

Item 1 - Land On Former  
Garage Site Great Coates  
Road Grimsby -  
DM/0402/24/FUL

**From:** vicki thornton  
**Sent:** Wednesday, June 19, 2024 5:50 AM  
**To:** Jonathan Cadd (EQUANS) <[Jonathan.Cadd@nelincs.gov.uk](mailto:Jonathan.Cadd@nelincs.gov.uk)>  
**Subject:** DM/0402/24/FUL

Good morning,

Having reviewed the plans again, I would like to object the position and height of the retail unit. The proposed position is along the boundary of my house on the only side elevation in which my windows are which I feel will be blocked from natural light. The previous kiosk was further away. The height of the proposed elevation, which is single storey, is also significantly higher reaching the height of my roof, will also block the natural daylight to my property. No consideration seems to have been taken of the fact the ground level of the developing site is approximately 6-7ft higher than the ground level of my home.

Considering the height of the new proposed solid fencing, the height of the proposed retail unit, and the path of the sun, I feel my living areas within my home would be significantly impacted with reduced natural lighting.

I have invested in full height windows to the front of my property to maximise light and also previously had an unobstructed view. The plans indicate an unconsidered thought of this. This will be difficult to demonstrate now as the kiosk has been demolished prior to approval.

I would therefore suggest the retail unit be positioned elsewhere on the site and a lower roof height.

Kind regards

V Thornton  
278 Yarborough Road

# Comments for Planning Application DM/0402/24/FUL

## Application Summary

Application Number: DM/0402/24/FUL

Address: Land On Former Garage Site Great Coates Road Grimsby North East Lincolnshire DN34 4EY

Proposal: Demolition of former filling station kiosk and drive thru car wash buildings. Erection of drive thru coffee shop with indoor seating area and utility yard, detached food retail unit (use class E (a) with outdoor seating area, air conditioning units, substation and installation of (EV) electric vehicle charging points. Closing up of an existing access and creation of new pedestrian access, erection of 2.5m high noise barrier fence to rear boundaries, landscaping, car parking arrangements and associated works

Case Officer: Jonathan Cadd

## Customer Details

Name: Miss Vicki Thornton

Address: 278 Yarborough Road Grimsby DN34 4EY

## Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: After recently meeting with the planning officer, I'd like the developers to consider reconfiguring the site. Your current plan of the retail unit next to my boundary would cause a considerable impact to the lighting in my home. The daylight to my front main windows in my living room and main bedroom would be blocked by the current proposal which sees the retail unit ending half way down my drive to a height beyond the guttering of my home. Please reconfigure and consider the impact you are having on the neighbours who share a boundary. There could be an amicable solution.

I question also why the address of the site has changed from Yarborough Road to Great Coates Road?

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Case Officer: Jonathan Cadd

## Customer Details

Name: Miss Vicki Thornton

Address: 278 Yarborough Road Grimsby Dn34 4ey

## Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I have looked over the amended plans and still object to the layout. Whilst the unit on my boundary has been moved very slightly, the proposed unit has now a larger floor area. I would still have the noises of the air con units and the refuse bins at the rear of my property. I'd like the position of the unit to be reconsidered. If both units were placed on east and west boundaries, there would be very little impact on the neighbouring boundaries. Even with the slight amendment, my property would still be impacted through limiting day light and the views from my windows due to the difference in ground level. My ground level is 4 feet lower than the site level. Factor that with a 4.1m building height and a 3m fence height, the development still sits to my guttering height obscuring my windows.

On one plan it describes a roof fall on unit one but, on the plans it doesn't seem to show. Please clarify this.

As previously asked, please reconfigure the layout to minimise impact on the neighbouring properties.

Why can't the position of the units be rotated 90 degrees anti clockwise?



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Case Officer: Jonathan Cadd

## Customer Details

Name: Miss Vicki Thornton

Address: 278 Yarborough Road Grimsby DN34 4EY

## Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I still object to the development. My previous response asked you to reconfigure the site plan to make minimal impact on my home and the neighboring homes. In response to this, you have marginally moved the unit adjacent to my home away from my boundary and actually increased the size...not really what I would call a consideration.

As I previously commented, the unit adjacent to my home would mean every window at the side of my house would be met with a brick wall. (all 6 of them.) I only have 4 more in the entire property. Please consider rotating the units and the drive thru to have minimal impact...

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Case Officer: Jonathan Cadd

## Customer Details

Name: Miss Vicki Thornton

Address: 278 Yarborough Road Grimsby DN34 4EY

## Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: on viewing your plans for planting, I note there are plans to plant trees along the boundary next to the proposed 2.5m fence... yet another obstruction of light as they grow...

# Comments for Planning Application DM/0402/24/FUL

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Case Officer: Jonathan Cadd

## Customer Details

Name: Miss Vicki Thornton

Address: 278 yarborough road Grimsby Dn34 4ey

## Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Firstly, thank you for the amendments.

Could it be considered that the retail unit has a sloped roof from front to rear with a rear fall to 3m height rather than the 4.1 it currently has? This would reduce the obstruction from my windows.  
(All 6 of them)

**From:** vicki thornton  
**Sent:** Monday, June 17, 2024 8:38 PM  
**To:** Jonathan Cadd (EQUANS) <[Jonathan.Cadd@nelincs.gov.uk](mailto:Jonathan.Cadd@nelincs.gov.uk)>  
**Subject:** Planning Reference DM/0402/24/FUL

Good evening,

Following our telephone conversation, please see below my queries regarding the proposed plans. I live at 278 Yarborough Road Grimsby

1. I am a blue badge holder and need access to be able to drive my vehicle onto my drive at my address. With the proposed entrance and exit for the site being the existing one, I feel there will be an increase in traffic at the roundabout outside my address causing potential issues for me accessing my drive. I appreciate that there is also a bus stop, the bus rarely stops there and when it does, it is very brief. Could it be considered that a 'keep clear box' is put on the road outside my entrance extending across the proposed planning entrance to avoid any issues with access. It is a very busy roundabout and the opening of the proposed retail units will lead to an increase in traffic.
2. I would like clarification on the boundary next to my property as the current fence boundary is situated about a foot inside leaving overgrown shrubs, brambles etc. unmaintained between my boundary and the existing. Also, I would like to know that the existing boundary fence will not be removed until the new boundary fence is installed as doing so would leave my property vulnerable.
3. I am querying the substation access as it is currently through the former garage site at the rear. There is a concealed gate with steps to the green railing surrounding the substation. On the plans, however, it shows as having access at the far side of the site. This is all overgrown and never previously been an access route. I therefore feel there is a misunderstanding with the plans and access.
4. Finally, I would like to know the expected hours of contractors for the development. I had no notification that the demolition was starting until my house started to shake. The work around the demolition has been both loud and very long hours throughout the week and weekends. I feel a letter through my door would have been courteous.

Kind regards

Miss V Thornton

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Case Officer: Jonathan Cadd

## Customer Details

Name: Mr Paul Henderson

Address: Great Coates Road dn344na Grimsby DN34 4NA

## Comment Details

Commenter Type: Councillor

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

Comment Reasons:

Comment: I support this development in principle but have serious concerns about the traffic and feel that the information given, and the plans are insufficient. A half hour site visit where the assessors didn't see any crashes is hardly reassuring. Reference to there being no traffic volume information is at best untrue and at worst disingenuous. Residents know full well that this road is busy and dangerous because we try and cross it every day. We would like to see improvements to crossing arrangements, such as a Pelican Crossing, form part of this development. I am heartened by the rejection of the plan to cut back the roundabout - why shouldn't we be permitted to have a well-planted roundabout, just to facilitate this development? I also do not accept the queuing argument. Queues will back up onto the roundabout, inhibiting road use for drivers and traffic flow and idling will affect the air quality on the roundabout which is now a key thoroughfare for HGVs. The plan to build a large estate on the school site will only add to the problem. So I am really in favour of the development but it needs to address these traffic and safety concerns before I can give it full support.

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Case Officer: Jonathan Cadd

## Customer Details

Name: Mr Paul Henderson

Address: 9 Great Coates Rd Grimsby DN34 4NA

## Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I support the principle of this development as it brings a site back to life, supports use of green energy by providing EV charging, employs people and the facility adds to the local amenity.

However I object to these plans on the basis that the traffic assessment is wholly inadequate and the design of egress and ingress to the plot will cause traffic chaos and make the area even more unsafe. The volume of traffic using the junction has not been taken into account, it seems. I also object on the basis of the loss of amenity for neighbours who will suffer undue noise and electric light pollution, while at the same time losing natural light.

I would urge the council, developers and neighbours to come together to agree a different design that suits everyone, so that we can make this development work to the benefit of the area and not the detriment.

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Case Officer: Jonathan Cadd

## Customer Details

Name: Mr Jonathan Burgess

Address: 10 Great Coates Road Grimsby Dn344ne

## Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I still object to the proposed development with the changes made. Further more please note the land at the side of 10 Great Coates Road is not an access road it is now part of 10 Great Coates Road.

The large sign advertising the development will be visible from all of my front windows, this is not acceptable.

The whole of the development will have a negative effect on quality of life in its current form.

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Case Officer: Jonathan Cadd

## Customer Details

Name: Mr Jonathan Burgess

Address: 10 Great Coates Road Grimsby Dn344ne

## Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: The reconfigured development does not address any of my previous concerns so my objection still stands.

In addition the large sign from the development will be visible from all of my front windows which is unacceptable.

As the plans state that the land at the side of 10 Great Coates Road is an access road, that is now incorrect it is now part of 10 Great Coates moving the development influence on my property greater.



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Case Officer: Jonathan Cadd

## Customer Details

Name: Mrs Susan Leak

Address: 10 Great Coates Road Grimsby DN34 4NE

## Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I would like to make objections due to the fact of the following

\*overshadowing of house bedroom windows and our garden

\* increase in noise from cars , revving engine noise , beeping horns constant engine running noises it's loud enough at night as it is , extra traffic coming and going will cause distress and upset

\*Totem sign it's placement will be visible from all windows in my home at front and side and the light that illuminates it will keep us all awake at night

\*the development would be dangerous for road users and pedestrians so many accidents already happen without adding to it

\*an accident waiting to happen

# Comments for Planning Application DM/0402/24/FUL

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Case Officer: Jonathan Cadd

## Customer Details

Name: Mr Jonathan Burgess

Address: 10 Great Coates Road Grimsby Dn344ne

## Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: The revised plans do nothing to address my previous concerns raised in my earlier objection so this still stands.

The position of the illuminate totem sign will be visible from all of my front and side windows. This will cause light pollution to my property.

The location of the serving window and access road to it will cause noise pollution when i am in my garden. (This does include now the previous overgrown land, which i have purchased encompassed into my garden).

The 2.5m noise barrier will restrict views for people using my drive which could cause an accident.

# Comments for Planning Application DM/0402/24/FUL

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Case Officer: Jonathan Cadd

## Customer Details

Name: Mr Jonathan Burgess

Address: 10 Great Coates Roaf Grimsby Dn344ne

## Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Please note all my previous comments and objections still stand and the revised plans do not address any of them.

Also on the plans it states the land to left and back of the proposed development is:

1. An access track it is not.
2. The overgrown land has been cleared.

In clearing the land there is an obvious difference in the height of the 2 sites. Dependant on the proposed fence location a 2.5m fence would only be 1.5m fence overlooking our property.

Please also note the developer / his contractors seem to think they can have free access to the land attached to the property. This is private land and no permission has been given.

The last trespassers said they where testing the land for the developer. Not only trespassing but testing the wrong land.

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Case Officer: Jonathan Cadd

## Customer Details

Name: Mr Jonathan Burgess

Address: 10 Great Coates Road Grimsby DN34 4NE

## Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: As the current owners of 10 Great Coates Road and having recently just bought the land to the rear and side of the proposed development which we are currently in the process of clearing the land and incorporating it into our garden at the rear. We object to the proposed development the reasons are as stated below:

1: The current plans shows an acoustic 2m high fence on the side boundary of the proposed development, due to the contour of the land this boundary is in places in excess of 1m lower than the currently installed location of the fence. In real terms this means that only a 1m fence would exist between ourselves and the proposed development. Our once private rear garden would be overlooked by anybody using the development.

2: Has the increased traffic on an already very busy roundabout been assessed

3: The proposed development would have an opening time of 06:00 - 00:00 I believe this is unreasonable in a residential area

4: The proposed development adds nothing to the local area as these facilities are already available in less than a 5 minute drive away so why do we need another drive thru? Also it could have a huge impact on the local independent retailers in the area as nothing new is being offered here that isn't already available.

5: We believe the noise survey does not truly represent the impact the development will have on noise pollution in our rear garden. The reference point of measurements was not in our garden which has the house as a sound barrier, 15m+ distance from the Road and the shrubs and tree's

that used to be on the proposed development all acting as noise barriers. This proposal has car's and drive thru facilities within 1m of garden boundary for 18hrs a day. Also as previously stated the proposed acoustic barrier would not be effective height wise and how much noise would it eliminate.

# Comments for Planning Application DM/0402/24/FUL

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Case Officer: Jonathan Cadd

## Customer Details

Name: Mr Jonathan Burgess

Address: Land at the side and rear of 10 Great Coates Road Grimsby DN344NE

## Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: As the new owner of the Land at the side and rear of 10 Great Coates Road I object to the proposed development. This land is currently being cleared to be incorporated into the garden of 10 Great Coates Road.

According to the paperwork I received on purchasing the land the 1935 Conveyance Report shows the right of access 10ft wide through the back of the development to the substation, then cut through the development where the drive thru should be then exiting via the strip of land at the side onto Great Coates Road.

Due to the land being significantly lower than the proposed development the proposed noise barriers will not be effective in places only 1m high.

The development would look straight into my garden giving no privacy whatsoever

The light pollution would be unacceptable due to the opening hours

The development looks straight into one of the bedrooms of 10 Great Coates Road with only a few metres to Drive thru window

Noise pollution from 05:00 as stated when the staff would start to arrive until closure 00:00 possibly is unacceptable in a largely residential area.

We have 2 dogs that would be highly stressed by the comings and goings of the development then the constant traffic and noise of the drive thru. This could cause excessive barking that would then be classed as a noise nuisance for the nearby neighbors.

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Case Officer: Jonathan Cadd

## Customer Details

Name: Mrs Caroline Gibbins

Address: 12 Great Coates Rd Grimsby DN34 4NE

## Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment:I object to this planning application as the proposed use is not suitable in this residential area. The size of the new development is not in keeping with it's neighbours. Residents of Great Coates Rd, Yarborough Rd and Cherry Tree Crescent will suffer loss of privacy, disturbance and noise from cars coming and going all day, and delivery lorries. The supporting documents estimate about 500 cars in and out in a day, with 1 in and out per minute at peak times, and 34 per hour at other times. As it seems that cars are entering and exiting at the same place, which is very close to the roundabout, this looks like several accidents waiting to happen as traffic comes round the corner and off the roundabout. Surely this should be looked at again by someone familiar with the area.

If however this plan does go ahead, will you please ensure that the conditions set out by the Environment Agency in their letter of 25/6/24 are strictly met, especially regarding piling and boreholes, as I believe that some of this may have already taken place during the demolition. I am also concerned about the customer collection window being so close to the houses as there will be stacking capacity for 7 cars there.

The plan shows a "Totem Sign" in the corner of the plot close to Great Coates Rd. So far I have been unable to find how big or bright this is, but please can it be moved further away from the houses.

I see that a public notice has now been placed in the street, but I am fairly sure that as yet it has not been in the Telegraph.

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Case Officer: Jonathan Cadd

## Customer Details

Name: Mrs Caroline Gibbins

Address: 12 Great Coates Rd Grimsby DN34 4NE

## Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I still object to this planning application.

Allowing cars and delivery vehicles to exit directly on to the roundabout is surely a huge risk to road safety, and is a recipe for disaster. Traffic at this corner has increased enormously since this was a petrol station 20 years ago.

The other amendments are minimal, and do not help the concerns already raised in my earlier objections regarding noise, disturbance and loss of privacy to residents. The scale and size of this development, and its close proximity to housing on three sides make it totally unsuitable here.

Following the publicity last week from the Secretary of State for housing that she is pressing for more houses to be built on brown-field sites such as old petrol stations and car parks, surely this is an ideal opportunity to build something which is needed and suitable on this plot instead.



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Application Number: DM/0402/24/FUL

Address: Land On Former Garage Site Great Coates Road Grimsby North East Lincolnshire DN34 4EY

Proposal: Demolition of former filling station kiosk and drive thru car wash buildings. Erection of drive thru coffee shop with indoor seating area and utility yard, detached food retail unit (use class E (a) with outdoor seating area, air conditioning units, substation and installation of (EV) electric vehicle charging points. Creation of new pedestrian access, erection of 2.5m and 3m high noise barrier fences to sides and rear, landscaping, car parking arrangements and associated works (AMENDED LAYOUT, ACCESS AND EXIT ARRANGEMENTS, DESIGN AND SCALE OF BUILDING No.1 AND PEDESTRIAN ACCESS TO SUB STATION)

Case Officer: Jonathan Cadd

## Customer Details

Name: Mr John Gibbins

Address: 12 Great Coates Rd Grimsby Dn34 4ne

## Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I object to this planning application. The latest amendment published on 28/8/24 seems to contradict itself regarding the exit point, showing "No Right Turn", but also "Works to existing egress crossing to promote Right Turn Only Exit". Whichever they mean, it is still dangerous taking into account the volume and speed of traffic coming round this corner and off the roundabout.

The other amendments are small (except for the totem sign), and do nothing to address all the concerns already raised, i.e. noise, disturbance, and loss of privacy for residents due to the number of vehicles and people coming and going all hours.

This development is not in keeping with its neighbours and the surrounding area, and is not suitable on this site due to its size and the fact that it is so close to houses on all sides.

Although this land has previously been used for commercial purposes, no business has operated there now for about 20 years.

The Ministry of Housing, Communities and Local Government state that "Local Plans" identify what development is needed in an area, provide certainty for communities, and support our villages and towns to develop in a way that preserves the unique character of those communities.

This proposed development does none of those things!

As the Government is now pushing for more housing to be built, especially on land such as "old petrol stations", this must be an ideal solution in this case, which would improve the character of this community far more than a drive through coffee shop and another fast food shop.

I hope that these comments will now be taken into account.

# Comments for Planning Application DM/0402/24/FUL

## Application Summary

Application Number: DM/0402/24/FUL

Address: Land On Former Garage Site Great Coates Road Grimsby North East Lincolnshire DN34 4EY

Proposal: Demolition of former filling station kiosk and drive thru car wash buildings. Erection of drive thru coffee shop with indoor seating area and utility yard, detached health care unit (Dentist - use class E (e)), air conditioning units, substation and installation of (EV) electric vehicle charging points. Creation of new pedestrian access, erection of 2.5m and 3m high noise barrier fences to sides and rear, landscaping, car parking arrangements and associated works (AMENDED USE FOR UNIT 1 AND ASSOCIATED TRANSPORT STATEMENT)

Case Officer: Jonathan Cadd

## Customer Details

Name: Mrs Caroline Gibbins

Address: 12 Great Coates Rd Grimsby Dn34 4ne

## Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Yet more amendments. We find on wading through the Transport Statement that Unit 1 on the plan has now changed from a Greggs to a Dental surgery. While this is a slight improvement, the unwelcome Drive-through Starbucks remains, with its 6a.m. to 10pm opening hours, and estimated 622 two-way trips in a day, causing noise, disturbance, and loss of privacy to nearby residents.

Please see our previous detailed comments of 28/6/24, 6/8/24, 3/9/24 and 11/10/24, which still do not seem to have been addressed.

Has anyone taken any notice at all, especially about trying to get housing on this site instead, in accordance with Government plans for building on Brown-field sites. This would surely be a much greater improvement for the area.

Our objections still stand as before.

# Comments for Planning Application DM/0402/24/FUL

## Application Summary

Application Number: DM/0402/24/FUL

Address: Land On Former Garage Site Great Coates Road Grimsby North East Lincolnshire DN34 4EY

Proposal: Demolition of former filling station kiosk and drive thru car wash buildings. Erection of drive thru coffee shop with indoor seating area and utility yard, detached food retail unit (use class E (a) with outdoor seating area, air conditioning units, substation and installation of (EV) electric vehicle charging points. Closing up of an existing access and creation of new pedestrian access, erection of 2.5m high noise barrier fence to rear boundaries, landscaping, car parking arrangements and associated works

Case Officer: Jonathan Cadd

## Customer Details

Name: Mrs Caroline Gibbins

Address: 12 Great Coates Rd Grimsby Dn34 4ne

## Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment:I object to this proposal as I do not consider it is suitable in this residential area, and certainly not needed as regards the food and drinks on sale. There are currently 6 outlets within 3/4 of a mile of this site selling coffee "to go". 5 of these also sell food to go, and there are a further 5 shops selling takeaway meals.

Demolition had started well before the application was made public and is already finished, and several weeks before this they came and cut down all the trees including 2 large copper beeches and several mature shrubs, so if this plan goes ahead, can the work be monitored as the developers seem to be taking liberties.

The proposed opening hours of 6am[with staff arriving at 5am according to the noise assessment] to 10pm are not acceptable due to close proximity to the houses, and siting of A/C and extractors from toilets should also be looked at for the same reason.

The noise barrier fencing should be increased to 3mtrs on all sides as there will be noise from cars and deliveries and to cut out the lighting which will be considerable. Landscaping is essential.

The outdoor seating area and 36 parking spaces will entail people hanging around and the potential for antisocial behaviour, and the customer service window is too close to the houses.

This application should be refused as it is totally unsuitable in this location, and will cause us noise, disturbance, and loss of privacy.

After putting up with this mess on the corner for nearly 20 years, don't the residents deserve something better?

In conclusion, there are some discrepancies in the supporting documents. One states that the former petrol station operated 24 hrs. opening with no complaints from neighbours. This is not true. Only once did Shell apply for 24 hrs. and it was not allowed. It also states that there are no Listed or Locally Listed buildings nearby. Again this is not true. A property very close to this site was described by the Heritage Officer in a recent planning application as "Locally Listed". I hope everything else they are telling you is being carefully examined!

# Comments for Planning Application DM/0402/24/FUL

## Application Summary

Application Number: DM/0402/24/FUL

Address: Land On Former Garage Site Great Coates Road Grimsby North East Lincolnshire DN34 4EY

Proposal: Demolition of former filling station kiosk and drive thru car wash buildings. Erection of drive thru coffee shop with indoor seating area and utility yard, detached food retail unit (use class E (a) with outdoor seating area, air conditioning units, substation and installation of (EV) electric vehicle charging points. Creation of new pedestrian access, erection of 2.5m and 3m high noise barrier fences to sides and rear, landscaping, car parking arrangements and associated works (AMENDED LAYOUT, ACCESS AND EXIT ARRANGEMENTS, DESIGN AND SCALE OF BUILDING No.1 AND PEDESTRIAN ACCESS TO SUB STATION)

Case Officer: Jonathan Cadd

## Customer Details

Name: Mrs Caroline Gibbins

Address: 12 Great Coates Rd Grimsby DN34 4NE

## Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I am amazed at the Road Safety reports and comments from the Highways Department. No-one seems to be taking into account the volume of traffic here which has increased greatly since this was a petrol station 20 years ago. The report speaks only about traffic coming from LittleCoates Rd, and the advice to remove the vegetation from the roundabout is not accepted by Highways. So what is the real result of this survey?

The rest of the latest amended plans/documents do nothing to address all of our original concerns which have previously been stated in detail.

Our objections still stand as before.

# Comments for Planning Application DM/0402/24/FUL

## Application Summary

Application Number: DM/0402/24/FUL

Address: Land On Former Garage Site Great Coates Road Grimsby North East Lincolnshire DN34 4EY

Proposal: Demolition of former filling station kiosk and drive thru car wash buildings. Erection of drive thru coffee shop with indoor seating area and utility yard, detached food retail unit (use class E (a) with outdoor seating area, air conditioning units, substation and installation of (EV) electric vehicle charging points. Closing up of an existing access and creation of new pedestrian access, erection of 2.5m high noise barrier fence to rear boundaries, landscaping, car parking arrangements and associated works

Case Officer: Jonathan Cadd

## Customer Details

Name: Mrs Louise Nicholls

Address: 23 Cherry Tree Crescent Grimsby DN344JY

## Comment Details

Commenter Type: Member of the Public

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

Comment Reasons:

Comment: My property backs onto the proposed site. I would therefore like to request that the height of the noise barrier fence be increased to 3m. My reasons for this is to reduce noise and light pollution. Also to ensure privacy and security for mine and my neighbours properties.

# Comments for Planning Application DM/0402/24/FUL

## Application Summary

Application Number: DM/0402/24/FUL

Address: Land On Former Garage Site Great Coates Road Grimsby North East Lincolnshire DN34 4EY

Proposal: Demolition of former filling station kiosk and drive thru car wash buildings. Erection of drive thru coffee shop with indoor seating area and utility yard, detached food retail unit (use class E (a) with outdoor seating area, air conditioning units, substation and installation of (EV) electric vehicle charging points. Closing up of an existing access and creation of new pedestrian access, erection of 2.5m high noise barrier fence to rear boundaries, landscaping, car parking arrangements and associated works

Case Officer: Jonathan Cadd

## Customer Details

Name: Mrs Amanda Malins

Address: 25 Cherry Tree Crescent Grimsby DN34 4JY

## Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I have lived at my address for nearly 16 years, during which time, noise pollution for the majority of the time has been kept to a minimum. The noise heard can come from the Trawl, traffic along Great Coates Road, and even from the Grimsby golf club down Littlecoates Road.

As you can imagine, myself and neighbours are feeling very apprehensive about this change due to an already high increase in traffic during the past 20 years, since the original garage was shut down.

We would like to ask for a 3m noise barrier fence, not 2 - 2.5, as we do not believe this will be sufficient. Camera surveillance is also desirable because we believe the new build can potentially attract people to be curious about what is situated behind the land, which is leaving us feeling vulnerable to an increase risk of burglary, or our back gardens becoming a dumping ground for waste / rubbish.



# Comments for Planning Application DM/0402/24/FUL

## Application Summary

Application Number: DM/0402/24/FUL

Address: Land On Former Garage Site Great Coates Road Grimsby North East Lincolnshire DN34 4EY

Proposal: Demolition of former filling station kiosk and drive thru car wash buildings. Erection of drive thru coffee shop with indoor seating area and utility yard, detached food retail unit (use class E (a) with outdoor seating area, air conditioning units, substation and installation of (EV) electric vehicle charging points. Closing up of an existing access and creation of new pedestrian access, erection of 2.5m high noise barrier fence to rear boundaries, landscaping, car parking arrangements and associated works

Case Officer: Jonathan Cadd

## Customer Details

Name: Mrs REBECCA BRITTEON

Address: 29 CHERRY TREE CRESCENT GRIMSBY DN34 4JY

## Comment Details

Commenter Type: Neighbour

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

Comment Reasons:

Comment: AS A CLOSE NEIGHBOUR, WE WOULD ASK THAT THE PROPOSED NOISE BARRIER FENCE BE 3MTR HIGH RATHER THAN THE 2.5 MTR.

AS WE BELIEVE THAT 2.5 MTR WOULD NOT BE SUFFICIENT.

WE ALSO ASK THAT CAMERA SURVEILLANCE SYSTEMS BE INSTALLED TO TAKE IN THE VIEW OF THE WASTE LAND AT THE BACK OF THE SITE, AS WE BELIEVE THAT THE WASTE LAND AREA WILL ATTRACT ATTENTION AND THAT CAMERAS WOULD DETER ANY ATTENTION. IF TRESPASSERS WERE TO VENTURE ONTO THE WASTE LAND THEY THEN HAVE EASY ACCESS TO OUR BACK GARDENS.

# Comments for Planning Application DM/0402/24/FUL

## Application Summary

Application Number: DM/0402/24/FUL

Address: Land On Former Garage Site Great Coates Road Grimsby North East Lincolnshire DN34 4EY

Proposal: Demolition of former filling station kiosk and drive thru car wash buildings. Erection of drive thru coffee shop with indoor seating area and utility yard, detached food retail unit (use class E (a) with outdoor seating area, air conditioning units, substation and installation of (EV) electric vehicle charging points. Creation of new pedestrian access, erection of 2.5m and 3m high noise barrier fences to sides and rear, landscaping, car parking arrangements and associated works (AMENDED LAYOUT, ACCESS AND EXIT ARRANGEMENTS, DESIGN AND SCALE OF BUILDING No.1 AND PEDESTRIAN ACCESS TO SUB STATION)

Case Officer: Jonathan Cadd

## Customer Details

Name: Mr Kevin Bacon

Address: 19 little Coates road Grimsby DN344NG

## Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Have made two attempts to enter comment.

I object to this application

Too much extra traffic.

Too long opening hours will create noise.

Does not benefit area.

# Comments for Planning Application DM/0402/24/FUL

## Application Summary

Application Number: DM/0402/24/FUL

Address: Land On Former Garage Site Great Coates Road Grimsby North East Lincolnshire DN34 4EY

Proposal: Demolition of former filling station kiosk and drive thru car wash buildings. Erection of drive thru coffee shop with indoor seating area and utility yard, detached food retail unit (use class E (a) with outdoor seating area, air conditioning units, substation and installation of (EV) electric vehicle charging points. Creation of new pedestrian access, erection of 2.5m and 3m high noise barrier fences to sides and rear, landscaping, car parking arrangements and associated works (AMENDED LAYOUT, ACCESS AND EXIT ARRANGEMENTS, DESIGN AND SCALE OF BUILDING No.1 AND PEDESTRIAN ACCESS TO SUB STATION)

Case Officer: Jonathan Cadd

## Customer Details

Name: Mr Kevin Bacon

Address: 19 little Coates road Grimsby DN344NG

## Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: The roundabout that is next to this development and the roads connected to it were already overloaded and dangerous before the last recently granted planning applications were passed. One a hideous eyesore of a commercial workshop with entrance and exit directly on the roundabout built despite objections and supported by the local councillor but nobody else. The second, a miniature housing estate requiring land cleared, trees felled and exit and entrance within yards of the roundabout on a blind bend. Now we have yet another so called development that contributes nothing to the area, and will add yet again more traffic and noise and disruption. This used to be a pleasant area albeit with excessive and fast moving traffic but these recent additions have spoilt it.

PS. The application mentions demolition, it happened some months ago, presumably permission for that is being given retrospectively.

# Comments for Planning Application DM/0402/24/FUL

## Application Summary

Application Number: DM/0402/24/FUL

Address: Land On Former Garage Site Great Coates Road Grimsby North East Lincolnshire DN34 4EY

Proposal: Demolition of former filling station kiosk and drive thru car wash buildings. Erection of drive thru coffee shop with indoor seating area and utility yard, detached food retail unit (use class E (a) with outdoor seating area, air conditioning units, substation and installation of (EV) electric vehicle charging points. Closing up of an existing access and creation of new pedestrian access, erection of 2.5m high noise barrier fence to rear boundaries, landscaping, car parking arrangements and associated works

Case Officer: Jonathan Cadd

## Customer Details

Name: Mr Kevin Bacon

Address: 19 Little Coates Road Grimsby DN34 4NG

## Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment:

Presumably the demolition part of planning permission has already been agreed as it started some weeks ago.

I notice that while traffic was a concern for the motorcycle repair business directly opposite this, but unfairly it seems that although clearly many more vehicle will be entering and exiting it is of no concern for to this application.

Maybe this is because of the 'traffic survey' presumably conducted at a distance rather than on site. The road/roundabout is already incapable of supporting existing traffic, the 30mph speed limit is ignored and since I've lived here four of my near neighbours have had front walls knocked down by cars as have I, and at the beginning of the year a pedestrian was knocked down and killed 100 yards down Gt Coates road.

The road is already dangerous for pedestrians to cross despite representations to the police and the efforts of local councillors The problems created by building eateries and coffee houses with their inevitable increase in traffic have already been ably demonstrated elsewhere in Grimsby.

Rubbish, noise and disturbance maybe a problem to nearby residents but will I'm sure will not be considered a problem by those decision makers who will live nowhere near it.

# Comments for Planning Application DM/0402/24/FUL

## Application Summary

Application Number: DM/0402/24/FUL

Address: Land On Former Garage Site Great Coates Road Grimsby North East Lincolnshire DN34 4EY

Proposal: Demolition of former filling station kiosk and drive thru car wash buildings. Erection of drive thru coffee shop with indoor seating area and utility yard, detached food retail unit (use class E (a) with outdoor seating area, air conditioning units, substation and installation of (EV) electric vehicle charging points. Creation of new pedestrian access, erection of 2.5m and 3m high noise barrier fences to sides and rear, landscaping, car parking arrangements and associated works (AMENDED LAYOUT, ACCESS AND EXIT ARRANGEMENTS, DESIGN AND SCALE OF BUILDING No.1 AND PEDESTRIAN ACCESS TO SUB STATION)

Case Officer: Jonathan Cadd

## Customer Details

Name: Mr Shane Tomlinson

Address: 20 Stroykins Close Grimsby DN34 4NF

## Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Although I agree the site should be used for something as it has been derelict for some time now, the traffic on Yarborough Road, Great Coates Road and Little Coated Road has been nothing but mental all day every day since the new roundabout was upgraded at Little Coates Road/ Cambridge Road. The crossings for the pedestrians are not suitable at the Trawl roundabout and are already dangerous for pedestrian's especially kids walking to and from schools whether it be Yarbrough / Whitgift / Healing.

With the traffic flowing easily around this area not many vehicles stick to the speed limit either so this needs addressing too as the plans for the drive through will bring more traffic to the area, also with the proposed housing development on the old Western School site I feel the 3 roads in question will be very dangerous for pedestrians.

# Comments for Planning Application DM/0402/24/FUL

## Application Summary

Application Number: DM/0402/24/FUL

Address: Land On Former Garage Site Great Coates Road Grimsby North East Lincolnshire DN34 4EY

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Case Officer: Jonathan Cadd

## Customer Details

Name: Mr Les Bonner

Address: 67, The Ridgeway Grimsby DN34 5PH

## Comment Details

Commenter Type: Councillor

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: The changes to access in the revised plan create an additional hazard to pedestrians, cyclists and motor vehicles at the roundabout. In the last ten years for which figures are available there have been 14 road traffic incidents resulting in slight injuries and another three serious injuries within 100 yards of the roundabout.

Please note that the revised plan does nothing to change my objections to this application made on behalf of residents:

1. Noise from customers from early morning to late night. (Opening hours 6.00am - 10.00pm).
2. Noise from shutters when opening and closing before 6.00am and after 10.00pm.
3. Noise from delivery vehicles early morning and evening.
4. Noise from Air conditioning unit, extractor fans and refrigeration units.
5. The height of the noise barrier, at a height of 1.8M and the height of the two buildings will create significant shading of the neighbouring houses.
6. Smell from cooking and fumes from delivery lorries and other vehicles.
7. Risk of residual asbestos deposits following demolition of buildings on site.
8. Toothill Roundabout is at the heart of three busy convergent roads. There are long tailbacks at peak hours and it is already difficult for cyclists and pedestrians to cross safely. In the last ten years for which figures are available there have been 14 road traffic incidents resulting in slight injuries and another three serious injuries within 100 yards of the roundabout.

9. The delivery of goods to the site will involve the reversing of large vehicles to or from Yarborough Road very close to the roundabout, - obstructing the flow of traffic and obstructing the footpath and cycleway.
10. The Biodiversity Net Gain Assessment states that none of the existing habitat will be retained as a result of the development. A mature copper beech tree has already been removed. The development will result in a loss of habitat for existing wildlife, which will not be replaced. A 10% biodiversity gain will not be achieved and there are no plans to mitigate the loss of habitat elsewhere.
11. The proposed development would not qualify as a roadside service area due to lack of a refuelling facility. It also does not serve as a place for road users under DOT Circular 01/2022 to "stop, rest and relax during the course of a journey" due to its urban situation, lack of refuelling facilities and proximity to numerous outlets in the area that offer food and drink.
12. There are at least 6 places nearby that sell takeaway coffee and additional fast food outlets that provide food and refreshments within a few minute's drive, including the Trawl public house, which is situated directly opposite the proposed development, which would be adversely affected by the competition which may well cause the loss of jobs in the area, off-setting the 26 FTE jobs created by the new development. The Trawl also provides car parking, food and coffee and is already an important employer in the area. It occupies a large and prominent site on one of the gateways to Grimsby and is used by many people living in the area as a community hub. Competition from the new development may affect the viability of the business, and its loss would be a serious blow to the local community.
13. The site of the former filling station has not been in use for 20 years. During this time there has been a considerable increase in traffic at the roundabout. The addition of an additional site for traffic to enter and leave Yarborough Road within a few yards of the roundabout is likely to increase the number of collisions and casualties in this area. There will also be the additional hazards of stationary traffic waiting to enter the site as well as stationary traffic travelling northwards in Yarborough Road waiting to enter the site'.
14. This site already has planning permission for retail use, but has been disused for 20 years, but is no longer suitable due to the growth in road traffic, which would be made much worse by the additional traffic generated by the businesses on this site.
15. Flood risk will be increased by the use of tarmac and other impermeable materials due to increase in ground water discharged into public sewer and there is insufficient provision for the likely future effects of climate change.

# Comments for Planning Application DM/0402/24/FUL

## Application Summary

Application Number: DM/0402/24/FUL

Address: Land On Former Garage Site Great Coates Road Grimsby North East Lincolnshire DN34 4EY

Proposal: Demolition of former filling station kiosk and drive thru car wash buildings. Erection of drive thru coffee shop with indoor seating area and utility yard, detached food retail unit (use class E (a) with outdoor seating area, air conditioning units, substation and installation of (EV) electric vehicle charging points. Creation of new pedestrian access, erection of 2.5m and 3m high noise barrier fences to sides and rear, landscaping, car parking arrangements and associated works (AMENDED LAYOUT, ACCESS AND EXIT ARRANGEMENTS, DESIGN AND SCALE OF BUILDING No.1 AND PEDESTRIAN ACCESS TO SUB STATION)

Case Officer: Jonathan Cadd

## Customer Details

Name: Mr John Hamnett

Address: 16, Great Coates Road Grimsby DN34 4 NE

## Comment Details

Commenter Type: Neighbour

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment: My wife and myself fully support this application.

When the original petrol station was on site it had a much needed little shop as well as petrol, and was handy.

This application will bring a development that will provide food/drink to passing motorists as well as local people. It will ensure the site is being used for a good purpose and not be a haven for vagrants and drug users as it had been over the past years.



Item 2 - 21 Signhills Avenue  
Cleethorpes - DM/0803/24/  
FUL

	<p><b>Development Management Services</b></p> <p>Municipal Offices, Town Hall Square, Grimsby, North East Lincolnshire, DN31 1HU Telephone (01472) 313131 Fax (01472) 324216 Email: <a href="mailto:Planning@nelincs.gov.uk">Planning@nelincs.gov.uk</a></p>
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## **REQUEST FOR APPLICATIONS TO BE HEARD AT PLANNING COMMITTEE**

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

<b>Application No.</b>	<b>Reason for Referring to Planning Committee</b>
<b>DM/0803/24/FUL</b>	<p>I consider this retrospective application to be higher than should be expected and has been constructed before planning permission has been granted and against the advice of the planning officer .</p> <p>I feel it would benefit from consideration by the Committee .</p>

**Contact Details: -**

**Signature ...Cllr Parkinson.....9th December 2024 .....**  
**Date .....**

**Name: Bill Parkinson**

**Address: i**

# Comments for Planning Application DM/0803/24/FUL

## Application Summary

Application Number: DM/0803/24/FUL

Address: 21 Signhills Avenue Cleethorpes North East Lincolnshire DN35 0BU

Proposal: Erect single storey rear extension with roof lantern and infill existing side window with associated works

Case Officer: Becca Soulsby

## Customer Details

Name: Mrs Tracy George

Address: 19 Signhills Avenue cleethorpes DN350BU

## Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I have resided at my home for over 25 years -

After being in touch with planning myself /some neighbours who should have but not had anything in writing re this application therefore we are only fully aware as the building extension is nearly erected.

.An email has been sent to planning with further details .

The works have already nearly completed without my agreement I have concerns re overshadowing of my adjoining property .The boundary wall in the rear of the property is owned by myself .Therefore I have not had the time to peruse the proposal , I have not been given any real information from the building company or neighbours on the size and effect it would have on my property . .I believe they did not originally have planning regulations but has been ammended .I feel overshadowing ,loss of privacy will impact as my bedroom window will be directly seen from the property build .Additionally I have now on completion of their outside works -lost visual effect on the landscape which I have had for the last 25 years .I do not believe the building to be in character with the surrounding buildings due to its size - and believe it does not keep in character of the neighbouring buildings due to height and size.

**From:** Tracy George  
**Sent:** Thursday, October 31, 2024 2:11 PM  
**To:** Planning - IGE (Equans) <planning@nelincs.gov.uk>  
**Subject:** RE: planning application DM/0803/24/ful

Hi Re the below

I have seen the neighbours at number 22 signhills this afternoon – They received 1 letter only after works had started on 21 signhills avenue . They did raise that they felt they should have had something prior to work starting - They are happy to commit to only seeing one letter – and date it was received.

Regards

Tracy

# Comments for Planning Application DM/0803/24/FUL

## Application Summary

Application Number: DM/0803/24/FUL

Address: 21 Signhills Avenue Cleethorpes North East Lincolnshire DN35 0BU

Proposal: Erect single storey rear extension with roof lantern and infill existing side window with associated works

Case Officer: Becca Soulsby

## Customer Details

Name: Mrs Tracy George

Address: 19 Signhills Avenue cleethorpes DN350BU

## Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment:As adjoining to my property I have evidence of overshadowing and loss of privacy .I do not believe the build which is finished externally already - to be within keeping of the area .I am concerned that it does cause an issue re overlooking also .I have resided at my premise for 25 years .Additionally it has an effect on the visual landscape I have had for 25 years and do not believe it is suitable for the surrounding area or is keeping within the neighbor's and the surrounding area .I have not been made fully aware of the build and changes to the plans until I was notified by the council but have had nothing in writing to verify .

# Comments for Planning Application DM/0803/24/FUL

## Application Summary

Application Number: DM/0803/24/FUL

Address: 21 Signhills Avenue Cleethorpes North East Lincolnshire DN35 0BU

Proposal: Erect single storey rear extension with roof lantern and infill existing side window with associated works

Case Officer: Becca Soulsby

## Customer Details

Name: Mrs tracy george

Address: 19 Signhills Avenue cleethorpes DN350BU

## Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment:I have recently found out that the builders have capped off my guttering to front facing part of my conservatory .I was only made aware of this a few days ago - which gives me concern re where water will go .They did not inform me at the time - so I have re looked into and can clearly see that there is now no other place for excessive water from rain other than into my conservatory adjoining the build .They will be rendering the brickwork - property which is next to my conservatory at height and said they will put in place a render which is in keeping with the property however my concern is now where will the water go - ?Previously all water was sorted with the build and we had no issues when the two conservatories were built together as drainage was sorted .

# Comments for Planning Application DM/0803/24/FUL

## Application Summary

Application Number: DM/0803/24/FUL

Address: 21 Signhills Avenue Cleethorpes North East Lincolnshire DN35 0BU

Proposal: Erect single storey rear extension with roof lantern and infill existing side window with associated works

Case Officer: Becca Soulsby

## Customer Details

Name: Mrs Tracy George

Address: 19 Signhills Avenue cleethorpes DN350BU

## Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment:Hi ,

I have today emailed to Becca Soulsby pictures taken at varying times of overshadowing from the new adjoining build .Over 60% of my conservatory is now without light due to the size of the new build which overshadows my property - From pictures sent it is evident the build overshadows my property clearly - which I have resided in for over 25 years.Therefore as adjoining to the build it has had an affect on my property especially overshadowing .I do not think the building structure is in keeping with the neighbours and surrounding area .

# Comments for Planning Application DM/0803/24/FUL

## Application Summary

Application Number: DM/0803/24/FUL

Address: 21 Signhills Avenue Cleethorpes North East Lincolnshire DN35 0BU

Proposal: Erect single storey rear extension with roof lantern and infill existing side window with associated works

Case Officer: Becca Soulsby

## Customer Details

Name: Ms Tracy George

Address: 19 Signhills Avenue cleethorpes DN350BU

## Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I have emailed Becca Soulsby at NE lincs planning further pictures today - taken at varying times which clearly show overshadowing. I have also noticed due to this we have lost heat within the conservatory adjoining the new build due to this. Previously the Sunlight would have generated a higher temperature within the room and have evidence of the roof of my conservatory changing colour due to lack of natural sunlight so there has been clearly impact which I was not aware of. As a resident of over 25 years in my property it has had a massive effect on myself personally as this is the room I use mostly during the day. I was not informed that I would lose light to this excess of heat and the overshadowing is evident and clear in the pictures sent to Becca today therefore has a negative impact not just on myself but to my property.



**From:** Tracy George  
**Sent:** 29 October 2024 13:11  
**To:** Planning - IGE (Equans) <planning@nelincs.gov.uk>  
**Subject:** FW: planning application DM/0803/24/FUL

Hi,

Thanks for taking my call this morning –

So I reside 19 signhills and 21 (next ) door – have put up an extension which I am absolutely not happy with -the boundary wall to the rear is my boundary .And I have concerns as currently I have not seen anything in writing but will go on the website you recommended this morning .

I have had nothing in writing to state the planning consultation - .I have not seen any letters – so nothing in writing .i.e on the type,size affect to my adjoining property .

I am concerned to be honest what affect it will have on my property value and saleability – and overshadowing of my property due to height .

As I am not a builder would be good to really know that it is done to requirements so future issues do not arise as adjoins my property .

I have this morning contacted: the following within the street – signhills avenue  
Numbers as follows:further to our call not all neighbours are home but will try others later .

17 – no correspondence received - ?they actually asked me what was happening .

23- one letter only which they gave me a copy of today – dated 20<sup>th</sup> September but **work had already started and does not affect them .**

23 – no letter received and checked and again asked me what was happening

24 - no letter received - same response

17 – one letter only which was an amendment letter .(this is the other side of the street for info to the ones who did not receive letters)

I have not seen anything in writing and have checked –

I am clearly not happy that originally the building works started without giving me the time to peruse and respond.I have not seen any plans – It was my self who spoke to Alison at Building regs previously following a friend who had worked in the department raising concerns once I saw builders turning up . .For info initially there was no building regs in place

To be fair – I do not understand the system which is why I contacted yourself.

I telephoned for advice independently of the company doing the extension – I do have concerns re my property which I have resided in for over 25 years .The build already overshadows my property .I do not believe the new build keeps in with the neighbouring properties or is in character to the houses within the street .

The attached pictures I have taken over the last few weeks –

Builders were here 6.00am Saturday morning and early Sunday – most works are started after 8 in the week.My bedroom is adjacent to the building works so I know/Knew when they were working early in the morning .

I feel that I have not been enough informed or given the opportunity to raise my concerns – and the build is just about finished .?

I have raised with the builders on site that the new build overshadows my property and I have lost visual view on the landscape I have had for over 25 years.There response was to give me a solar light and put it in my conservatory for light .....

I would as we spoke about be grateful to be able to speak to Becca soulsby on this and get expert opinion .

Regards

Tracy

Tracy George

**From:** Tracy George

**Sent:** 29 October 2024 13:17

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

**Subject:** RE: planning application DM/0803/24/ful

Hiya,

apologies as was doing the last email -

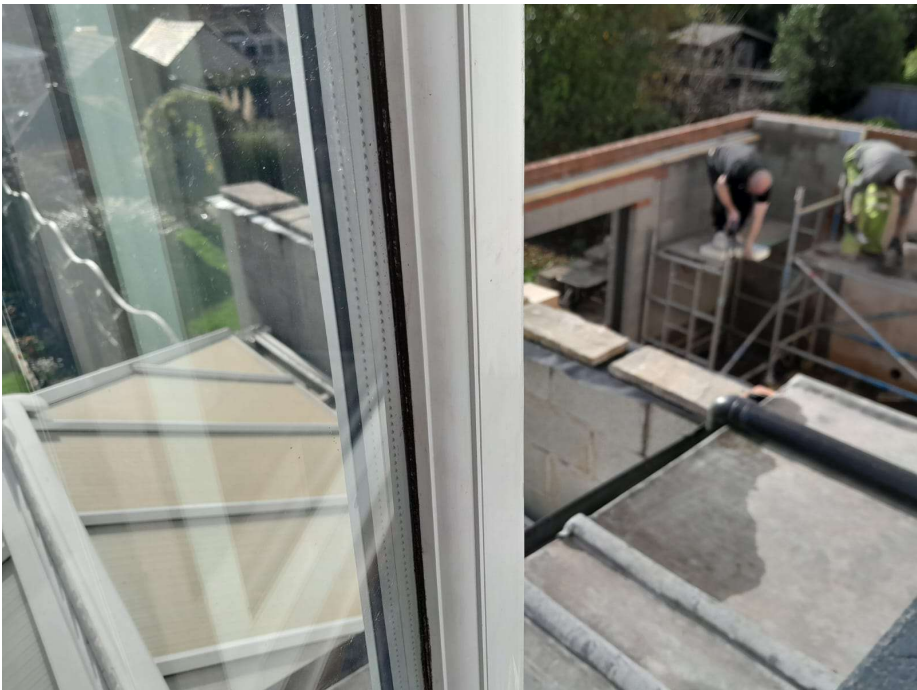
Just seen number 18 come home – nothing he re checked nothing in writing ??- had no idea other than the skips in the front on 21 – wondered what was happening ??

Tracy









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**From:** Tracy George  
**Sent:** 06 December 2024 11:23  
**To:** Becca Soulsby (EQUANS)  
**Subject:** RE: DM/0803/24/FUL - 21 Signhills Avenue -overshadowing issue

Hi Becca,

Hope you well,

See attached – So I have an issue re how much overshadowing is actually clearly being evident – it has not only affected my light but actually the heating within the conservatory due to loss of sunlight .Due to how the sun moves and will be the same in the summer I get overshadowing starting at about 11.00am then will remain and get worse until the sun sets – this totally has ruined my conservatory and I was not made aware that I would lose sun,heat – furthermore I know have to look at a shadow of the building for most of the day and to be honest has made me ill as Mike my partner said I use this room a lot due to the light .Have a look at attached and let me know what you think

Actually as not a builder no idea how they still going to render next to the conservatory – and sort the gap made.

Regards



















Item 3 - 26 Swales Road  
Humberston - DM/0751/24/  
FULA

# Comments for Planning Application DM/0751/24/FULA

## Application Summary

Application Number: DM/0751/24/FULA

Address: 26 Swales Road Humberston North East Lincolnshire DN36 4UQ

Proposal: Demolition of existing garage, porch and conservatory, create living accommodation at first floor with the erection of two storey extension to side and roof lift including roof lights and dormer window with juliet balcony to the rear, and amendments to window openings|cr|

Case Officer: Becca Soulsby

## Customer Details

Name: Mr Dieter Nelson

Address: 17 Swales Road Humberston Grimsby DN36 4UG

## Comment Details

Commenter Type: Neighbour

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment:I have reviewed the plans and fully support the proposal as the changes will enhance the street scene and make better use of this large plot.

# Comments for Planning Application DM/0751/24/FULA

## Application Summary

Application Number: DM/0751/24/FULA

Address: 26 Swales Road Humberston North East Lincolnshire DN36 4UQ

Proposal: Demolition of existing garage, porch and conservatory, create living accommodation at first floor with the erection of two storey extension to side and roof lift including roof lights and dormer window with juliet balcony to the rear, and amendments to window openings|cr|

Case Officer: Becca Soulsby

## Customer Details

Name: Mr John Smith

Address: 24 Swales Road Humberston DN364UQ

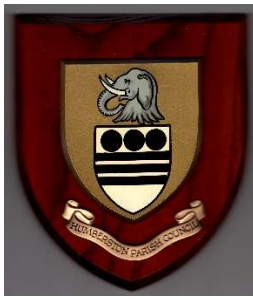
## Comment Details

Commenter Type: Neighbour

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment: Having reviewed the amended plans, we support the proposal.



# Humberston Village Council

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Clerk to the Council – Mrs. K. Peers

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

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

Dear Sirs,

18<sup>th</sup> September 2024

The following planning applications were discussed at the meeting of Humberston Village Council held on Tuesday 17<sup>th</sup> September 2024 and the comments below each application listed are the comments resolved to be submitted as follows:

**Planning Application Reference: DM/0751/24/FULA**

**Proposal: Demolition of existing garage, porch and conservatory, create living accommodation at first floor with the erection of two storey extension to side and roof lift including roof lights and dormer window with juliet balcony to the rear, and amendments to window openings**

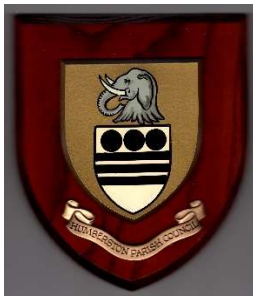
**Location: 26 Swales Road Humberston**

*No objections.*

Yours faithfully,

*KJ Peers*

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



# Humberston Village Council

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Clerk to the Council – Mrs. K. Peers

Tel:- 07494 577661

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

Dear Sirs,

16<sup>th</sup> October 2024

The following planning applications were discussed at the meeting of Humberston Village Council held on Tuesday 15th October 2024 and the comments below each application listed are the comments resolved to be submitted as follows:

**Planning Application Reference: DM/0751/24/FULA**

**Proposal: Demolition of existing porch and conservatory, create living accommodation at first floor with the erection of two storey extension to side and roof lift including roof lights and dormer window with juliet balcony to the rear, and amendments to window openings (amended plans and description to retain existing garage October 2024)**

**Location: 26 Swales Road Humberston**

*Objections – after reviewing the objections and concerns submitted by residents the Village Council would object to this proposal on scale and impact on neighbouring properties. The development would have a detrimental impact on privacy of neighbouring properties and is too large and too high at this location.*

Yours faithfully,

*KJ Peers*

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

# Comments for Planning Application DM/0751/24/FULA

## Application Summary

Application Number: DM/0751/24/FULA

Address: 26 Swales Road Humberston North East Lincolnshire DN36 4UQ

Proposal: Demolition of existing porch and conservatory, create living accommodation at first floor with the erection of two storey extension to side and roof lift including roof lights and dormer window with juliet balcony to the rear, and amendments to window openings (amended plans and description to retain existing garage October 2024)|cr|

Case Officer: Becca Soulsby

## Customer Details

Name: Mrs Pauline Harper

Address: 15 Swales road Humberston DN36 4UG

## Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: 26 Swales Road Humberston was built originally has a detached bungalow the new build proposed is not in keeping with external alterations and is not in character of existing properties in the neighborhood and surrounding area with structures oversized overlooking and lack of privacy to existing neighbours especially bungalows



**From:** Pauline Harper

**Sent:** Friday, October 18, 2024 11:19 PM

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

**Cc:** Pauline Harper

**Subject:** DM/0751/24/FULA 26 Swales Road Humberston Grimsby planning Application  
comment for Becca Soulsby

Dear Sir/madam

I would like to make a comment regarding DM/0751/24/FULA 26 Swales Road  
Humberston Grimsby planning application

The external alteration to existing building are not in character to the area and the size of  
the new build /structures are not in keeping with neighbours and surrounding areas

Overlooking and loss of privacy

Thank you

Mrs P Harper

15 Swales Road

Humberston

Grimsby

DN36 4UG

# Comments for Planning Application DM/0751/24/FULA

## Application Summary

Application Number: DM/0751/24/FULA

Address: 26 Swales Road Humberston North East Lincolnshire DN36 4UQ

Proposal: Demolition of existing porch and conservatory, create living accommodation at first floor with the erection of two storey extension to side and roof lift including roof lights and dormer window with juliet balcony to the rear, and amendments to window openings (amended plans and description to retain existing garage October 2024)|cr|

Case Officer: Becca Soulsby

## Customer Details

Name: Miss Nicola Brumby

Address: 28 Swales Road Humberston DN364UQ

## Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment:I would like to object to the plans submitted for 26 Swales Road. I am the house next to this property and one of the reason we purchased this house was because the garden was not over looked. If this was to be passed our garden would be overlooked and not only with a window with a Juliet balcony. I could understand having a Juliet balcony if the house looked onto open countryside but this is not the case. Its in full of residential houses and this would mean they have FULL view to all neighbouring properties and gardens.

# Comments for Planning Application DM/0751/24/FULA

## Application Summary

Application Number: DM/0751/24/FULA

Address: 26 Swales Road Humberston North East Lincolnshire DN36 4UQ

Proposal: Demolition of existing porch and conservatory, create living accommodation at first floor with the erection of two storey extension to side and roof lift including roof lights and dormer window with juliet balcony to the rear, and amendments to window openings (amended plans and description to retain existing garage October 2024)|cr|

Case Officer: Becca Soulsby

## Customer Details

Name: Mr Steven Ling

Address: 30 Swales road Grimsby DN36 4uq

## Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment:I wish to object to the planning application for 26 swales road, mainly the obtrusive Juliet balcony,this will not give great views of open fields or sunny beaches to the occupier rather a view of neighbouring gardens and properties which I find a rather intrusive matter. 26 swales road was obviously built a bungalow for two reasons in my opinion 1 that it is in keeping with the other bungalows and also that the roof and building height doesn't overlook the neighbouring properties. My main concern is the Juliet balcony. Mr and Mrs SR Ling 30 swales road.



# Comments for Planning Application DM/0751/24/FULA

## Application Summary

Application Number: DM/0751/24/FULA

Address: 26 Swales Road Humberston North East Lincolnshire DN36 4UQ

Proposal: Demolition of existing porch and conservatory, create living accommodation at first floor with the erection of two storey extension to side and roof lift including roof lights and dormer window with juliet balcony to the rear, and amendments to window openings (amended plans and description to retain existing garage October 2024)|cr|

Case Officer: Becca Soulsby

## Customer Details

Name: Mr William Margraves

Address: 34 Swales Road Grimsby Humberson DN364UQ

## Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: In my opinion nothing has changed with the planning application and the same issues remain regarding the Juliet balcony.

As previously stated it will affect our privacy so our objection remains.

# Comments for Planning Application DM/0751/24/FULA

## Application Summary

Application Number: DM/0751/24/FULA

Address: 26 Swales Road Humberston North East Lincolnshire DN36 4UQ

Proposal: Demolition of existing garage, porch and conservatory, create living accommodation at first floor with the erection of two storey extension to side and roof lift including roof lights and dormer window with juliet balcony to the rear, and amendments to window openings|cr|

Case Officer: Becca Soulsby

## Customer Details

Name: Mr William Margraves

Address: 34 Swales Rd Humberston Cleethorpes DN36 4UQ

## Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: The proposed First Floor Extension will impact the privacy of our rear garden. All properties are currently in keeping with each other and built generally the same, a balcony will impact our current private rear garden.

# Comments for Planning Application DM/0751/24/FULA

## Application Summary

Application Number: DM/0751/24/FULA

Address: 26 Swales Road Humberston North East Lincolnshire DN36 4UQ

Proposal: Demolition of existing porch and conservatory, create living accommodation at first floor with the erection of two storey extension to side and roof lift including roof lights and dormer window with juliet balcony to the rear, and amendments to window openings (amended plans and description to retain existing garage October 2024)|cr|

Case Officer: Becca Soulsby

## Customer Details

Name: Mr Simon Hargraves

Address: 36 Swales Road Grimsby Humberston DN364UQ

## Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment:As previously mentioned with the proposed plans for No 26 Swales Road. I reiterate that the roof lift and subsequent Juliet balcony will have a lasting impact on our privacy. There are no scenic views to be observed from this balcony just intrusive and unnecessary invasion of mine and my neighbours back gardens.

# Comments for Planning Application DM/0751/24/FULA

## Application Summary

Application Number: DM/0751/24/FULA

Address: 26 Swales Road Humberston North East Lincolnshire DN36 4UQ

Proposal: Demolition of existing garage, porch and conservatory, create living accommodation at first floor with the erection of two storey extension to side and roof lift including roof lights and dormer window with juliet balcony to the rear, and amendments to window openings|cr|

Case Officer: Becca Soulsby

## Customer Details

Name: Mr Simon Hargraves

Address: 36 Swales Road Grimsby Humberston DN364UQ

## Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment:In keeping with the other property's when originally built it had to be a bungalow next and opposite the same property type.

Based on that it will look out of place and the upstairs especially the balcony will overlook our garden and impact our privacy.



# Comments for Planning Application DM/0751/24/FULA

## Application Summary

Application Number: DM/0751/24/FULA

Address: 26 Swales Road Humberston North East Lincolnshire DN36 4UQ

Proposal: Demolition of existing porch and conservatory, create living accommodation at first floor with the erection of two storey extension to side and roof lift including roof lights and dormer window with juliet balcony to the rear, and amendments to window openings (amended plans and description to retain existing garage October 2024)|cr|

Case Officer: Becca Soulsby

## Customer Details

Name: Mr Robert Woods

Address: 42 SWALES ROAD Humberston Grimsby DN364UQ

## Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: We have viewed the proposed changes to these plans, it does not help our own privacy and that of our neighbours, from the Juliet balcony they will be looking into all our gardens, we consider this to be a gross invasion of our privacy and strongly.

Surely it would make far more sense to have the balcony overlooking their own garden?

# Comments for Planning Application DM/0751/24/FULA

## Application Summary

Application Number: DM/0751/24/FULA

Address: 26 Swales Road Humberston North East Lincolnshire DN36 4UQ

Proposal: Demolition of existing garage, porch and conservatory, create living accommodation at first floor with the erection of two storey extension to side and roof lift including roof lights and dormer window with juliet balcony to the rear, and amendments to window openings|cr|

Case Officer: Becca Soulsby

## Customer Details

Name: Mrs Yvonne Woods

Address: 42 SWALES ROAD HUMBERSTON Grimsby DN364UQ

## Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: We bought our house because it was mainly neighbouring bungalows.

The town houses at the side take most of our winter light, if this proposal goes ahead we will only get a short amount of light in the Winter when the sun is at its lowest.

Also the juliet balcony will overlook our garden and will be a huge invasion of our privacy.

# Comments for Planning Application DM/0751/24/FULA

## Application Summary

Application Number: DM/0751/24/FULA

Address: 26 Swales Road Humberston North East Lincolnshire DN36 4UQ

Proposal: Demolition of existing porch and conservatory, create living accommodation at first floor with the erection of two storey extension to side and roof lift including roof lights and dormer window with juliet balcony to the rear, and amendments to window openings (amended plans and description to retain existing garage October 2024)|cr|

Case Officer: Becca Soulsby

## Customer Details

Name: Mrs Denise Loveday

Address: 44 Swales Road Humberston Grimsby DN36 4UQ

## Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: The amended plans do not change the proposed first floor extension with Juliet balcony which will impact our privacy due to the height of the extension. Even though the demolition of the garage is not going ahead, the view from the Juliet balcony would still be higher than the garage and impact on the privacy of the overlooked neighbours. In addition to this, as previously stated the extension would look out of place next to current properties, which I understood that when built were approved on the basis they were bungalows backing onto the original bungalows to avoid overlooking.

# Comments for Planning Application DM/0751/24/FULA

## Application Summary

Application Number: DM/0751/24/FULA

Address: 26 Swales Road Humberston North East Lincolnshire DN36 4UQ

Proposal: Demolition of existing garage, porch and conservatory, create living accommodation at first floor with the erection of two storey extension to side and roof lift including roof lights and dormer window with juliet balcony to the rear, and amendments to window openings|cr|

Case Officer: Becca Soulsby

## Customer Details

Name: Mrs Denise Loveday

Address: 44 Swales Road Humberston Grimsby DN36 4UQ

## Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: The proposed first floor extension with Juliet balcony will impact our privacy and the height of the extension will effect the sun into our garden. Demolition of the garage would also give overlooking views from the neighbouring house. In addition to this, the extension would look out of place next to current properties, which I understood that when built were approved on the basis they were bungalows backing onto the original bungalows to avoid overlooking.

# Comments for Planning Application DM/0751/24/FULA

## Application Summary

Application Number: DM/0751/24/FULA

Address: 26 Swales Road Humberston North East Lincolnshire DN36 4UQ

Proposal: Demolition of existing porch and conservatory, create living accommodation at first floor with the erection of two storey extension to side and roof lift including roof lights and dormer window with juliet balcony to the rear, and amendments to window openings (amended plans and description to retain existing garage October 2024)|cr|

Case Officer: Becca Soulsby

## Customer Details

Name: Mr Joseph Brown

Address: 201 Humberston Road Cleethorpes DN35 0PH

## Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment:As mentioned in my previous letter, dated 20 September 2024, I am currently in the process of purchasing 30 Swales Road. My objections to the planning application in question, which this letter outlined, were as follows:

1. The proposed addition of a first floor extension and large associated area of roofing to 26 Swales Road is out of character for houses in the area and will detrimentally affect the open aspect surrounding 30 Swales Road. The majority of houses to the side and rear of 30 Swales Road are single storey bungalows.
2. The proposed first floor extension to 26 Swales Road will detrimentally impact the privacy of 30 Swales Road. Specifically, a first floor Juliet balcony, opening from a seating and dining area and forming part of an upstairs bedroom to the rear of the property, will directly overlook the garden of 30 Swales Road and therefore lead to a significant loss of privacy.

The amended plans announced October 24 to retain the existing garage do not address either of my objections; therefore, I still object to the proposed planning application for 26 Swales Road, Humberston, North East Lincolnshire, DN36 4UQ (Reference: DM/0751/24/FULA).

Joseph Brown  
201 Humberston Road  
Cleethorpes  
North East Lincolnshire  
DN35 0PH

20 September 2024

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

**RE: Planning application reference number: DM/0751/24/FULA**

I am writing in order to outline my objections to the proposed planning application for 26 Swales Road, Humberston, North East Lincolnshire, DN36 4UQ (Reference: **DM/0751/24/FULA**).

I am currently in the process of purchasing 30 Swales Road. My solicitor brought the planning application in question to my notice on 18 September 2024 as part of searches related to the sale.

My objections are as follows:

1. The proposed addition of a first floor extension and large associated area of roofing to 26 Swales Road is out of character for houses in the area and will detrimentally affect the open aspect surrounding 30 Swales Road. The majority of houses to the side and rear of 30 Swales Road are single storey bungalows in character, which affords the property an excellent open aspect. This was a major factor in my decision to buy the property.
2. The proposed first floor extension to 26 Swales Road will detrimentally impact the privacy of 30 Swales Road. Specifically, a first floor Juliet balcony, opening from a seating and dining area and forming part of an upstairs bedroom to the rear of the property, will directly overlook the garden of 30 Swales Road and therefore lead to a significant loss of privacy.

Thank you for your assistance in this matter. Please do not hesitate to contact me if you require any further information.

Yours faithfully,  
Joseph Brown

Item 4 - 37 Westkirke  
Avenue Grimsby -  
DM/0949/24/OUT

# Comments for Planning Application DM/0949/24/OUT

## Application Summary

Application Number: DM/0949/24/OUT

Address: 37 Westkirke Avenue Grimsby North East Lincolnshire DN33 2HS

Proposal: Outline application to erect a detached dwelling and garage including formation of a new vehicle access with access to be considered

Case Officer: Bethany Loring

## Customer Details

Name: Ms Roberta Starkey

Address: 34 Westkirke Avenue Grimsby DN33 2HT

## Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment:~A new house on this site will be aesthetically at odds with and in comparison to the present house and the age and presentation of houses in the rest of the street.

~ No 37 is a house of substantial size and the garden reflects this. The proposed new build will diminish the present property and garden substantially. This could be reflected in the properties' value as well as affecting the value of properties on either side of it.

~New build will block light to the rear of no 35 and its garden.

~The road bends very sharply on to the 'new' part of Westkirke Avenue( no 40 onwards) and vehicles from that part of the street as well as the Cyden Homes development have significantly increased traffic flow. Vehicles are driven at speed around this corner and another driveway, access and possibly parking on the street will exacerbate the problem.

~This part of the road is too narrow to accommodate another driveway with cars access and parking.

~The driveway will be very close to the pathway which leads across a much used green space and onto St Giles Avenue. It is used by walkers, dog walkers and parents and children going to and from Scartho Primary School. The safety of pedestrians will be compromised by an additional driveway, access and moving cars from the new build driveway.

~The space allocated for the new build and garden is too small.



# Comments for Planning Application DM/0949/24/OUT

## Application Summary

Application Number: DM/0949/24/OUT

Address: 37 Westkirke Avenue Grimsby North East Lincolnshire DN33 2HS

Proposal: Outline application to erect a detached dwelling and garage including formation of a new vehicle access with access to be considered

Case Officer: Bethany Loring

## Customer Details

Name: Miss Karen Tofton

Address: 35 Westkirke Avenue Scartho Grimsby DN33 2HS

## Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I would like to object to the proposed outline planning application ref: DM/0949/24/OUT Land aside of 37 Westkirke Avenue.

In my opinion the proposed driveway entrance is right on a tight bend being nearly 90 degree which is a blind corner for opposing traffic and a driveway in this position would be a hazard to other road users and pedestrians entering and exiting the field entrance along with the new owners of the property trying to access it. It is very close to the entrance for the public footpath across the top of the Rose and Crown playing field which is used on a daily basis by a large number of pedestrians, dog walkers and school children who cycle/scooter from the field exit on the path at speed. There is already a massive increase of traffic flow from the new Kensington Green development (Cyden Homes) and the development isn't even finished being built, with another 80 plus houses still to be built. Cars already come round the bend at speed making it difficult for myself and my neighbours opposite exiting our driveways. Putting another driveway on the bend would make it difficult to be accessed thus increasing parking on the road/pavement on the narrow bend.

There are already traffic jams every morning and evening with all the parked cars on both sides of the road, as most people can't/won't use their driveways, making it a single track road. Parking down Westkirke Avenue is now becoming a problem in itself, with people taking to parking on the pavements, causing damage to the paving slabs. This will only exacerbate the issue with the builders work vans, material and plant deliveries and concrete deliveries which will be delivered to the proposed site on the bend causing additional traffic issues and disruption for many, many months.

# Comments for Planning Application DM/0949/24/OUT

## Application Summary

Application Number: DM/0949/24/OUT

Address: 37 Westkirke Avenue Grimsby North East Lincolnshire DN33 2HS

Proposal: Outline application to erect a detached dwelling and garage including formation of a new vehicle access with access to be considered

Case Officer: Bethany Loring

## Customer Details

Name: Mrs Lynn bristow

Address: 36, Westkirke Ave Scartho 2c collingwood crescent dn34 5rg

## Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: The new driveway will be on an already busy corner and I fear for the safety of my grandchildren when using to path to the park.

# Comments for Planning Application DM/0949/24/OUT

## Application Summary

Application Number: DM/0949/24/OUT

Address: 37 Westkirke Avenue Grimsby North East Lincolnshire DN33 2HS

Proposal: Outline application to erect a detached dwelling and garage including formation of a new vehicle access with access to be considered

Case Officer: Bethany Loring

## Customer Details

Name: Mr Roy Davis

Address: 38 Westkirke Avenue Grimsby DN332HT

## Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: My wife and I would like to object to this proposal on the grounds of safety and disruption. To deliver materials to the site lorries would have to park right on the bend which is dangerous already. Also the proposed access is right on the bend itself and would be dangerous as it is next to the access across the green area behind the Rose and Crown. We cannot believe this would be passed. The disruption to the area would be immense for months.

# Comments for Planning Application DM/0949/24/OUT

## Application Summary

Application Number: DM/0949/24/OUT

Address: 37 Westkirke Avenue Grimsby North East Lincolnshire DN33 2HS

Proposal: Outline application to erect a detached dwelling and garage including formation of a new vehicle access with access to be considered

Case Officer: Bethany Loring

## Customer Details

Name: Mr George Gaffing

Address: 39 Westkirke Ave Grimsby DN33 2HS

## Comment Details

Commenter Type: Neighbour

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

Comment Reasons:

Comment:

I am the immediate neighbour to the proposed development .

My concern is related to the proposed drainage of the property.

I see that the proposal is to connect to the existing system or to the existing property.

I recall seeing some note that a soakaway system could be used. Is this correct if so what is the location and how will this effect the surrounding location in times of heavy rain and snow

Within the plan for vehicle access I see there is plan for 2 cars, as the proposed drive is very close to the corner will there be provision for more than 2 cars in the front and side of the property to alleviate the need for on street parking.

Will the proposed design be in line with that of the surrounding properties .

# Comments for Planning Application DM/0949/24/OUT

## Application Summary

Application Number: DM/0949/24/OUT

Address: 37 Westkirke Avenue Grimsby North East Lincolnshire DN33 2HS

Proposal: Outline application to erect a detached dwelling and garage including formation of a new vehicle access with access to be considered

Case Officer: Bethany Loring

## Customer Details

Name: Mr Malcolm Turrell

Address: 40 Westkirke Avenue Grimsby DN332HT

## Comment Details

Commenter Type: Neighbour

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

Comment Reasons:

Comment: Has consideration been given to the access, egress and parking directly onto a busy sharp bend for the safety of road and footpath users (as this will be adjacent to a footpath used by parents and children) and particularly in light of the increasing residential developments in and around Westkirke Avenue/Shaw Drive.

Item 5 - Manor Golf  
Course Barton Street  
Laceby - DM/0172/24/FUL

# Laceby Village Council

Planning Department,  
New Oxford House,  
George Street,  
Grimsby,  
DN31 1HB

8<sup>th</sup> March 2024

Dear Sir/Madam

**DM/0172/24/FUL – Variation to Condition 4 (occupancy) to DM/1113/21/FUL; Manor Golf Course.**

The above planning application was discussed at the Village Council Meeting on the 5<sup>th</sup> March 2024. The plans and details of the application were scrutinised by Councillors attending the meeting and on behalf of Laceby Village Council I have been asked to lodge the following **objections** to this application:

- Laceby Manor have now made numerous requests for the removal of condition 4, and the approval of all year-round occupancy. The Village Council has objected previously (7/4/2022) to the lodges being all year round.
- As per the original condition, Laceby Village Council advised that these are holiday lodges, and should remain as such. They should not be an extension of the village with all year residency.

Laceby Village Council recommend that the condition remain in place regarding the length of stay and occupancy of the lodges.

Yours faithfully,

*N J Ashton*

Mrs N Ashton

Clerk to Laceby Village Council

Clerk to Laceby Village Council  
c/o Stanford Centre, Cooper Lane, Laceby  
Email: [clerk@laceby-village-council.net](mailto:clerk@laceby-village-council.net)  
Telephone: 01472 872775

Item 6 - Greenlands Old  
Main Road Barnoldby Le  
Beck - DM/0757/24/FULA



# Barnoldby-Le-Beck Parish Council

Mrs N Ashton (Clerk)

Email: [BarnoldbyPC@outlook.com](mailto:BarnoldbyPC@outlook.com)

Planning Department,  
Municipal Offices,  
Town Hall Square,  
Grimsby,  
DN31 1NS

15<sup>th</sup> November 2024

Dear Sir/Madam

**DM/0757/24/FULA – creation of second floor to create additional living accommodation to include roof reinstatement and installation of 3 rear facing dormers, increase in height of chimney and various associated works (description amended Sept 2024); Greenlands, Old Main Road, Barnoldby Le Beck.**

The above planning application was discussed at the Parish Council Meeting on the 11<sup>th</sup> November 2024. The details of the application were scrutinised by Councillors and on behalf of Barnoldby-Le-Beck Parish Council I have been asked to lodge the following objection to this planning application.

This property is a recently built property, and at the time the original planning application was made, there were lengthy discussions about the plans and as such the height of the property was agreed at this time. It was felt by all Councillors that the height of the building should remain as was originally agreed, and the submitted plans approved to raise the height of the building be refused.

Yours faithfully,

*NJ Ashton*

Mrs N Ashton

Clerk to Laceby Village Council

# Comments for Planning Application DM/0757/24/FULA

## Application Summary

Application Number: DM/0757/24/FULA

Address: Greenlands Old Main Road Barnoldby Le Beck North East Lincolnshire DN37 0BE

Proposal: Creation of second floor to create additional living accommodation to include roof reinstatement and installation of 3 rear facing dormers, increase in height of chimney and various associated works (amended description September 2024)

Case Officer: Becca Soulsby

## Customer Details

Name: Mr Andrew Porter

Address: The Oakes, Old Main Road Barnoldby-le-beck DN37 0BE

## Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I write to object to this proposed development for the following reasons:

- Loss of sunlight

The increase in the height of the property by virtue of the addition of the proposed second storey would entirely block the sun light from reaching our rear patio, casting it into permanent shade. The negative impact upon the enjoyment of our property and our quality of life cannot be understated here.

- Overlooking and infringement upon our privacy

By virtue of the proposed second storey, the views from the Greenlands would be increased and extended to overlook not only all aspect of our entire rear garden, but more significantly, directly over our rear patio area and, even worse into our kitchen, resulting a total loss of our privacy.

- Not in keeping with the area

No other houses on our road have second storeys, so it would look totally out of place.

- Imposing eye sore on Old Main Road

As you turn into Old Main Road from Waltham Road, the Greenlands is directly facing the road in front of you. To increase its height means that it would become a large imposing eye sore

overlooking the entire road as you drive towards it.

- Unacceptable detrimental impact on neighbours for profit only

The current new owner wishes to add a second storey, for the addition of two extra bedrooms, in order to sell it on for maximum profit.

The permanent detrimental impact upon our quality of life, and the extent to which it will negatively affect our privacy and the enjoyment of our home, is far too great and disproportionate to justify merely for the benefit of one party's profit.

Maintaining privacy and a pleasant living environment is crucial for the well-being and happiness of neighbouring residents, hence why this proposed development is unacceptable.

The roof should be limited to its original size and design, as it existed prior to its destruction by the fire.

Please reject this planning application.

# Comments for Planning Application DM/0757/24/FULA

## Application Summary

Application Number: DM/0757/24/FULA

Address: Greenlands Old Main Road Barnoldby Le Beck North East Lincolnshire DN37 0BE

Proposal: Creation of second floor to create additional living accommodation to include roof reinstatement and installation of 3 rear facing dormers, increase in height of chimney and various associated works (amended description September 2024)

Case Officer: Becca Soulsby

## Customer Details

Name: Ms Carrie Bradley

Address: The Oakes, Old Main Road Barnoldby-le-Beck DN37 0BE

## Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: As the owner of the immediately adjacent neighbouring property, I write to express my deepest objection to this proposed development for the following reasons:

- Sun light blocking

First and foremost, the increase in the height of the property by virtue of the addition of the proposed second storey would entirely block the sun light from reaching our rear patio, casting it into permanent shade. The negative impact upon the enjoyment of our property and our quality of life cannot be understated here. Our bi-folding kitchen doors lead out onto our rear patio, where we sit outside to enjoy barbeques, alfresco dining and sunbathing. This is a significant feature and reason for purchasing our property. The position of the sun tracks right over the top of the Greenlands as it moves round from east to west in an afternoon and shines down onto our rear patio. Any increase in height of the roof space, which is inevitable if a new storey is to be added, would entirely obscure that sunshine from reaching our whole patio area and result in permanent shade. The prospect of this sun shine, which we enjoy so much, being entirely obscured from this area is utterly devastating to us.

- Overlooking and infringement upon our privacy

By virtue of the proposed second storey, the views from the Greenlands would be increased and extended to overlook not only all aspect of our entire rear garden, but more significantly, directly over our rear patio area and, even worse into our kitchen, resulting a total loss of our privacy. The bi-folding doors from our kitchen face the Greenlands, hence this second storey would give them a

direct and unobstructed view directly into our home life.

- Unacceptable detrimental impact on neighbours for profit only

I understand that the property has been acquired to be rebuilt by the current new owner merely as a development project following the recent fire damage. The objective and motivation of the proposed second storey development is the addition of two extra bedrooms, so that the property may then be 'flipped' for maximum profit.

There has to be a fair balance between a developer seeking to extract maximum profit from a project and the need to protect the ongoing interests of existing of neighbouring properties. The permanent impact upon our quality of life, and the extent to which it will negatively affect our privacy and the enjoyment of our home, is far too great and disproportionate to justify merely for the benefit of one party's profit.

Maintaining privacy and a pleasant living environment is crucial for the well-being and happiness of residents, hence why this proposed development is unacceptable. It is my view that it is only reasonable that the roof should be limited to being reinstated according to its original size and design, as it existed prior to its destruction by the fire.

I trust that these concerns will be recognised as being sufficiently compelling for why this planning application should be rejected.

**From:** Bob Richmond  
**Sent:** Monday, September 30, 2024 12:44 PM  
**To:** Planning - IGE (Equans) <[planning@nelincs.gov.uk](mailto:planning@nelincs.gov.uk)>

**Subject:** Fw: PLANNING APPLICATION REFERENCE DM/0757/24/FULA

TO THE ATTENTION OF BECCA SOULSBY, TOWN PLANNER

Dear Sir/Madam,

Further to your letter of 23 September 2024 concerning the above planning application and my email of 29 September 2024 we awoke this morning to a very disturbing situation.

The main roof and dormer trusses and roofing timbers had been delivered to the Greenlands site!!!

This raises a major question that needs a very prompt response from the Planning Department.

According to your letter objections should be received by 17 October 2024 which is 18 days away and that would be the day that presumably the application would be discussed to determine if it is to be approved or not or modified in some way.

How is it, therefore, that the developer has gone ahead assuming approval in full?

Has he simply assumed approval would be granted or has he been advised that it would be granted?

These trusses represent a large investment by the developer and from my own experience such outlays are rarely made casually by developers.

I call upon the Planning Department to call a complete halt to any further work on the roof until such time as the planning process has been completed in full. Failure to do so would make a mockery of the entire planning process and would raise even more serious questions.

Please ensure that you acknowledge receipt of this email and confirm asap that you will instruct the developer to cease all further work on the roof until this planning process has been completed.

Many thanks

Kind regards

Robert and Rita Richmond

**From:** Bob Richmond

**Sent:** Sunday, September 29, 2024 10:23 PM

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

**Subject:** PLANNING APPLICATION REFERENCE DM/0757/24/FULA

Dear Sir/Madam,

In regard to the planning application for Greenlands, Old Main Road, Barnoldby le Beck, N.E. Lincs my wife, Rita Richmond and I, Robert Richmond of The Meadows, Old Main Road, Barnoldby le Beck, DN37 0BE would like to register our objections to the proposed development.

Old Main Road is a mature road with unique properties but all appear to conform to certain principles. All are of brick and tile roof and all are two storey houses. The original house had two storeys and had a low profile roof with sloping roof on all four sides but the proposed house would have a pitched roof and a higher roofline which would make the profile of the house substantially larger and would, in our opinion, make the property look quite different to the other properties. We imagine it would also cause its main neighbour some significant problems in regard to light and privacy.

We believe this planning application, if approved, would also set a worrying precedent for it would invite developers to consider installing similar third floors to the existing stock thereby changing the nature of Old Main Road.

We also believe that, if approved, it would invite buyers who would be seeking a property from which they can make an income from rentals (HMO) or Airbnb and this would change the nature of the road significantly.

Finally, if there is a genuine need for that many bedrooms within a single family group, one needs to consider the associated vehicle access requirements for the road. As it stands, the road caters for approx. 2 cars per house. Such a large house would presumably be requiring access by a larger number of cars.

We would respectfully suggest that you consider our objections seriously.

Kind regards

Robert and Rita Richmond

# Comments for Planning Application DM/0757/24/FULA

## Application Summary

Application Number: DM/0757/24/FULA

Address: Greenlands Old Main Road Barnoldby Le Beck North East Lincolnshire DN37 0BE

Proposal: Creation of second floor to create additional living accommodation to include roof reinstatement and installation of 3 rear facing dormers, increase in height of chimney and various associated works (amended description September 2024)

Case Officer: Becca Soulsby

## Customer Details

Name: Mr Matt Meenaghan

Address: The Hollow Old Main Rd Barnoldby DN37 0BE

## Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: invasion of privacy to adjacent neighbour through a overbearing and dominant elevated view, plus loss of light.

creating a 6 bedroom property runs the risk of it being used as a airbnb, rental for multiple occupancy or converted into a care home/nursery like similar properties in the village, bringing the associated social disturbances with them.

6 bedrooms brings questions around cars and traffic safety on the bend.

allowing the the second floor would set a precedent in the area. no other properties on the road as far as I am aware have a second floor. reminder we are a village in the countryside.

finally, the fact the builders have already started work, bought materials and erected scaffolding, suggests to me that they have already been advised it would be approved. is this process then valid ? please can you kindly address this important point.

though obviously support rebuilding the house, just with regards to the impact on the neighbours.  
v2.



# Comments for Planning Application DM/0757/24/FULA

## Application Summary

Application Number: DM/0757/24/FULA

Address: Greenlands Old Main Road Barnoldby Le Beck North East Lincolnshire DN37 0BE

Proposal: Creation of second floor to create additional living accommodation to include roof reinstatement and installation of 3 rear facing dormers, increase in height of chimney and various associated works (amended description September 2024)

Case Officer: Becca Soulsby

## Customer Details

Name: Mrs Jackie Meenaghan

Address: THE HOLLOW OLD MAIN ROAD BARNOLDBY LE BECK GRIMSBY DN37 0BE

## Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Invasion of privacy for adjacent neighbours through an overbearing and dominant view plus loss of light.

The house was badly damaged in an unfortunate fire and yes I support the rebuild but at whose detriment !!

To add another floor with 2 extra dormer bedrooms which will be increasing the property to at least 6 bedrooms. Overlooking the neighbour's private garden is not considering their well-being.

They are wonderful neighbours who have spent many hours in their back garden this year with their child and family. To lose this enjoyment and security would be detrimental to the well-being of the family.

I understand that this property is not being developed for the builders or an individual family but for capital gain, which is all well and good in this present climate but no consideration has been given to the neighbours especially the adjacent neighbours.

We have already had problems within the village with a house being turned into a home for rehabilitation for offenders!!! who require 24 hr care. Near a cafe near a riding school and holiday accommodation.

Also a private house close to the Church has now been given permission to turn their home into a children's home for children aged 11/17 yr olds.

There is no public transport in the village or any facilities for "children". This may bring social disturbance to the village .

To have a 6 Bedroomed home is all well and good So long as it is a "home" for a family and not an Airbnb, Social housing, flats ,

We have lived in the village for 25 yrs and have had the enjoyment of a pleasant environment .

Most homes have 2 cars with 6 bedrooms this may increase the traffic on a very busy bend at times .

I object to the increased size of the Roof and Dorma buildings .

# Comments for Planning Application DM/0757/24/FULA

## Application Summary

Application Number: DM/0757/24/FULA

Address: Greenlands Old Main Road Barnoldby Le Beck North East Lincolnshire DN37 0BE

Proposal: Creation of second floor to create additional living accommodation to include roof reinstatement and installation of 3 rear facing dormers, increase in height of chimney and various associated works (amended description September 2024)

Case Officer: Becca Soulsby

## Customer Details

Name: Lynsay Cousins

Address: The Lawns Barnoldby le Beck Grimsby DN37 0BF

## Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: As the application is to increase the height of the house this will obstruct our morning sunlight to our rear, side garden and our garden room lounge. A main reason we moved to our home is for the privacy and not being overlooked. However the application which includes rear windows to the additional floor level this will take away our rear garden privacy.

Adding an extra level to the house will be out of character to the existing property and the surrounding properties.

It has also been observed and noted that delivery of roofing materials has taken place last week (before the closing date of the planning application), this also causes concern.

Item 7 - 10 Station Road  
Stallingborough -  
DM/0708/24/FULA

# STALLINGBOROUGH PARISH COUNCIL

Clerk to the Council – Kathy Peers Telephone 07494 577661

*e-mail 'clerk@stallingboroughparishcouncil.com'*

12<sup>th</sup> September 2024

To:

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

Dear Sirs,

Further to your letter, the Parish Council discussed the applications below at a meeting held on Wednesday 11<sup>th</sup> September 2024 and submits the following comments:

**Planning Application Reference: DM/0708/24/FULA**

**Proposal: Erect extension to side to create garage at ground floor and first floor storage in the roof space to include dormer to front with associated works**

**Location: 10 Station Road Stallingborough**

*Objections – the Parish Council feel that this proposal would result in an over-dominant dwelling on this plot and is an over-intensification of the development site for a building which is already fairly sizeable and out of keeping at this location.*

Yours faithfully,

**KJ Peers**

**Clerk to the Council**

# Comments for Planning Application DM/0708/24/FULA

## Application Summary

Application Number: DM/0708/24/FULA

Address: 10 Station Road Stallingborough North East Lincolnshire DN41 8AY

Proposal: Erect extension to side to create garage at ground floor and first floor storage in the roof space to include dormer to front with associated works

Case Officer: Becca Soulsby

## Customer Details

Name: Mrs Nicola Heywood-Appasawmy

Address: 7 Station Rd 27 rte de Beaumont Stallingborough DN41 8AF

## Comment Details

Commenter Type: Neighbour

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

Comment Reasons:

Comment: As regards this particular 2 storey extension, it looks like a potential "granny or Airbnb" annex to me but as long as there is not an additional driveway at this section of road which is already congested at times and it does not add to the congestion on the road then I am neutral provided the issues below are adequately addressed and the extension complements the attractive modern facade it currently has.

The following comments are not specific to this particular application but are general to developments in the area around this end of Station Road which need to be addressed in the approval process in my opinion since I have not yet found evidence of this having been carried out:

Background:

1. with development work commenced on 2/4 Church Lane, planning approval at 11a and pending at 9 Station Road and now this proposal at 10 Station Road, this part of the village will be a construction site for the next 3 years.

2. The three latter sites are in close proximity of each other on a busy road with a shop next to them. The shop has a great deal of passing trade with several cars often parked on either side of the road for much of the day. In addition in the afternoon the school bus drops off children who then walk to their homes crossing between the parked vehicles.

Bearing this background in mind the following points need addressing:

1. Thought needs to be given to the co-ordination and parking of construction traffic rather than

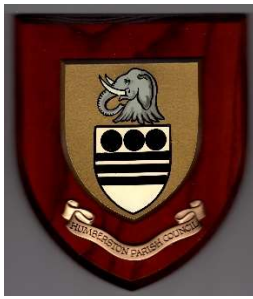
just the observation that construction vehicles and delivery trucks can be parked in Station Road that was made in the approval for 11a. There will not be room since those of us who have to exit our drives and put up with construction vehicles parked outside our lounges will no doubt take to parking our cars on the street to ensure we are able to access our houses safely rather than exit a driveway with the view of fast traffic obscured by construction vehicles or delivery trucks.

2. The same conditions for operations on the building sites given in the approval for 11a as regards timings should apply to all sites because of noise nuisance to residents. Note that on Sunday 18th August much of the day was to the tune of several noisy chainsaws operating on the site at 2/4 Church Lane. Sunday being the one day a week when the traffic noise from the A180 is normally lower giving us some respite. Local residents should be told to whom they can specifically report any activity outside these times, rather than have them subjected to intimidation tactics.

3. Again not specific to this application but what thought is being given to the health and wellbeing of local residents in the planning and construction process in the wider area bearing in mind there are a number of more major potential developments in the area? I note also that the A180 remains unsurfaced between Immingham and Grimsby.

Item 8 - 83 Peterson Drive  
New Waltham - DM/0841/24/  
FUL





# Humberston Village Council

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

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

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

Dear Sirs,

16<sup>th</sup> October 2024

The following planning applications were discussed at the meeting of Humberston Village Council held on Tuesday 15th October 2024 and the comments below each application listed are the comments resolved to be submitted as follows:

**Planning Application Reference: DM/0841/24/FUL**

**Proposal: Erect single storey rear extension, install double door to side elevation of garage, replacement windows and doors to front and side elevations, install additional fence panel and double gates and associated works**

**Location: 83 Peterson Drive New Waltham**

*No objections.*

Yours faithfully,

*KJ Peers*

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

27 Humberston Avenue  
Humberston  
Grimsby  
DN36 4SW



North East Lincolnshire Planning  
Municipal Offices  
Town Hall Square  
Grimsby  
DN31 1HU

October 18<sup>th</sup> 2024

**Planning Application Reference : DM/0841/24/FUL**

Dear Sir/Madam,

We are in receipt of the above planning application consultation document which we would request our views be noted should the planning application be accepted.

After studying the plans our main concern is the site access where the building work would take place from i.e., Delivery of all building supplies to the site.

You will be aware from the plans submitted a private drive running parallel behind the rear of the proposed extension. The private drive which we own services 4 houses and must not be blocked at any time therefore no right of way can be granted for using this driveway to allow any vehicles either removing or delivering building materials to the site.

If confirmation that this could be agreed with the applicant, then we have no further objections to the plans.

Yours sincerely

Mr & Mrs J. Pullan