Customer Details

Name: Mrs Janice Chessman

Address: 11 St Andrews Drive Grimsby

## 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 only zoned for development but has been fast tracked!

Looks a very well designed great scheme, should be highly recommended and will bring valuable self build plots that are all too scarce.

Only 10 homes on 2.6 acres, density is very low with very high quality housing that will be powered with renewable energy systems and be highly efficient homes of the future.

Large areas of land given over to green space and planting, this is clearly not a big developer building for profit but as I understand 10 self builders who will build the sort of high quality homes no other developer offers.

The design looks like its been done to give privacy to all neighbours and also looks to have designed out any antisocial behaviour or crime.

The layout and designs look fantastic and should be applauded.

Much better scheme than councils plan for 18 houses which planning department supported!!! and they should be supporting this scheme.

# Comments for Planning Application DM/1052/23/FUL

## Application Summary

Application Number: DM/1052/23/FUL

Address: Agriculture Land South View Humberston North East Lincolnshire DN36 4XA

Proposal: Erect 10 detached dwelling houses with their associated garages, driveways and access

Case Officer: Jonathan Cadd

## Customer Details

Name: Mr Mike Chesman

Address: 11 St Andrews Drive Grimsby

## Comment Details

Commenter Type: Member of the Public

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment: Looking at the plans it appears a lot of thought has gone into the application so it answers many of the previous objections.

None of the home overlook any neighbour's, there is a huge separation between Southview and the nearest bungalows proposed.

There's a very large planted area of green space that adds another barrier between Southview and the proposed bungalow's and this will I am sure increase the Biodiversity hugely for the site which is currently scrub land.

It looks to be gated and made private which will mean its designed with designing out crime and antisocial behaviour in mind.

Having seen the previous plans for 15 homes the the Planning Department FULLY supported and also seeing that the Land behind the |Coach House has also been approved I can see no reason why this is not approved, I also note that the land is not only zoned for development but has been fast tracked!

Looks a great scheme, should be highly recommended and will bring valuable self build plots that are all too scarce.

# Comments for Planning Application DM/1052/23/FUL

## Application Summary

Application Number: DM/1052/23/FUL

Address: Agriculture Land South View Humberston North East Lincolnshire DN36 4XA

Proposal: Erect 10 detached dwelling houses with their associated garages, driveways and access

Case Officer: Jonathan Cadd

## Customer Details

Name: Mr Michael 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: This development is far better than the 2 proposed by the council with less houses to start off with and higher quality build, unlike the standard large developers who cram as many houses as they can into an area. The layout is very well designed, as are the houses, that offer large gardens, green area and space for planting and decent spacing between each dwelling and none of the houses seem to overlook the neighbours. I believe that the traffic reports show very little impact to Southview and no impact to any wildlife, there I see absolutely no reason why it shouldn't be passed for planning permission.

# Comments for Planning Application DM/1052/23/FUL

## Application Summary

Application Number: DM/1052/23/FUL

Address: Agriculture Land South View Humberston North East Lincolnshire DN36 4XA

Proposal: Erect 10 detached dwelling houses with their associated garages, driveways and access (amended layout and house designs)

Case Officer: Jonathan Cadd

## Customer Details

Name: Mrs Jade Lambert

Address: 9 Woods Way Tetney Grimsby

## Comment Details

Commenter Type: Member of the Public

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment: This proposed development plot is exactly the type of development myself and husband were looking for a year ago, unfortunately due to no suitable developments, we were forced to move out of the area to Tetney. Having being residents of Humberston all our lives & with children at Humberston school, this was extremely disappointing.

The proposal looks to be extremely well designed with minimal impact to the surrounding residents, wildlife & also public access around the plot.

Without this type of development in the Humberston area, more local residents will be forced to relocate due to a lack of properties in this range on the market within the Humberston area.

# Comments for Planning Application DM/1052/23/FUL

## Application Summary

Application Number: DM/1052/23/FUL

Address: Agriculture Land South View Humberston North East Lincolnshire DN36 4XA

Proposal: Erect 10 detached dwelling houses with their associated garages, driveways and access (amended layout and house designs)

Case Officer: Jonathan Cadd

## Customer Details

Name: Mr Anthony Tuplin

Address: 172 Columbia Road Grimsby

## Comment Details

Commenter Type: Member of the Public

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment: Nice design for the area, sits well within the boundary of the field and keeps the houses away from neighbours to each sides.

# Comments for Planning Application DM/1052/23/FUL

## Application Summary

Application Number: DM/1052/23/FUL

Address: Agriculture Land South View Humberston North East Lincolnshire DN36 4XA

Proposal: Erect 10 detached dwelling houses with their associated garages, driveways and access (amended layout and house designs)

Case Officer: Jonathan Cadd

## Customer Details

Name: Alyce Macrae

Address: 172 Columbia Road Grimsby

## Comment Details

Commenter Type: Member of the Public

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment: Has a great layout without overlooking any neighbours. Doesn't appear overly crowded like you find with most developers and a large green space too. Well thought out design that fits well in Humberston.

# Comments for Planning Application DM/1052/23/FUL

## Application Summary

Application Number: DM/1052/23/FUL

Address: Agriculture Land South View Humberston North East Lincolnshire DN36 4XA

Proposal: Erect 10 detached dwelling houses with their associated garages, driveways and access (amended layout and house designs)

Case Officer: Jonathan Cadd

## Customer Details

Name: Miss Aarti Nathwanni

Address: 2 Bauons Avenue Grimsby

## Comment Details

Commenter Type: Neighbour

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment: Tony White is a lovely neighbour. And I've moved where he built these beautiful, five houses. He built them really well and a really happy and peaceful in the space that I live. I'm sure if you build similar houses in this location I'm sure equally it will make a lot of people happy and I wish him all the best..

# Comments for Planning Application DM/1052/23/FUL

## Application Summary

Application Number: DM/1052/23/FUL

Address: Agriculture Land South View Humberston North East Lincolnshire DN36 4XA

Proposal: Erect 10 detached dwelling houses with their associated garages, driveways and access (amended layout and house designs)

Case Officer: Jonathan Cadd

## Customer Details

Name: Miss Tilly Dame

Address: 98 worlaby road Scartho Grimsby

## Comment Details

Commenter Type: Member of the Public

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment: After reading through all the comments related to this planning application I really fail to see why this won't get passed easily. The field would be much better served as a 10 house development rather than a travellers field in which this could be a real possibility raised by a very astute member of the public from South View. The bin wagons can access the bins, so why can't the new development get in and out of the site just as easy as the developer has stated. I've seen the developer's last project in Humberston and it is very much a huge credit to him. People need to stop banging on the same old drum just for the sake of a few very nice houses which would only make the area a nicer place to live. Cyden Homes are trying to put up 225 houses in a field just a bit bigger than what is opposite South View in Humberston, so 10 houses isn't really going to affect the road at all.

# Comments for Planning Application DM/1052/23/FUL

## Application Summary

Application Number: DM/1052/23/FUL

Address: Agriculture Land South View Humberston North East Lincolnshire DN36 4XA

Proposal: Erect 10 detached dwelling houses with their associated garages, driveways and access

Case Officer: Jonathan Cadd

## Customer Details

Name: Mrs Dawn Jones

Address: The White House, Market Place TETNEY

## Comment Details

Commenter Type: Member of the Public

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment: Good design and spacing.

Good quality housing as opposed to the usual quickly built, large developer sites.

Plenty of green space within plans.

Adjacent site already has planning.

Can envisage little impact to South View with the type of development planned.

# Comments for Planning Application DM/1052/23/FUL

## Application Summary

Application Number: DM/1052/23/FUL

Address: Agriculture Land South View Humberston North East Lincolnshire DN36 4XA

Proposal: Erect 10 detached dwelling houses with their associated garages, driveways and access

Case Officer: Jonathan Cadd

## Customer Details

Name: Mr Daniel Hughes

Address: 9 Woods Way Grimsby

## Comment Details

Commenter Type: Member of the Public

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment: The proposed development is very well designed with significant considerations given to surrounding properties & general area. Comparing the development to that of other development proposals, the plot is proposed to include a very small number of quality properties which do not overlook or impose on the surrounding residents, rather than a significant number of properties which would cause great disruption to surrounding residence, who are often disregarded with new development proposals.

The proposed plot will only strengthen the reputation and image of Humberston further, with it being regarded as a desirable location which consists of high quality and well designed developments.

The new plot with large amounts of greenery will still enable wildlife to utilise the plot, which again is something which is unlikely to be considered or able with large scale developments & over-development which is often seen with newly proposed development plans, this point has also been captured within reports which show there is no impact to the wildlife within the vicinity, which again show significant care & due diligence of the developer.

This development will be a further asset to Humberston and if the application is supported.

# Comments for Planning Application DM/1052/23/FUL

## Application Summary

Application Number: DM/1052/23/FUL

Address: Agriculture Land South View Humberston North East Lincolnshire DN36 4XA

Proposal: Erect 10 detached dwelling houses with their associated garages, driveways and access

Case Officer: Jonathan Cadd

## Customer Details

Name: Mr Geoffrey Wyatt

Address: Ivy House Tetney Lock Road, Tetney Grimsby

## Comment Details

Commenter Type: Member of the Public

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment: This seems to be a well laid out plan. The dwellings are spaced out and designed very nicely. Not overlooking other properties and should have no detriment to traffic in the area. I'm sure the plan will be beneficial to the area and I fully support it.

# Comments for Planning Application DM/1052/23/FUL

## Application Summary

Application Number: DM/1052/23/FUL

Address: Agriculture Land South View Humberston North East Lincolnshire DN36 4XA

Proposal: Erect 10 detached dwelling houses with their associated garages, driveways and access (amended layout and house designs)

Case Officer: Jonathan Cadd

## 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: We have just found out an acquaintance of ours may possibly not get planning for his developments as stated above

We have seen the designs and we were interested ourselves and even hoping to purchase one , we can't understand why there could be a problem with these planned dwellings

In an area that has been an isore for many years this would be a great use of the land

The privacy aspect of the dwellings really appeals to us , along with the fact there is planned green space and planting . We love our gardens and love the vision of how the development will look once complete

Really hope this goes ahead and would like to place our support in the hope the development gets the go ahead

To us it seems very mean and petty if the project is declined as we cannot see why it wouldn't be agreed

It's not as if it's going to make roads any busier , it cuts out youth activities in that area and any antisocial behaviour

# Comments for Planning Application DM/1052/23/FUL

## Application Summary

Application Number: DM/1052/23/FUL

Address: Agriculture Land South View Humberston North East Lincolnshire DN36 4XA

Proposal: Erect 10 detached dwelling houses with their associated garages, driveways and access

Case Officer: Jonathan Cadd

## Customer Details

Name: Mrs Karen Boulton

Address: 64 St Mary's Lane Louth Louth

## Comment Details

Commenter Type: Member of the Public

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment: Having considered the application, I write to support the same as I feel that the development can only improve and enhance the area and allow a high quality of life for all residents.

I have witnessed previous developments by this applicant and can testify for the high quality of the proposed builds.

The design and sitings of the proposed dwellings compliment community development, promoting an open space approach to the fronts of each dwelling and secure exposures to their rear.

I like that all the properties overlook each other, as this will deter crime and anti-social behaviour.

The design promotes quality of life, safety and security and should be encouraged.

# Comments for Planning Application DM/1052/23/FUL

## Application Summary

Application Number: DM/1052/23/FUL

Address: Agriculture Land South View Humberston North East Lincolnshire DN36 4XA

Proposal: Erect 10 detached dwelling houses with their associated garages, driveways and access (amended layout and house designs)

Case Officer: Jonathan Cadd

## Customer Details

Name: Mr Michael Boulton

Address: 64 Saint 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: Security Risk Assessment Report completed by request..

I am a retired police officer, serving in the Lincolnshire and Humberside Forces. During my services I held the post of Divisional Crime Prevention Officer for Grimsby.

I am also retired from the Local Authority, where I held the position of Planning Enforcement Officer.

Since leaving these authoritative bodies, I have engaged with the Private Security Industry and hold the positions of 'Sector Expert' for the Private Security Industry with Ofqual and consult for The Security Industry Authority.

My main engagement in the in the Private Security Industry is in Education. I am author of related qualifications and offer consultancy services, including Risk Assessment of systems and sites.

This Risk Assessment is conducted at the request of the Applicant of the following Planning Application: Reference: DM/1052/23/FUL.

I confirm that I am related to the applicant through marriage and that these recommendations are based on the findings of this risk assessment and without prejudice.

Site Address: Agriculture Land. South View, Humberston. North East Lincolnshire. DN36 4XA.

Site Description: At this time, the site is open land, with no construction, but is subject to a proposal to erect 10 detached dwelling houses, associated garages and driveways, along with necessary access routes.

The purpose of this Risk Assessment is to determine the risks of the properties being targets of criminal activity.

Local police statistics identify that the threat to property through crime in Humberston is lower than the national average but is still a matter of concern. Indeed, general observation of the area and research of social media identifies that Humberston is currently the subject of 'cold calling'

campaign, with numerous reports of unknown persons checking premises on the guise of selling items door to door, as pedlars.

My research identifies that local forums are in regular contact with the Community Beat Officer; PC Dave Cave regarding the fears associated with these events.

The Applicant has already decided to address the risks and has included security measures as part of the planned build. These include the following:

1. Creation of a 'Gated Community'.
2. Install 'Access Controlled' systems at point of access; (Electrically Operated Gates, Keypad Entry Systems, Visual (CCTV) & Audio (Intercom) Entry Systems.
3. Install 1.8m and 2m high privacy fencing around most of the perimeter.
4. Front facing dwellings.
5. Secure and private rear gardens.

Statistics identify that the risk of crime is significantly reduced in 'Gated Communities'.

This risk assessment supports these measures and confirms that they will greatly reduce the risk of the properties of this 'Gated Community' being the subject of burglary, vandalism and anti-social behaviour.

The Local Authority recommendation to turn the build design of the dwellings that border the new path, to create Open Plan frontage, will immediately negate the aims of creating a Gated Community by allowing trespassers easy access to the site in general.

Crime trends, supported by postings on social media and advisor TV programmes, identifies that incidents of 'Door Step' crime has increased in 'Open Plan' communities, as delivered goods are less protected.

Adoption of the Local Authority 'Open Plan' proposal raises grave concerns that the appropriate levels of security of the dwellings and the safety of residents can be upheld.

In crime Risk Assessment terms, a 'Hot Spot' is defined by the 3 main factors that favour the criminal and aid them in their aims to commit crime, avoid identification and evade capture:

1. Time (Busy v Quiet)
2. Visibility (Dark v Light)
3. Accessibility (Easy in & Easy out v Witness & Police Access)

A major factor of the Gated Community is to restrict access and deter criminals with the fear of identification and capture.

The Local Authority proposal to adopt an Open Plan design will heighten the risk of these properties being victim of crime.

The risk to the rest of the Gated Community and adjoining properties is also increased as the Open Plan would allow users of the pathway to access the Gated Community and use it as a short cut, through to South View and on to North Sea Lane.

The Risk Assessment identifies that the current proposal to build all dwellings as chiefly front facing, will help reduce the risk of crime and promote healthy safe relationships amongst the residents.

Similarly, the design of the access roads and their associated adjacent open spaces will also promote community spirit, which in turn reduces the risk of crime.

The proposed 'Access Control' system remains effective, even though access may be granted by

any of the residents of the 10 dwellings, as it reduces the amount of through vehicular and pedestrian traffic.

A great number of incidents of criminal activity is opportunism. Access Control systems are a proven deterrent to this type of crime.

# Comments for Planning Application DM/1052/23/FUL

## Application Summary

Application Number: DM/1052/23/FUL

Address: Agriculture Land South View Humberston North East Lincolnshire DN36 4XA

Proposal: Erect 10 detached dwelling houses with their associated garages, driveways and access

Case Officer: Jonathan Cadd

## Customer Details

Name: Mr Michael Boulton

Address: 64 Saint 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: I write in support of the application on the grounds that the design of the site will enhance the development of the area in general. I base my comments on the evidence of previous developments achieved by the applicants. Whilst the dwellings of this site are to be achieved as Self-Builds, I am confident that under the control of the applicant, the quality of the build will be of the highest possible standard.

The designed lay out of the site can only benefit the area as it provides open spaces and greenery.

The site is intended to be developed as a Closed Community and as such will provide positive support for an anti-crime approach as well as reducing the use of vehicular and pedestrian traffic.

Item 2 - Land At Station  
Road Stallingborough -  
DM/0250/22/FUL

# STALLINGBOROUGH PARISH COUNCIL

Clerk to the Council – Kathy Peers  
*e-mail 'clerk@stallingboroughparishcouncil.com*

23<sup>rd</sup> November 2023

To:  
[planning@nelincs.gov.uk](mailto:planning@nelincs.gov.uk)

Dear Sirs,

Further to your letter, the Parish Council discussed the applications below at a meeting held on Wednesday 22<sup>nd</sup> November 2023 and submits the following comments:

**Planning Application Reference: DM/0250/22/FUL**

**Proposal: Erect 20 dwellings with access road and associated works (Amended layout, house types and drainage)**

**Location: Land At Station Road Stallingborough**

*Objections – whilst acknowledging the site is suitable for development, the number of homes proposed would result in a safety issue for access for traffic at a new junction too close to the railway crossing. The PC feels that not only would this be an issue for traffic but also for pedestrians using the railway crossing. The backlog of traffic created when the crossing barriers are down with additional traffic then using the proposed new junction would result in a major safety issue.*

*If the number of houses was reduced then the impact of additional traffic movements would be reduced and might be more manageable and what will be a very dangerous junction.*

*The PC feels that the proposal is an over-intensification of the site which dramatically impacts upon safety issues due to the projected number of traffic movements which would arise from the number of houses proposed.*

Yours faithfully,

*KJ Peers*

**KJ Peers**  
**Clerk to the Council**

1 Beach View Court, Norfolk Lane,  
Cleethorpes DN35 8BT

# Comments for Planning Application DM/0250/22/FUL

## Application Summary

Application Number: DM/0250/22/FUL

Address: Land At Station Road Stallingborough North East Lincolnshire

Proposal: Erect 20 dwellings with access road and associated works

Case Officer: Jonathan Cadd

## Customer Details

Name: Mrs Melissa Coupland

Address: 63a Station Road Stallingborough Grimsby

## Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I strongly object against the planning for these houses. I think the access into where the houses will be is extremely dangerous. It is right next to the train line, which already causes long queues and traffic when the barriers are down. This will also cause serious issues when it is school times at the beginning and end of a day. The traffic through Stallingborough is already high enough without adding extra cars and dangerous turnings. It is also very close to Ayescough Avenue turning. If people start to try and pull in and out of the roads that are very close to each other and the train tracks it will soon end in accidents. The access to the 2 houses either side as well will be hindered which could also end in someone getting run over.

# Comments for Planning Application DM/0250/22/FUL

## Application Summary

Application Number: DM/0250/22/FUL

Address: Land At Station Road Stallingborough North East Lincolnshire

Proposal: Erect 20 dwellings with access road and associated works (Amended layout, house types and drainage)

Case Officer: Jonathan Cadd

## Customer Details

Name: Mrs Melissa Coupland

Address: 63a Station Road Stallingborough Grimsby

## Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: The entrance to this development is dangerous, the traffic on station road is horrendous as it is, with the through traffic for the industrial estate, the school, the train station/Tracks and normal traffic.

The entrance is far too close to the train tracks and Ayescough avenue.

At peak time with the train station, work traffic and other roads if there are queues multiple times a day, never mind even more traffic and turnings.

Accident waiting to happen

# Comments for Planning Application DM/0250/22/FUL

## Application Summary

Application Number: DM/0250/22/FUL

Address: Land At Station Road Stallingborough North East Lincolnshire

Proposal: Erect 20 dwellings with access road and associated works

Case Officer: Jonathan Cadd

## Customer Details

Name: Mr Roger Raithby

Address: 65 Station Road Stallingborough Grimsby

## Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I strongly object against the planning for these houses. I think the access into where the houses will be is extremely dangerous. It is right next to the train line, which already causes long queues and traffic when the barriers are down. This will also cause serious issues when it is school times at the beginning and end of a day. The traffic through Stallingborough is already high enough without adding extra cars and dangerous turnings. It is also very close to Ayescough Avenue turning. If people start to try and pull in and out of the roads that are very close to each other and the train tracks it will soon end in accidents. The access to the 2 houses either side as well will be hindered which could also end in someone getting run over.

# Comments for Planning Application DM/0250/22/FUL

## Application Summary

Application Number: DM/0250/22/FUL

Address: Land At Station Road Stallingborough North East Lincolnshire

Proposal: Erect 20 dwellings with access road and associated works

Case Officer: Jonathan Cadd

## Customer Details

Name: Mrs Sheena Baker

Address: 74 station road Stallingborough

## Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: It would be extremely dangerous to put an access road in the position shown. The main road is very busy, there are often rows of traffic waiting when the barriers are down due to trains. It is extremely close to the train line also, this is also a direct route to the school. This could and will be allowed to happen cause lots of accidents.

My house is not directly impacted by the plans however, when national rail took far too many trees down a year ago this created a tunnel for the train noise and vibration, the new houses gardens will back onto the track, due to the tree loss we now hear lots more noise than we used to. I couldn't imagine living any closer.

I also at times park my car on the main road due to not having a driveway. There is no yellow lines so this is legal for me to do, as many others do. However, this then creates a barrier for cars to pass without waiting for the oncoming cars. More cars from an access road like the one proposed on an already full and busy village main road is an accident waiting to happen.

# Comments for Planning Application DM/0250/22/FUL

## Application Summary

Application Number: DM/0250/22/FUL

Address: Land At Station Road Stallingborough North East Lincolnshire

Proposal: Erect 20 dwellings with access road and associated works

Case Officer: Jonathan Cadd

## Customer Details

Name: Mr Daniel Parrish

Address: 76 Station Road Stallingborough GRIMSBY

## Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I object to This proposal for a number of reasons , we have moved to the area just over a year ago and we are walking distance from the local school , our children could not get a place in the school as it is already oversubscribed and would not be able to take the extra load of extra family's and school places ,which in turn would create extra traffic with parents taking their children elsewhere , this also applies to doctors and dentists in the area.

The site plan highlights the conifer hedging in my rear garden as ' retain if possible ' , this is my hedge in my garden it is not to be disposed of by some developer as it is not there property to tamper with .

The site access is a busy spot already , our driveway leads onto it , adding an access road which is next to a substation and train station would no doubt create problems or accidents at busy periods , lots of people park here for the school and park area opposite , network rail also use this area when they are maintaining the rail way.

The access onto the main road has a large tree on the corner this would also cause a blind spot when turning left out of the proposed junction endangering pedestrians.

Earlier this year I had a structural survey completed and the findings included some sinkage of the property resulting in some cracking to walls , the main cause of this issue was the large tree at the end of hazel bells garden as it is drawing a lot of the moisture out of the surrounding soil . This tree needs to remain and be managed as removing it for any reason will create structural issues for the surrounding property's due to it's root system and water that it uses.

Our property sits away from the train line but when trains pass we can feel the heavy vibration in the ground , I would be concerned about the stability of these new property's over a long period.

# Comments for Planning Application DM/0250/22/FUL

## Application Summary

Application Number: DM/0250/22/FUL

Address: Land At Station Road Stallingborough North East Lincolnshire

Proposal: Erect 20 dwellings with access road and associated works

Case Officer: Jonathan Cadd

## Customer Details

Name: Mrs Alison Taylor

Address: 78 Station Road, Stallingborough, North East Lincolnshire DN41 8AR

## Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Comment 1:

With ref to DM 0250 22 FUL TRANSPORT STATEMENT- 1587032.pdf

May I point out the following concerns-

1a) - There is no consideration for safe access and egress of cars from no 76 and 78 Station Road. The plan does not even show the existing driveways for these properties.

1b) Ref 2.2.3 (page 6 of 22):

"visibility splays of 2.4m x 25m would be required to both sides of the access junction. The required visibility splays appear to be achievable without the requirement for third party land."

This is simply untrue. I would be interested to know how you are going to respect the yellow access box for 78 station and the access driveway for 76 station road?

1c) Collisions.

The document states that there have not been collisions recently. May I point out that there was a collision with a parked car in early 2021, right on the location of your proposed driveway. A care worker had parked her car to visit an elderly client at 76 station road. An approaching vehicle traveling on station road collided with the parked car because of congestion around the level crossing.

I have also witnessed a growing number of near miss incidents with high traffic and pedestrian volumes backing up from the level crossing.

Comment 2:

Ref Doc: 4th Apr 2022 HERITAGE OFFICER COMMENT

"it is recommended that any groundworks should be subject to archaeological monitoring on plots 1-6 and the access road that will service these proposed properties."

This statement ties in closely to:

Proposed Restoration of Building of Historic Importance

- The Station House Weigh Bridge House - (located on property of 78 Station Road)

The existing Weigh Bridge House (built in 1850's) has an underground pit which housed the weighing mechanisms for sales of coal from the railway sidings in late 1800's. I have full intention of restoring this building as a heritage site. This building needs protecting and plot 1 of the proposed development will seriously hinder any restoration. Apart from the fact that disturbing the ground next to a pit, is not a good idea.

Supporting documentation:

Email from H - Archaeologist, North East Lincolnshire Regeneration Partnership, North East Lincolnshire Council (July 2016)

"I have also had a look at our historic maps. Habrough station also had a weighbridge house, which is no longer standing. There was also one associated with Immingham Dock sidings, which may be extant but is more likely built upon, but in any case is about 60 years younger. There was at least one at Grimsby Docks but that has also gone, and one at the sidings to the west of Railway Street which also appears to have gone. Yours would therefore be the only one left in North East Lincs out of at least five (probably far more to be honest)."

Comment 3:

Ref to PROPOSED PLANS

3a) The cars represented are still too small (Audi TT's) this gives a false impression of space allowed for parking. Parking bays are 5m x 2.5m which is not acceptable for the average family SUV - there is not enough room to open the boot and unload.

b) House Type D - The downstairs toilet opens into the kitchen/dining room. That's not recommended. The mechanical ventilation in the toilet has to be very strong.

Comment 4:

Consideration for Established Vegetation:

As per Topographic Survey SX1000-001, it is evident that there are a number of established trees on the site, especially bordering property for 78, and therefore offering some privacy. They are also established nesting/roosting sites for a wide variety of birds including owls. Surely it is preferable to retain these trees (indicated by red circles) than it is to destroy the trees and then have to replant as indicated on site plan?

# Comments for Planning Application DM/0250/22/FUL

## Application Summary

Application Number: DM/0250/22/FUL

Address: Land At Station Road Stallingborough North East Lincolnshire

Proposal: Erect 20 dwellings with access road and associated works

Case Officer: Jonathan Cadd

## Customer Details

Name: Mrs Alison Taylor

Address: 78 Station Road Stallingborough

## Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: This document should be used as a reference to attached pdf document sent by email on 21/9/22.

Comment 1: Dangerous access point merging onto Station road.

(see attached pdf file for details and graphics)

Firstly, may I draw your attention to the importance of the access and egress comments made by myself on 23 / 24 April 2022 (78 station Road), my neighbour (76 station road) and other knowledgeable residents.

I feel that there is a valid danger of merging of 3 driveways onto a busy Station road, 20 metres from the level crossing, along the main pedestrian route for the Primary school. The proposed development driveway will service 20 households.

I feel that our concerns have been undermined, ignored and compromised, as the amended site plan entrance bears no consideration to our justifiable concerns. I would appreciate a review of the site plan access and egress.

Comment 2: - Conflict with proposed restoration of Weighbridge House (see attached pdf file)

This is a Building of Historical interest with a pit which borders plot 1.

It is indicated on the amended plans that a double storey dwelling will be erected on plot 1 which is less than a metre from the wall of the Weighbridge House. The Weighbridge House needs protecting and plot 1 of the proposed development will seriously hinder any restoration. Apart from the fact that disturbing the ground next to a pit and a fish pond, is not a good idea.

Comment 3: - TREES - (see attached pdf file)

I have growing concern as to the authenticity of the "Sustainable Architecture" company where only 3 of the 30 trees documented, are to be retained. There are 5 retained trees shown, but only 3 of them are actually on the developers land!

There are further sustainability errors:

3a) Item 2.3 states that the site is flat with a small cluster of trees at the entrance, whereas the topographical survey clearly indicates over 30 trees. Please indicate all the trees that are being removed on your site plan in a different colour to ensure that it is clear to anyone looking at the drawing.

3b) Clarity required for statement on site plan - "Ensure root protection for neighbouring trees during construction" Install fencing around the root zone to keep vehicles and workers away. The fencing should extend at least to the dripline - the further the better. A more accurate way of determining where to put the fence is to measure the diameter of the tree 4.5 feet off of the ground (diameter at breast height, DBH). For every inch of trunk diameter, extend protection by a foot. For example, if a tree is 10 inches in diameter, fencing should be located at least 10 feet away from the trunk.

Do not drive heavy machinery over the root zone.

Therefore in order to protect the tree opposite houses 1 & 2 the fence will need to extend right across the new proposed road, making it impossible to get heavy machinery and deliveries on to the site without creating a temporary access road across the 3 visitors parking spaces right next to my garage / weighbridge. This will cause disturbance to the weighbridge house & pit. (See point 2) (please refer to my pdf for more detail)

#### Comment 4: - PROPOSED BUILDING WORKS

It stands to reason that House type A on plot 1 is too close to the weighbridge House and any activity in the ground next to the pit will be dangerous. There is also a large and deep pond adjacent to the weighbridge and right on the border of plot 1 and my property.

General comments for plans type A and B - How does the cupboard door open in the en-suite bathrooms? There is a WC in the way? I would also query whether the downstairs toilets are DDA compliant, they may be but only just.

# LAND AT STATION ROAD STALLINGBOROUGH – NEIGHBOUR'S COMMENTS

Application Summary Application Number: DM/0250/22/FUL

Address: Land At Station Road Stallingborough North East Lincolnshire

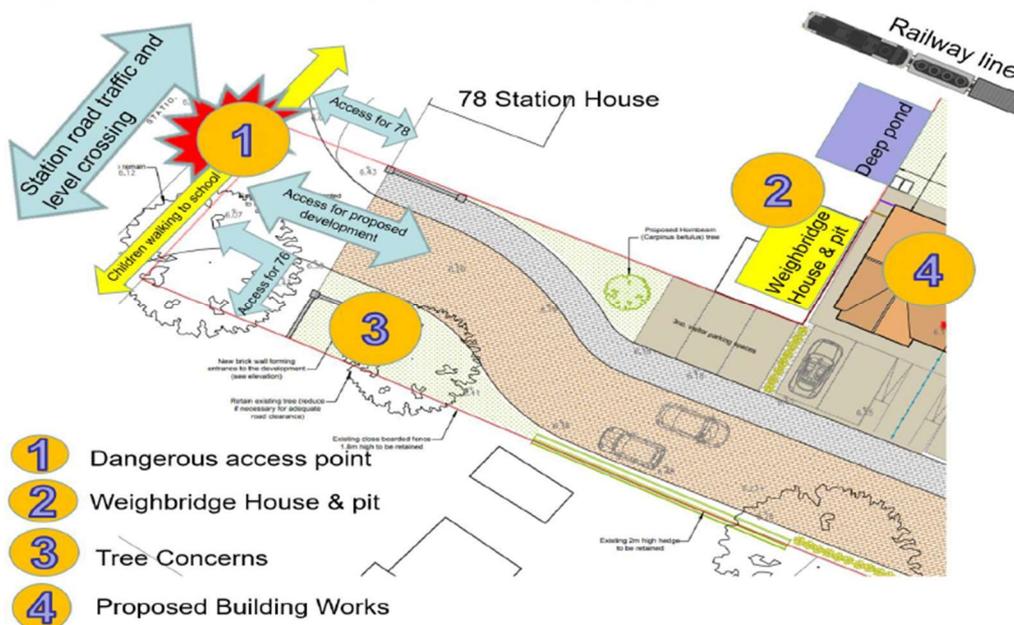
Proposal: Erect 20 dwellings with access road and associated works

Case Officer: Jonathan Cadd

Customer Details Name: Mrs Alison Taylor Address: 78 Station Road, Stallingborough, North East Lincolnshire DN41 8AR

Comment Details Commenter Type:

Neighbour Stance: Customer objects to the Planning Application



September 2022

Page 1 of 4

## **1 - DANGEROUS ACCESS** (see ref 1 on site map)

Firstly, may I draw your attention to the importance of the access and egress comments made by myself on 23 / 24 April 2022 (78 station Road), my neighbour (76 station road) and other knowledgeable residents. (see links bellow)

I feel that there is a valid danger of merging of **3 driveways onto a busy Station road, 20 metres from the level crossing, along the main pedestrian route for the Primary school.** The proposed development driveway will service 20 households.

I feel that our concerns have been undermined, ignored and compromised, as the amended site plan entrance bears no consideration to our justifiable concerns. I would appreciate a review of the site plan access and egress.

### **Reference information:**

78 Station Road (mis labelled as 76)

[http://planninganddevelopment.nelincs.gov.uk/online-applications/files/2BE35FC0303FA8D51AB0D76EF7DA948B/pdf/DM\\_0250\\_22\\_FUL-76\\_STATION\\_ROAD\\_COMMENT-1591762.pdf](http://planninganddevelopment.nelincs.gov.uk/online-applications/files/2BE35FC0303FA8D51AB0D76EF7DA948B/pdf/DM_0250_22_FUL-76_STATION_ROAD_COMMENT-1591762.pdf)

76 station Road :

[http://planninganddevelopment.nelincs.gov.uk/online-applications/files/37DA54244C443C4D8123BDCD1B3B05D0/pdf/DM\\_0250\\_22\\_FUL-76\\_STATION\\_ROAD-1591760.pdf](http://planninganddevelopment.nelincs.gov.uk/online-applications/files/37DA54244C443C4D8123BDCD1B3B05D0/pdf/DM_0250_22_FUL-76_STATION_ROAD-1591760.pdf)

### **ACTION:**

Please review your access and egress details.

## 2 - Building of Historical interest – The Weighbridge House (ref 2)

Proposed restoration of the Stallingborough Weighbridge House (1850)  
The existing Weighbridge House (built in 1850's) on site at 78 Station Road has an underground pit which housed the weighing mechanisms for sales of coal from the railway sidings in late 1800's. I have full intention of restoring this building as a heritage site.

It is indicated on the amended plans that a double storey dwelling will be erected on plot 1 which is less than a metre from the wall of the Weighbridge House. The Weighbridge House needs protecting and plot 1 of the proposed development will seriously hinder any restoration. Apart from the fact that disturbing the ground next to a pit and a fish pond, is not a good idea.

### Supporting references:

Heritage officer comment (6<sup>th</sup> Sept 2022)

[http://planninganddevelopment.nelincs.gov.uk/online-applications/files/845B13247402EE87585FC9460EF279C8/pdf/DM\\_0250\\_22\\_F\\_UL-HERITAGE\\_OFFICER\\_COMMENT-1613466.pdf](http://planninganddevelopment.nelincs.gov.uk/online-applications/files/845B13247402EE87585FC9460EF279C8/pdf/DM_0250_22_F_UL-HERITAGE_OFFICER_COMMENT-1613466.pdf)

"it is recommended that any groundworks should be subject to archaeological monitoring on plots 1-6 and the access road that will service these proposed properties."

### Supporting documentation from my own research:

Email from H - Archaeologist, North East Lincolnshire Regeneration Partnership, North East Lincolnshire Council (July 2016) "I have also had a look at our historic maps. Habrough station also had a weighbridge house, which is no longer standing. There was also one associated with Immingham Dock sidings, which may be extant but is more likely built upon, but in any case is about 60 years younger. There was at least one at Grimsby Docks but that has also gone, and one at the sidings to the west of Railway Street which also appears to have gone. **Yours would therefore be the only one left in North East Lincs** out of at least five (probably far more to be honest)."

### Please save our Heritage.

Example of a Weighbridge from Calvert End



Existing Weighbridge House pictured in front of proposed development  
Ref Studio Six  
"Stallingborough Visuals"



Proposed restoration which includes the Pooleys Weighbridge machine mechanism and weigh plate



## 3 – TREES (ref 3)

I have growing concern as to the authenticity of the "Sustainable Architecture" company where only 3 of the 30 trees documented, are to be retained. There are 5 retained trees shown, but only 3 of them are actually on the developers land!

There are further sustainability errors:

3a) Item 2.3 states that the site is flat with a small cluster of trees at the entrance, whereas the topographical survey clearly indicates over 30 trees.

### ACTION:

Please indicate all the trees that are being removed on your site plan in a different colour to ensure that it is clear to anyone looking at the drawing.

3b) Site plan also states "Ensure root protection for neighbouring trees during construction".

I presume that this means:

Install fencing around the root zone to keep vehicles and workers away. The fencing should extend at least to the dripline – the further the better. A more accurate way of determining where to put the fence is to measure the diameter of the tree 4.5 feet off of the ground (diameter at breast height, DBH). For every inch of trunk diameter, extend protection by a foot. For example, if a tree is 10 inches in diameter, fencing should be located at least 10 feet away from the trunk.

Do not drive heavy machinery over the root zone.

Therefore in order to protect the tree opposite houses 1 & 2 the fence will need to extend right across the new proposed road, making it impossible to get heavy machinery and deliveries on to the site without creating a temporary access road across the 3 visitors parking spaces right next to my garage / weighbridge. This will cause disturbance to the weighbridge house & pit. (See point 2)

### 3c) Trees - Post construction protection

Root protection during construction needs to extend to after construction and the new road is right across the roots of the tree mentioned above. Has a qualified Arborist made a report on the trees? The trees and woodlands officer only gives his name, not qualifications. His statement implies that he has just looked at the plans and has not visited the site to review the existing trees.

"A healthy tree may survive if at least 60-70 percent of its root zone is unaffected." Is this the case for this specimen?

## 4 – PROPOSED BUILDING WORKS (ref 4)

It stands to reason that House type A on plot 1 is too close to the weighbridge House and any activity in the ground next to the pit will be dangerous. There is also a large and deep pond adjacent to the weighbridge and right on the border of plot 1 and my property.

General comments for plans type A and B – How does the cupboard door open in the en-suite bathrooms? There is a WC in the way? I would also query whether the downstairs toilets are DDA compliant, they may be but only just.

# LAND AT STATION ROAD STALLINGBOROUGH – NEIGHBOUR’S COMMENTS

Application Summary Application Number: DM/0250/22/FUL

Address: Land At Station Road Stallingborough North East Lincolnshire

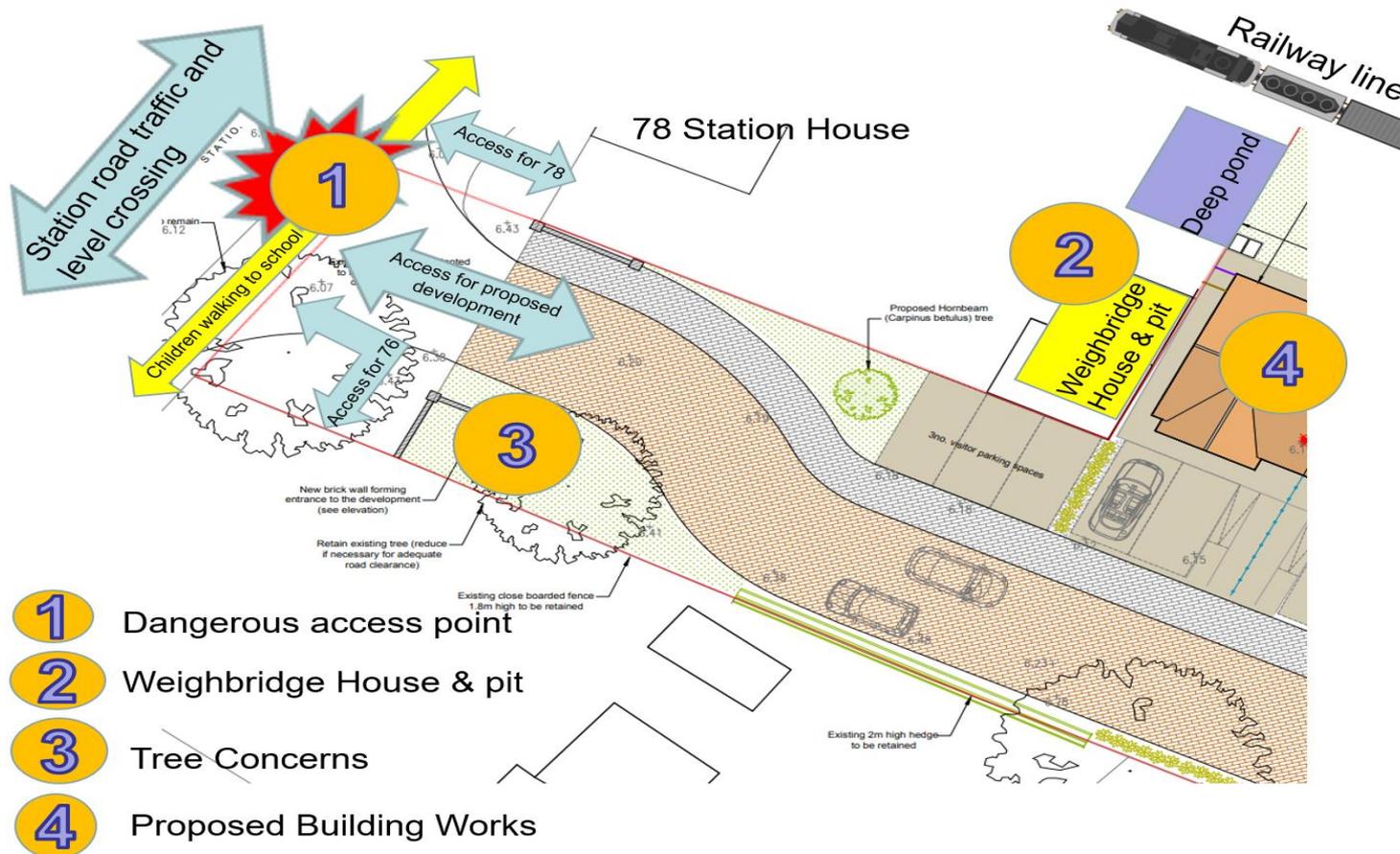
Proposal: Erect 20 dwellings with access road and associated works

Case Officer: Jonathan Cadd

Customer Details Name: Mrs Alison Taylor Address: 78 Station Road, Stallingborough, North East Lincolnshire DN41 8AR

Comment Details Commenter Type:

Neighbour Stance: Customer objects to the Planning Application



September 2022

Page 1 of 4

**1 - DANGEROUS ACCESS** (see ref 1 on site map)

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I feel that there is a valid danger of merging of **3 driveways onto a busy Station road, 20 metres from the level crossing, along the main pedestrian route for the Primary school.** The proposed development driveway will service 20 households.

I feel that our concerns have been undermined, ignored and compromised, as the amended site plan entrance bears no consideration to our justifiable concerns. I would appreciate a review of the site plan access and egress.

**Reference information:**

78 Station Road (mis labelled as 76)

[http://planninganddevelopment.nelincs.gov.uk/online-applications/files/2BE35FC0303FA8D51AB0D76EF7DA948B/pdf/DM\\_0250\\_22\\_FUL-76\\_STATION\\_ROAD\\_COMMENT-1591762.pdf](http://planninganddevelopment.nelincs.gov.uk/online-applications/files/2BE35FC0303FA8D51AB0D76EF7DA948B/pdf/DM_0250_22_FUL-76_STATION_ROAD_COMMENT-1591762.pdf)

76 station Road :

[http://planninganddevelopment.nelincs.gov.uk/online-applications/files/37DA54244C443C4D8123BD0CD1B3B05D0/pdf/DM\\_0250\\_22\\_FUL-76\\_STATION\\_ROAD-1591760.pdf](http://planninganddevelopment.nelincs.gov.uk/online-applications/files/37DA54244C443C4D8123BD0CD1B3B05D0/pdf/DM_0250_22_FUL-76_STATION_ROAD-1591760.pdf)

**ACTION:**

**Please review your access and egress details.**

## 2 - Building of Historical interest – The Weighbridge House (ref 2)

Proposed restoration of the Stallingborough Weighbridge House (1850)  
The existing Weighbridge House (built in 1850's) on site at 78 Station Road has an underground pit which housed the weighing mechanisms for sales of coal from the railway sidings in late 1800's. I have full intention of restoring this building as a heritage site.

It is indicated on the amended plans that a double storey dwelling will be erected on plot 1 which is **less than a metre from the wall of the Weighbridge House**. The Weighbridge House needs protecting and plot 1 of the proposed development will seriously hinder any restoration. Apart from the fact that disturbing the ground next to a pit and a fish pond, is not a good idea.

### Supporting references:

Heritage officer comment (6<sup>th</sup> Sept 2022)

[http://planninganddevelopment.nelincs.gov.uk/online-applications/files/845B13247402EE87585FC9460EF279C8/pdf/DM\\_0250\\_22\\_FUL-HERITAGE\\_OFFICER\\_COMMENT-1613466.pdf](http://planninganddevelopment.nelincs.gov.uk/online-applications/files/845B13247402EE87585FC9460EF279C8/pdf/DM_0250_22_FUL-HERITAGE_OFFICER_COMMENT-1613466.pdf)

"it is recommended that any groundworks should be subject to archaeological monitoring on plots 1-6 and the access road that will service these proposed properties."

### Supporting documentation from my own research:

Email from H - Archaeologist, North East Lincolnshire Regeneration Partnership, North East Lincolnshire Council (July 2016) "I have also had a look at our historic maps. Habrough station also had a weighbridge house, which is no longer standing. There was also one associated with Immingham Dock sidings, which may be extant but is more likely built upon, but in any case is about 60 years younger. There was at least one at Grimsby Docks but that has also gone, and one at the sidings to the west of Railway Street which also appears to have gone. **Yours would therefore be the only one left in North East Lincs** out of at least five (probably far more to be honest)."

### Please save our Heritage.

Example of a Weighbridge from Calvert End



Existing Weighbridge House pictured in front of proposed development  
Ref Studio Six  
"Stallingborough Visuals"



Proposed restoration which includes the Pooleys Weighbridge machine mechanism and weigh plate



### **3 – TREES** (ref 3)

I have growing concern as to the authenticity of the “**Sustainable** Architecture” company where only 3 of the 30 trees documented, are to be retained. There are **5** retained trees shown, but only **3** of them are actually on the developers land!

There are further sustainability errors:

3a) Item 2.3 states that the site is flat with a small cluster of trees at the entrance, whereas the topographical survey clearly indicates over 30 trees.

#### **ACTION:**

Please indicate all the trees that are being removed on your site plan in a different colour to ensure that it is clear to anyone looking at the drawing.

#### **3b)Site plan also states "Ensure root protection for neighbouring trees during construction".**

I presume that this means:

Install fencing around the root zone to keep vehicles and workers away. The fencing should extend at least to the dripline – the further the better. A more accurate way of determining where to put the fence is to measure the diameter of the tree 4.5 feet off of the ground (diameter at breast height, DBH). For every inch of trunk diameter, extend protection by a foot. For example, if a tree is 10 inches in diameter, fencing should be located at least 10 feet away from the trunk.

Do not drive heavy machinery over the root zone.

Therefore in order to protect the tree opposite houses 1 & 2 the fence will need to extend right across the new proposed road, making it impossible to get heavy machinery and deliveries on to the site without creating a temporary access road across the 3 visitors parking spaces right next to my garage / weighbridge. This will cause disturbance to the weighbridge house & pit. (See point 2)

#### **3c)Trees - Post construction protection**

Root protection during construction needs to extend to after construction and the new road is right across the roots of the tree mentioned above. Has a qualified Arborist made a report on the trees? The trees and woodlands officer only gives his name, not qualifications. His statement implies that he has just looked at the plans and has not visited the site to review the existing trees.

"A healthy tree may survive if at least 60-70 percent of its root zone is unaffected." Is this the case for this specimen?

### **4 – PROPOSED BUILDING WORKS** (ref 4)

It stands to reason that **House type A on plot 1 is too close** to the weighbridge House and any activity in the ground next to the pit will be dangerous. There is also a large and deep pond adjacent to the weighbridge and right on the border of plot 1 and my property.

**General comments for plans type A and B** – How does the cupboard door open in the en-suite bathrooms? There is a WC in the way? I would also query whether the downstairs toilets are DDA compliant, they may be but only just.

# Comments for Planning Application DM/0250/22/FUL

## Application Summary

Application Number: DM/0250/22/FUL

Address: Land At Station Road Stallingborough North East Lincolnshire

Proposal: Erect 20 dwellings with access road and associated works (Amended layout, house types and drainage)

Case Officer: Jonathan Cadd

## Customer Details

Name: Mrs Alison Taylor

Address: 78 Station Road Stallingborough

## Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: As per my detailed letter on 21st Sept 2022, I strongly object to proposed development. I notice with great concern that my previous comments have been ignored and would implore you to take notice of all issues.

Thank you.

# Comments for Planning Application DM/0250/22/FUL

## Application Summary

Application Number: DM/0250/22/FUL

Address: Land At Station Road Stallingborough North East Lincolnshire

Proposal: Erect 20 dwellings with access road and associated works

Case Officer: Jonathan Cadd

## Customer Details

Name: Ms HAZEL Bell

Address: 1 Ayscough Avenue Stallingborough

## Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment:As stated previously I still believe the access/ egress is too close to the station and would be extremely

dangerous especially at school times when children are queuing at the gates. The junction would be extremely busy at around 8.30am and 3pm as traffic is heavy through the village.

I have a

mature tree at the bottom of my garden that would very likely have the roots undermined when the proposed tarmac Road would be put in. The tree therefore would need to be cut down for safety reasons. I have no objection to the tree being removed if the project should go ahead but I cannot personally afford for the work to be undertaken. I believe the ground is polluted due to it being used as a store for coal back in 1950s. This should be considered. I have heard there is some kind of weighbridge buried there also but am not sure of the details.

Kind regards

Hazel Bell

# Comments for Planning Application DM/0250/22/FUL

## Application Summary

Application Number: DM/0250/22/FUL

Address: Land At Station Road Stallingborough North East Lincolnshire

Proposal: Erect 20 dwellings with access road and associated works

Case Officer: Jonathan Cadd

## Customer Details

Name: Ms Hazel BELL

Address: 1 Ayscough Avenue Stallingborough Stallingborough Grimsby

## Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I believe the access/ egress is too close to the station and would be extremely dangerous especially at school times when children are queuing at the gates. The junction would be extremely busy at around 8.30am and 3pm as traffic is heavy through the village. I have a mature tree at the bottom of my garden that would very likely have the roots undermined when the proposed tarmac Road would be put in. The tree therefore would need to be cut down for safety reasons. I have no objection to this but I cannot afford for the work to be undertaken. Kind regards  
Hazel Bell



## Planning Application DM/0250/22/FUL

The new plans do seem overall to be an improvement on the previous proposal.  
There does remain however some concerns I would like to raise....

### Layout

In regard to my own property (No.7) this layout still shows two storey houses to be built adjacent to my property & still at a perpendicular angle which still results in the entire length of the rear aspect of my home & garden becoming permanently & directly overlooked (not oblique as with existing neighbouring properties) by the first floor windows.

Consequently, it still represents a total loss of any privacy, essentially making the use of any part of my patio or garden unpleasant/uncomfortable at best and unnecessarily restricted at worst. I still feel quite strongly this is unacceptable & do believe I should have a reasonable expectation to have the ability to be able to continue to use/spend time in my own garden without the loss of the pre-existing privacy levels - particularly when that loss is not necessary & avoidable.

Calculating distances from the site layout plan, it would seem readily achievable to accomplish this outcome & by using only the already submitted designs, if the dwellings intended for plots 11&12 (& preferably 13) could be changed to house type C please.

As both are two bedroom designs, remaining located as shown and in the same orientation this purely exchanges the overlooking first floor windows for skylights which are less domineering.

Only a small alteration, yet it would enable that acceptable level of privacy to be retained for my own home & garden whilst equally causing no loss or detriment to the developer(s).

### Ground Levels

Whilst the AOD values are shown on the topographical survey there are no indicators with regard to the expected completed site levels.

As this area has relatively high groundwater levels at certain points ....

- Is there any intention to raise the ground levels across the site to compensate?
- What height will the resulting finished floor levels be?
- How will the expected site ground levels compare in relation to the existing properties?  
(There is currently quite a disparity in places).

If site levels are to be higher than the existing properties will this create an issue with the additional surface water run off then collecting at the lowest point (neighbours gardens), particularly given the marked increase to the percentage of impermeable surface area?

## Boundary

The southern boundary seems to comprise of several different types of demarcation becoming a little ambiguous as it reaches my property.

My rear boundary hedge is detailed as 'to be retained & close up gaps to match' yet it is only an approximately 1m high run of mixed bushes (holly, hawthorn, beech) in no way providing any screening - even from ground floor windows

- Is this an appropriate solution based on height (currently at 1m, fully mature 15-20m)?
- Or for density / screening purposes - as not evergreen?

Noted to the west: Hedge to be removed where encroaching & replaced by fence.

Though slightly encroaching my rear boundary hedge is not outgrown as the hedge to the west is. As it was funded & planted by myself to enhance my garden, I have kept it regularly maintained.

- Would the expectation to 'remove to suit' also be intended to be applied to my hedge?
- Which way around would the replacement fence be erected?

Would the close boarded finished side be facing to my view or the concrete posts & supports?

The factors of the total length of boundary involved, combined with the high costs of the products required & the regular frequency with which they need to be applied to effectively maintain a wooden fence would serve to make this a rather negative proposal.

- Can property owned by others just be removed without discussion or consent?

Presuming not ...

- Would the fence then be erected in addition to the hedging?
- To avoid future damage to the fence as the trees mature & their trunks naturally expand, At what distance from the hedge would it be erected?

Are there other alternatives?

Should it be the preference for my hedge to be removed, would it be possible that replacement could be by means of a brick wall, as is the development style at the entrance, but at double that height (2m not 1m)?

Some clarification would be appreciated as this boundary forms a most notable feature in the view from my house & garden and as such is important to me due to the significant outlook impact the building of the new development will have on my home.

I am open to discussion to find a solution suited to all parties involved.

*NB: The plan does also show an evergreen hedge that is contained within my garden however this has suffered significantly through the recent storms & has completely died. As it will no longer remain it should not be considered as a part of the plans to provide screening from the new development.*

## Landscaping

The willow tree is shown as requiring root protection but there is no mention of the canopy which will also impact the development, potentially during construction but certainly at completion. It is visually impressive & balanced in size but with the spread being approx. 8.5m equally in all directions there will be an overhang of approx. 6- 6.5m into one or two of the finished plots.

It is my understanding that to protect the long-term health & overall stability of the willow tree the overhanging limb should not just be cut off on the one side at the point it passes over the boundary but rather any adjustments made sympathetically across the whole canopy.

I am not averse to having an assessment completed with a view to thinning/ reducing/ lifting the crown/ canopy. As with the boundary I am open to discussion to agree an appropriate resolution, in this case to alleviate the severity of the overhang whilst continuing to maintain the condition of the willow tree.

Should you require any additional information or have any questions regarding the above points please contact me.

Thank-you for taking the time to review my concerns.

No. 7 Ayscough Avenue.



## Planning Application DM/0250/22/FUL - Amended

Please see below my concerns for the above application ...

### Layout

I am disappointed to find that once again the layout includes houses that will directly overlook the whole of the rear garden & patio area of my home (not obliquely as with existing neighbouring properties) and will therefore still result in a complete loss of any privacy.

This same orientation / outlook is being promoted for plots 17-20 as offering extensive views across neighbouring fields. In this case it is extensive views across neighbouring gardens as the boundary equally is also only a 1m high sparse hedge. \*

It seems this could be easily negated by rotating plots 13 & 14 by a few degrees to face across to the landscaped corner, making only a relatively small change & at no loss to the developer.

Alternatively, could these two properties be replaced with single story dwellings – no change to placement or orientation would then be required.

Still retaining the dwelling density this would also support the more diverse mixture of house types usually associated with this size of development & accommodate the needs of the wider community by providing a balance of homes for able bodied families or those with accessibility needs.

I really do not feel that is fair or reasonable for any development to make the use of areas of existing properties uncomfortable, unpleasant or unnecessarily restricted.

However, with either of the above alternatives (subject to sighting revised plans) I can see no reason to continue to object on this matter as neither would be directly overlooking & so would no longer disadvantage my private amenity space.

I remain, as always, open to discussion to find a solution suited to all parties involved.

*\* NB The plan still shows an evergreen hedge which, as previously advised, has completely died. It is currently steadily being removed & should not be included as part of the planning application.*

## Boundary

The plans show "retain existing hedge as rear boundary & close up gaps to match" for my boundary.

This would not seem to be appropriate as it is only a 1m high run of mixed holly, hawthorn & beech bushes which would provide no screening from properties, vehicles or pedestrians and has no capacity to do so even if left to grow as it is neither dense nor evergreen.

More importantly, it offers absolutely no security as the development plan will now completely expose the rear of my property to public / pedestrian access from the road / landscaped area.

It also has no acoustic dampening effect to mitigate for what can only be a notable increase in noise levels as block paving has been chosen for the access road and the traffic flow will, in part, be within millimetres of my property.

As this boundary will form the most noticeable feature in the reduced view from my home & garden it is therefore important to me that not only is it functional (for security & noise suppression) but due to the outlook impact the development will have on my home that is also aesthetically acceptable to minimise this.

Logically from security, noise reduction & immediacy of completion perspectives the preferable solution would be a brick wall, in keeping with the development style at the entrance but at a height of 2.2m (7ft) to minimise scalability. It requires no maintenance & would be aesthetically acceptable.

Close boarded wooden fencing (shown in the visuals) is not suitable. Primarily as this requires costly regular treatment / maintenance **from both sides** and depending on which way around it is erected is either unsecure (easy to climb) or unsightly (concrete posts & rails visible).

New hedgerow is also not suitable as it cannot provide an immediately impenetrable barrier.

## Boundary Protection

As the access road, in part, directly adjoins my boundary –

What protection measures (e.g. Armco, beam /wire rope barriers, reflector posts) will be put in place to protect the boundary, particularly at the protruding corner, from vehicular damage ?

Who is responsible for any repairs to boundaries adjoining a public highway ?

## Ground Levels / Drainage

I have been unable to ascertain if the ground levels are being raised / levelled across the site.

As around a 35% of the area will now be impermeable & a further 20% only semi-permeable/ porous will this create an issue with additional surface water run off then collecting at the lowest point?

How will the expected site ground levels adjoin to existing?

Will the road have a hanging camber down to meet the southern boundary?

If so, I can see no detail of any rain gardens, swales or gravel channels in place between the access road & the existing properties.

Does porous block paving have a directly comparable water absorption / retention rate to that achieved by natural landscaping ?

Or during sustained / significant rainfall is there still an element of excess run-off at the time ?

What measures are to be installed to prevent any additional surface water simply naturally draining down the slope to the lowest point? - neighbouring gardens.

If not, is the road being levelled up with a central crown?

How much higher would that make the finished road level at the boundary ?

Would this create a sump / swale in my garden, essentially making it a part of the proposed water retention system by effectively submerging it as the groundwater levels, which are already relatively high at this point, rise further until the mains drainage system can cope with the discharge ?

Given that, as your reports & local site history support, this land has a relatively high water table & is definitely not free-draining I would have serious concerns if it is intended that the kerb top height is to be raised above the existing average ground level along the boundary.

Generally, could more sustainable drainage features be incorporated into the design to reduce the overall consistent volume of discharge into the main drain, leaving an increased available capacity for the non-controllable rainfall events ?

Simple storage tanks, for example, installed either centrally or at each new property would enable water to be recycled within the development for use in gardens etc. and must be more beneficial to the environment than the treatment process.

I do not have the expertise to query even the limited technical drainage data provided but would ask that this matter is given detailed attention.

## Landscaping

I note in the landscaped area a cherry tree has been proposed but with no specific variety given.

Basic research shows averagely a cherry tree will grow to around 12-17m (40-60 ft).  
Due to proximity this will cause conflict with the existing mature willow tree for light, root space & canopy space as well as competition for water & nutrients.

The further concern is potential damage to walls & existing buildings being caused by the spread of the root system.

The above points also apply, although less severely, to the Acer Campestre shown in the same space.

If supplementary trees are to be planted, can they be restricted to dwarf varieties please.

The visuals document also shows a bench sited in this area.

To retain a secure boundary, I would like this proposal to be removed as it creates an easy access up & over into my property.

Should you require any additional information or have any questions regarding the points raised above please contact me.

*H. Austin*

No. 7 Ayscough Avenue.

## Planning Application DM/0250/22/FUL – Amended Nov 2023

Please see below my concerns/comments for the above application ...

### Drainage

Having had visible standing water on this land in the area immediately adjoining my property for most of the last 4-5 weeks this subject is still one of concern.

I do not have the knowledge to technically query the data but have noticed that the catchment area shown in the Drainage Impact Assessment (6.3.1) differs from existing to proposed.

Existing Total = 5882 m<sup>2</sup>

Proposed Total = 5683.3 m<sup>2</sup>

A reduction in total area of 198.7 m<sup>2</sup>

As this figure is one of the parameters needed to complete the QBAR calculation and used to reach the required attenuation volume to satisfy the storm events (as specified at section 8) it may require review if there is not a known reason for this.

For your reference I have enclosed a few photographs taken over the past year to give an indication of the consistency of the high water table / ground saturation levels as I am aware there is no formally registered record of this.

There are also differences in the SuDS measures proposed between the Application Site Plan and the site plan included in the Drainage Impact Assessment.

As a non-professional in the planning field, it becomes quite difficult to know on which data to offer constructive comment / objection when the documentation provided for approval contains these discrepancies & inaccuracies. I shall single out only the example directly adjacent & include only brief notes as I am unsure if it is relevant given the above.

On the Application Site Plan only there is a dry swale shown (draining the road/parking area down to the willow tree) that is contained almost entirely within plot 12.

Is this part of the drainage plan or not?

If so, it appears to have a hard standing area (for bins?) obstructing it halfway down ...

What prevents further sections being infilled to suit the homeowner (e.g., for a shed)?

What safeguards are in place to ensure the maintenance programme inspections do take place?

How are these enforced if this is within private property?

Who is overall responsible/ accountable if measures fail?

## Ground Levels

I am still unable to ascertain if the ground levels are being raised / levelled across the site for the roadway or the dwellings.

The FFLs are now shown but stated as only indicative so there remains no way to determine if the new buildings will be significantly higher than existing.

The average FFL appears to be around 150mm above AOD which I understand is within expected tolerances. However, although the data detailed is relative to AOD the ground is in fact quite uneven & in some areas is most definitely mounded to a much higher level than this making it possible for an increase in height of a further 0.5m to easily be attained in some locations.

Could definitive confirmation of overall height at completion be obtained?

## Boundary

The southern boundary comprises of several different types of demarcation becoming a little ambiguous as it reaches my property where the site plan appears to show potentially three different options between myself and plot numbers 9 to 13.

**Comment :** “retain existing hedge as rear boundary & close up gaps to match”

This alone would not seem appropriate as it is only a 1.1m high run of holly, hawthorn & beech bushes which, whilst regularly maintained, provides no screening or security from / for the new properties with no capacity to do so even if left to grow as it is neither dense nor evergreen.

**Dotted red line :** 1.8m high closely boarded fence

Which way around would this be erected?

Would the close boarded finished side be facing my view or the concrete posts & rails?

At what distance from the existing hedge would it be erected to avoid damage as the trunks expand.

**Solid purple line :** 1.2m high brick wall & fence above to 1.8m

At what distance from the existing hedge would it be erected to avoid damage as the trunks expand.

As this boundary will form the most noticeable feature in the reduced outlook from my home and garden it is important that not only is it functional but due to the visual impact the development will have on my home that is also aesthetically acceptable to minimise this.

I remain open to discussion (including possible removal of the existing hedge) to find a solution suited to all parties involved.

*NB. The evergreen hedge shown within my garden has, as previously advised, died & is steadily being removed. It therefore should not be considered as part of the planning application.*

## Landscaping

I note that the root area of the willow tree is now shown as being a protected area, but I cannot see the distance specified. I presume this will be set at the capped radius of 15m as the stem diameter at 1.5m above ground level is 3.4m ( $\pi \times 1.5^2 = 7.07$ ) - can this be confirmed please?

There is however no reference to the canopy.

It is visually impressive & balanced in size having an equal spread in all directions with the dripline currently extending 6.8m from the boundary into plots 12 & 13.

It is my understanding that to protect the long-term health & overall stability of the willow tree the overhanging limbs should not simply just be cut off on the one side at the point it passes over the boundary but rather any adjustments made sympathetically across the whole canopy.

As previously advised, I am not averse to having an assessment completed with a view to thinning/ reducing/ lifting the crown/ canopy. As with the boundary I am open to discussion to agree an appropriate resolution, in this case to alleviate the severity of the overhang whilst maintaining the existing healthy condition of the willow tree.

Finally, on a positive note, I would like to recognise the adjustments already made with regard to the changing of the house type & placement. The consideration of my previous comments & subsequent amendments to mitigate is appreciated.

As always, should you require any additional information or have any questions regarding the above points please contact me.

*A. Austin*

No. 7 Ayscough Avenue.

## Photographs

- A. View North from willow tree (into plot 12) – February 2023
- B. View North from willow tree (into plot 12) – April 2023
- C. Close up view of above indicating depth – markers are 9” traditional house bricks at AOD.
- D. View south from plot 12 towards willow – April 2023
- E. View to west (into plot 9) - April 2023  
Extends away for several marker posts, unable to capture detail on camera due to overhang.
- F. Marker posts north to willow canopy dripline– June 2023
- G. Willow tree / plot 12 area - October 2023  
Levels/extent as photo B, area too heavily overgrown to capture detail north on camera.

Hopefully these examples offer some guidance to the prevalence of the flooding & provide a more comprehensive understanding of my concerns that this could be exacerbated by the construction / development if all the factors are not addressed thoroughly in detail at this stage.

A



B







E



F





Item 3 - Ash Holt Waithe Lane  
Brigsley - DM/0099/24/CND

# Comments for Planning Application DM/0099/24/CND

## Application Summary

Application Number: DM/0099/24/CND

Address: Ash Holt Waithe Lane Brigsley North East Lincolnshire DN37 0RJ

Proposal: Details in discharge of condition 6 (Construction Traffic Management Plan) pursuant to DM/0447/23/FUL

Case Officer: Bethany Loring

## Customer Details

Name: Mr Philip Jackson

Address: 7 Kingsfield Farm Barnoldby-le-Beck GRIMSBY

## Comment Details

Commenter Type: Ward Councillor

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I echo the objections to this plan from Waithe Lane and Brigsley residents. Waithe Lane is far too narrow and winding to take construction traffic from either direction (from the B1203 or A16) to service this totally inappropriate development which should never have been granted planning consent in the first place.

One delivery of building materials has already been attempted, despite the fact that there is no approved Construction Traffic Management Plan in place. This was an HGV which tried to access the site from the B1203 (which the proposed Plan would not allow) and the vehicle got stuck in front of a neighbouring property, causing extensive damage to the grass verge and damaging an underground electricity supply cable. My understanding is that the vehicle then had to be towed back through the village to the B1203, causing major disruption. However, this is NOT an argument in favour of access from the A16; on the contrary it demonstrates the inadequacy of Waithe Lane along its whole length for traffic of this nature.

Planning Enforcement should also be challenging the applicant as to how and why a delivery of building materials was being attempted before any CTMP was in place.

# Comments for Planning Application DM/0099/24/CND

## Application Summary

Application Number: DM/0099/24/CND

Address: Ash Holt Waithe Lane Brigsley North East Lincolnshire DN37 0RJ

Proposal: Details in discharge of condition 6 (Construction Traffic Management Plan) pursuant to DM/0447/23/FUL

Case Officer: Bethany Loring

## Customer Details

Name: Mr Andrew and Amanda Furman

Address: Ktima, brigsley road Ashby cum fenby

## Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: The proposed development of further industrial size buildings in this rural village bare no suitability for the delicate environment, no regard to the wellbeing of the residents or the peaceful historic beauty of the village have been taken into account whatsoever.

The road access to the property is archaic, a single lane 9 ft wide at best with a substrate only designed originally for horse and cart type traffic, to introduce hgv type vehicles and other goods vehicles is totally inappropriate and unwanted by all who live in the area. Furthermore the route known as waithe Lane is simply a lane, not even an A road. This lane is a popular cycling and walking route normally only experiencing the residents car movements occasionally, and should be left this way.

At present as the development "As is" now there are already considerably more vehicles traversing the route with new damage to the verges of the residents properties along Waithe Lane and total destruction of the verges near the proposed further development area. The level of dangerous near misses is only set to get worse.

To recap the wellbeing of the environment, the residents quality of life, and the cyclists, walkers, dog walkers, safety is already comprised and to add to this for the empty selfish self fulfilment of a totally unnecessary further development is absurd and utterly of keeping and utterly unwelcome.

# Comments for Planning Application DM/0099/24/CND

## Application Summary

Application Number: DM/0099/24/CND

Address: Ash Holt Waithe Lane Brigsley North East Lincolnshire DN37 0RJ

Proposal: Details in discharge of condition 6 (Construction Traffic Management Plan) pursuant to DM/0447/23/FUL

Case Officer: Bethany Loring

## Customer Details

Name: Mr John Sutcliffe

Address: Maple Lane Waithe Lane Brigsley

## Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: There is a large road sign at junction of A16 "unsuitable for heavy goods vehicle" This is a 9ft narrow lane-single track few passing places. Very poor road condition many large potholes and crumbling sides of the edge of the road especially the Lincolnshire side near the bridge Small narrow bridge over Waithe Beck-very heavy weight of Lorries over small bridge Large motorway barrier over small stream Several right angle blind bends unable to see with hedging close to the road Ditches at either side of the road I counted cement going through the village last time when they were when they were supposed to be going round Large numbers of stall will be employed in total construction will all come through the village as well as other miscellaneous supplies kitchen plumbing etc Who is going to police so no vehicles come through the village ?-unrealistic Speed of traffic down the lane 60mph 30mph through the village dr ears go very fast There will be a serious accident Lane increasing used by many -NELincs cycle route walkers in groups runners horse riders use it daily Already traffic has increased considerably This is a quiet residential only area along a 9ft country lane

# Comments for Planning Application DM/0099/24/CND

## Application Summary

Application Number: DM/0099/24/CND

Address: Ash Holt Waithe Lane Brigsley North East Lincolnshire DN37 0RJ

Proposal: Details in discharge of condition 6 (Construction Traffic Management Plan) pursuant to DM/0447/23/FUL

Case Officer: Bethany Loring

## Customer Details

Name: Mrs Flora Forster

Address: WALNUT HOUSE WAITHE LANE, BRIGSLEY Grimsby

## Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Additional comments to the concerns I have already submitted.

On Thursday morning 29th February 2024 a very large articulated lorry came along Waithe Lane from the direction of the B1203 past our property. As it went past it knocked two big branches (and also smaller ones) off the beautiful Walnut tree in our garden (subject of a TPO), caused damage to neighbours' trees and also to the verges right along the lane. I have photos but am unable to add them. I later ascertained from the driver that it was making a delivery to Ash Holt- not surprisingly it got stuck for several in the soft verge outside that property. According to the Construction Traffic Management Plan no vehicles delivering to the construction site should come from that direction at all , and indeed the lane from the A16 is as narrow and also unfit for large vehicles to use. It appears that when planning permission was given for the 60 metres long "Indoor School" at Ash Holt there was little proper consideration given as to the suitability of Waithe Lane for the construction of such a large building. The damage from this one vehicle is considerable and it is likely to be repeated many times over if the building is allowed to go ahead.

This incident reinforces not only my concerns but the concerns of those who have commented on this application so far, and also the concerns of others who frequently use the lane. By allowing such a delivery to take place even before the CTMP is in place it highlights the applicant's lack of care for the environment in which she lives, and lack of regard for her neighbours - no apologies for the damages done have been received. And it also emphasises how unfit in its entirety Waithe Lane is to cope with the high volume of large vehicles which will use it throughout the construction phase and beyond. Please give proper regard to this problem now. Planning permission should not have been granted in the first place.

**From:** Flora Forster  
**Sent:** Thursday, March 7, 2024 6:10 PM  
**To:** Planning - IGE (Equans) <planning@nelincs.gov.uk>  
**Subject:** DM/0099/24/CND

Hope these photos work better. The majority show the lane near our house up to where the truck got stuck. The photos after that show the damage to the verges towards the A16. That was done by the truck as it drove away. Inevitably a large vehicle will badly damage the inside corners on the bends in both directions because of how tight the bends are.















Planning  
New Oxford House  
2 George Street  
Grimsby  
DN31 1NB

15th February 2024

**Planning reference DM/0099/24/CND**

Dear Sirs

I wish to comment on the Construction Traffic Management Plan relating to the above reference.

I am writing as a resident of Waithe Lane for over 70 years. Waithe Lane is totally unsuitable for use by HGV's as instructed by the signage already erected in the Thoroughfare lane at the A1 end of Waithe Lane.

The width of Waithe Lane is generally less than 9'- 0" and has numerous 90° bends, often blind in the 2 mile length between Brigsley village and the A16 main road. Motor vehicles cannot pass without resorting to mounting and damaging the soft grass verges. Even at present the lane is hazardous for pedestrians, cyclists, and horse riders due to commercial vehicles using the lane as a shortcut. It is therefore inconceivable that permission could be allowed for low loader lorries & HGV's to transport concrete, structural steelwork & other heavy duty constructional equipment associated with the Application via this route. In the longer term further commercial vehicles will be needed to service requirements of the proposed "Indoor School".

Reference should be made to the current N.E.Lincs Traffic Regulation Orders and permission to proceed with this application rejected in its' entirety.

Yours sincerely

M.R.Forster  
Walnut House  
Waithe Lane  
Brigsley  
Grimsby  
DN37 0RJ

# Comments for Planning Application DM/0099/24/CND

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Case Officer: Bethany Loring

## Customer Details

Name: Mrs Flora Forster

Address: WALNUT HOUSE WAITHE LANE, BRIGSLEY Grimsby

## Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: As a resident of Waithe Lane, and a very frequent user of the lane as a cyclist, runner and walker I have to object to this Consultation Traffic Management Plan. In my opinion, when planning permission was granted for the erection of the "Indoor School" at Ash Holt, very little consideration could have been given to the practicality of its situation on a very narrow country lane, with extremely limited access off the B1203 at the western side, and also from the A16 on the eastern side. It is not just during the building phase where there will be problems, but also going forward as there will always be vehicles required to service and maintain the site, and always the possibility of large horse transport vehicles visiting the facilities.

In detail, Waithe Lane from the junction with the B1203 is extremely narrow, twisty and prone to flooding, and also is populated by houses on both sides for most of its length to Ash Holt. I note that the Traffic Management Plan suggests that vehicles connected with the erection of the new building will not be allowed to use this part of the lane, but how is this to be policed? We were told when the smaller building was being built that the vehicles would come from the opposite direction, but nobody could have informed the drivers as innumerable cement lorries and other vehicles came from the B1203. There is only enough width for one vehicle and the verges are badly chewed up by reversing vehicles trying maneuver round each other. This second building is far larger and there will therefore be a much greater number of vehicles involved. In addition it goes without saying that the safety of other road users (cyclists, runners and walkers) including small children will be compromised. We need a guarantee that this condition will be adhered to this time, and direction as to what to do when it isn't.

Access is no better from the A16 except that there are no residential buildings on the road. The lane is only 9ft wide - in places it is narrower. To get from the A16 into the construction site at Ash

Holt, vehicles, often carrying large loads of materials and steel, and the building machinery will have to negotiate eight 90 degree bends. The road surface is already poorly maintained and full of pot holes, and that's before all the additional traffic ruins it further. All the problems that apply to the village side of the lane also apply to the rural side.

In conclusion, Waithe Lane in its entirety is not fit for this type of construction to take place and consideration should be given to rethinking the whole concept.

# Comments for Planning Application DM/0099/24/CND

## Application Summary

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Address: Ash Holt Waithe Lane Brigsley North East Lincolnshire DN37 0RJ

Proposal: Details in discharge of condition 6 (Construction Traffic Management Plan) pursuant to DM/0447/23/FUL

Case Officer: Bethany Loring

## Customer Details

Name: Mr David Mitchell

Address: Wheatlands Waithe Lane Grimsby

## Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: It was with great sadness and surprise that an application to build a 'Riding School/Indoor Arena' next door but one to where I have made my home, was granted planning permission on 6 October 2023. Many of the objections of residents, voiced at the time, centred around the inappropriate vehicular access to the site, both whilst under construction, and to service the 'Riding School' once completed.

Condition 9 of the council's 'Notice of Decision' to grant planning permission for the building of a 'Riding School', states 'The hereby approved development shall be used as a private indoor manège, to be used by the applicant only, and not for any means of commercial or business livery/operation. I await to see with interest how more than ten large paddocks will be used to service such personal, private use.

The publishing of the Construction Traffic Management Plan (25/1/24) to outline the way in which all our concerns are going to be allayed, has in fact done nothing of the sort. It is unsurprising that, just like the flooding of Waithe Lane, which we endure regularly (upto 12 inches over a stretch of approx. 100m), the problems have not been addressed, primarily in my opinion, because they cannot be.

Even if, as The CTMP dictates, vehicles do not drive through the village, the HGV's visiting the site and instead take the only other route available from the A16, That starts by using a road signposted 'Unsuitable for Heavy Goods Vehicles'. Beyond that junction of the A16 and Thoroughfare, there is the further turning onto what is even more unsuitable Waithe Lane. A continuation of the journey which must be in the region of 2 miles. This is a single track, unclassified road, the condition of which has greatly deteriorated since planning permission was

sought. The sides of this single track country lane are disintegrating. The surface of the lane is also peppered with large, deep pot holes (I would have attached photograph of the severity if permitted). In addition to this, the lane has ditches, numerous sharp, blind bends, especially after spring and summer growth, which can only be safely navigated by cars/cycles literally at walking pace. It is inconceivable that large HGVs can remain on the road whilst navigating these bends.

Residents are already frequently placed in the position of having to pull on to verges or reverse into driveways in order to pass when meeting a vehicle travelling in the opposite direction. There is no doubt, regardless of the CTMP, previous experience has shown, this will have an impacting on the residents. Any development which increases the traffic flow using the lane, will clearly have an impact on the quality of life of residents on a daily basis. Where that traffic includes lorries carrying large building materials, or vehicles pulling horse trailer/horseboxes, the potential impact is significantly greater.

Another important point to consider here is the constant flow of people who use the lane for walking/cycling/horse riding recreational purposes. Indeed, cycling along Waithe Lane is something recommended by NELC (Miller's Loop) in their publication 'Discover North East Lincolnshire'. Waithe Lane has no pavements, so residents and the trail of walkers (sometimes whole families with young children sometimes in pushchairs) who are attracted by and stream through the quaint village, open countryside, wildlife and quiet roads, will be placed in increased danger by any increase in traffic flow. I myself use the lane on my bicycle and on foot regularly.

In conclusion, it is with utter dismay that the Construction Traffic Management Plan is judged to be a workable solution to the servicing of such an inappropriate building on a quiet country lane which is little more than 'a track' in places.

Item 4 - 7 Pamela Road  
Immingham -  
DM/0117/24/FULA

# Comments for Planning Application DM/0117/24/FULA

## Application Summary

Application Number: DM/0117/24/FULA

Address: 7 Pamela Road Immingham North East Lincolnshire DN40 1EG

Proposal: Retrospective erection of 1.8m high fence

Case Officer: Becca Soulsby

## Customer Details

Name: Mr Immingham Town Council

Address: Civic Centre Pelham Road Immingham

## Comment Details

Commenter Type: Parish Council

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: As permitted development only allows for 1m high fence in the front gardens for a number of reasons, such as being of detriment to the street scene and visibility of highway users, the Council objects to this application.