

Item 1 - Land Adj 64 Chapel
Road Habrough - DM/0524/23/
FUL

Comments for Planning Application DM/0524/23/FUL

Application Summary

Application Number: DM/0524/23/FUL

Address: Land Adj 64 Chapel Road Habrough North East Lincolnshire

Proposal: Erection of four dwellings with associated works to include new access and parking (Amended Site Address for clarity and Amended Design & Access Statement received 24th August 2023)

Case Officer: Bethany Loring

Customer Details

Name: Mrs Vanessa Suddaby

Address: Habrough Parish Clerk C/o 1 Hume Brae Immingham

Comment Details

Commenter Type: Parish Council

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: NELC Planning Application - DM/0524/23/FUL - Erection of four dwellings with associated works, to include new access and parking.

Following a meeting held on Monday 21st August 2023 to discuss the above application, attended by twenty residents - Habrough Parish Council wish to submit our objections to the proposed development for the following reasons:-

Location of proposed development.

The proposed development is located at the junction of West End Road and Chapel Road in Habrough, a junction that forms a tight "blind bend" in the centre of the village with the narrow roads approaching the bend made even more difficult with on-street parking.

This is highlighted by the aerial photos included in the applicant's Design & Access Statement Para 4.0 . In addition, Photo Figure 2.0 in para 4.1 "Looking towards the site from West End Road" - really enforces the residents objections, because the proposed development site is not visible in the photo due to the blind bend, meaning any vehicles entering or exiting the new properties would not be visible to approaching traffic, causing a considerable traffic hazard.

The development proposal will create the possibility of up to eight additional vehicles requiring access to or egress from the proposed properties right on the "blind bend".

The bend itself is protected with double yellow lines on both sides of the road, an addition that was

introduced at the request of residents, to try and make the acknowledged dangerous bend safer to both traffic and pedestrians.

Delivery vehicles, public transport and Emergency Service vehicles all have great difficulty negotiating the bend and the number of vehicles associated with the new development are likely to increase the problems.

The dangers of such traffic movement in this location was identified and highlighted in the original application for the development of this site back in 2012 (DC/586/12/IMM), when Conditions were attached to Planning Approval stating that vehicles entering the development had to have space to turn around on site so they did not have to reverse off the site onto the highway.

With the increase in size of the dwellings and associated parking in the subsequent Planning Applications, this specific Condition would be virtually impossible to enforce.

There is also concern that given the yellow line restrictions, any visitors to the new dwellings would be forced to park in adjacent streets - West End Road and

The Laurels, all of which are already at capacity in terms of on-street parking.

Road Surface and Drainage Concerns - Winter Ice Hazard

The road surface on this corner has the tendency to flood during heavy rainfall, with surface water "bubbling up" from the manhole cover at the top of the driveway to 68 Chapel Road during heavy downpours. As a consequence of this, there is a Council Grit Bin located on the corner of the proposed site to facilitate gritting the road surface in the winter months, when the road can become like an ice-rink.

There is concern that surface water draining off the driveways of the proposed development, would add to this problem, given that the amount of rainwater that is currently able to drain away into the ground and be absorbed by the Poplar Trees, would be greatly reduced.

Proposed Removal of Poplar Trees

The reference in the applicants Design & Access Statement to the "very large Poplar Trees being in poor condition and offering very little amenity value within the street scene" is disputed by the

residents. Although it is acknowledged that the trees have not been tended to in recent years and would benefit from "Arboricultural TLC", a previous Arboricultural Report in 2012 indicated that the trees had a 20 - 40 year Life Expectancy, with a "moderate" Amenity Value.

The trees have been a part of the Habrough Street scene for many years. The farm adjacent to the development site is named "Poplar Farm".

There is serious concern as to the impact removal of these trees may have on the already worrying surface water issues experienced by residents in the vicinity of the proposed site. As mentioned previously in this report, there are fears that this development will greatly reduce the ability of rainwater to soak away from the area of the site and this issue would be further worsened by the removal of the trees which due to their size, absorb a considerable amount of water.

Foul Water Drainage

There are serious concerns that the sewerage system in the village is at capacity and as records will show, many homes around the proposed site have suffered internal flooding from sewage and foul water. These concerns were ignored when the new development of 118 houses at the rear of Station Road was given approval and residents fear that the proposed properties on this application will just add more strain on an already "broken" system.

Drinking Water Pressure

Residents in the village already experience very poor water pressure and are concerned that without improvements to the existing system, matters will only get worse by adding more and more new development to the strained supply infrastructure.

Amenities and Street Furniture

The number of dwellings in the vicinity of the proposed site mean that on waste collection / recycling days, there are up to six bins located on the pavement at the end of the access lane to the properties. The new development will add at least a further four bins which together with the Council Grit Bin, makes for considerable pedestrian inconvenience and risk, when trying to bypass the obstructions.

Cosmetically Out of Place

The proposed new development will look "out of place" from the surrounding properties, all of which are pre-war and the adjacent properties of 62 and 60 Chapel Road are of Georgian-style appearance, however these two properties do not appear in the application, only the cottages on West End Road, which are not actually close enough to the proposed dwellings to be a fair comparison.

In summary, all of the above points indicate that the size and location of this proposed development are totally unsuitable and should not be approved in their current format.

We would strongly recommend that a site visit takes place with members of the Planning Committee and Highways Team, to see first hand the difficulties and hazards that this proposal would bring to the village and we invite members to arrange such a meeting in conjunction with Parish Council representatives to discuss appropriate amendments to the current Application, together with necessary Conditions in respect of any future construction work and site access.

Comments for Planning Application DM/0524/23/FUL

Application Summary

Application Number: DM/0524/23/FUL

Address: Adjacent To 60 Chapel Road Habrough North East Lincolnshire DN40 3AB

Proposal: Erection of four dwellings with associated works, to include new access and parking

Case Officer: Bethany Loring

Customer Details

Name: Simon Raithby

Address: 5 chapel road Habrough North east Lincolnshire Immingham

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: This proposed development is on a very small patch of ground on a blind corner, it has been prone to flooding in the past due to inadequate drainage.

4 properties on this small patch of land with parking for 8 cars is ridiculous, it is a blind corner and is an accident waiting to happen.

The traffic situation in the village is becoming congested and dangerous as it is without the additional houses being crammed in that spot.

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Case Officer: Bethany Loring

Customer Details

Name: Miss Sue Balderson

Address: Sunnyside Cottage, 8 Chapel Road, Habrough, Immingham

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Four properties on this blind bend would be an unsafe, over development. I am concerned about road traffic collisions, flooding risk and the style of the proposed properties. If any development is needed, and I am not convinced there is a need, one bungalow would be the most appropriate. There will be issues with parking, access and lack of privacy for the existing home owners.

Comments for Planning Application DM/0524/23/FUL

Application Summary

Application Number: DM/0524/23/FUL

Address: Adjacent To 60 Chapel Road Habrough North East Lincolnshire DN40 3AB

Proposal: Erection of four dwellings with associated works, to include new access and parking

Case Officer: Bethany Loring

Customer Details

Name: Mr Tony Broadbent

Address: 19 Chapel Road Habrough Immingham

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: This plot is too small to build 2 semi-detached properties with parking for 8 vehicles. The location is also dangerous being on top of a blind bend which could lead to accidents and also where would people visiting these properties park? The drains on this corner also flood so will you be upgrading the drainage to accommodate these extra properties.

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Address: Adjacent To 60 Chapel Road Habrough North East Lincolnshire DN40 3AB

Proposal: Erection of four dwellings with associated works, to include new access and parking

Case Officer: Bethany Loring

Customer Details

Name: Mrs Michelle Gale

Address: 35 Chapel Road Habrough

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: 1. Object strongly to the additional pressure on current resources e.g. water/sewage etc. where there has historically issues with excess water and flooding.

2. There are already additional homes being built in the village do we need/want 4 more?

3. Major safety concern - 4 car park spaces for 4 homes- each pulling out on a bend and often with limited view. Others who share the homes will be parking on Chapel Road and the Laurels. We live opposite the entrance to the Laurels and often have train commuters parking outside our home for several days!! There will be more demand on parking. Need more double yellow lines on both sides of the road outside properties close to the bend and also junction to Laurels Close. This MAY deter inappropriate parking and reduce the risk.

4. Refuse collection - an extra 4 bins on that corner will create more delays and traffic build up which could cause a potential accident hazard.

Comments for Planning Application DM/0524/23/FUL

Application Summary

Application Number: DM/0524/23/FUL

Address: Adjacent To 60 Chapel Road Habrough North East Lincolnshire DN40 3AB

Proposal: Erection of four dwellings with associated works, to include new access and parking

Case Officer: Bethany Loring

Customer Details

Name: Mr Geoffrey Roberts

Address: 39 Chapel Road Habrough Immingham

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: This land was subject to an application in 2012, which was initially rejected on Health and Safety grounds as it is within 3 metres of a blind 90 degree bend, and the council planners agreed that there was a real danger of cars reversing into the path of vehicles coming round the bend.

Planning permission was subsequently given in the decision notice for DC/586/12/IMM for two houses which had to have provision for vehicles to drive onto each property, turn round, and drive forwards off the property, so as not to reverse onto the road. The current application would result in vehicles reversing onto the road very close to the dangerous bend. (The whole area is covered by double yellow lines due to the dangerous bend). I believe the Council would be culpable for any resulting accidents if they have been made aware of the safety concerns and chose to ignore them.

The decision notice for DC/586/12/IMM also imposed other safety-related conditions with the approval because of the close proximity of the site to the dangerous bend. Nothing has changed since 2012, and I urge you to look at the details of this previous application and the conditions imposed.

All of the houses fronting this area of Chapel Road and West End road are pre-war, and no matter what materials are used, new builds will be completely out of character with them, and ruin the area.

The sewer system in this part of the village is also at capacity, and there is a history of nearby houses being flooded internally with foul water, and four extra houses would make this problem worse.

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Address: Adjacent To 60 Chapel Road Habrough North East Lincolnshire DN40 3AB

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Case Officer: Bethany Loring

Customer Details

Name: Mr Paul Gallant

Address: 54 Chapel Road Habrough

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: This application should be refused as the land concerned is right on a very sharp blind corner and 8 vehicle's potentially entering Chapel Road at this point would present an unacceptable danger to all road users.

Double yellow lines were placed several years ago both sides around the corner, it is not a bend but a distinct corner, as all vehicles need the full carriageway to negotiate it . The safe access to this site is from the private access road where the trees which it is proposed be taken down are presently.

The site is only untidy due to neglect by the owners who would have been better advised to maintain the site as a green space, it would have helped the application if the full extent of the site could have been seen and appreciated

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Address: Adjacent To 60 Chapel Road Habrough North East Lincolnshire DN40 3AB

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Case Officer: Bethany Loring

Customer Details

Name: Natasha Diamond

Address: 60 Chapel Road Habrough

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: As residents of 60 Chapel Road we have received no formal consultation from the Council and have discovered this application online.

We are strongly objecting this proposed application on the following grounds:

A potential 8 additional cars (plus visitors) would impact road user safety. The site is situated on a blind bend and as a resident close to the site we know how hazardous access to our own homes is. The bend in the road is already dangerous to road users and pedestrians. We believe the residents of the proposed dwellings will have an access problem and add to our road safety problem.

Further to this we foresee road safety problems during the construction period which could impact the accessibility of emergency services to an elderly demographic.

Habrough already has a large housing development taking place adding an additional 118 houses to the village. We fail to see the need for a further 4 dwellings.

The proposed construction is completely out of character with the neighbouring 60/62 Chapel Road and the cottages on Westend Road which are pre war.

60/62 Chapel Road is a house of historical importance (quoted by the council) and we believe the development would have a negative affect on the aesthetics of our home.

Conservation of the poplar trees, these trees are iconic to the village. Poplar trees have a shallow but expansive root system, typically spreading out to two or three times the height of the tree. Damage to these roots during construction could have devastating consequences to the trees and its inhabitants (lesser spotted woodpecker Jan - April)

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Case Officer: Bethany Loring

Customer Details

Name: Mrs Jeanette Watkins

Address: 62 Chapel Road Habrough Habrough

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I see that the Design & Access Statement has now been amended; 8.1 'vehicles will reverse into their parking spaces and leave in a forward gear' How will this be managed? this is just not feasible! a means to an end to get planning approved, and once properties are sold on, we the residents are left with this problem that the majority of these objections have been about! 'Loop Holes', how can this be allowed?

Also the title amendment, from adjacent to 60 now reading adjacent to 64, this is still incorrect and the 'associated properties' is still not detailing ALL the neighbours that will be affected by this.

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Case Officer: Bethany Loring

Customer Details

Name: Mrs Jeanette Watkins

Address: 62 CHAPEL ROAD HABROUGH

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Having had a better look at the plans, I now have concern with an intrusion of privacy that the front bedroom windows of the new build, will have direct look into my side bedroom window, and being bedroom windows these will hardly be frosted glass!

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Address: Adjacent To 60 Chapel Road Habrough North East Lincolnshire DN40 3AB

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Case Officer: Bethany Loring

Customer Details

Name: Mrs Jeanette Watkins

Address: 62 Chapel Road Habrough

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment:STRONGLY OBJECT :-

This application / location is incorrect this land is NOT adjacent to no. 60 Chapel Road, its adjacent to no. 62 Chapel Road! The Photo used on the front of the 'Design & Access Statement' and again in figure 6.0 is of 62 Chapel Road NOT 60! YET THIS IS NOT LISTED AS AN ASSOCIATED PROPERTY! Yet probably the property the build will impact the most! The plans show No. 60 as a detached house; its actually a semi-detached house!

Also, we have NOT received formal consultation from the Council. heard via word of mouth, then found application on website!

We have real safety concerns with the number of cars / driveways on these plans, being so close to a blind 90-degree bend, cars having to reverse into the path of vehicles coming the round the corner. Health and Safety Issue, how can planning deem this OK, when a previous application for the same plot (DC/586/12/IMM) had conditions that vehicles had to drive forward onto the property, turn and drive forward off the property. Living here now for 10 years + cars speed round this bend, someone will get killed. It's been bad enough these past few years whilst this land has been left to grow out of control, with the weeds causing issue to see traffic when reversing from my own driveway. With a potential of another eight cars, this will be quite dangerous just leaving the house!

The sewer system in this part of the village is also at capacity, and history will show nearby houses being flooded internally with foul water; four extra houses is just going to make this problem even worse.

Also as stated in 'Design & Access Statement' paragraph 3.2 sub section b 'Social Objective'; With regard to the provision of these dwellings assisting the provision of housing, this cannot be a valid point since the passing of the large scale development at Station Road Habrough that will provide another 118 sufficient homes, including low cost housing, without the need for this development.

On a personal point, I do have concerns over the side and back elevation of this build. As being the adjacent neighbour, that we will be overlooked, in our ground floor side rooms of my property from the upstairs side and back windows of this new build. Also, we get a lot of natural sunlight in these side rooms, and I am concerned with the closeness and height of this build that natural light and heat will be blocked. Making these rooms dark, cold and miserable. I welcome a visit from Planning to see this!

Also, my garden space which at present is quite private will be overlooked by four houses. Seems I will have to sacrifice privacy or sunlight from my now private sunny space. When these 4 houses are not needed in the village and will look out of place. Ruining the look of the street.

I am not opposed to change, IF, it is for the good, makes sense to me that one bungalow, would be better suited on this land, not upsetting any current neighbours. This build will have a massive impact on five neighbouring properties. NOT JUST THE 2 LISTED IN ASSOCIATED PROPERTIES! This is just not practical and not required.

How has this developer been allowed to buy up land then just leave it to grow out of control, they should have to keep the area looking nice, for the rest of the village. We have had no end of issues with it, ourselves having to trim back the weeds so we can reverse safely out of our drive, otherwise the back end of the car is in the middle of the road before you can see if anything is coming. It's been used as a dumping ground, which then has encouraged rats, to which now we are having to deal with on our property. Conifers have grown out of control, taking sunlight out of the garden. This really is unacceptable. Yet paragraph 1.2 of the 'Design & Access Statement' states, commitment has been shown! I fail to see this.

Previous applications granted the erection of two houses, not four, this based on concerns over the blind corner at this location. Permission was only granted for two dwellings previously when it was demonstrated that any vehicles could turn around and exit the properties in forward motion rather than reverse onto a blind corner, this application does not allow for this, something which the Highways Dept made a condition of the previous application the same conditions should be pertinent to any subsequent application. Together with limiting the hours and days of the week that works on the site can be undertaken, as in previous application. This location is a source of great concern and frustration for the residents, information which should be taken into account by the Planners. The bin lorry and any other larger vehicles struggle to access this location and as stated, this is a blind corner which causes severe problems for road users, and in the winter, months becomes an ice rink, its lethal, I would hate to be reversing off this plot! To add another 8 vehicles to this situation is unacceptable at this location.

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Case Officer: Bethany Loring

Customer Details

Name: Mr NEIL WATKINS

Address: 62 CHAPEL ROAD HABROUGH

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Strongly object to this application on the following grounds: -

Firstly, my property should be listed as an Associated property being the adjacent Neighbour, The Photo used on the front of the 'Design & Access Statement' and again in figure 6.0 is of 62 Chapel Road NOT 60! The plans show No. 60 as a detached house, it's actually a semi-detached house!

Safety concern with the number of cars / driveways on these plans, being so close to a blind 90-degree bend, this will not be safe. Reversing into traffic coming round the blind bend, we struggle from our property, and we're a few yards away from the bend.

Wheelie Bins - where will these be stored, 4 bins each house, 16 extra bins in total, on an already busy / congested corner!

The sewer system in this part of the village is also at capacity, and history will show nearby houses being flooded internally with foul water; four extra houses is just going to make this problem even worse.

Also at present this a large land space that soaks up any rain water, by building houses and hard standing for parking, with hardly any garden space, where will all the rain water drain? if directed back onto the road, this could prove lethal especially in the winter months when the road is already like an ice rink, making this even more dangerous for manoeuvring on and off these plots, with risk of cars skidding into oncoming traffic or worse a pedestrian!

On a personal point, I do have concerns over the side and back elevation of this build. As being the adjacent neighbour, that we will be overlooked in our side rooms. Also, we get a lot of natural

sunlight in these side rooms. With the closeness and height of this build I'm concerned that natural light and heat will be blocked. Making these rooms dark, cold and miserable. I welcome a visit from Planning to see this!

The new look to these houses WILL NOT blend in to rest of street and will look completely out of place. I don't see that we need these 4 houses when the new development on Station Road is now underway, giving us an extra 118 homes to the village.

Previous applications granted the erection of two houses, not four, this based on concerns over the blind corner at this location. Permission was only granted for two dwellings previously when it was demonstrated that any vehicles could turn around and exit the properties in forward motion rather than reverse onto a blind corner, this application does not allow for this, something which the Highways Dept made a condition of the previous application the same conditions should be pertinent to any subsequent application. Together with limiting the hours and days of the week that works on the site can be undertaken, as in previous application. This location is a source of great concern and frustration for the residents, information which should be taken into account by the Planners. The bin lorry and any other larger vehicles struggle to access this location and as stated, this is a blind corner which causes severe problems for road users, and in the winter, months becomes an ice rink, its lethal, I would hate to be reversing off this plot! To add another 8 vehicles to this situation is unacceptable at this location.

Finally, the Poplar trees are iconic in the village, and I see these are to be removed, should these plans go ahead; What about all the wildlife nesting, and the drainage of rainwater as previously stated.

Mrs E Mckinnon, Annex 66a Chapel Road
Re Planning Application No DM/0524/23/FUL

Design & Evolution of the Scheme

Objection based on planning application not clearly showing the proximity to the adjoining property 66 Chapel Road and the access from the development to the main road at a dangerous bend used by residents of Poplar House Farm, 66 Chapel Road, 66A and 68 Chapel Road

We note from the planning application that emphasis has been put on the adjoining property of 60 Chapel Road, (the adjoining property is actually 62 Chapel Road) no mention has been made of the other adjoining properties of 66, 66A and 68 Chapel Road all of which including the residents of Poplar Farm House and the residents of these properties gain access to their homes. There are at the present time a minimum of 6 vehicles regularly using the access adjacent to the proposed development along with any other visitors requiring access to these properties, together with access to the stables which are also accessed down our drive way. This access is directly on to the bend from West End Road and Chapel Road. (Please see picture 1 - 5 from the appendix of pictures)

Since the addition of additional yellow lines it has solved some of the parking issues– the areas down Chapel Road and Westend Road are already severely congested with local resident’s parked vehicles. In addition, with the advent of more and more home deliveries from online suppliers the congestion is not easing – even though the bus no longer comes around the village – this has been replaced by “the white van” syndrome which will only get worse. In the event of a fire or emergency this could have adverse effect on emergency vehicle access as well

The drive access from **any of the dwellings** would constitute a serious hazard and road safety risk – backing out onto a blind bend, vans and cars from the dwellings causing an obstruction to the adjacent properties making it difficult to exit their properties.

In addition, as the properties are three bedroom , we would assume that there would be more than two vehicles requiring access to the properties and as there are no vehicular turning circle shown on the **Proposed Site Layout Plan** within the boundary of the developments these vehicles would have to be reversed on to the main road at a “blind” corner.

Any visitors to any of the properties would automatically park as near as they could causing yet more congestion to the surrounding areas.

When we first purchased the land now known as 66 Chapel Road the owner of Poplar Farm House already enjoyed the full benefit of the garden and maintained all of the land down to the road where there was an orchard. The new owner has not preserved or maintained the present site since taking ownership some years ago. There has been an attempt to cut back the trees and clear the site some years ago and but it is now very over grown. The context of the site would have had a betterment of character had the present owners made an effort to do so and not allowed it to become so untidy!!

RE Planning Policy

A site in Haborough already has planning permission for a further 118 properties for sustainable development which should help to build a strong and responsive competitive economy. Fulfilling an economic objective, a social objective and an environmental objective. Bearing in mind that Haborough is a village and the residents wish it to remain so – there are plenty of areas closer to Immingham or within it’s boundaries that could supply these objectives – without the need to

destroy the village with unnecessary gratuitous development in every nook and cranny. The photos used in this application have been very carefully chosen and do not show the full impact of the proposed development.

Layout

The development has been described as "2 blocks of cottage" – since when have cottages had 3 storeys. Nos 62/60 are both pre-war building and no 68 is a single store building – any construction that is allowed to go ahead should be matched to the surrounding size and stature of the nearby buildings.

Landscaping

It is obvious that the developers are not happy with the present tree and foliage already present on the site. An arboricultural report was carried out in Auguste 2012 by JCA Aboricultural Consultants with no major adverse comments regarding their condition and tree life. Bear in mind that the area is known locally as "Poplar Farm". Yes the trees need pollarding but not removing. The report also goes on to state that the retained trees are properly protected during the development phase and tree rooting zones are to be considered and a construction free zone to be created. All of this information needs to be made clear at the design stage to avoid damaging to any of the roots. Movement of vehicles and pedestrians to be diverted away from the root protection area, along with any site facilities such as site office/storage, toilets etc.

PROPOSED SITE LAYOUT PLAN

Objection based on inadequate drainage/sewage provision

We assume that the drains etc for all properties are to be joined to the existing drain in Chapel Road which also serves 66 Chapel Road and the adjoining properties.

In 2007 the village suffered serious flooding which was put down to the drains being in a sad state of repair. In July 2012 after a very bad spell of rain we were flooded yet again with raw sewage coming up from the manhole cover to the rear of our property (66 and 66A Chapel Road) and 68 Chapel road suffered sewage backing up coming up through the shower causing damage and internal flooding. Anglian Water were contacted towards the latter part of the day and a maintenance vehicle came out about 19.00 hours that evening inspected the drains on our property and the drain on the main road and concluded that the problem was at the pumping station at Kesteven Court. He came back an hour later and stated that until the pumping station could cope with the present flow our drains would be sometime before they returned to normal. He also stated that the pumping station was not "man enough" to cope. Bearing in mind that since building 66 Chapel Road in 1983 there have been substantial development around the village in particular the small development next to the Station Public House plus various "one off" builds the infrastructure for both drainage and sewage has not been improved. Joining more properties to this drain will only cause us further grief. Until this problem is addressed and assurances made that we no longer have to fear flooding after excessive rainfall ANY development within the village should be refused. Since then (circa 2019) Anglian water has put a non return valve at the entrance to 66 Chapel Road this has alleviated the sewage problem but it has not stopped the surface water drainage problem. If this land which now acts as a natural soakaway is built on this would then direct the water to seek the lowest exit point being our property. The fields around already drain down to us as the dykes and ditches are no longer maintained in the manner they were.

On these ground alone we object to any further development under this application

In addition, the view from the front of our house would be marred by a brick wall instead of the lovely trees and foliage that grows on the site – although it needs some TLC

In conclusion we would wish the following objections be noted

1. Inadequate drainage and sewage service within the village of Habrough
2. Dangerous access from the proposed site to Chapel Road
3. Alternative design to be considered to blend in with all properties around
4. Adequate off road parking has not been provided for within the proposed design

Re Planning Application No DM/0524/23/FUL

APPENDIX 1 PICTURES

1. Showing entrance from Chapel/Westend Road to 68 Chapel Road, 66 Chapel Road, 66A Chapel Road and Poplar Farm and the manhole cover connected to the existing drains which is constantly full after excessive rainfall. The hedge on the left of the picture is adjoining the proposed development
2. Showing proximity of the entrance to the proposed boundary of the development
3. Showing vehicle parking in Westend Road (pre yellow lines) and the manhole cover connected to the main
4. Showing view to the left of our entrance and the close proximity of the site boundary to Chapel Road, together with the present drainage which will be accessed by a new sewer from the proposed development.
5. Showing a vehicle being reversed from the adjoining property – no 62 Chapel Road.



25/08/2023

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4

CHAPEL ROAD

WEST END LODGE



5



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Application Number: DM/0524/23/FUL

Address: Adjacent To 60 Chapel Road Habrough North East Lincolnshire DN40 3AB

Proposal: Erection of four dwellings with associated works to include new access and parking

Case Officer: Bethany Loring

Customer Details

Name: Miss Annette Peart

Address: 68 chapel road Habrough Habrough

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I live directly next door to the building plot, I have not received any letters informing me of the planned works or to object or put in any comments. The corner of the road is very narrow, if the laurels are removed then the second floor of the houses will overlook my property and garden, reversing onto the road on said corner would be very dangerous as this is some what of a blind corner

Comments for Planning Application DM/0524/23/FUL

Application Summary

Application Number: DM/0524/23/FUL

Address: Adjacent To 60 Chapel Road Habrough North East Lincolnshire DN40 3AB

Proposal: Erection of four dwellings with associated works, to include new access and parking

Case Officer: Bethany Loring

Customer Details

Name: Miss Duls Wolding

Address: 1a cravens lane Habrough Immingham

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Plot is on a corner which is a bottle neck for traffic travelling west end/chapel road it has the potential to cause accidents with cars entering and leaving the proposed development it will cause more traffic on cravens lane for delivery vehicles which isn't suitable for large goods vehicles, more cars up and down the lane which is already busy. There is inadequate space for construction vehicles and deliveries which will be large goods vehicles to safely stop/park while working or delivering to the site again another potential accident spot for existing homeowners in the area. The site is far too small for 4 dwellings which will have at least two cars each to safely park without adding extra parking problems to the area which is already an access problem, emergency vehicles struggle for access. Why is this development necessary when there is already the large development on station road planned which has a far safer entrance and exit which won't compromise the safety of existing village residents unlike this proposed development. This very small piece of land would be far better used as a small open space for the elderly villagers as an outside seating area grass and somewhere for them to meet for a chat with other like minded seniors, who often live alone.

Comments for Planning Application DM/0524/23/FUL

Application Summary

Application Number: DM/0524/23/FUL

Address: Adjacent To 60 Chapel Road Habrough North East Lincolnshire DN40 3AB

Proposal: Erection of four dwellings with associated works, to include new access and parking

Case Officer: Bethany Loring

Customer Details

Name: Mrs Christine Davies

Address: 5, Kesteven court Habrough Immingham

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: The situation of these houses are on a very sharp corner with double yellow lines all along. It is a blind corner and often cars come round at speed, also cutting the corner. To have potentially 8 more vehicles on that dangerous corner is lunacy. Any visitors to the properties would have to park in the street which is also getting very congested. Laurels close is close by and if vehicles park down there it means that any traffic wanting to access laurels close will be on the wrong side of the road on a blind bend. With so much on street parking, emergency vehicles would struggle to gain access. I hope someone from the planning dept has been to see the layout of the village and the problems that this potential development would cause.

Comments for Planning Application DM/0524/23/FUL

Application Summary

Application Number: DM/0524/23/FUL

Address: Adjacent To 60 Chapel Road Habrough North East Lincolnshire DN40 3AB

Proposal: Erection of four dwellings with associated works, to include new access and parking

Case Officer: Bethany Loring

Customer Details

Name: Jean Keyworth

Address: 13 KESTEVEN COURT Habrough Immingham

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I object to this plan because it's on a very bad bend on that corner of Westend Road and Chapel Road there are yellow lines so no parking allowed, the initial plan for two homes was far more suitable ,, I urge you to look again at these plans, in that area there are quite a few young children and the excess speed that cars go around that corner and if allowed cars entering and leaving the proposed build is an accident waiting to happen.

Comments for Planning Application DM/0524/23/FUL

Application Summary

Application Number: DM/0524/23/FUL

Address: Land Adj 64 Chapel Road Habrough North East Lincolnshire

Proposal: Erection of four dwellings with associated works to include new access and parking (Amended Site Address for clarity and Amended Design & Access Statement received 24th August 2023)

Case Officer: Bethany Loring

Customer Details

Name: Mr Danny Blake

Address: 6 Laurels Close Habrough Immingham

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: The corner of Westend road onto Chapel road as I'm sure you're aware is a blind bend, traffic heading around the corner from westend to chapel have to do so with great care as vehicles travelling in the opposite direction often stray over the centre line, there are at least 7 driveways in the proximity of this corner, one of which runs next to the proposed site and serves 4 properties and also serves as a farm access road utilised by agricultural machinery. I believe that to increase the number of potential vehicles accessing the road in this location in the number's suggested will lead to an increased risk of an accident.

Habrough is a small village and Westend road is one of two access routes, due to the age and construction of the properties on Westend rd, off street parking is limited and as such many cars park on street, construction vehicles, and the cars of the visitors to the proposed development will further add to the congestion and again, increase the risk of an accident. I am not opposed to development but the number of houses proposed seems, to me, infeasible. It is for these reasons I object to the development.

Comments for Planning Application DM/0524/23/FUL

Application Summary

Application Number: DM/0524/23/FUL

Address: Adjacent To 60 Chapel Road Habrough North East Lincolnshire DN40 3AB

Proposal: Erection of four dwellings with associated works, to include new access and parking

Case Officer: Bethany Loring

Customer Details

Name: Kerry Gill

Address: 6 Laurels Close Habrough

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Due to work starting on 118 new houses being built in Habrough I really don't see the need to squeeze 4 houses onto such a small plot of land in such a hazardous place for the amount of cars that will need parking to. Cars will be turning in or out of the drive on a very busy blind bend. Also additional cars visiting will be looking to park on an already packed street either side of the houses. 4 houses are not needed.

Comments for Planning Application DM/0524/23/FUL

Application Summary

Application Number: DM/0524/23/FUL

Address: Adjacent To 60 Chapel Road Habrough North East Lincolnshire DN40 3AB

Proposal: Erection of four dwellings with associated works, to include new access and parking

Case Officer: Bethany Loring

Customer Details

Name: Mrs Valerie Robinson

Address: 4 St Margaret's Crescent Habrough

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: The land in the application would be ideal for 1 or 2 properties but NOT 4 with potential for 8 cars on this blind bend. I therefore object to this application.

Comments for Planning Application DM/0524/23/FUL

Application Summary

Application Number: DM/0524/23/FUL

Address: Adjacent To 60 Chapel Road Habrough North East Lincolnshire DN40 3AB

Proposal: Erection of four dwellings with associated works, to include new access and parking

Case Officer: Bethany Loring

Customer Details

Name: Mrs Valerie Robinson

Address: 4 St Margaret's Crescent Habrough

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: The piece of land in the application would be a lovely piece of land for up to 2 dwellings comfortably and if done with taste a very attractive addition to the village but NOT 4 properties with a possible 8 cars on the blind bend. So therefore I would like to pledge an objection to the planning application

Comments for Planning Application DM/0524/23/FUL

Application Summary

Application Number: DM/0524/23/FUL

Address: Adjacent To 60 Chapel Road Habrough North East Lincolnshire DN40 3AB

Proposal: Erection of four dwellings with associated works, to include new access and parking

Case Officer: Bethany Loring

Customer Details

Name: Mrs Colleen Dinsdale

Address: 9 Station road Habrough

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: It's absolutely ridiculous to think of putting 4 properties in that land. It's on a blind bend that's dangerous enough without people having to reverse into it.

Where will visitors to the new properties park? This village is already having another 118 houses built on. To add 4 on that small area is just shocking.

I have young children who play out in this village and that corner is always a worry as it is.

It's almost like nobody wants any greenery left in this village, 2 properties was pushing it but 4 is an absolutely unrealistic idea.

I hope someone helps this small community by rejecting this idea of 4 properties on a small area, there are no other 3 storey properties surrounding it they will look completely out of place and unnecessary in this small village.

I've lived in this village all of my life and it's being ruined by excess traffic as it is, when station road was closed recently it was horrendous the amount of traffic coming through the village and everyone struggles around that bend people don't realise how sharp it is.

Comments for Planning Application DM/0524/23/FUL

Application Summary

Application Number: DM/0524/23/FUL

Address: Land Adj 64 Chapel Road Habrough North East Lincolnshire

Proposal: Erection of four dwellings with associated works to include new access and parking (Amended Site Address for clarity and Amended Design & Access Statement received 24th August 2023)

Case Officer: Bethany Loring

Customer Details

Name: Mr Andrew Metcalfe

Address: 42 Westend Road Habrough

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I am worried about the heavy construction traffic and where it is going to park.

We have already got excessive cars parked on Westend Road, chapel Road and Laurels close, so where is family and friends going to park when visiting.

I have young grandchildren who cannot cross the street safely due to the amount of parked cars, so cannot play outside the garden.

I feel a development this size next to the blind bend is a very big safety concern. Surely a bungalow would be much more suitable for all the above reasons and much better to look at rather than the overgrown state it's been left in .

Comments for Planning Application DM/0524/23/FUL

Application Summary

Application Number: DM/0524/23/FUL

Address: Land Adj 64 Chapel Road Habrough North East Lincolnshire

Proposal: Erection of four dwellings with associated works to include new access and parking (Amended Site Address for clarity and Amended Design & Access Statement received 24th August 2023)

Case Officer: Bethany Loring

Customer Details

Name: Billy Metcalfe

Address: 42 West End Road Habrough

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: My main issues would be a safety concern for children. If a family with children live in one of the planned houses. With the number of cars parked There is absolutely no way a child would see safely to cross the road. It's a accident waiting to happen.

There is also a safety concern that the cars parked would not be able to reverse out safely due to the 90 degree blind bend.

There is already enough cars parked around the village it's getting ridiculous. Where is family and friends visiting going to park?

I am not opposed to change due to the land being left to grow out of control and nobody has bothered to attend to it for years. It would be nice to see the land used but it needs to be done safely.

I feel no more than two houses would be safe for the people living in them and the village who have to drive around the bend .

Comments for Planning Application DM/0524/23/FUL

Application Summary

Application Number: DM/0524/23/FUL

Address: Land Adj 64 Chapel Road Habrough North East Lincolnshire

Proposal: Erection of four dwellings with associated works to include new access and parking (Amended Site Address for clarity and Amended Design & Access Statement received 24th August 2023)

Case Officer: Bethany Loring

Customer Details

Name: Mr Geoffrey Taylor

Address: Old Farmhouse Habrough

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I am objecting to this planning application as the number on houses and parking being squeezed onto this plot is out of character with the surrounding properties. The plans are also for 3 storeys, there are no other 3 storey buildings in Habrough.

The 4 houses with 8 parking spaces are adjacent to a blind bend, which is an accident waiting to happen. The suggestion is that users back into the parking spaces - well this is also a hazard for any vehicles around the bend, as the plot is directly up to and after. What happens on bin days when all the bins are littering the road, and visitors block the road to ambulances, fire engines. The properties are also 3 bed roomed so you could have 3-4 cars/vans per household if everyone is working.

The previous planning application was for 2 houses with turning circles and the Planning department & highways stipulated that vehicles had to pull in and turn around in the plots before exiting from way on. This is a far more sensible approach, to reduce the hazard to other road users, pedestrians, horse riders, cyclists & motorcycles.

The density is far greater than the surrounding properties, and the properties being rendered will not be keeping with the surrounding, which on all 4 sides are old bricks.

There has been flooding in Habrough and the properties on Chapel Road adjacent to this proposed site have had sewerage and rain water flooding to their properties on a number of occasions.

Habrough is also a diversion route for HGV traffic, and these have diverted around the village when Station Road has been closed. There are also large agricultural vehicles that use this road from the Brocklesby estate and local farmers to reach fields beyond Chapel Road.

My objections are on the Scale of the development, the number and size of the properties, and being out of character with adjacent properties, a reduced number with off street turning circle should be considered.

Comments for Planning Application DM/0524/23/FUL

Application Summary

Application Number: DM/0524/23/FUL

Address: Land Adj 64 Chapel Road Habrough North East Lincolnshire

Proposal: Erection of four dwellings with associated works to include new access and parking (Amended Site Address for clarity and Amended Design & Access Statement received 24th August 2023)

Case Officer: Bethany Loring

Customer Details

Name: Ms Jill Hodson

Address: The Old Farmhouse Habrough

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I am writing to object to the proposed development of 4 houses on the small plot on Chapel Road.

The principal objection is on Over Density, and Highway Safety.

In the NE Lincs local plan Habrough's Spatial Portrait is classed as a Rural Area 13.57 states that density range to be 10-20 dwellings per hectare.

The proposed development equates to 47 dwellings per hectare, which is way out of character with the surrounding area and the properties that surround the plot. If you check the submitted General plan 1-1 250 supplied by the developer, this shows how distinctly out of character the density is.

Looking at the 2012 planning submission for 2 houses on the same plot, this was sympathetic in materials and matched the adjacent pretty cottage, retaining some of the existing trees.

The permission was given for two properties, and specified:

Highway Safety concerns.

The Head of Highways and Transport specified the following

Condition:

R44 In the interests of road safety:

H38 Turning Facilities

Provision shall be made for the adequate turning of vehicles within the curtilage of the dwelling/building - to enable vehicles to enter and leave the curtilage of the property in forward gear and shall be thereafter retained.

If this was in the Interests of Road Safety, what has changed - why is this no longer an issue when there is a blind bend, with limited visibility?

Once properties are built who will ensure vehicles will reverse into spaces, this is also a hazard on a blind bend, what happens if the owners have vans, caravans, or large vehicles.

The design statement is now planning to render the properties, which again is out of character next to the period property which these will stand in front of and the two adjacent properties to the plot on Chapel Road. It seems odd that the photos show houses on West End Road, not Chapel Road.

The statement also looks to remove the poplar trees which according to the previous Report showed to be of medium amenity value and should be retained, only removing 1 poplar. How is this safeguarding ecology, the period farmhouse behind is called Poplar farm. Is the reason this development is seeking to remove the trees so that they can cram on and over develop the plot, which is all about profit, not seeking to fit in with the surroundings.

I implore the planning committee to reject this proposal on over development and seek a smaller development on this small plot which gives villagers serious concerns about safety of road users in the village.

Item 2 - 68 Brighowgate
Grimsby - DM/0833/23/FUL

North East Lincolnshire Planning
Planning application

DM/0833/23/FUL

Re Planning Application Number DM/0833/23/FUL
68 Brighowgate Grimsby DN32 0QW
Commentator Type: Neighbour
Stance: Customer objects to the Planning Application

Documents.

The planning permission sought for the HMO at 68 Brighowgate does not take into account the significant parking problems at the house and those already existing in the immediate street and area.

*There are currently only two parking spaces at the front of 68 Brighowgate.

*Parking in Brighowgate is now restricted to one hour and there are no parking permits for residents.

*Residents of Brighowgate already struggle daily to park their own vehicles let alone the vehicles of any visitors to their properties.

*If there are eight tenants in 68 Brighowgate many of whom may well have cars parking will pose an enormous problem for the tenants and even more of a problem and inconvenience to the current residents of Brighowgate.

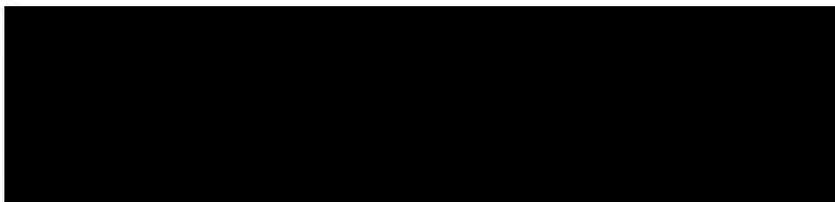
*The area near to 68 Brighowgate has residential facilities for the pupils of St James School ie this is their home.

*Eight tenants and their movements will add to the footfall, extra traffic and general comings and goings in the street and area and the potential for an increase in noise and disturbance.

*There have already been issues raised and documented about anti-social behaviour, drinking and drug taking linked to certain flats and HMOs in the street and area. Not knowing the likely tenants of 68 Brighowgate raises concerns around disrespect of property and neighbours both adults and school children.

We the residents of Brighowgate already feel there are significant limitations to the access we and our families and friends have to our properties re parking as well as feeling the advantages of choosing and enjoying living in a conservation area continually being eroded.

Signed



Resident 111 Abbey rd



RECEIVED

14 SEP 2011

Re Planning Application Number DM/0833/23/FUL
68 Brighowgate Grimsby DN32 0QW
Commentator Type: Neighbour
Stance: Customer objects to the Planning Application

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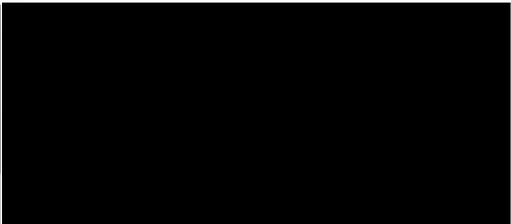
*If there are eight tenants in 68 Brighowgate many of whom may well have cars parking will pose an enormous problem for the tenants and even more of a problem and inconvenience to the current residents of Brighowgate.

*The area near to 68 Brighowgate has residential facilities for the pupils of St James School ie this is their home.

*Eight tenants and their movements will add to the footfall, extra traffic and general comings and goings in the street and area and the potential for an increase in noise and disturbance.

*There have already been issues raised and documented about anti-social behaviour, drinking and drug taking linked to certain flats and HMOs in the street and area. Not knowing the likely tenants of 68 Brighowgate raises concerns around disrespect of property and neighbours both adults and school children.

We the residents of Brighowgate already feel there are significant limitations to the access we and our families and friends have to our properties re parking as well as feeling the advantages of choosing and enjoying living in a conservation area continually being eroded.



67 Abbey Road (neighbour)

RECEIVED

14 SEP 2011

Re Planning Application Number DM/0833/23/FUL
68 Brighowgate Grimsby DN32 0QW
Commentator Type: Neighbour
Stance: Customer objects to the Planning Application

The planning permission sought for the HMO at 68 Brighowgate does not take into account the significant parking problems at the house and those already existing in the immediate street and area.

*There are currently only two parking spaces at the front of 68 Brighowgate.

*Parking in Brighowgate is now restricted to one hour and there are no parking permits for residents.

*Residents of Brighowgate already struggle daily to park their own vehicles let alone the vehicles of any visitors to their properties.

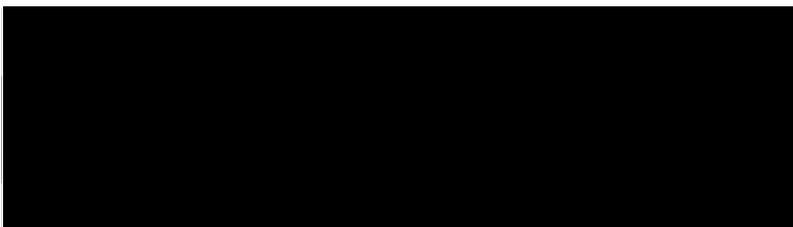
*If there are eight tenants in 68 Brighowgate many of whom may well have cars parking will pose an enormous problem for the tenants and even more of a problem and inconvenience to the current residents of Brighowgate.

*The area near to 68 Brighowgate has residential facilities for the pupils of St James School ie this is their home.

*Eight tenants and their movements will add to the footfall, extra traffic and general comings and goings in the street and area and the potential for an increase in noise and disturbance.

*There have already been issues raised and documented about anti-social behaviour, drinking and drug taking linked to certain flats and HMOs in the street and area. Not knowing the likely tenants of 68 Brighowgate raises concerns around disrespect of property and neighbours both adults and school children.

We the residents of Brighowgate already feel there are significant limitations to the access we and our families and friends have to our properties re parking as well as feeling the advantages of choosing and enjoying living in a conservation area continually being eroded.



77. Abbey Road.
(neighbour)

Comments for Planning Application DM/0833/23/FUL

68. Brighongate Grimsby DN32 0QW

Proposal: Change of use from a single dwelling to a house in multiple occupation, with repairs and redecorating to the exterior including formation of a secure cycle store

Case Officer Bethany Loring

Stance: Objections

Another property developed as an HMO in The Wellow conservation area sets a precedent for all other large houses to be similarly converted. If it is so easy to gain planning permission to change the usage of these houses every such house that comes on the market will be snapped up by speculative developers/landlords, many outside the area.

There has to be a theoretical line in the sand to recognise a needed balance of property use in the area and how all properties continued to be maintained for future generations.

If there is no attempt at balance the development of brownfield sites will escalate unhindered in conservation areas particularly of Victorian-Edwardian housing.

Relaxing of laws designed to prevent overdevelopment of brownfield sites changes the character of the entire area and will inevitably continue to advance unimpeded. HMOs tend to change the character of an area whereby the housing stock becomes a commodity to be traded not a home, especially not a long term home for local people.

Parking in the Brighongate area is already very stressful, difficult and unhelpful for residents. 68 Brighongate is close to the Borgeke/Abbey Road junctions and parking space in front of the house is limited to two small cars. Depending on the tenants and their livelihoods there could be several cars requiring parking, coming and going, deliveries eg Amazon, Dfd, Evri, visiting families all who require close access parking.

The HMO at 81 Abbey Road is an example of a development that yes, brought back into use a previous vacant property but has failed on housing standards and on maintaining the architectural integrity of Spectacle Row.

5/09/2023

RECEIVED

08 SEP 2023

95, ABBEY ROAD

GRIMSBY

DN32 0HN

(Neighbour)

Comments for Planning Application DM/0833/23/FUL

Application Summary

Application Number: DM/0833/23/FUL

Address: 68 Brighowgate Grimsby North East Lincolnshire DN32 0QW

Proposal: Change of use from a single dwelling to a house in multiple occupation, with repairs and redecorating to the exterior including formation of a secure cycle store.

Case Officer: Bethany Loring

Customer Details

Name: Ms Susan Miller Miller

Address: 95,Abbey Road Grimsby

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment:I object to the proposal to turn 68 Brighowgate into a house of multiple occupancy as I do not think the proposed use is suitable for the area.

The house is sited in a well established residential area where there are already 6 houses of multiple occupancy nearby (81,51,11 Abbey Road, 23, Brighowgate, 3, Manor Ave,23 Bargate)plus several houses divided into two-four flats.This is a high density for a residential area which is also designated a conservation area.

Mr Deakin's assertion that the house has been unoccupied for 'several years' is incorrect it is less than two years and over that time neighbours have consistently 'maintained a mutual surveillance of the immediate area' and the house. It would be much less likely that 8 disparate individuals would have such commitment and long term interest, care and knowledge of their neighbourhood and neighbours.

The HMO will have a negative impact on the character, amenity and environmental quality of the existing residential area. Granting permission would be the opposite of safeguarding the character of this established, conservation and residential area and full account has not been taken of the potentially damaging and unbalancing effect of cumulative changes to this neighbourhood.

Very little has been mentioned of parking facilities or the feasibility and support for necessary off street parking.There are currently two parking spaces at the front of the house but this would not be adequate for 8 tenants who may have vehicles, partners, friends and families who wish to visit in vehicles.The bike shed facility for 8 bikes although admirable makes a major assumption about the mode of transport the tenants will choose/wish to use. 68 Brighowgate is very near the already accepted busy junction to Bargate so increased resident parking, footfall, traffic, on street parking will be inevitable.

8 tenants per room with access to a shower each will not maintain or enhance the internal character and architectural feature of the original building. 8 tenants plus visiting friends etc will increase footfall, the amount of waste necessitating a larger number of wheelie bins, perhaps a strain on the sewage system as well as an increase in noise levels and possible disturbance. It can not be assumed that 8 disparate tenants will all get on with one another and with only one kitchen between 8 this may lead many of the tenants to choose to cook in their rooms thus posing a risk for fire hazards and to health and safety as well as those of nearby neighbours.

Adjoining and nearby residents will undoubtedly suffer from being overlooked and their loss of privacy. Four windows of 68 Brighowgate overlook 111 Abbey road and if tenants are cooking, playing music with the windows open or conversing with friends in the street, noise and disturbance will inevitably occur. Neighbours have already suffered very significantly over time from LHP anti social tenants in 113 Abbey Road and previous tenants in an HMO at 23 Brighowgate.

Park Ward also 'houses' people with a variety of societal, mental health, drug and associated difficulties, some of whom have become regular neighbourhood nuisances or are attracted to others in local housing, parks or HMOs.

It is difficult to know how the development of 68 Brighowgate would be instrumental in deterring crime or would protect the residential amenity. Intensifying the use of 68 Brighowgate detracts further from the character of the Wellow Conservation area and its current residents. The higher the proportion of transient residents an are has the less community cohesion there is.

Comments for Planning Application DM/0833/23/FUL

Application Summary

Application Number: DM/0833/23/FUL

Address: 68 Brighowgate Grimsby North East Lincolnshire DN32 0QW

Proposal: Change of use from a single dwelling to a house in multiple occupation, with repairs and redecorating to the exterior including formation of a secure cycle store.

Case Officer: Bethany Loring

Customer Details

Name: Mr Paul Grimes

Address: 101 Abbey Road Grimsby

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Another HMO????

The area is awash with them already. There are 7 on Abbey Road, 10 on Brighowgate, 6 on Abbey Drive West and more on the way not including this one.

The council need to ban them before there are no family homes left in this area and they can start by refusing this.

The council cannot allow more slum accommodation by greedy money grabbing landlords who we note from the forms live down South. Who is going to manage all these tenants? This Mr Loulay person will just rake in the rents and us poor neighbours will be left dealing with some faceless estate agent with little power or influence.

If officers are crazy enough to approve this they need to publish the owners phone number publicly so neighbours can speak directly with the owners about any issues which their inevitably will be.

Existing HMOs in the area have bins overflowing with rubbish everywhere, noisy tenants, more cars than streets can cope with and cannabis smells, pretty much as standard.

The existing examples are in a shabby state, 81 and 83 Abbey Road are particularly poor examples as is 23A Bargate and a sign of what can happen to HMOs, which spoil the look of the conservation area.

This application must be refused.

If it is approved by some miracle then it must include strict conditions about maintenance. Like the wooden windows be painted every few years so we dont end up with another mess of a building like 23A Bargate opposite.

Comments for Planning Application DM/0833/23/FUL

Application Summary

Application Number: DM/0833/23/FUL

Address: 68 Brighowgate Grimsby North East Lincolnshire DN32 0QW

Proposal: Change of use from a single dwelling to a house in multiple occupation, with repairs and redecorating to the exterior including formation of a secure cycle store.

Case Officer: Bethany Loring

Customer Details

Name: Mr Matt Barker

Address: 107 Abbey road Grimsby

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Dear Sir/Madam (Bethany Loring)

I object to the change of status of 68 Brighowgate into a house of multi occupancy for the following reasons:-

The area (Park Ward) is an area of historical importance in Grimsby that still has a number of large beautiful properties on its streets the property in question being one of them .

No 68 and its semi detached neighbour (113 Abbey road already multi occupancy) where originally know as Clement Villas, they are both in my opinion locally important historical buildings that should be treated with the respect they deserve and not broken down into individual units.

No 113 Abbey road as I mentioned the twin property of No68 Brighowgate is multi occupancy and is not being maintained and looked after as it should be, the tenants show little care for the building they live in and I fear that no. 68 will suffer the same fate if this application is to be successful.

That end of Brighowgate itself sits on an extremely busy intersection with Bargate, Abbey road, and Augusta street.

The property itself (No 68) has little or no land for parking or multiple refuse bins and could flood the area with more cars and bins causing an eyesore and requiring parking in an area that has not sufficient parking already and is double yellow lined extensively.

As a resident of Abbey Road myself I look down the street towards clarence terrace (spectacle row), one of the most beautiful and important terraces in Grimsby and at several addresses because of houses of multiple occupancy I see far too many refuse bins of different types and

colours filling front gardens and blocking access roads to the rear, there just isn't enough room for them and for the residents to park their cars.

The Elms now derelict will I'm sure because of its sheer size end up as a multi occupancy property as is already the lodge and both of the Norman villas on Bargate also Claremont house (the Curve) on Welhome Avenue, I could go on.

How many more multi occupancy properties are necessary in this area?

The more multi occupancy properties in the area the less attractive to families it will become and the balance between owned and rental properties will be totally unfair and in my opinion be detrimental to a beautiful historical area of Grimsby

Lets face it we don't have many left.

Thanks for opportunity of appeal

Comments for Planning Application DM/0833/23/FUL

Application Summary

Application Number: DM/0833/23/FUL

Address: 68 Brighowgate Grimsby North East Lincolnshire DN32 0QW

Proposal: Change of use from a single dwelling to a house in multiple occupation, with repairs and redecorating to the exterior including formation of a secure cycle store.

Case Officer: Bethany Loring

Customer Details

Name: Mrs Amanda Barker

Address: 107 Abbey Road Grimsby

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I am objecting to this planning application as a neighbouring property as there is now an imbalance of properties in the area. This area needs to support and encourage young families to live here as it has excellent schools and green spaces. Also it has access to the train station for young business people.

The surrounding area is full of flats and rented properties and there needs to be a balance of people also having the opportunity to own their own homes. It has the potential to be a lovely family home once renovated which makes it affordable for a family home. The area and the properties need to be respected by carefully restoring these old beautiful buildings not ripping them apart and removing their character.

The property in question only has space for one car to be parked and there is no room for expansion for this so multiple occupation is not possible as there is also no parking around the property for extra cars or all the visitors a HMO will bring. This could cause danger at a very busy junction.

There is also a house nearly directly across the road from this property that houses vulnerable young mums and babies. A HMO would likely bring young single males to the property which may bring unnecessary risks to these vulnerable females.

Comments for Planning Application DM/0833/23/FUL

Application Summary

Application Number: DM/0833/23/FUL

Address: 68 Brighowgate Grimsby North East Lincolnshire DN32 0QW

Proposal: Change of use from a single dwelling to a house in multiple occupation, with repairs and redecorating to the exterior including formation of a secure cycle store.

Case Officer: Bethany Loring

Customer Details

Name: Mrs Lorraine Christenson

Address: 111 Abbey Road Grimsby

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I wish to object to the proposal to turn 68 Brighowgate into a house of multiple occupancy (HMO).

The 68 Brighowgate house sits on a busy T junction corner surrounded with heavy traffic from Brighowgate, Bargate and Abbey Road as well as busy footfall and dog walkers.

The house has no garden, just a hedge which surrounds the property.

The council acquired land from 68 Brighowgate and 113 Abbey Road in order to widen the footpath for Bargate.

68 Brighowgate has parking for one car only or two small cars if the bins and tree are removed.

Parking in Brighowgate is restricted to one hour only.

111 Abbey Road and the adjoining residents to 68 Brighowgate will suffer overlooking, shadowing and a loss of privacy. There will be disturbance of comings and goings and an increase in noise.

111 Abbey Road suffered eighteen months of antisocial behaviour, drinking, drug taking and littering plus criminal damage to the property from the adjoining flat to 68 Brighowgate resulting in court proceedings in the County Court at Great Grimsby.

The previous occupants of the HMO across the road also caused almost eight years of disturbance to the neighbourhood.

I also completely endorse the comments made re the objection to the planning department by Mr Paul Grimes of 101 Abbey Road.

Comments for Planning Application DM/0833/23/FUL

Application Summary

Application Number: DM/0833/23/FUL

Address: 68 Brighowgate Grimsby North East Lincolnshire DN32 0QW

Proposal: Change of use from a single dwelling to a house in multiple occupation, with repairs and redecorating to the exterior including formation of a secure cycle store.

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Comments for Planning Application DM/0833/23/FUL

Application Summary

Application Number: DM/0833/23/FUL

Address: 68 Brighowgate Grimsby North East Lincolnshire DN32 0QW

Proposal: Change of use from a single dwelling to a house in multiple occupation, with repairs and redecorating to the exterior including formation of a secure cycle store.

Case Officer: Bethany Loring

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Re Planning Application Number DM/0833/23/FUL
68 Brighowgate Grimsby DN32 0QW
Commentator Type: Neighbour
Stance: Customer objects to the Planning Application

The planning permission sought for the HMO at 68 Brighowgate does not take into account the significant parking problems at the house and those already existing in the immediate street and area.

*There are currently only two parking spaces at the front of 68 Brighowgate.

*Parking in Brighowgate is now restricted to one hour and there are no parking permits for residents.

*Residents of Brighowgate already struggle daily to park their own vehicles let alone the vehicles of any visitors to their properties.

*If there are eight tenants in 68 Brighowgate many of whom may well have cars parking will pose an enormous problem for the tenants and even more of a problem and inconvenience to the current residents of Brighowgate.

*The area near to 68 Brighowgate has residential facilities for the pupils of St James School ie this is their home.

*Eight tenants and their movements will add to the footfall, extra traffic and general comings and goings in the street and area and the potential for an increase in noise and disturbance.

*There have already been issues raised and documented about anti-social behaviour, drinking and drug taking linked to certain flats and HMOs in the street and area. Not knowing the likely tenants of 68 Brighowgate raises concerns around disrespect of property and neighbours both adults and school children.

We the residents of Brighowgate already feel there are significant limitations to the access we and our families and friends have to our properties re parking as well as feeling the advantages of choosing and enjoying living in a conservation area continually being eroded.



[REDACTED]
23 BRIGHOWGATE
GRIMSBY
DN32 0QW

05/09/2023



Re Planning Application Number DM/0833/23/FUL
68 Brighowgate Grimsby DN32 0QW
Commentator Type: Neighbour
Stance: Customer objects to the Planning Application

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54, Brighowgate
Grimsby
DN32 0QW
(neighbour)

Comments for Planning Application DM/0833/23/FUL

Application Summary

Application Number: DM/0833/23/FUL

Address: 68 Brighowgate Grimsby North East Lincolnshire DN32 0QW

Proposal: Change of use from a single dwelling to a house in multiple occupation, with repairs and redecorating to the exterior including formation of a secure cycle store.

Case Officer: Bethany Loring

Customer Details

Name: Mrs Julie Bartlett

Address: 56 Brighowgate Grimsby

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I am local to number 68 on Brighowgate, I remember the couple living there not that many years ago, not as many as your memo states, I feel it will be a great shame to once again fill a very old beautiful house into a multiple occupancy dwelling not only will it mess with the house internally but where will they park their vehicles with our already 'too busy' street, we already have a few MO houses surrounding us, one directly behind, with constant noise, the smell of drugs always in the breeze and bonfires at all hours, We worked very hard to purchase our property in this nice area I feel it will definitely bring the area down some when it is finally starting to get going with businesses coming in further down the road.



Re Planning Application Number DM/0833/23/FUL
68 Brighowgate Grimsby DN32 0QW
Commentator Type: Neighbour
Stance: Customer objects to the Planning Application

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*The area near to 68 Brighowgate has residential facilities for the pupils of St James School ie this is their home.

*Eight tenants and their movements will add to the footfall, extra traffic and general comings and goings in the street and area and the potential for an increase in noise and disturbance.

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68 Brighowgate
Grimsby DN32 0QW (neighbour)

Re Planning Application Number DM/0833/23/FUL
68 Brighowgate Grimsby DN32 0QW
Commentator Type: Neighbour
Stance: Customer objects to the Planning Application

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[REDACTED]
64D BRIGHOWGATE
GRIMSBY
DN32 0QW

05/09/2023 (Neighbour)

RECEIVED

08 SEP 2023

Re Planning Application Number DM/0833/23/FUL
68 Brighowgate Grimsby DN32 0QW
Commentator Type: Neighbour
Stance: Customer objects to the Planning Application

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64F Brighowgate
Grimsby
DN32 0QW (neighbour)

RECEIVED

08 SEP 2023

Re Planning Application Number DM/0833/23/FUL
68 Brighowgate Grimsby DN32 0QW
Commentator Type: Neighbour
Stance: Customer objects to the Planning Application

The planning permission sought for the HMO at 68 Brighowgate does not take into account the significant parking problems at the house and those already existing in the immediate street and area.

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649 Brighowgate
Grimsby
DN32 0QW

RECEIVED

14 SEP 2011

Re Planning Application Number DM/0833/23/FUL
68 Brighowgate Grimsby DN32 0QW
Commentator Type: Neighbour
Stance: Customer objects to the Planning Application

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4 ALFRED TERRACE
DN32 0QN. (neighbour)

Re Planning Application Number DM/0833/23/FUL
68 Brighowgate Grimsby DN32 0QW
Commentator Type: Neighbour
Stance: Customer objects to the Planning Application

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27, Burgate
Grimsby
(Neighbour)



From: Sarah Webb
Subject: Planning Application Objection Ref :DM/08833/23/FUL [Delivered by hand 12/09/23] ✱
Date: 14 September 2023 22:24:01 GMT+01:00
To:

Sarah Webb
Flat 3, 27 Bargate
Grimsby
North East Lincolnshire
DN34 4SS

09/09/2023

Bethany Loring
Senior Town Planner
New Oxford Street House, 2 George St
Grimsby
N.E. Lincolnshire
DN31 1HB

Dear Bethany

Planning Application Ref :DM/08833/23/FUL

Location :68 Brighowgate Grimsby North East Lincolnshire DN32 0QW

I write to inform you of my strong objection to the proposed change of use of 68 Brighowgate Grimsby, from a single dwelling to a house in multiple occupation. I am a self employed private tenant and have been living at 27 Bargate across the road from 68 Brighowgate since I moved here in 2009. We moved to Grimsby under extremely traumatic circumstances and specifically chose to live at the property because of its quiet and relatively safe location. The first two years were wonderful, however all that changed when without our prior knowledge the property next door 23 Brighowgate was sold to the YMCA, and turned into an HMO. We were informed by the YMCA's officer in charge at 23 Brighowgate that the conversion of the property into an HMO was an experiment, which in my opinion should not have been trialled in a much sought after conservation area. He had no control over the occupants who were left free to run riot every night and every weekend.

The tenants at 23 Brighowgate had regular all night parties, drug drop offs, gangs of girls screaming outside and their friends doing wheel spins in the car park. Missiles were regularly thrown out of their windows and on one occasion a fire extinguisher narrowly missed [redacted], and smashed through the windscreen of a vehicle downstairs. The car belonged to one of our neighbours at 27 Bargate: [redacted]. As a result of that incident and many others caused by the tenants at the HMO next door he moved. Some of the same tenants regularly exposed themselves at their windows, which were permanently open for some of their visitors to climb in during the night. Their selfish and highly unsociable behaviour continued.

[redacted] had to make uncountable calls to both the YMCA and to the police who asked me to keep a log of all the incidents but to no avail, as they both seemed powerless to do anything to help us. One New Years Eve [redacted] I had a call from Humberside Police, asking if I knew the whereabouts of our neighbour upstairs, who had been stabbed by one of the tenants next door at the HMO located at number 23 Brighowgate.

My neighbour [redacted] and I spent nearly 8 stressful years trying to get support to resolve the untenable living circumstances which had been imposed upon us, and the thought of having to go through it all again fills me with fear and anxiety. I ask that before considering the planning application at 68 Brighowgate you take into account the serious impact a similar dwelling and its tenants had on the mental and physical wellbeing of a young child, her mother and the surrounding neighbours.

Yours faithfully

Sarah Webb

Sarah Webb Fine Art
Director

From: donald haig
Sent: Thursday, September 14, 2023 1:11 PM
To: Planning - IGE (Equans) <planning@nelincs.gov.uk>
Subject: Planning Application : DM/0833/23/FUL

Comment: Eight separate occupants using one kitchen and common room seems a bit much.

Six would be better. Better still would be the two freed rooms turned into another kitchen and living room to match the ones on the ground floor.

Signed: [REDACTED] 62 Brighowgate, Grimsby DN320QW

Comments for Planning Application DM/0833/23/FUL

Application Summary

Application Number: DM/0833/23/FUL

Address: 68 Brighowgate Grimsby North East Lincolnshire DN32 0QW

Proposal: Change of use from a single dwelling to a house in multiple occupation, with repairs and redecorating to the exterior including formation of a secure cycle store.

Case Officer: Bethany Loring

Customer Details

Name: Miss Ebony Chapman

Address: 66 Brighowgate - Grimsby

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I object to the proposal to turn 68 Brighowgate into a house of multiple occupancy as I do not think the proposed use is suitable for the area for a number of reasons.

The plans submitted state 'Other examples of HMOs of a similar size are present nearby' - This is correct, but what has failed to be mentioned are the numerous incidents of antisocial behaviour and crime, including violence, noise disturbances, drug dealing and years of disturbance to the neighbourhood that has come from these similar dwellings.

The previous owners/occupants took extensive pride and care of the property and its appearance to the best of their ability. It would be much less likely that eight different individuals would have such commitment and long-term interest, care and knowledge of their neighbourhood and neighbours. Nor will a property developer from London have such invested interest in to the preservation of the conservation area.

Allowing this proposal to continue sets a precedent and encourages more out of area developers to buy up similar properties in the area, and do the same.

The plans mention a cycle store will be installed at the property, but it is only an assumption that all potential residents will only own and choose to use a bicycle? Parking on Brighowgate has been and continues to be an issue, with there currently being restrictions in place allowing only one-hour stay before vehicles need to be moved and there is no residential parking scheme. 8 additional occupants and their visitors is likely to cause further chaos to the existing parking issue in the area.

I fail to see how these plans positively impact the neighbourhood or conservation endeavours in the local area.

RECEIVED

14 SEP 2011

Re Planning Application Number DM/0833/23/FUL
68 Brighowgate Grimsby DN32 0QW
Commentator Type: Neighbour
Stance: Customer objects to the Planning Application

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We the residents of Brighowgate already feel there are significant limitations to the access we and our families and friends have to our properties re parking as well as feeling the advantages of choosing and enjoying living in a conservation area continually being eroded.

 10, Butley Avenue Cleethorpes. DN35 0TH (member of public)

RECEIVED

14 SEP 2011

Re Planning Application Number DM/0833/23/FUL
68 Brighowgate Grimsby DN32 0QW
Commentator Type: Neighbour
Stance: Customer objects to the Planning Application

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 77 Lansdown Ave DN32 6BX. (member of public)

Comments for Planning Application DM/0833/23/FUL

Application Summary

Application Number: DM/0833/23/FUL

Address: 68 Brighowgate Grimsby North East Lincolnshire DN32 0QW

Proposal: Change of use from a single dwelling to a house in multiple occupation, with repairs and redecorating to the exterior including formation of a secure cycle store.

Case Officer: Bethany Loring

Customer Details

Name: Ms Jane Doherty

Address: 12 Manor Avenue Grimsby

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I have concerns about parking. There are several HMOs in Manor Avenue, Abbey Road and surrounding streets and each had 5 or 6 cars each.

This puts pressure on existing parking limiting space for existing residents and shoppers. Where are they all going to park? I have heard before that in a rented room they aren't likely to have a car but my experience is quite the opposite.

8 Rooms in such a small building with virtually no garden is a recipe for antisocial behaviour and noise and should be refused. Why can't the applicant consider three flats like the other semi? Which will give a much better standard of living for occupants and attract a better class of tenant.

Re Planning Application Number DM/0833/23/FUL
68 Brighowgate Grimsby DN32 0QW
Commentator Type: Neighbour
Stance: Customer objects to the Planning Application

The planning permission sought for the HMO at 68 Brighowgate does not take into account the significant parking problems at the house and those already existing in the immediate street and area.

*There are currently only two parking spaces at the front of 68 Brighowgate.

*Parking in Brighowgate is now restricted to one hour and there are no parking permits for residents.

*Residents of Brighowgate already struggle daily to park their own vehicles let alone the vehicles of any visitors to their properties.

*If there are eight tenants in 68 Brighowgate many of whom may well have cars parking will pose an enormous problem for the tenants and even more of a problem and inconvenience to the current residents of Brighowgate.

*The area near to 68 Brighowgate has residential facilities for the pupils of St James School ie this is their home.

*Eight tenants and their movements will add to the footfall, extra traffic and general comings and goings in the street and area and the potential for an increase in noise and disturbance.

*There have already been issues raised and documented about anti-social behaviour, drinking and drug taking linked to certain flats and HMOs in the street and area. Not knowing the likely tenants of 68 Brighowgate raises concerns around disrespect of property and neighbours both adults and school children.

We the residents of Brighowgate already feel there are significant limitations to the access we and our families and friends have to our properties re parking as well as feeling the advantages of choosing and enjoying living in a conservation area continually being eroded.



flat 2 14 Regents garden

Wedward Ho

Grimsby

(Member of public)

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43 ST IVES CRESCENT
DN34 5SL

(Member of public)



RECEIVED

14 SEP 2011

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68 Brighowgate Grimsby DN32 0QW
Commentator Type: Neighbour
Stance: Customer objects to the Planning Application

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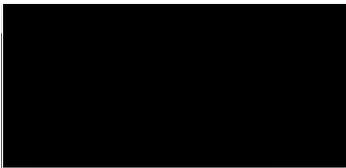
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 3, Southland Court DN34 9LL (member of public)

RECEIVED

14 SEP 2011

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Stance: Customer objects to the Planning Application

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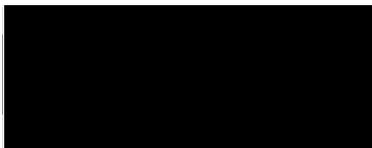
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90 Woodhall Drive DN37 0UT (member of public)

Re Planning Application Number DM/0833/23/FUL
68 Brighowgate Grimsby DN32 0QW
Commentator Type: Neighbour
Stance: Customer objects to the Planning Application

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5 yarrow Rd

gy

DN34 4JT

(Member of public)

Item 3 - The Georgian
House Main Road
Barnoldby Le Beck -
DM/0235/23/FUL

From: Barnoldby le Beck Parish Council <BarnoldbyPC@outlook.com>

Sent: Wednesday, June 21, 2023 6:55 PM

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

Subject:

Good afternoon,

Please may I submit the attached comment on behalf of Barnoldby le Beck Parish Council.

Kind regards

Tanya

Tanya Kuzemczak

Clerk to Barnoldby le Beck Parish Council

Telephone: 07926 885184

Planning Application Reference: DM/0235/23/FUL Proposal: Erection of 3 dwellings with associated works and alterations to existing vehicular and pedestrian access (Amended Plans received 24th May 2023 to include pedestrian refuge points for the public right of way, alterations to vehicular access and bin store details) Location: The Georgian House Main Road Barnoldby Le Beck North East Lincolnshire

Barnoldby le Beck Parish Council recommends refusal of this application on the following grounds. The proposed development will have a detrimental impact on neighbours with increased traffic and noise as well as impact on privacy. The proposed development is outside of the development boundary and there is now enough housing to meet the NELC five-year housing supply.

DM/0235/23/FUL – Barnoldby le Beck Parish Council recommends refusal of this application. The frequently-used footpath is part of the Wanderlust route to Hatcliffe. The Council therefore share the concerns raised by the NELC Public Rights of Way Officer.

	Development Management Services Telephone (01472) 313131 Fax (01472) 324216 Email: Planning@nelincs.gov.uk
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REQUEST FOR APPLICATIONS TO BE HEARD AT PLANNING COMMITTEE

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

Application No.	Reason for Referring to Planning Committee
DM/0235/23/FUL	For further debate on key planning issues and in the context of surrounding planning history.

Contact Details: -

Signature Date 28th June 2023

Name Cllr H. Hudson

Address:

Comments for Planning Application DM/0235/23/FUL

Application Summary

Application Number: DM/0235/23/FUL

Address: The Georgian House Main Road Barnoldby Le Beck North East Lincolnshire DN37 0AU

Proposal: Erection of 3 dwellings with associated works and alterations to existing vehicular and pedestrian access (Amended Plans received 24th May 2023 to include pedestrian refuge points for the public right of way, alterations to vehicular access and bin store details)

Case Officer: Bethany Loring

Customer Details

Name: Mr Abdel ouahab , (Web for short) ADAMOU

Address: Lavender Barn 4A Kindsfield Farm , Main Road , Barnolby Le Beck North east Lincolnshire Grimsby

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment:First of all we categorically object to this application and to other houses,being built feet away-from our back garden,

We bought the house on the pretences,that no other house or structure will be built anywhere near our back garden or anywhere else,as far as we know.

Our house cost us a great deal of money !!

And the main attraction about it,are the vues and the nature behind the back of our garden,

To start with,that particular area is too small For the the addition of three more houses, it will cause a lot of traffic/ noise ,restrict and reduce public footpath,

And not to forget ,we also object to more buildings looking right into our living room and our kitchen,

as well as through some of our bedrooms, in fact !! looking through the whole lot of our back garden (left hand side)as we believe, house number one is two story building, I am afraid the whole idea of this application is a disturbing surplus to this magnificent area, bearing in mind,these houses are extremely expensive because of their location, because of their privacy ,because of their eco nature friendly structure and

design, because of their peaceful environment, and therefore they don't want to be deprived of the above, we strongly object to this application, and to all its detrimental impact.

Kind regards A Adamou

Comments for Planning Application DM/0235/23/FUL

Application Summary

Application Number: DM/0235/23/FUL

Address: The Georgian House Main Road Barnoldby Le Beck North East Lincolnshire DN37 0AU

Proposal: Erection of 3 dwellings with associated works and alterations to existing vehicular and pedestrian access (Amended Plans received 24th May 2023 to include pedestrian refuge points for the public right of way, alterations to vehicular access and bin store details)

Case Officer: Bethany Loring

Customer Details

Name: Mrs Carla Adamou

Address: 4A Lavender Barn, Kingsfield Farm, Barnoldby Le Beck Waltham

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: To whom it may concern.

I would like to strenuously object to planning applications DM/0235/23/FUL and DM/1070/22/OUT. My property is 4A Kingsfield Farm and our property directly backs onto the site of the proposed properties, and will only be separated by a seven-foot wooden fence.

Our objection is based on the following-

Proximity

One of the plots in DM/0235/23/FUL backs directly onto our garden and runs almost half the length of the property. The actual proposed structure is within meters of our garden fence which as mentioned is only seven feet high. Since the proposed property is almost 3 meters high and sits on an elevated plot to our own property, then it will clearly have a material impact on the privacy of our home. Compounding this is the double elevation of the property in plot 3 which will put our

house and garden in full view from the second floor. To expand further on this point our living room, kitchen and all of our children's bedrooms are wall to ceiling glass. Private spaces that will become in full view of the neighbouring houses and from the five families and their guests, will no doubt be coming and going on a daily basis along the road. The proposed shrubbery blocking off the view to plot 3 is unwelcome as a solution and will remove the open space we currently enjoy.

Overshadowing

At present our property enjoys a great deal of natural light. The proposals from plot 3 and plot 2 and the newly proposed shrubbery will remove a great deal of natural light our property enjoys. I expect this is intended to retain our privacy, but as mentioned our privacy is in large part already maintained by the rural positions of the property, this is a large part of its appeal, this proposal removes that appeal and the open space it presently enjoys.

Structural changes.

We have concerns that the structural changes to the land may cause a change in water flows and drainage flooding the swale in our garden which acts as overflow for water run off that doesn't go into the beck. Has any study been completed to assess such potential changes

Road access

The present road is not designed to accommodate the increase in traffic from five other properties and is designed for single lane use.

Overdevelopment

I believe at present the housing levels in the area are satisfactory to meet demand, furthermore regarding the design of the properties they are not consistent or in keeping with the area and its surroundings.

Noise pollution and light pollution.

The area at the moment is peaceful and enjoys a very countryside feel. There is no question that this will be impacted with five other houses in close proximity. Both during the build and following completion there will be increased traffic, and since our property is only meters from two of the proposed properties then there is no question, our property will be impacted by additional artificial lighting during the evenings and at night which is most unwelcome. This will certainly be the case if the road is intended to incorporate street lighting.

I believe comments and objections surrounding the conflicts in policy and material planning have already been made in former objections to this proposal which I am also in agreement with.

When we purchased the house, we did so under the reassurance that the land behind the house was purchased in two parcels precisely to stop further building work, and protect the surrounding areas from disruption. After consultation with our estate agents they have confirmed that the erection of these properties will have a material impact on the value of our homes and the surrounding properties. At present the area provides open and natural spaces for its residents, but the proposed plans are far from in keeping with this ethos. This proposal looks to extract value from offering smaller houses on smaller plots with a blatant disregard for those that it will impact on, and this value comes at the cost of both the value of our property and more importantly our privacy, all the while diminishing the appeal of the village itself, to its residents.

Once again, I object to both properties and urge the planning council to reject this application or any subsequent variation.

Regards

Carla Adamou

Comments for Planning Application DM/0235/23/FUL

Application Summary

Application Number: DM/0235/23/FUL

Address: The Georgian House Main Road Barnoldby Le Beck North East Lincolnshire DN37 0AU

Proposal: Erection of 3 dwellings with associated works and alterations to existing vehicular and pedestrian access (Amended Plans received 28th September 2023 to amend design and materials of the plots and relocate Plot 2)

Case Officer: Bethany Loring

Customer Details

Name: Mr Riyad Adamou

Address: 4A Kingsfield Farm, Main Road, Barnoldby Le Beck, North East Lincolnshire DN37 0SB

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Once again we would like to strenuously object to the amended plans on the same grounds as our original objection. The amendments present no material changes to the original plans and the housing supply already meets the NELC five-year housing supply.

Original objection.

I would like to strenuously object to planning applications DM/0235/23/FUL and DM/1070/22/OUT. My property is 4A Kingsfield Farm and our property directly backs onto the site of the proposed properties, and will only be separated by a seven-foot wooden fence.

Our objection is based on the following Proximity

One of the plots in DM/0235/23/FUL backs directly onto our garden and runs almost half the length of the property. The actual proposed structure is within meters of our garden fence which as mentioned is only seven feet high. Since the proposed property is almost 3 meters high and sits on an elevated plot to our own property, then it will clearly have a material impact on the privacy of our home. Compounding this is the double elevation of the property in plot 3 which will put our house and garden in full view from the second floor. To expand further on this point our living room, kitchen and all of our children's bedrooms are wall to ceiling glass. Private spaces that will become in full view of the neighbouring houses and from the five families and their guests, will no doubt be coming and going on a daily basis along the road. The proposed shrubbery blocking off the view to plot 3 is unwelcome as a solution and will remove the open space we currently enjoy.

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Once again, I object to both properties and urge the planning council to reject this application or any subsequent variation.

Comments for Planning Application DM/0235/23/FUL

Application Summary

Application Number: DM/0235/23/FUL

Address: The Georgian House Main Road Barnoldby Le Beck North East Lincolnshire DN37 0AU

Proposal: Erection of 3 dwellings with associated works and alterations to existing vehicular and pedestrian access

Case Officer: Bethany Loring

Customer Details

Name: Trevor Jackson

Address: Park Cottage Main Road, Barnoldby Le Beck Grimsby

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Strong Objection based on access road being unsuitable for additional residents. The single track access road approached from Main road Barnoldby le beck already serves 4 residential properties with no passing points on any section particularly the section which joins the main road. Additional traffic will cause increased risks involving vehicles on the main road & cause huge inconvenience to the current users. There is no way to create an entrance / road that accommodates 2 cars & therefore I object to additional properties being developed on the land proposed. The access road is also a public footpath which we frequently use, as do many locals & additional vehicular traffic increases risk to pedestrians, very limited if any solutions to these problems. The modern development properties do not fit in with the aesthetics of the area. Additionally our property is very private & secluded & at least one of the properties will overlook our gardens & house, this impacts negatively & the invasion of our privacy adds further to our objection to the development. Also have concerns about the mature trees & wildlife sanctuary this area currently provides for natures residents & the negative impact it would have on their natural habitat. Other concerns include light & noise pollution, drainage solutions, bin store area insufficient for additional bins & the negative impact this could have on the natural sunlight on our property / gardens.

Comments for Planning Application DM/0235/23/FUL

Application Summary

Application Number: DM/0235/23/FUL

Address: The Georgian House Main Road Barnoldby Le Beck North East Lincolnshire DN37 0AU

Proposal: Erection of 3 dwellings with associated works and alterations to existing vehicular and pedestrian access (Amended Plans received 24th May 2023 to include pedestrian refuge points for the public right of way, alterations to vehicular access and bin store details)

Case Officer: Bethany Loring

Customer Details

Name: Mr Trevor Jackson

Address: Park Cottage, Main Road Barnoldby Le Beck Grimsby

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: My previous objection still applies - please refer to this. The road is unsuitable for any additional residents, in particular access directly onto and from the Main Road, as there is no room for 2 cars and no way to create a wide enough opening for two cars to safely pass one another, making it dangerous for both vehicles and pedestrians. To mitigate this problem would require substantial modifications to the the structure of the entrance, which has not been addressed on any of the proposals for additional residents in this area. The proposed buildings are not in keeping with the exclusive nature of the area and neither are they in keeping with the secluded and open, spacious environment. The properties will overlook our gardens and house, this impacts negatively on our privacy. The mature trees and wildlife sanctuary and habitat will be negatively impacted. Other concerns include light and noise pollution, drainage solutions and bin storage areas.

Comments for Planning Application DM/0235/23/FUL

Application Summary

Application Number: DM/0235/23/FUL

Address: The Georgian House Main Road Barnoldby Le Beck North East Lincolnshire DN37 0AU

Proposal: Erection of 3 dwellings with associated works and alterations to existing vehicular and pedestrian access (Amended Plans received 24th May 2023 to include pedestrian refuge points for the public right of way, alterations to vehicular access and bin store details)

Case Officer: Bethany Loring

Customer Details

Name: Mr Christopher Glass

Address: Main Road Barnoldby-Le-Beck Grimsby

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Letter received dated 22nd May 2023 refers to 'the erection of 2 dwellings...'

The drawings show 3 dwellings as per previous submission.

This is clearly misleading and clarification is needed.

Comments for Planning Application DM/0235/23/FUL

Application Summary

Application Number: DM/0235/23/FUL

Address: The Georgian House Main Road Barnoldby Le Beck North East Lincolnshire DN37 0AU

Proposal: Erection of 3 dwellings with associated works and alterations to existing vehicular and pedestrian access

Case Officer: Bethany Loring

Customer Details

Name: Mr Christopher Glass

Address: The Georgian House, Main Road Barnoldby-Le-Beck Grimsby

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: The previous application for 7 units on this site was withdrawn by the same applicant. It is highly unusual to withdraw a live planning application for any reason other than insurmountable push-back from the Local Planning Authority that would inevitably lead to a formal refusal.

Commenting on this would only be speculative, as no formal feedback is given relating to a withdrawn application but my comments and objection to that application carry over to this one, as I see little difference that the total number proposed makes when fundamentally the site is in direct conflict with core principles of settlement hierarchy set out in the North East Lincolnshire Local Plan.

Access: The access track is single vehicle width, bounded to the west by a beck and to the east by a private garden. This is wholly inappropriate to serve what will be a total of 5 homes (2 existing properties and 3 proposed).

Development boundary: The proposed site is outside of the development boundary of Barnoldby le Beck, which is a Tier 4 settlement - meaning the proposed development, as per the North East Lincolnshire Local Plan, is deemed to be within the open countryside - Tier 5 land.

Policy 5 of the NELLP does not permit dwellings in the open countryside unless one of the following exceptions is met

A. supports a prosperous rural economy, particularly where it promotes the development and diversification of agricultural and other land base rural businesses; or,

- B. promotes the retention and development of local services and community facilities; or,
- C. supports rural leisure and tourism developments; or,
- D. it consists of affordable housing to meet specific local needs; or,
- E. it is a development that has been specifically defined and identified through the neighbourhood planning process.

Given the new application for 3 units does not appear to have a planning statement/design and access included with the submission it is unclear how the application makes any attempt to meet any of the exceptions listed in Policy 5, never mind how it would robustly adhere to them.

Proximity to exceptional home:

The large property to the south of the development site was awarded planning permission using a policy that allows the development of land that would otherwise be considered open countryside and therefore refused any permission (outside of agricultural and forestry).

The site for such a home is expected to be truly unique, the house in balance with its setting and outstanding in its execution. The idea of such a property setting precedent for moving a development boundary or showing a larger urban footprint to a minor settlement is in complete conflict with the criteria for granting exceptional home permission. The proposal appears to be attempting to present itself as infill, a vacant strip of land between development, but it is clear that this is not the case due to the unique status of the property to the south, the development boundary to the village remains firm and correct in its placement.

Character, scale and layout: Regardless of the NELLP conflicts already identified, in terms of spatial planning the development is poor in its execution. The site layout does not respond to form, layout and character of the locale. Plots 1 and 2 are attempting to 'duck' out of view with flat roof low-slung designs whilst plot 3 appears to be a completely different house type altogether. It is clear from the block plan, when looking at neighbouring existing properties, that density and character sharply contrast the existing settlements built form. If it is the developer's intent to develop beyond the development boundary of Barnoldby le Beck.

My objections are made based on policy conflict and material planning considerations, it is hoped that the local planning authority gives weight to my objection as an immediate neighbour and long-time resident of the area.

Comments for Planning Application DM/0235/23/FUL

Application Summary

Application Number: DM/0235/23/FUL

Address: The Georgian House Main Road Barnoldby Le Beck North East Lincolnshire DN37 0AU

Proposal: Erection of 3 dwellings with associated works and alterations to existing vehicular and pedestrian access

Case Officer: Bethany Loring

Customer Details

Name: Kevin Whyte

Address: Kingsfield Pond Main Road Barnoldby Le Beck

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment:As the owner of Kingsfield Pond, I would like to make the following objections

With regards the re-submitted plan, nothing has changed in terms of the revised scheme, other than that the allocation of houses has been reduced from 7-3

As outlined in my previous notes issued on 29/06/22, the proposed site is "not" an allocated site within the NELC local plan 2013-2032

Application DM/0930/17/FUL (Kingsfield Pond) was only granted planning, as it was classed as a paragraph 55 house(80) dwelling that sits in open countryside, the proposed scheme does not meet this criteria and also sits outside the development boundary

The existing entrance drive/footpath is barely suitable as a public footpath, never mind as an access road for the 2 existing properties(Kingsfield Pond/Park Cottage). The proposed application, together with DM/1070/22/OUT, will not cater for the large increase in traffic movement from both proposed developments. The passing place after entering from Main Road, together with its use as a public footpath is nearly impossible to achieve

Also as part of the planning approval for Kingsfield Pond (DM/0939/17/FUL) being granted, it was expected a bin store had to be built on the entrance off Main Road. This currently sits where the proposed new bin stores has been shown in the application. Can someone explain why this has been overlooked as part of the scheme.

I therefore again strongly object to this revised planning application and would once again ask you

to refer back to my previous notes submitted on 28/02/22 as reference

Item 4 - The Hope Centre
Hope Street Grimsby -
DM/0303/23/FUL

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

Tel: 01472 326289 Option 1



Working in partnership

REQUEST FOR APPLICATIONS TO BE HEARD AT PLANNING COMMITTEE

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

Application Number	Reason for Referring to Planning Committee
DM/0303/23/FUL	<p>Local residents have told us that ever since Harbour Place took over the Hope Centre that there's been more police visiting Hope Street due to an increase in ASB and other related issues.</p> <p>For this reason we are calling for this application to be heard by the Planning Committee.</p>

Contact Details: -

Signature: Date 6th May, 2023

Name: Cllrs Aisthorpe and Beasant

Address: 2A Edge Avenue, Grimsby and 51 Columbia Road, Grimsby

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



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



Mr Stephen Neville
Flat No 1, Hope House
Hope Street,
Grimsby DN32 7QL
Dated: 07-05-2023

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

Enforcement Reference: EN/0303/23

Dear Sir/ Madam

Harbour Place have put a planning request in for a one story dwelling and we at Hope House (the old Seamen's Mission) across the road in private flats are fed up with the homeless trying to constantly get in here to sleep when there are no beds available for them in Harbour place. I have to keep going out to move them off this private property and all I get is constant abuse from them when I tell them that this is a private property.

One person wanted to sell her flat after her mom passed away, and when the buyers saw the homeless across the road, shouting and swearing, they changed their minds and pulled out the deal. It took about 3 years to sell that flat eventually.

I have personally put decking and tables in the front garden for the residents and families to sit outside on nice days at my own expense and now the homeless think that they have the right to come into this private property and enjoy and party here.

We the residents at Hope House are trying to make Hope house a nicer place to live but it is getting to the stage where some of the residents are feeling let down by the Council as it is starting to look like a ghetto on the East Marsh especially with the Council moving all the troublemakers, drug dealers, and the homeless all in one place (the east marsh). While the high class are living in a place with none of these people around their area, we think that this is not fair separating the upper class and middle class.

Do not forget there are vulnerable people in here as well who are now too scared to go and sit outside especially when the homeless people keep trying to get in here. Moreover, there are pensioners living in this area who are not very happy about the building and further planning going on around here. This is why we are trying to stop the Planning from going ahead which will stop this lovely area from becoming one of the darkest pockets of this famous town.

Please find attached another sheet with signature of local residents who have signed in ink to support this objection.

Kind regards

Mr Stephen Neville

RECEIVED
12 MAY 2023

8 W/Way
1 Webster way

7. GEORGE JANNEY
8 GEORGE JANNEY.

2. GEORGE JANNEY

9 George Janney

9 George Janney

10 GEORGE JANNEY

11 George Janney Court

12 Gorge Janney Court

14 Gorge Janney C.

14 Tom Hammond

28 TOM HAMMOND WAY

" "

26 Tom Hammond way.

30 TOM HAMMOND WAY

19 Tom Hammond.

4 Tom Hammond

ALBION STREET

Bedford St.

23 Tom Hammond way.

15 Tom Hammond way

19 ↑ ↑

17. " " "

23 Tom Hammond way

6 Tom Hammond.

RECEIVED

12 MAY 2023

FLATS

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Comments for Planning Application DM/0303/23/FUL

Application Summary

Application Number: DM/0303/23/FUL

Address: The Hope Centre Hope Street Grimsby North East Lincolnshire DN32 7QL

Proposal: Erect single storey independent living facility

Case Officer: Jonathan Cadd

Customer Details

Name: Mr Phill Woodall

Address: 19 hope house Hope street GRIMSBY

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: All of the current residents at hope house hope Street are against this application as we were all against the centre in the first place. We object to this because in no uncertain terms noise levels have increased, the amount of police having to attend the centre, because of unruly people.

The drug use and selling of said items has significantly increased.

People breaking into our building and trying to sleep inside, this is simply because they have nowhere else to go. Mainly for l'il behaviour in and about hope Street centre, thus getting them banned. So they then try to sleep in our building. One building will not help. So in our opinion as in all the residents we don't want it.

Find a bigger place to build more.

It's been nothing but a problem from day one. I'll get all the residents to voice an opinion as well.

Thanks. Mr P Woodall.

East Marsh United
The Courtyard
Freeman Street Market
Grimsby, DN32

@eastmarshunited
www.eastmarshunited.org



**EAST
MARSH
UNITED**

3rd August 2023

FAO: the Planning Committee

RE: Harbour Place Planning Application

Dear Planning Committee

East Marsh United (EMU) are a local community group based in the East Marsh.

We are fully in support of the planning application made by Harbour Place for works at the Hope Street site (reference DM/0303/23/FUL)

EMU are in the process of acquiring a lease for the neighbouring Mariners Rest pub, and look forward to working with Harbour Place as good neighbours, working together for the benefit of the local community.

Sincerely,

Dr Billy M Dasein
(CEO, East Marsh United)

Item 5 - 114 Humberston
Fitties Humberston -
DM/0600/23/FULA



Humberston Village Council

Clerk to the Council – Mrs. K. Peers

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

Email:- clerk@humberstonvillagecouncil.com

Planning, North East Lincs Council

5th July 2023

Dear Sirs,

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

Planning Application Reference: DM/0600/23/FULA

Proposal: Demolish rear extension, chimney and shed, erect single storey extension to rear, install chimney, replace all windows and doors including relocated entrance, installation of decking to rear, reclad existing walls and roof and erect detached garden store with covered seating area

Location: 114 Humberston Fitties Humberston

The Village Council would like to withhold its comments on this application, pending receipt of comments from the Heritage Officer on this application. When the members are aware of the HO's comments, then it will discuss at its next Planning Meeting on 25th July and then make its own comments.

Yours faithfully,

██████

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



Humberston Village Council

Clerk to the Council – Mrs. K. Peers

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

Email:- clerk@humberstonvillagecouncil.com

Planning, North East Lincs Council

12th September 2023

Dear Sirs,

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

Planning Application Reference: DM/0600/23/FULA

Proposal: Demolish rear extension, chimney and shed, erect single storey extension to rear, install chimney, replace all windows and doors including relocated entrance, installation of decking to rear, reclad existing walls and roof and erect detached garden store with decking (Amended Plans and Description received 22nd August 2023 to revise external openings on chalet, relocate outbuilding, alter materials of outbuilding and external design)

Location: 114 Humberston Fitties Humberston

Objections – there was some confusion as plans showed chimney being kept but application advised demolition of chimney but the Village Council objects to the application on size and scale with regard to the existing plot and footprint.

Yours faithfully,

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

Comments for Planning Application DM/0600/23/FULA

Application Summary

Application Number: DM/0600/23/FULA

Address: 114 Humberston Fitties Humberston North East Lincolnshire DN36 4EZ

Proposal: Demolish rear extension, chimney and shed, erect single storey extension to rear, install chimney, replace all windows and doors including relocated entrance, installation of decking to rear, reclad existing walls and roof and erect detached garden store with decking (Amended Plans and Description received 22nd August 2023 to revise external openings on chalet, relocate outbuilding, alter materials of outbuilding and external design)

Case Officer: Bethany Loring

Customer Details

Name: Miss Katherine Teakle

Address: 85 Main Road Humberston Fitties

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Louise Jennings Heritage Officer report

I fully endorse this informed educated professional detail.

The Fitties Conservation Status 1996 seems to be of no consequence, particularly to Tingdene.

They have failed in their duties and responsibilities to preserve and protect this unique Plotland.

NELincs urgently need an updated overview of this heritage site.

Under Tingdene's five year tenure, the unauthorised works and unlawful destructions that THEY are meant to uphold, have occurred with increasing frequency. Passivity is just as much instrument of orchestrating change as other methods.

I would suggest a MORATORIUM on all and any new works/developments (except for essential maintenance) until such time as a robust assessment is made of all the chalets on site and their historic Plotland significance formally documented. Mr Stoker is also involved in Plot 176 new build. This chalet is exceptional and should be preserved and conserved as warrants it's rarity, part of an exceptional community of living social history.

Comments for Planning Application DM/0600/23/FULA

Application Summary

Application Number: DM/0600/23/FULA

Address: 114 Humberston Fitties Humberston North East Lincolnshire DN36 4EZ

Proposal: Demolish rear extension, chimney and shed, erect single storey extension to rear, install chimney, replace all windows and doors including relocated entrance, installation of decking to rear, reclad existing walls and roof and erect detached garden store with decking (Amended Plans and Description received 22nd August 2023 to revise external openings on chalet, relocate outbuilding, alter materials of outbuilding and external design)

Case Officer: Bethany Loring

Customer Details

Name: Mr Derick Evans

Address: 2 The Cottages Scrooby Doncaster

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: My objection to this original little chalet that's remained largely untouched but well loved and maintained is simple to explain.

It's that it deserves and should not be turned into something it has never been and by right of its age should remain as it is, in keeping with what Fitties is all about. Conserving, preserving and protecting these wonderful buildings like No 114 in this equally wonderful Heritage Plotland site amongst so many equally wonderfully cared for and loved dwellings. Of which this chalet is a rarity and very special to many residents, locals and regular visitors like myself.

Why after having survived untouched, but well maintained for so many, many years in this unique, now PROTECTED Conservation area put in place in 1996 and that has so far survived for a century here on Fitties anyone wants to reconstruct this building is beyond my comprehension!

Thank you

Comments for Planning Application DM/0600/23/FULA

Application Summary

Application Number: DM/0600/23/FULA

Address: 114 Humberston Fitties Humberston North East Lincolnshire DN36 4EZ

Proposal: Demolish rear extension, chimney and shed, erect single storey extension to rear, install chimney, replace all windows and doors including relocated entrance, installation of decking to rear, reclad existing walls and roof and erect detached garden store with decking (Amended Plans and Description received 22nd August 2023 to revise external openings on chalet, relocate outbuilding, alter materials of outbuilding and external design)

Case Officer: Bethany Loring

Customer Details

Name: Mr Tom Cannon

Address: Plot 201 Humberston Fitties Humberston

Comment Details

Commenter Type: Neighbour

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment: The Fitties enjoys the benefits of its Conservation Area status in as much as it is protected in law against inappropriate and ill-conceived redevelopment. This designation does not prohibit development. Rather, it ensures that development is only permitted if it is proven to be carefully considered, sympathetic, and appropriate, paying full attention to the historical and architectural setting against which it is set. Ultimately, development should only be permitted if it is proven to "Preserve and Enhance" the Conservation Area.

A key consideration is whether or not proposed development will bring about increased longevity - an elongation/extension of the original building's life span, as long as the architectural and historical character is not eroded or obscured. If this means that the building needs to be reconfigured to bring about the building's future utility and viability, then that should be given fair and balanced consideration, especially given that without such reconfiguration the development may not be viable, meaning that ultimately the building may fall into disuse.

In the case of 114, we have an original Chalet (the part at the front under the sloping roof) that has been extended at least once in the past (the part at the rear under the flat roof). These proposals seek to redesign and replace this rear extended element, while also replacing external finishes, materials, and features, and internal layout alterations.

We consider that the proposals represent a thoughtful and intelligent reconfiguration of the existing chalet, without eroding its character, and without obscuring the original part of the chalet. The

design is sympathetic, and accords with the Fitties Chalet Design Guide, especially with regard to the overall proportions, and external materials / finishes. Early concerns about the use of cement board, a modern material that emulates asbestos cement that is widespread on the Fitties , have been addressed in the written correspondence of the Conservation Officer.

The removal of the old flat roof extension to the rear and its replacement with an extension under a double - pitched / sloping roof appears to be a betterment in "architectural" and "character" terms.

Noted that revised plans have now been submitted, after initial feedback was provided by the applicant from the Conservation Officer. This has in fact brought about a reduction in size of the proposed scheme, and reworking of the external features including the retention of the original chimney breast. We are encouraged to see that this process of dialogue not only exists but clearly works, as it has brought about a process of refinement and that has yielded improvement to the overall design.

As a result of this redesign, the proposals do not appear to exceed the maximum plot coverage limit set in the Fitties Chalet Design Guide.

As previously stated, the "original" part of the chalet is not obscured or obliterated, meaning that it can still clearly be read from all angles of view - a very beneficial positive.

As a slight negative, we note that rainwater goods are not specified on the drawings, so we suggest that the Conservation Officer agrees this with the applicant, to ensure complete compliance with Fitties Chalet Design Guide.

In summary then, we consider this to be an appropriate and well considered refurbishment of an existing Chalet, that most importantly will extend its viable life well into the future, while at the same time enhancing the Conservation Area. We therefore express our support to these proposals, albeit cautiously, on the proviso that complete 'accidental' demolition / site clearance (covering both buildings, trees, and hedgerow) is absolutely and categorically prohibited by being worded as such in the Planning Conditions.

Tom Cannon

Director of Fitties CIC & Owner of Plot 201 Humberston Fitties

Item 6 - 49 - 51 Market Street
Cleethorpes - DM/0171/23/
FUL

	<p>Development Management Services</p> <p>New Oxford House 2 George Street Grimsby DN31 1HB</p> <p>Telephone (01472) 326289 – Option 1 Email: Planning@nelincs.gov.uk</p>
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REQUEST FOR APPLICATIONS TO BE HEARD AT PLANNING COMMITTEE

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

Application No.	Reason for Referring to Planning Committee
DM/0171/23/FUL	<p>I received an email from Mr Will Drew, whose application this is.</p> <p>I have contacted licensing and environmental issues were raised and flagged by them regarding noise etc.</p> <p>They requested that I complete this call In notice, as they feel it would benefit with a panel scrutinising the plans overall.</p> <p>They still have high concerns about the application, as do I.</p>

Contact Details: -

Signature:

Date: 10/08/2023

Name Cllr Graham Reynolds

Address: C/o Democratic Services

Comments for Planning Application DM/0171/23/FUL

Application Summary

Application Number: DM/0171/23/FUL

Address: 1st And 2nd Floor 49 - 51 Market Street Cleethorpes North East Lincolnshire DN35 8LY

Proposal: Change of use from C1 (hotel apartments) to C4 (HMO) at first and second floor and Change of use at ground floor from nightclub for use as 'Class E' - Shops, offices, cafes, restaurants (amended plans and details received 18.07.2023)

Case Officer: Owen Toop

Customer Details

Name: Mr David Beard

Address: 5 Newbury Avenue Great Coates Grimsby

Comment Details

Commenter Type: Neighbour

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment:As the proposed tenant of the ground floor unit, I would like to clarify that the use and operating hours, would be that of a sales office, operating between the hours of 8:30am and no later than 9pm.

Any potential noise levels will be minimal, and deliveries will be infrequent and small meaning little or no impact.

I believe that bringing redundant space in town centres is essential, and that although sometimes challenging, converting upper floor commercial into residential offers opportunities to not only increase much needed housing stock, but also combine that with increased footfall on high streets, enabling local businesses to thrive.

This application, and others like it, should be encouraged and supported, and if there are matters to be resolved, then relevant bodies should work with the applicants to resolve any issues.

I strongly support this application, and hope that the committee will see the benefits that this type of development can bring.

Comments for Planning Application DM/0171/23/FUL

Application Summary

Application Number: DM/0171/23/FUL

Address: 1st And 2nd Floor 49 - 51 Market Street Cleethorpes North East Lincolnshire DN35 8LY

Proposal: Change of use from C1 (hotel apartments) to C4 (HMO) at first and second floor and Change of use at ground floor from nightclub for use as 'Class E' - Shops, offices, cafes, restaurants (amended plans and details received 18.07.2023)

Case Officer: Owen Toop

Customer Details

Name: John Casey

Address: 35A St Peters Ave Cleethorpes

Comment Details

Commenter Type: Neighbour

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment: No objections

Comments for Planning Application DM/0171/23/FUL

Application Summary

Application Number: DM/0171/23/FUL

Address: 1st And 2nd Floor 49 - 51 Market Street Cleethorpes North East Lincolnshire DN35 8LY

Proposal: Change of use from C1 (hotel apartments) to C4 (HMO) at first and second floor and Change of use at ground floor from nightclub for use as 'Class E' - Shops, offices, cafes, restaurants (amended plans and details received 18.07.2023)

Case Officer: Owen Toop

Customer Details

Name: John Casey

Address: Flat, 35A St Peters Avenue, Cleethorpes, North East Lincolnshire DN35 8HF

Comment Details

Commenter Type: Neighbour

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment:

Comments for Planning Application DM/0171/23/FUL

Application Summary

Application Number: DM/0171/23/FUL

Address: 1st And 2nd Floor 49 - 51 Market Street Cleethorpes North East Lincolnshire DN35 8LY

Proposal: Change of use from C1 (hotel apartments) to C4 (HMO) at first and second floor and Change of use at ground floor from nightclub for use as 'Class E' - Shops, offices, cafes, restaurants (amended plans and details received 18.07.2023)

Case Officer: Owen Toop

Customer Details

Name: Mr William Dales

Address: 37a St Peter's Avenue Cleethorpes

Comment Details

Commenter Type: Neighbour

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment: This is what Cleethorpes needs, there are enough noisy music centres in the market place closing in the early hours and disturbing the residents. This project will provide much needed accommodation and the lower floor will also provide office space.

(I believe there is already interest in opening an architectural office). I strongly support this change of use application and hope that planning can see the benefits.

W.Dales..

Item 7 - Land At The
Former YMCA Peaks Lane
Grimsby - DM/0927/22/
OUT

Comments for Planning Application DM/0927/22/OUT

Application Summary

Application Number: DM/0927/22/OUT

Address: Land At The Former YMCA Peaks Lane Grimsby North East Lincolnshire DN32 9ET

Proposal: Outline application to create a care village to include; a residential care home for the elderly (up to 80 bedrooms), intermediate care facility, independent living accommodation, ancillary facilities and partial demolition and change of use of the existing building from Class C2 to create serviced accommodation (Class C3) with all matters reserved

Case Officer: Cheryl Jarvis

Customer Details

Name: Miss Destoni Day

Address: 5 Haigh Court Grimsby

Comment Details

Commenter Type: Neighbour

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

Comment Reasons:

Comment: Concerned about the traffic build-up along Peaks Lane trying to get onto Weelsby Road. The lights currently only allow time for a few cars at a time.

Comments for Planning Application DM/0927/22/OUT

Application Summary

Application Number: DM/0927/22/OUT

Address: Land At The Former YMCA Peaks Lane Grimsby North East Lincolnshire DN32 9ET

Proposal: Outline application to create a care village to include a residential care home for the elderly (up to 80 bedrooms), intermediate care facility (up to 30 beds), independent living accommodation (up to 10 units) and ancillary facilities (all use class C2) with all matters reserved
Case Officer: Cheryl Jarvis

Customer Details

Name: Miss Destoni Day

Address: 5 Haigh Court Grimsby

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I'm unhappy with the amount of parking shown on the layout. In the day the 3 hospitals have many staff and visitors who already park on the road as well as the football parents. Recently, there has been more cars that park on and around the junctions of Lea drive and the two other streets leading off from Lea drive, making it a blind spot. My concern is the extra traffic will end up causing parking carnage in the neighbouring streets.

Item 8 - 33 Humberston
Avenue Humberston -
DM/0300/23/FUL



Humberston Village Council

Clerk to the Council – Mrs. K. Peers

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

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

Planning, North East Lincs Council

26th April 2023

Dear Sirs,

The following planning applications were discussed at the meeting of Humberston Village Council held on Tuesday 25th April 2023 and the comments below each application listed are the comments resolved to be submitted as follows:

Planning Application Reference: DM/0300/23/FUL

Proposal: Variation application of condition 8 (Approved Plans) pursuant to DM/0858/16/FUL to amend the layout and appearance of dwellings

Location: 33 Humberston Avenue Humberston

Objections – the Council would support objections lodged on the portal and in particular from 29 Humberston Avenue. A site visit was carried out at 29 Humberston Avenue and although on the plans the gardens appear large, they are not and the proposed relocation of the plot to the rear would have a severe detrimental impact on no. 29. The owners purchased no. 29 knowing about the new buildings on this plot and had no objections but to now allow relocating this particular development as proposed would have a severe impact on no. 29 which the Village Council feels is unacceptable and completely unnecessary. The site should be built as per the original permission.

Yours faithfully,



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



Humberston Village Council

Clerk to the Council – Mrs. K. Peers

Tel:- 07494 577661

Email:- clerk@humberstonvillagecouncil.com

Planning, North East Lincs Council

20th September 2023

Dear Sirs,

The following planning applications were discussed at the meeting of Humberston Village Council held on Tuesday 19th September 2023 and the comments below each application listed are the comments resolved to be submitted as follows:

Planning Application Reference: DM/0300/23/FUL

Proposal: Variation application of condition 8 (Approved Plans) as granted on DM/0858/16/FUL to amend the layout and appearance of dwellings (Amended Plans received 30th August 2023 to relocate and amend design of Plot 1)

Location: 33 Humberston Avenue Humberston

Objections – The Village Council is supporting neighbours' objections and reiterating its previous objections. The only planning permission actioned should be that which was in place for the site for the original siting of the two new dwellings and there should be no change to that. These amendments have made worse the overlooking and impact on privacy of the neighbouring dwelling and would encroach even more upon the neighbouring properties.

Note the Village Council's previous objections in April which still stand:

Objections – the Council would support objections lodged on the portal and in particular from 29 Humberston Avenue. A site visit was carried out at 29 Humberston Avenue and although on the plans the gardens appear large, they are not and the proposed relocation of the plot to the rear would have a severe detrimental impact on no. 29. The owners purchased no. 29 knowing about the new buildings on this plot and had no objections but to now allow relocating this particular development as proposed would have a severe impact on no. 29 which the Village Council feels is unacceptable and completely unnecessary. The site should be built as per the original permission.

Yours faithfully,

■

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

Comments for Planning Application DM/0300/23/FUL

Application Summary

Application Number: DM/0300/23/FUL

Address: 33 Humberston Avenue Humberston North East Lincolnshire DN36 4SW

Proposal: Variation application of condition 8 (Approved Plans) as granted on DM/0858/16/FUL to amend the layout and appearance of dwellings (Amended Plans received 30th August 2023 to relocate and amend design of Plot 1)

Case Officer: Bethany Loring

Customer Details

Name: Mr Anthony Woods

Address: 25 Humberston Avenue Humberston Grimsby

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I write in reference to the above mentioned planning amendment and wish to make the following objections.

I consider the amended plans will compromise the policy 5 of the local plan. The amended plans will cause over intensification of the area and would result in a further property being applied for.

The original planning had no windows over looking 27,29 and 31b,

this one has clearly a window over looking and disrupting the privacy

of no 29, The revised plan shows that plot 1 covers most of the rear of no 29, the garage is right on the boundry, which would allow for further development in the future.

We feel this amended plan should be refused and the original plans be built out.

Comments for Planning Application DM/0300/23/FUL

Application Summary

Application Number: DM/0300/23/FUL

Address: 33 Humberston Avenue Humberston North East Lincolnshire DN36 4SW

Proposal: Variation application of condition 8 (Approved Plans) as granted on DM/0858/16/FUL to amend the layout and appearance of dwellings

Case Officer: Bethany Loring

Customer Details

Name: Mr Tony Woods

Address: 25 Humberston Avenue Humberston Grimsby

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I write in reference to the above mentioned planning application and wish to make the following objections.

I consider that the amended proposal is contrary to policy 5 of the NELC local plan as the proposal will create an adverse impact upon the residential amenities. Whilst I understand that each planning case should be judged on its merits I fear that a further application will be submitted for a third plot on the remaining land to the south of plot 1, which will create an over intensification of the said land.

Comments for Planning Application DM/0300/23/FUL

Application Summary

Application Number : DM/0300/23/FUL

Address : 33 Humberston Avenue Humberston North East Lincolnshire DN36 4SW

Proposal : Variation application of condition 8 (Approved Plans) as granted on DM/0858/16/FUL to amend the layout and appearance of dwellings.

Case Officer : Bethany Loring

Customer Details

Name : Mr & Mrs Pullan

Address : 27 Humberston Avenue Grimsby

Comment Details

Commenter Type : Neighbour

Stance : Customer objects to planning Application

Comment Reasons :

We acknowledge that approval was granted on DM/0858/16/FUL to build 2 houses on plots 1 & 2. However the variation application is a **significant** change to the original approved plans which clearly demonstrates that repositioning plots 1 & 2 is possibly designed to allow further development on the site. This would be in direct conflict with the 2019 Application DM/0633/19/FUL. which was refused.

Reasons for refusal were well documented

We must bring to the Planning officers attention the number of objections outlined on the portal with very strong objections coming from the Humberston Village Council and local councillors. These objections must not be ignored.

Finally the site should be built as per the original permission granted in 2016 and any further attempts to keep submitting amendments to the original plans must be refused.

Mr & Mrs J Pullan

Comments for Planning Application DM/0300/23/FUL

Application Summary

Application Number : DM/0300/23/FUL

Address : 33 Humberston Avenue Humberston North East Lincolnshire DN36 4SW

Proposal : Variation application of condition 8 (Approved Plans) as granted on DM/0858/16/FUL.

Case Officer : Bethany Loring

Customer Details

Name : Mr & Mrs Pullan

Address : 27 Humberston Avenue Grimsby

Comment Details

Commenter Type : Neighbour

Stance : Customer objects to planning Application

Comment Reasons :

We accept that approval was granted on DM/0858/16/FUL to build 2 houses on plots 1 & 2. However the variation application clearly demonstrates that repositioning plots 1 & 2 is possibly designed to allow further development on the site. This would be in direct conflict with the 2019 Application DM/0633/19/FUL. which was refused. Reasons for refusal were well documented .

We would like to comment on the revised **Design and Access Statement** dated 31st March 2023. (Access/Exit)

This document states that Access/Exit to the site would be from 33 Humberston Avenue and this driveway from the main road would be in tar macadam. This would be the access and exit for all construction traffic/deliveries during the construction and future home owners to their new homes.

So there is no ambiguity and in line with the highways department's comments on the previously refused application DM/0633/19 (item 4). We would like to request a condition be noted to prevent construction traffic/deliveries and home owners from using our private drive to access and exit the site.

Mr & Mrs J Pullan

Comments for Planning Application DM/0300/23/FUL

Application Summary

Application Number: DM/0300/23/FUL

Address: 33 Humberston Avenue Humberston North East Lincolnshire DN36 4SW

Proposal: Variation application of condition 8 (Approved Plans) as granted on DM/0858/16/FUL to amend the layout and appearance of dwellings (Amended Plans received 30th August 2023 to relocate and amend design of Plot 1)

Case Officer: Bethany Loring

Customer Details

Name: Mr Liam Thomas

Address: 29 Humberston Avenue Grimsby

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I write in reference to the amended plans, specifically in relation to plot 1.

Whilst we acknowledge and accept that planning permission has been granted for 2 dwellings under planning application DM/0858/16/FUL, that scheme was sympathetically designed in terms of the siting of the properties and retained separation distances to protect our residential amenity, specifically relating to mitigating overlooking, massing impact and loss of light.

The revised scheme reduces the gap between the proposed dwellings and our property and the positioning of plot 1 now sits right in line with the rear of our property. This in turn creates an adverse impact upon our residential amenity which we currently enjoy.

The property creates a detrimental massing impact due to its close location to our rear boundary which in turn will create shading for a significant proportion of the morning, more specifically in the winter time when the sun is lower, it also needs highlighting that the plans show our rear garden to be much bigger than it is so the dwelling appears further away than it actually would be.

The application is not accompanied by a light / shadowing analysis and this should be requested as part of the planning application submission.

Whilst we accept we do not have a right to a view the revised position of the dwelling is highly visible from our main rear habitable windows which will be detrimental to our outlook.

The scheme also shows a secondary first floor bedroom window in the side elevation which

directly overlooks our garden area, this is not acceptable given the close proximity to the boundary.

As per the plans the door on the side elevation stands taller than the boundary wall and therefore when open we would be able to see into the property and vice versa.

Whilst each planning application should be judged on its own merits it appears that plot 1 has been located more centrally within the plot to allow a third and potentially fourth property.

Due to the detrimental impact of the revised siting of Plot 1 the current planning application should be refused and the original accepted planning permission built out.

Comments for Planning Application DM/0300/23/FUL

Application Summary

Application Number: DM/0300/23/FUL

Address: 33 Humberston Avenue Humberston North East Lincolnshire DN36 4SW

Proposal: Variation application of condition 8 (Approved Plans) as granted on DM/0858/16/FUL to amend the layout and appearance of dwellings (Amended Plans received 12th September 2023 to amend roof design of garage, lower height and remove first floor side window of Plot 1 and Existing & Proposed Shadow Studies)

Case Officer: Bethany Loring

Customer Details

Name: Mr Liam Thomas

Address: 29 Humberston Avenue Grimsby

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I refer to the further amended plans and light study uploaded to the website and we wish to strongly object to the scheme on the following grounds;

The amended roof to the garage and the removal of the first floor side bedroom window still does not satisfactorily address our initial objections. The close proximity of the property to the boundary wall will still create a severe massing impact and unduly detract from our current open outlook that we currently enjoy.

In terms of the light study we are still concerned, even with the removal of the trees, that there will be a detrimental loss of light to our property and rear garden area, specifically within the winter months when the sun is much lower for a significant proportion of the morning.

On this basis we request that the planning application is refused.

Liam and Danielle Thomas

Comments for Planning Application DM/0300/23/FUL

Application Summary

Application Number: DM/0300/23/FUL

Address: 33 Humberston Avenue Humberston North East Lincolnshire DN36 4SW

Proposal: Variation application of condition 8 (Approved Plans) as granted on DM/0858/16/FUL to amend the layout and appearance of dwellings

Case Officer: Bethany Loring

Customer Details

Name: Mrs Danielle Thomas

Address: 29 Humberston Avenue Grimsby

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: We write in reference to the above mentioned planning application and wish to raise objections on the following grounds.

Whilst we accept planning permission has been granted for the two properties and accepted the approved position of Plot 1 which was off-set from our rear garden, the current proposal through the amended forward siting from that originally approved now sprawls the entire width of our rear garden, and covers every window to the rear of our house significantly impacting our right of light.

Our rear garden is east facing and due to the amended siting and now proposing to move the building line forward this will create a significant loss of light to our private garden space for a large proportion of the morning.

The building location, mass and close proximity to our boundary will also create an undue massing impact when viewed from both our property and garden area.

We consider that the amended proposal is contrary to Policy 5 of the NELC Local Plan as the proposal will create an adverse impact upon our residential amenity.

Whilst we understand that each planning case should be judged on its individual merits we fear that in time a further application will be submitted for a third plot on the remaining land to the south of plot 1.

Danielle and Liam Thomas

Comments for Planning Application DM/0300/23/FUL

Application Summary

Application Number: DM/0300/23/FUL

Address: 33 Humberston Avenue Humberston North East Lincolnshire DN36 4SW

Proposal: Variation application of condition 8 (Approved Plans) as granted on DM/0858/16/FUL to amend the layout and appearance of dwellings (Amended Plans received 12th September 2023 to amend roof design of garage, lower height and remove first floor side window of Plot 1 and Existing & Proposed Shadow Studies)

Case Officer: Bethany Loring

Customer Details

Name: Mr R Hill

Address: 31b Humberston Ave Cleethorpes

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: write in reference to the above mentioned planning application and wish to make the following objections:

I consider that the amended proposal is contrary to policy 5 of the NELC local plan as the proposal will create an adverse impact upon the residential amenities - noise, overdevelopment, traffic, and impact wildlife negatively - deer etc

From the plans it appears that a further application will be submitted for a third plot on the remaining land to the south of plot 1, which will create a severe over intensification of the said land.

Additionally there remains the risk of improper access (build phase or after by new residents) to the properties via the private road used to access my property. Risks around the latter have already been acknowledged by the LA.

Comments for Planning Application DM/0300/23/FUL

Application Summary

Application Number: DM/0300/23/FUL

Address: 33 Humberston Avenue Humberston North East Lincolnshire DN36 4SW

Proposal: Variation application of condition 8 (Approved Plans) as granted on DM/0858/16/FUL to amend the layout and appearance of dwellings

Case Officer: Bethany Loring

Customer Details

Name: Mr R Hill

Address: 31b Humberston Ave Cleethorpes

Comment Details

Commenter Type: Statutory Consultee

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I write in reference to the above mentioned planning application and wish to make the following objections:

I consider that the amended proposal is contrary to policy 5 of the NELC local plan as the proposal will create an adverse impact upon the residential amenities - noise, overdevelopment, traffic, and impact wildlife negatively - deer etc

From the plans it appears that a further application will be submitted for a third plot on the remaining land to the south of plot 1, which will create a severe over intensification of the said land.

Additionally there remains the risk of improper access (build phase or after by new residents) to the properties via the private road used to access my property. Risks around the latter have already been acknowledged by the LA.

Comments for Planning Application DM/0300/23/FUL

Application Summary

Application Number: DM/0300/23/FUL

Address: 33 Humberston Avenue Humberston North East Lincolnshire DN36 4SW

Proposal: Variation application of condition 8 (Approved Plans) as granted on DM/0858/16/FUL to amend the layout and appearance of dwellings

Case Officer: Bethany Loring

Customer Details

Name: Mrs Vanessa Greenbury

Address: 35 Humberston Avenue Humberston Grimsby

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: 35 Humberston Avenue was owned and occupied by Sheila Webster & Michael Webster until their deaths in September 2022 and March 2023 respectively. I am an executor of, and beneficiary under, each of their estates and so have a legal interest in 35 Humberston Avenue and am submitting this objection on behalf of all executors.

We object to the Variation Application and ask the Planning Officer to take account of the following:-

1. In the Variation Application the Applicant states that the original Permission was granted on 25.11.16 and also that development began on 10.10.16; how is it possible that the Applicant began this development before the Permission had been granted?
2. The original Permission included the condition that development begin within 3 years; we are not aware of any development having started which raises the following issues/questions:-
 - a. The Applicant states that development began on 10.10.16, however does not provide any evidence of any development having taken place and (if any) the extent; we would ask that such evidence be provided;
 - b. If any development has taken place it does need to represent a "material start" to the development and we would ask the Planning Officer to determine whether any development that has taken place does represent a material start;
 - c. As noted at paragraph 1 above, the Applicant has stated that the development began on 10.10.16 which was before the original Permission was granted; is it acceptable that the Applicant can rely on prior unauthorised development work to satisfy the condition that development begin within 3 years?

If the answer to any of these issues is that development has not properly started in the 3 year period, then no Variation should be granted as the original Permission will have expired. If this is

the case, we would ask the Planning Officer to make a declaration to this effect.

3. The Variation seeks to both change the design of the 2 dwelling house and also to move their position; the effect of moving the position of each house is twofold:-

a. The Applicant has submitted a number of other applications for Planning Permission, one of which looked to build 4 houses, all of which have been refused or withdrawn. Under this variation the distance between the 2 houses is increased and has the effect, whether intended or not, of creating enough space between them to enable the building of a 3rd house; whilst a 3rd house would require planning permission it would seem easier to obtain a new permission for one additional house, rather than seek permission now for 3 houses; and

b. The house proposed for Plot 2 has been moved significantly nearer to the boundary with 35 Humberston Avenue, which will clearly further intrude on the light, quiet enjoyment, amenities and privacy of the residents of 35 Humberston Avenue.

4. The access driveway runs between 33 & 35 Humberston Avenue and construction will require the demolition of the brick garage of 33 Humberston Avenue. The brick garage of 35 Humberston Avenue is adjacent to the garage of 33 Humberston Avenue and the proposed new driveway and will be clearly impacted by this development; this could cause significant damage to the garage of 35 Humberston Avenue as well as considerable disruption & nuisance.

5. The original Permission approved an access driveway that was 3.4m wide and constructed of gravel; the Variation seeks to increase the width to 4.5m and be constructed of tarmac, which raises several issues:-

a. The increased width will enable more vehicles to pass along the driveway, at potentially higher speeds, which will affect the quiet enjoyment of, and increase the nuisance and disruption to, residents of 35 Humberstone Avenue;

b. The use of tarmac, and the greater width, will necessitate more heavy duty construction work over a greater area, which significantly increases both (i) the potential for damaging the brick garage, hedging and shared boundary of 35 Humberston Avenue and (ii) the disruption and noise, and loss of quiet enjoyment, during construction.

6. The original Application showed that there would be hedging/trees on both sides of the access driveway; under the proposal to widen the driveway, there is no longer any hedging/trees on one side of the driveway, which would clearly have an adverse environmental effect were the Variation to be approved.

In submitting this objection we request that the Planning Officer (i) refuses permission for the Variation; and (ii) makes a declaration that the original Permission has expired, so removing the uncertainty over whether this development will ever be undertaken, which is a blight on neighbouring properties.

Comments for Planning Application DM/0300/23/FUL

Application Summary

Application Number: DM/0300/23/FUL

Address: 33 Humberston Avenue Humberston North East Lincolnshire DN36 4SW

Proposal: Variation application of condition 8 (Approved Plans) as granted on DM/0858/16/FUL to amend the layout and appearance of dwellings (Amended Plans received 30th August 2023 to relocate and amend design of Plot 1)

Case Officer: Bethany Loring

Customer Details

Name: Mrs DEBORAH CARRIE

Address: 39A HUMBERSTON AVENUE HUMBERSTON GRIMSBY

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Although the applicant has changed the design of the houses and they appear to be 1.5 instead of 2 storey properties which is preferable; the proposed positioning of the new build properties (especially in relation to number 29) results in overshadowing and encroachment for existing properties. The positioning in the 2016 plan does seem the more optimal and therefore preferable option in relation to retaining the amenity of existing properties.

Whilst every application is made on its own merits, it does nevertheless appear the applicant is hoping to create an additional plot to the south. This does give cause for concern as over-intensification to Humberston Avenue is detrimental to its character and appeal. In cases such as this, where there is scope for over-intensification issues to be managed and therefore avoided, I struggle to see why existing residential amenity cannot be duly safeguarded.

Comments for Planning Application DM/0300/23/FUL

Application Summary

Application Number: DM/0300/23/FUL

Address: 33 Humberston Avenue Humberston North East Lincolnshire DN36 4SW

Proposal: Variation application of condition 8 (Approved Plans) as granted on DM/0858/16/FUL to amend the layout and appearance of dwellings

Case Officer: Bethany Loring

Customer Details

Name: Mr MARK CARRIE

Address: 39A HUMBERSTON AVENUE HUMBERSTON GRIMSBY

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I would like to object to the amended plans on the following grounds:

The repositioning of the proposed builds appear to have a greater impact for existing properties sitting in close proximity than the original plan. If the applicant wishes to build properties near to existing residents I would respectfully request consideration should be given to building only one storey detached bungalows or maximum 1.5 storey properties as this would provide a more suitable scale and have a less detrimental impact on nearby properties. Especially so, as the proposed builds are to backland and should ideally therefore be subservient in scale.

Whilst acknowledging each planning application is made on its own merit, it does nevertheless appear the applicant is hoping to create an additional plot (to the south). Future over-intensification of this backland area, does give cause for concern as access is limited and the current design has a pinch point necessitating the need for passing places.