

Item 1 - 21 Signhills Avenue
Cleethorpes - DM/0803/24/
FUL

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

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

Application No.	Reason for Referring to Planning Committee
DM/0803/24/FUL	<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: Retrospective application to erect single storey rear extension with roof lantern and infill existing side window with associated works (amended plans received December 2024 to reflect the as built situation)

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 do not believe this build should have been undertaken with retrospective approval and give reasons below: It has totally had a massive effect on my enjoyment of my property which I have resided in for over 25 years. Whilst this may not be taken into consideration the following are factual for consideration.

1/I have raised one of the builders fell off the roof being built where I called the ambulance - and whilst I have not got HSE involved it is lucky he is going to be ok as there has not been any evidence of HSE. The builders will not give their business name therefore be good to clarify if this was actually reported officially. ?to HSE as law thus am not happy to let them onto my property to continue any works

2/I have canvassed the neighbours previously as advised by the council, who some will confirm as myself that we were not all notified of the build within writing which is why correspondence has been in retrospect

.3/It dramatically affects my property and I have requested an estate agent to look at the affect re market value of my property. Whilst this may not be taken into consideration for the planning department it obviously affects myself as the homeowner.

I have lived here for over 25 years and does have a dramatic effect on my light/overshadowing and natural light - I have recently also sent pictures to planning.

Whilst I appreciate within the street and adjoining streets developments have been approved, this extension sets in my view a decremental precedent to the surrounding area which is traditional and

will reduce value of property which I will confirm once the estate agent has viewed .

Whilst not a builder /planning if this build had been further from my boundary wall it would not have had the effect it has had on daylight and overshadowing and my concern is for my property adjacent .

Due to the immediate impact on my adjoining property ,It is not just sun light but natural dry light which is evident in the pictures sent to planning .I am entitled to sunrise and sunset light which is now not available within my conservatory which I use .

The build - which is completed externally is higher than my conservatory and was not expected to have the adverse effects - expected

- it does have a massive effect on my own property .Initially I appreciate that the owners reduced the length of the build -however the height towers above my own conservatory which has led to overshadowing massively and loss of light and heat .It would be good for me to understand why the planning applications have been changed so many times?to the original plans .

To make it clear - It is not just sunlight which has been impacted but natural day light which has therefore been significantly reduced and has reduced therefore heat also

I use my conservatory daily which is adjoining the build , due to myself mainly working from home in another room ,this is my space to relax, which I had previously enjoyed, therefore has actually mentally affected myself totally .I have sent pictures at varying times to planning which I trust will be perused .

4.Due to unforeseen weather our rear wall boundary - has fallen and awaiting insurance .They did however send a surveyor to look who took the time to look at the build also .

Surveyor Comments:

The blocks used to build are porous in his view and due to vicinity of my building he did not see how they could render it all and make good the whole wall adjacent to my property therefore potentially could lead to damp issues which have never been evident in my property conservatory which is adjacent to the build .

Therefore I would request that planning or regulations confirm that I will not have any future affects on my property from this development

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 DN35 0BU

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

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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

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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 20th 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,

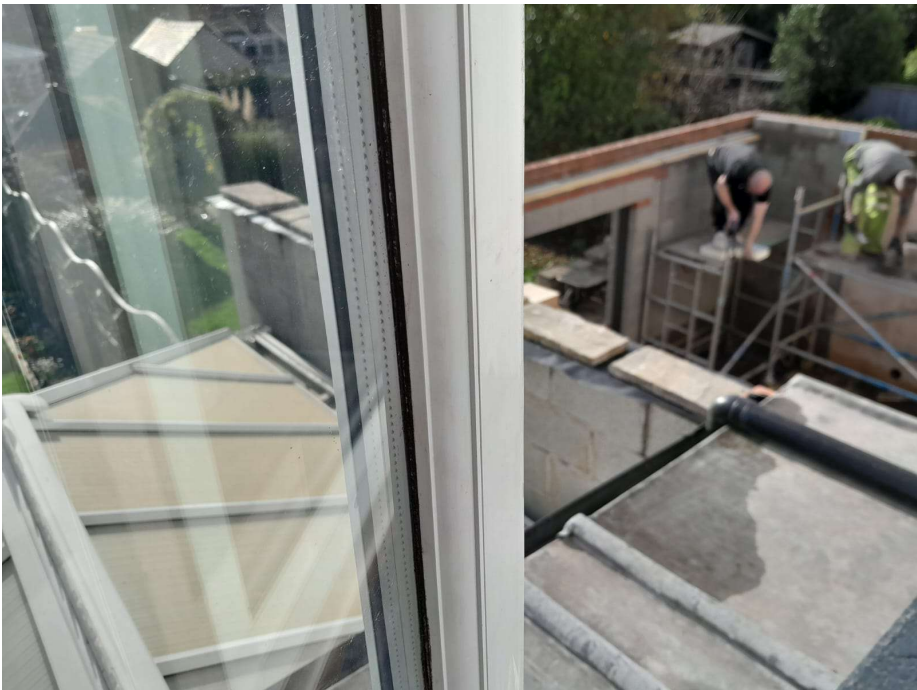
apologies as was doing the last email -

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







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











DM/0803/24/FUL

From: John Bainbridge
Sent: 02 January 2025 13:30
To: Becca Soulsby (EQUANS) <becca.soulsby@nelincs.gov.uk>
Subject: 21 Signhills Avenue

Planning application consultation

Application reference: DM/0803/24/FUL

21, Signhills Avenue

Dear Ms Soulsby,

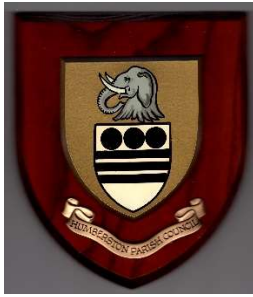
I note from your letter that we are invited to send comments about this development until 6th January. I assume such comments are to be sent to you, if not, I trust that you will let me know, or that you will pass them on.

This development is four doors away from me and does not impact on my property. However, I would like to make the following observations:

1. I do not believe that any unqualified person would be able to appreciate the size and appearance of the construction by looking at the plans that are published on your website. Even after greatly enlarging the plans on my computer screen I find it difficult to work out the dimensions. (I note that all measurements have been removed from the final plan.) It would seem reasonable that any neighbour directly affected should also receive a detailed verbal explanation in order to comprehend the scale of the project.
2. Does this set a precedent? Can anyone in the road now build an extension in the expectation that retrospective planning permission will be granted after the work has been completed?

Yours sincerely,
John Bainbridge
27, Signhills Avenue

Item 2 - 99 Humberston
Avenue Humberston -
DM/0991/24/FULA



Humberston Village Council

Clerk to the Council – Mrs. K. Peers

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

Email:- clerk@humberstonvillagecouncil.com

Dear Sirs,

9th December 2024

The following planning applications were discussed at the meeting of Humberston Village Council held on Tuesday 3rd December 2024 and the comments below each application listed are the comments resolved to be submitted as follows:

Planning Application Reference: DM/0991/24/FULA

Proposal: Erect two storey and single storey extensions to rear, erect detached garage and garden store and erect detached self-contained annex in rear garden

Location: 99 Humberston Avenue Humberston

Objections – the Council members support concerns raised by neighbouring properties in respect of overlooking, flooding issues, disposal of foul water, removal of trees on the site and siting of the proposed garage right on the border with neighbouring property.

Yours faithfully,

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

Bethany Loring (EQUANS)

From: Pauline Bilbe
Sent: 08 January 2025 09:04
To: Bethany Loring (EQUANS)
Subject: 99 Humberston Avenue

Bethany

I spoke to you on the phone yesterday about the above property. I received the notification about planning for extensions an annexe etc. I have heard that there is a possibility that the property may house ex prisoners. As a neighbour I'm not happy if this is going to be the case. I know you said that at present you do not know about the future use of the property but I would be glad if you could keep me posted please. Thank you

Pauline Bilbe
74 Humberston Avenue
Humberston
DN364SU
Sent from my iPhone

Comments for Planning Application DM/0991/24/FULA

Application Summary

Application Number: DM/0991/24/FULA

Address: 99 Humberston Avenue Humberston North East Lincolnshire DN36 4ST

Proposal: Erect two storey and single storey extensions to rear, erect detached garage and garden store and erect detached self-contained annex in rear garden

Case Officer: Bethany Loring

Customer Details

Name: Mr David Whittock

Address: 97 Humberston Avenue Grimsby DN36 4ST

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment:

10/12/2024

Development Management Services,

Municipal Offices,

Town Hall Square,

Grimsby, North

East Lincolnshire,

DN31 1H

Dear Sir/Madam,

Re: Objection to Planning Application DM/0991/24/FULA - Proposed New Drive, Extension and Annexe

I am writing to formally object to the above planning application (DM/0991/24/FULA) for the construction of a new drive and annex extension adjacent to my property. I have several concerns regarding the impact of the proposed development, as outlined below:

1. Rainwater Drainage: The proposed use of water butts to manage rainwater runoff is insufficient and unacceptable. The bottom of my garden already experiences flooding during heavy rainfall, and the installation of water butts on both the Annexe and Garage will not address the issue of surface water runoff. The development of a new drive and extension could exacerbate the existing drainage problems. I urge the planning authority to request a comprehensive drainage strategy, including a sustainable drainage system (SuDS) such as permeable paving, soakaways, or similar measures, to ensure that the rainwater is managed appropriately and does not negatively affect

neighbouring properties, including mine.

2. Foul Water Disposal: The annex is proposed to be in an area where no mains drainage is available. I am concerned about how the foul water from this new structure will be managed. There is no mention in the application of a septic tank or any other means of sewage disposal. Without a clear plan for foul water disposal, there is a potential risk of contamination or health hazards. I request clarification of how the applicant intends to address the disposal of foul water from the annex and whether it complies with building regulations.

3. Tree Felling and Loss of Privacy: I am particularly concerned about the significant tree felling that has already taken place prior to the submission of this application. This includes the removal of a large Nordic pine tree, approximately 25 feet tall, which was a key feature of the boundary and provided considerable privacy to my garden. Its removal along with other trees and bushes has significantly reduced the privacy I previously enjoyed, exposing my garden to views from the proposed new drive and annex. The loss of this tree has also had an adverse impact on the local environment, including the loss of wildlife habitat and potential disruption to the area's natural drainage patterns. In light of these concerns, I respectfully request that the planning authority request a detailed boundary plan, clearly showing the extent of the works undertaken, including the trees that have already been felled, and whether any tree preservation orders (TPOs) were in place. The loss of this tree and its impact on privacy should be taken into consideration when assessing the overall development

4. Garage Placement and Annexe Placement: The proposed placement of the new garage & Annexe is a further concern. To allow for proper maintenance of the boundary fence and reduce the risk of the garage and annexe gutters overhanging my property, I believe the garage should be set back by at least 1 meter from the boundary line. This would ensure access for fence maintenance and prevent potential issues with drainage from the gutters, which could otherwise impact my property.

5. Boundary Treatment: The plans should include details of what will replace the existing store to make way for the new drive. As the proposed development will result in a significant change to the boundary line, I would suggest that a substantial close-boarded fence Min of 2.4m with concrete posts be erected along the boundary to provide both privacy and security. This will help avoid any future disputes regarding land ownership, property lines, or encroachment onto neighbouring land. However, the bushes and trees that run alongside the boundary where the new drive is being situated are on my property these should not be adversely affected or felled.

6. Block Plan discrepancies: The block plan red line, which has been completed, is incorrect, the boundary of 97 Humberston Avenue, steps in by at least 2.7meters, just passed where the proposed garage is placed. Can I politely request that this is amended by the applicant and resubmit the block plan to show the correct red line on the site boundary. As this may impact the

sizes of the proposed annexe.

In light of these concerns, I respectfully request that the planning application be reconsidered, or that further information and amendments be provided to address these issues.

Thank you for considering my objection to the current development.

Yours sincerely,

Mr. David Whittock
97 Humberston Avenue
DN36 4ST

Comments for Planning Application DM/0991/24/FULA

Application Summary

Application Number: DM/0991/24/FULA

Address: 99 Humberston Avenue Humberston North East Lincolnshire DN36 4ST

Proposal: Erect two storey and single storey extensions to rear, erect detached garage and garden store and erect detached self-contained annex in rear garden

Case Officer: Bethany Loring

Customer Details

Name: Mr Rob Cullen

Address: 101 Humberston Avenue Humberston Grimsby DN36 4ST

Comment Details

Commenter Type: Neighbour

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

Comment Reasons:

Comment: We would like to raise the following comments:

1 The validity of the plans and application. The Block Plan and Site Location Plan appear incorrect with numbering stating the site is 97 Humberston Avenue, not no.99.

2 The two-storey extension first floor side windows facing a north easterly direction to no.101 do not illustrate the type of glazing, we would request these be obscured glass units to limit overlooking and give some degree of privacy.

3 The application of water butts for the two-storey extension and annexe seem insufficient, especially when we have flash floods and the water butts are already full to capacity - where would the overflow go? Due to part of the property's manmade higher ground with our garden some 300 mm lower in topography, in parts, and the fact we already suffer flooding due to the excess surface water from neighbouring properties flowing into our grounds, as our natural ground levels are also lower, hence we are already having to put in place extra support for this flooding in the form of attenuation. The substrata is heavy clay and possibly would not be suitable for conventional soakaways. Albeit the plans illustrate waters to be directed to landscaping areas, if overflowing is the proposed method of drainage more detail should be requested especially with regards the water butt overflow dispersal particularly for the two-storey extension.

4 There is no supporting documentation relating to the dispersal of sewerage water from the annexe building as there are no main drains running to that area.

5 What provision is in place to prevent the annexe becoming a separate entity and being sold off as a secondary address?

6 With regard the annexe position and the potential to cast shadow a suggestion would be to construct the annexe roof as a hipped roof rather than gable.

7 Can a condition on the planning approval be added to address sensible and suitable working

hours due to the surrounding residential properties?

8 Can a condition be added to the planning approval in relation to consideration of site vehicle parking and access on the public highway in regard to easy visibility and access to and from all neighbouring properties including when receiving bulk deliveries.

Item 3 - Plot To The Rear
Of 18 Briggsley Road
Waltham - DM/0988/24/
FUL

From: Tanya Kuzemczak <clerk@walthamparishcouncil.org.uk>
Sent: 08 January 2025 15:01
To: Planning - IGE (Equans) <planning@nelincs.gov.uk>
Cc: Owen Toop (EQUANS) <Owen.Toop@nelincs.gov.uk>
Subject: Waltham Parish Council Planning Comments

Good afternoon,

Please may I submit the attached comments from Waltham Parish Council.

[Planning Application Reference: DM/0988/24/FUL](#)

Proposal: Erection of a detached bungalow and creation of vehicular access from
Laburnum Close

Location: Plot to The Rear of 18 Brigsley Road Waltham North East Lincolnshire

Waltham Parish Council recommends refusal of this application on the grounds that the development would increase traffic on a very narrow avenue, and would create access onto the turning area for Ludgate Close.

Kind Regards

Tanya Kuzemczak
Clerk to the Parish Council

Tel: 01472 826233
Mob: 07713 985277

Waltham Parish Council
Parish Office
Kirkgate Car Park
Kirkgate, Waltham
Grimsby
North East Lincolnshire,
DN37 0LS

www.walthamparishcouncil.org.uk



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Scanned by Anti Virus Software.

Comments for Planning Application DM/0988/24/FUL

Application Summary

Application Number: DM/0988/24/FUL

Address: Plot To The Rear Of 18 Brigsley Road Waltham North East Lincolnshire

Proposal: Erection of a detached bungalow and creation of vehicular access from Laburnum Close

Case Officer: Bethany Loring

Customer Details

Name: Mr Malcolm Hatton

Address: 7 Laburnum Close Waltham Grimsby DN37 0JU

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I can only repeat my previous concerns and reservations regarding this proposed development.

As everyone is fully aware, both Laburnum Avenue and Laburnum Close are extremely narrow and culminate in a cul-de-sac, at the end of which the proposed development is located, and which is used constantly as a turning point not only for residents and visitors, but also any regular deliveries such as Supermarket vans or other normal service vehicles. I would therefore reinforce the Highways Department previous recommendation under ref DM/0851/22 that all vehicles involved in the construction process, including any skips or other equipment etc., should be restricted to parking on site, and rigidly adhered to. Otherwise, if the cul-de-sac becomes congested and clogged on a regular basis with trucks and vans, it will prevent vehicles from safely turning and thereby forcing them to reverse backwards into a blind bend. It could of course also adversely affect prompt access for emergency services etc. Some residents have recently improved and adapted their front driveways where possible to try and alleviate some of the ongoing issues with roadside parking in Laburnum Close, so any deteriorating in this context would prove a retrograde step negating their efforts and cause nuisance to residents' amenity.

Item 4 - 4 Queens Parade
Cleethorpes - DM/0772/24/
TPO

Comments for Planning Application DM/0772/24/TPO

Application Summary

Application Number: DM/0772/24/TPO

Address: 4 Queens Parade Cleethorpes North East Lincolnshire DN35 0DF

Proposal: T1 Sycamore: Reduce the lateral spread of the east side (car park of the waterfront only). Reduce from 9m to 4m from the main stem. Blend the reduced side into the top and other sides cutting back to viable secondary growth points and following natural flowing lines. Pigeons are defecating continuously into the carpark causing paintwork damage to the cars. |cr|

Case Officer: Paul Chaplin

Customer Details

Name: Miss Katherine Teakle

Address: Homestead 4 Queens Parade Cleethorpes DN35 0DF

Comment Details

Commenter Type: Statutory Consultee

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment:Clarification

In 2018 the first I knew of the pruning to my tree was when the arborialist was out with his cherry picker and chainsaw....

I had had no notification whatsoever.

Hence my very public display of anger at the time.

The current application was submitted on 9th September...nearly 2 months ago.

I heard about this two days ago from the note from the Waterfront R.A.

I called Paul Chaplin immediately to ascertain the facts of the matter.

" The application seeks to cut the tree back to positions previously approved and in many ways such tree management is common especially when trees transgress boundaries."

Taken from Martin Dixon email forwarded to day 31.10.24 .

I am not aware of any previously approved cut-backs?

The timing of this process suggests it is a 'done deal'.....which only goes to illustrate the points made in my first submission to this planning portal.

Thank you

Katie Teakle

Comments for Planning Application DM/0772/24/TPO

Application Summary

Application Number: DM/0772/24/TPO

Address: 4 Queens Parade Cleethorpes North East Lincolnshire DN35 0DF

Proposal: T1 Sycamore: Reduce the lateral spread of the east side (car park of the waterfront only). Reduce from 9m to 4m from the main stem. Blend the reduced side into the top and other sides cutting back to viable secondary growth points and following natural flowing lines. Pigeons are defecating continuously into the carpark causing paintwork damage to the cars. |cr|

Case Officer: Paul Chaplin

Customer Details

Name: Miss Katherine Teakle

Address: Homestead 4 Queens Parade Cleethorpes DN35 0DF

Comment Details

Commenter Type: Statutory Consultee

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment:TPO SYCAMORE TPO

I received notice of intended work on 29th October (from the Waterfront R.A.)...a week before ratification by Planning Committee on 4th November.

No notification from NELincs

I have lived here for 40 years, since 1983.....next to the Lifeboat Hotel that was.

Both the tree and privet hedge had been established for decades, reflecting this part of the older 'heritage' town.

Indeed the tree and it's shape a distinctive landmark feature.

When problems first arose, a car port was suggested, and my then husband , Dr Keith Collett offered to pay half the costs to install a car port.

£12000 was the figure quoted in 2018.

We had bats and owls in the tree..as well as a host of birds and other wildlife.

Powerful intrusive lighting has been installed in the car park, that flood into the bedroom windows...so polluting the night darkness.

Relations between certain residents and myself is fractious to say the least.

They are very elderly, with limited capacity(?), seem to have Masonic connections and somehow believe they can do exactly as they please.

It got to the point of 'sense of persecution' in 2018 when I sought advice from a Barrister about the continued harassment/bullying from residents and the Highways Department over the shape and density of the hedge and the overhanging sycamore...to myself and my gardener Mick Gallyer. Cllr Kath Wheatley was extremely generous with her time in de-escalating a very distressing and unpleasant state of affairs.

I did not design the car park.

Egress and access an issue because of design configuration.

I reverse from my drive and have always ensured a clear eye-line all the way up Queens Parade, in the way the hedge is shaped and maintained...for myself if nothing else!

The magnificent shape of the tree is what gives it it's exceptional beauty.

It protects from easterly storms and reduces flood water, as it gathers and sumps at this juncture of the road. The sewage system runs through this part of the road too.

The resident that organised the first radical pruning, creating a dent in the tree profile, has swapped parking spaces!

Dr Collett has offered again to resolve the issue by reinstating his offer.

A car port in situ would protect the two cars that are affected.

BUT...at no time have I been approached to look at creative solutions.

I find the attitude and behaviours high handed and arrogant.

I have been here a great deal longer than the residents at the Waterfront...me and my property deserve to be treated respectfully and considerately.

I find it of great concern that a living entity can be compromised over priority for a material object.

A dangerous precedent I suggest.

Thank you

Yours sincerely

Katherine Teakle

Comments for Planning Application DM/0772/24/TPO

Application Summary

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Case Officer: Paul Chaplin

Customer Details

Name: Miss Katherine Teakle

Address: Homestead 4 Queens Parade Cleethorpes DN35 0DF

Comment Details

Commenter Type: Statutory Consultee

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Information apropos probity and due process

The Waterfront Residents Association Ltd

Managing Agents - New Directions Management Services Ltd

50 Grimsby Business Centre, King Edward Street, Grimsby, N E Lincs, DN31 3JH

-TRA

Tel: 01472 350500

Email: asgrimsbynd@btconnect.com

29/10/2024

Dr & Mrs K Collett

4 Queens Parade

Cleethorpes

N E Lincolnshire

DN35 OFF

Dear Dr & Mrs Collett

Courtesy email to advise you that the project of trimming of the main tree over hanging into the Waterfront Car Park has now been confirmed.

Application was made to NELC as required, their approval has now been granted.

General vegetation removal will also take place along the wall adjoining your property.

Monday 11th November 2024

has been diarised for these works.

Informed works should be completed on the day all being well, on the basis of weather permitting.

Kind regards

Waterfront Residents Association Ltd

Comments for Planning Application DM/0772/24/TPO

Application Summary

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Case Officer: Paul Chaplin

Customer Details

Name: Mr J Wright

Address: 27a Parker Street Cleethorpes Dn35 8th

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: The value of this magnificent tree is enhanced by its location so close to the seafront.

It is possessed of great charm and grace, and these characteristics would be compromised if it were to be lopped as vigorously as proposed.

Not only would the tree become misshapen, but the surgery would weaken it, making it vulnerable to disease.

I should add that the photographs supporting the application are misleading - they fail to showcase the shape and proportions of the tree. Photographs taken from Queens Parade reveal a completely different perspective - a truly beautiful tree which helps to mask the brutalist architecture of the apartment block behind it.

I note that there are some droppings on the car, but, given that the vehicle is seldom moved, it is surprising that there are not many more.

The birds that perch on the targeted branches are not just carrion crows and wood pigeons. They include robins, blue tits, dunnocks, blackbirds and goldfinches. Should these species not be encouraged in line with NELC's policies on biodiversity?

The tree was in position many decades before The Waterfront was built. In designing the car park, the developers should have noted the presence of the tree and drawn up their plans accordingly.

Even now, it is not too late. It looks like only two parking spaces are vulnerable to droppings. The Waterfront Residents Association should have the imagination (and good grace) to reconfigure the car park in such a way as a);to relocate those two spaces and b) to safeguard the beauty and integrity of the tree.

In conclusion, I should add that it is manifestly nonsense to state that pigeons "defecate continuously". Wherever did the applicant get that idea?

Comments for Planning Application DM/0772/24/TPO

Application Summary

Application Number: DM/0772/24/TPO

Address: 4 Queens Parade Cleethorpes North East Lincolnshire DN35 0DF

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Case Officer: Paul Chaplin

Customer Details

Name: Julie Connell

Address: 77 Elliston Street Cleethorpes DN35 7HW

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: This tree put its roots down decades ago, well before the Waterfront was even thought about. If every tree which sheltered birds was butchered because a vehicle owner complained, there would be no trees in our streets! Trees are essential to the planet, so please do not allow this to take place.

A generous offer was made by the house owner to pay half towards a carport, why not take up the offer? I'd rather put my car under a car port, it seems rather petty to refuse

From: COLLETT, Keith

Sent: 12 December 2024 13:58

To: info@acer-treecare.co.uk; Paul Chaplin (EQUANS) <Paul.Chaplin@nelincs.gov.uk>; Martin Dixon (EQUANS) <Martin.Dixon@nelincs.gov.uk>

Cc:

Subject: FW: TPO SYCAMORE 4 Queens Parade

TPO Sycamore Tree 4 Queen's Parade Cleethorpes

To whom it may concern

A full tree survey has never been done prior to submitted plans by the Waterfront.

This has been rectified, fully paid for and a copy enclosed.

The primary brief was to establish the health stability and safety of the tree, and to then reference the intended pruning works by Acer Tree Care on behalf of the Waterfront Residents.

The tree is healthy stable secure and poses NO RISK.

With direct adherence/compliance to NELincs Tree Strategy, the following is relevant in this case:-

- Material Planning consideration

- Promoting Best Practise for private owners

- Bird Droppings NOT approved as a reason for pruning.

Apropos Acer Tree Care's brief:-

- *The radical nature of reduction is counter to, and violates official B.S. guidance

- *The risk of introducing fungal and bacterial disease is high

- *Large bough trauma/wound can cause death of the bough

- *The prominence and exposure to extreme easterly winds, becomes a significant issue with the flattening of the canopy on the car park side. The wind resistance is diminished (the diffusion completely removed), the weight distribution changes, and the lop-sided shape makes for an unstable unsafe tree.

The relevant section of the tree survey, completed by Andrew Fairhurst Maplebeck Tree Care is reproduced below.

COMMENT I have been shown the previous application for works allowed on the tree ref. DM/0772/24/TPO. The 5m reduction over the car park cannot be achieved without inflicting large wounds over the recommendations set out in the British standards for tree work BS3998:2010, which will most likely lead to long term damage to the trees health via the ingress of decay causing bacteria or fungi. The extent of this reduction will also unbalance the tree, and as it is exposed to high coastal winds could lead to failures as the mass damping effect of the overall canopy will be greatly reduced. Finally cutting back to boundary which is effectively being proposed will not reduce the residual debris from the tree such as sap and leaves to any noticeable level, instead a car port being built over the affected car parking spaces would have a much greater affect. With these above

points in mind it is unclear why this application was allowed by the tree officer, who would definitely know the above.

/

RESPONSIBILITY

If the work proceeds, the Waterfront Residents Association, Alan Sanders, New Directions Management Services and Michael Lawn Acer Tree Care will be fully responsible for any damage, danger or destruction, to the tree and to the owner, Katherine Teakle's property and the fabric and the users of the path and public highway. As NELincs have sanctioned this work, we would like clarification on their liability as well.

Lincolnshire Tree Services have been engaged to carry out recommendations from the Maplebeck. survey and undertake judicial pruning to maintain and safeguard the tree. Planning application submitted to NELincs today.

I trust that you will now formally withdraw the Planning Application.
Thus the matter can be amicably closed.

Yours

Dr K A Collett

Prepared by:	Maplebeck Tree Care
Address:	Clay Barn, Southwell NG22 0BS
Work Package:	4 Queens's Parade
Site Name/Order No:	4 Queens Parade - #5124 - Tree Survey Report
Inspector's Name:	Andrew Fairhurst
Date of Report:	05-12-2024






Executive Summary:

Thank you for inviting Maplebeck Tree Care Ltd to inspect the trees on site. An Arboricultural survey has been carried out in accordance with the principles of LANTRA Professional Tree Inspectors (PTI) training and all surveys were carried out from ground level using Visual Tree Assessment methods. Visual Tree Assessment techniques (VTA) are generally non-invasive (unless open cavities are present which can be probed from ground level).

This tree and woodland survey was undertaken by a qualified inspector from ground level. It is advised that following any extreme weather conditions any damaged tree or tree movement that has occurred and noticed by persons on site or ground staff is reported to the surveyor for further advice or a revisit if required.

Keys:

Condition	Definition
Good	Good - Healthy full crown, long life expectancy, no significant defects.
Fair	Fair - Generally healthy, some thinning in the crown, with defects of low significance.
Poor	Poor - Lacking vigour, poor leaf cover, with significant defects.
Dangerous	Dangerous - Urgent removal required
Dead	Dead

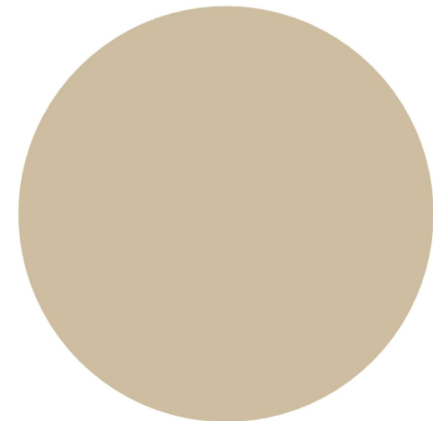
Category	Definition	BS5837 Classification
A		Trees of high quality and value capable of making a significant contribution to the area for 40 or more years.
B		Trees of moderate quality or value capable of making a significant contribution to the area for 20 or more years.
C		Trees of low quality, adequate for retention for a minimum of 10 years expecting new planting to take place; or young trees that are less than 15 cms in diameter which should be considered for re-planting where they impinge significantly on the proposed development.
U		Unretainable
?		Category not known

Subcategory	Definition
1	Mainly arboricultural values
2	Mainly landscape values
3	Mainly cultural values, including conservation

Treework Priority	Definition
0	No work required
1	Within 2 weeks
2	Within 1 month
3	Within 6 months
4	Within 1 year

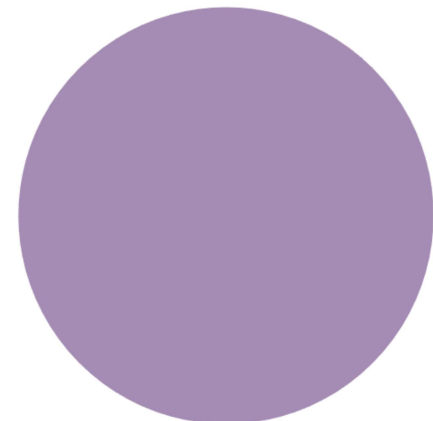
KPI Charts

Species



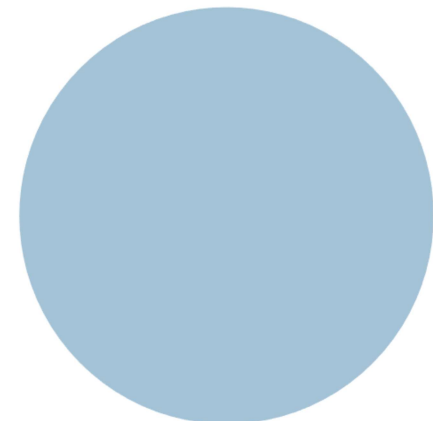
Acer pseudoplatanus (Sycamore) :1 - 100%

Age Class



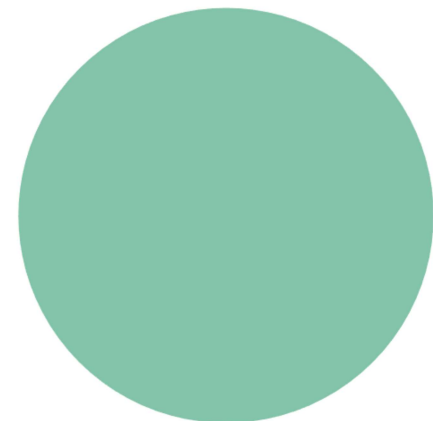
Mature :1 - 100%

Physical Condition



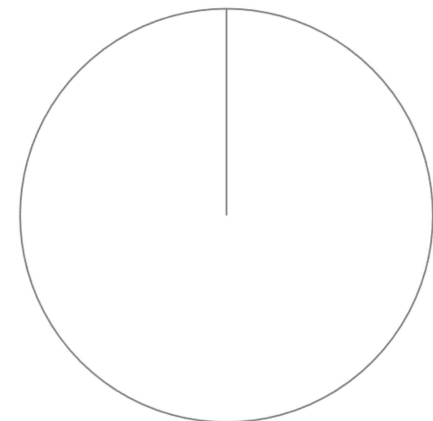
Good :1 - 100%

Work Priority



4 :1 - 100%

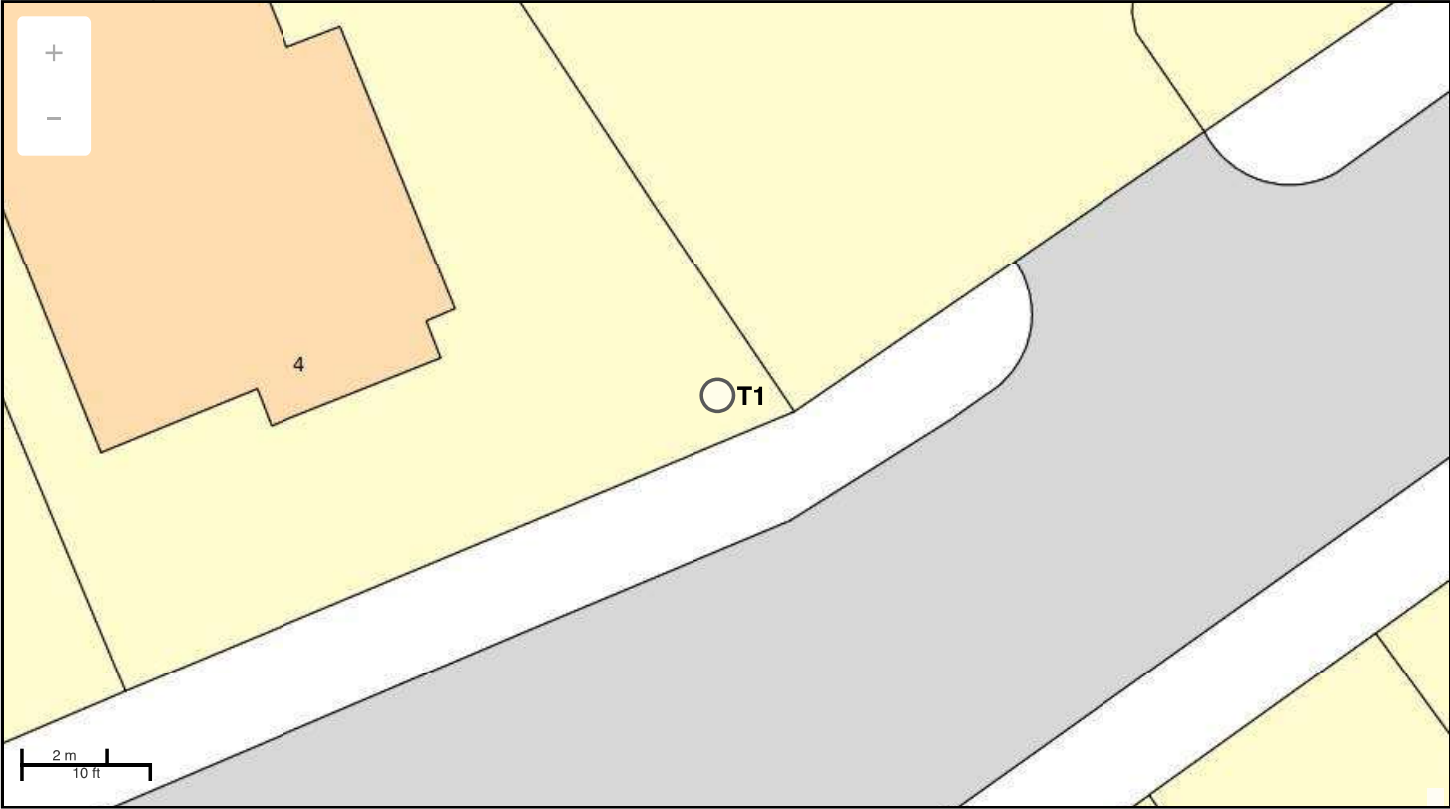
BS5837 Category



N/A :1 - 100%

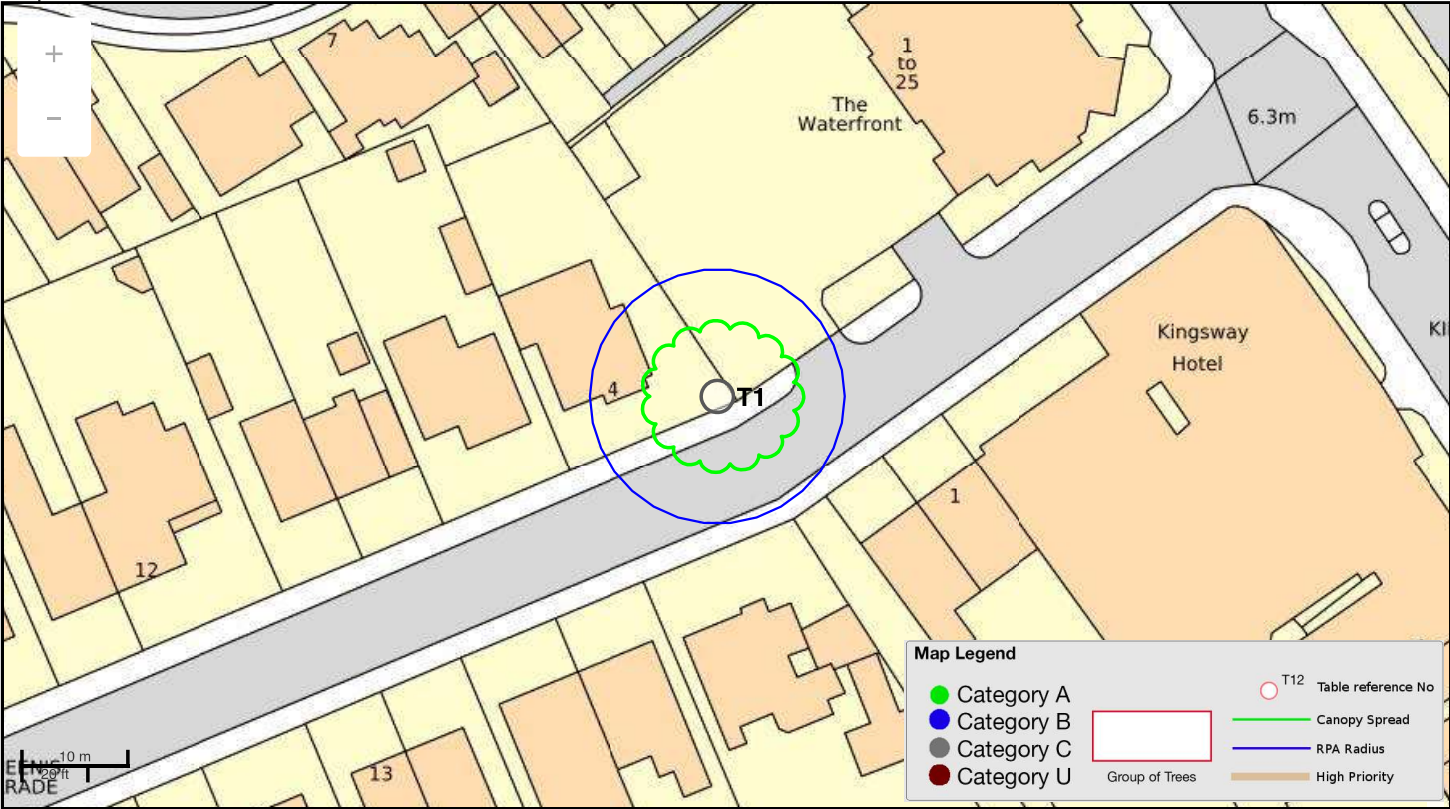
No	Species	Height (m)	Age Class	Next Inspection	Priority	Est. Duration
T1	Acer pseudoplatanus (Sycamore)	14	Mature	04-12-2027	4	0
<p>GENERAL OBSERVATIONS There is debris around the base of the tree hindering full inspection of the base. But no noticeable decay apparant or fungal fruiting bodies identified upon inspection (4/12/2024). The stem tri-furicates at 1.7m in height, on the northern aspect of this union the is a minor crack noted but of no concern, there are no compression unions throughout the the tree. Minor cavity noted on the stem overhanging the carpark at 4.5m in height, inspection required to asecertain size of cavity due to high target area (car park). Moderate deadwood especially over car park which requires removal. Minor damage on the limb at 5m in height near the street light, the wound has accluded well. Telephone wire running through the southern side of the canopy, no major limbs rubbing on the wire however a small section of the canopy requires pruning clear (see photo). All works that are recommended to be carried out in accordance with British standards BS3998:2010.</p> <p>PHYSICAL_CONDITION Good; STRUCTURAL_CONDITION Good; TPO_REFERENCE TPO on the tree.; KT ASSET ID 110136177; INSPECTION TYPE Cyclical; TRAFFIC MANAGEMENT REQD None; NUMBER OF STEMS 1; RPA 480m²; RPA RADIUS 12.4m; CANOPY SPREAD N 7m, E 8m, S 7m, W 7m; STEM DIAMETERS 103cm; COMMENT I have been shown the previous application for works allowed on the tree ref. DM/0772/24/TPO. The 5m reduction over the car park cannot be achieved without inflicting large wounds over the recommendations set out in the British standards for tree work BS3998:2010, which will most likely lead to long term damage to the trees health via the ingress of decay causing bacteria or fungi. The extent of this reduction will also unbalance the tree, and as it is exposed to high coastal winds could lead to failures as the mass damping effect of the overall canopy will be greatly reduced. Finally cutting back to boundary which is effectively being proposed will not reduce the residual debris from the tree such as sap and leaves to any noticeable level, instead a car port being built over the affected car parking spaces would have a much greater affect. With these above points in mind it is unclear why this application was allowed by the tree officer, who would definitely know the above.; EASTING/NORTHING point(531170.59 408206.78); CAVAT FUNCTIONAL VALUE 75%; CAVAT CASH VALUE -; USER NAME Maplebeck Tree Care; LAST INSPECTED 04-12-2024</p>			<p>PRELIMINARY RECOMMENDATIONS</p> <p>Raise Crown (Raise crown to 5.2m over he carriage way) Priority 3; Remove Deadwood (Degree Moderate) (Remove deadwood over 30mm diameter throughout the tree.) Priority 3; Inspect (Inspect the cavity on the limb extending over the car park (see photo)) Priority 3; Clear street lamp (Prune to give light splay clearance) Priority 1; Other -- see comments (Remove rope attached to stem which is damaging the bark, and clear debris around base for future inspections.) Priority 4; Reduce Crown (Meters 1.5m) (Reduce the overextending southern limb by a maxiumum of 1.5m to reduce biomechanical stresses on the limb and bring it back within the natursl canopy line.) Priority 4</p>			

Overview Map



Maps: © Crown Copyright [and database rights] 2024 OS 100055243

Map 1



Maps: © Crown Copyright [and database rights] 2024 OS 100055243

MapNo: T1 KTId: 110136177
Date: 2024-12-04



Minor contact with phoneline

MapNo: T1 KTId: 110136177
Date: 2024-12-04



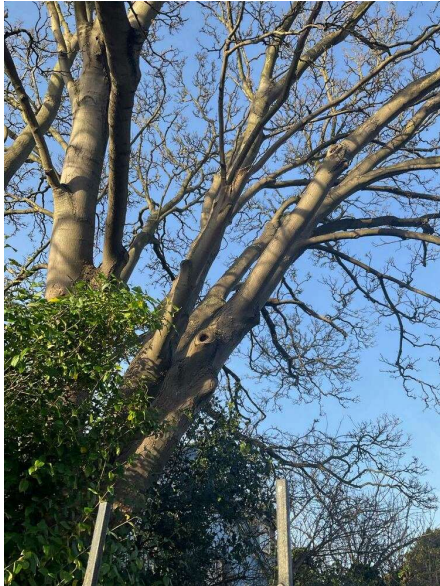
Minor damage which has accluded well.

MapNo: T1 KTId: 110136177
Date: 2024-12-04



Limb beginning to overextend the natural canopy line which is due to the pruning required to keep the lighting column clear. Also light splay impeded by canopy requires pruning clear.

MapNo: T1 KTId: 110136177
Date: 2024-12-04



Cavity requires inspection.

MapNo: T1 KTId: 110136177
Date: 2024-12-04



Minor crack on the northern aspect of the stem of no concern

MapNo: T1 KTId: 110136177
Date: 2024-12-04



Limb encroaching over carriageway

MapNo: T1 KTId: 110136177
Date: 2024-12-04



Moderate deadwood forming over parking area.

MapNo: T1 KTId: 110136177
Date: 2024-12-04



MapNo: T1 KTId: 110136177
Date: 2024-12-04



Rope beginning to damage bark.

Comments for Planning Application DM/0772/24/TPO

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Case Officer: Paul Chaplin

Customer Details

Name: Dr Keith Collett

Address: 6 Wells Road Healing Grimsby DN41 7QJ

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Tree has a preservation order and has already been cut once despite objection, significantly altering its shape.

This reduction (5 metres) is enormous.

The tree has always been there, long before the waterfront.

Comments for Planning Application DM/0772/24/TPO

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Case Officer: Paul Chaplin

Customer Details

Name: Dr Keith Collett

Address: 6 Wells Road Healing DN41 7QJ

Comment Details

Commenter Type: Statutory Consultee

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I am concerned that given the fact that Katherine Teakle was unaware of these proceedings, full measure has not been accorded to the proposed work.

Information to and involvement of Katherine, who is the owner of the neighbouring property where the tree with a preservation order originates, has not occurred. I believe this is not only a lack of due diligence, but also good manners.

This has been presented as a fait accompli.

The existence of the tree covers three parking spaces and has been there before the Waterfront development at its current size. I will qualify 'at its current size' by adding until it was previously cut back in 2018, leaving the tree misshapen and with at least one dead bough overhanging the car park.

How will further destruction of the tree resolve the issue?

Regrowth will occur, if the tree continues to survive these assaults, so this is only a temporary but radical measure.

In the past I offered a solution, and I do so again, but no debate or discussion to resolve the situation.

A car port can be constructed that alleviates the immediacy issue.

Proportionality is relevant here as the first paragraph documents.

This tree is a living entity, that supports a host of wildlife and I believe the symmetry aesthetically enhances Queen's Parade.

I wish to reiterate that the tree existed when the car park was designed, so because of the lack of consideration in the design, the tree is now a problem.

What will be the consequences if dead boughs cause by pruning fall on the cars below or the pruning results in the death of the tree?

Yours Keith Collett

Reference to TPO planning guidance:-

How much information does an applicant have to give?

Applicants must provide reasons for proposed work. They should demonstrate that the proposal is a proportionate solution to their concerns and meets the requirements of sound arboriculture. The authority may ask for more information or evidence to help determine an application, but it has no power to require information beyond that specified in the standard application form.

Paragraph: 068 Reference ID: 36-068-20140306

Revision date: 06 03 2014

What supporting information is needed for applications for works to protected trees that relate to alleged damage to property?

It is important that applications suggesting that the proposed tree work is necessary to address tree-related subsidence damage are properly supported by appropriate information. The standard application form requires evidence that demonstrates that the tree is a material cause of the problem and that other factors have been eliminated as potential influences so far as possible.

The guidance notes for the standard application form (PDF, 193KB) list the requirements.

Applicants should support claims that trees are damaging lighter structures and surfaces, such as garden walls, drains, paving and drives, by providing technical evidence from a relevant engineer, building/drainage surveyor or other appropriate expert.

Paragraph: 069 Reference ID: 36-069-20140306

Revision date: 06 03 2014

Comments for Planning Application DM/0772/24/TPO

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Case Officer: Paul Chaplin

Customer Details

Name: Miss Laretta McKinnon

Address: 101 First Main Road, Humberston Fitties, Humberston Fitties Humberston Fitties
Cleethorpes DN36 4EZ

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Why on earth cut down any of this beautiful oak tree?? The answer is to put up an open car port which will solve the problem. Major surgery on a tree because of birds doing what they do

..

is absolutely ridiculous. Trees give and support life..please please do not destroy any of it.

01223 328933

lfoster@richardbuxton.co.uk
hnorman@richardbuxton.co.uk
agisby@richardbuxton.co.uk

North East Lincoln Council
Development Management Services – Municipal Offices
Town Hall Square
Grimsby DN13 1HU

Our ref: TEA1/5 (LPF)
Your ref: DM/0772/24/TPO

Attn: Paul Chaplin

12 December 2024

BY EMAIL ONLY: Paul.Chaplin@nelincs.gov.uk
Copy to martin.dixon@nelincs.gov

URGENT LETTER

Dear Sirs

RE: Proposed reduction of Sycamore tree with a TPO at 4 Queens Parade Cleethorpes North East Lincolnshire DN35 0DF
TPO (ref: DM/0772/24/TPO)

1. We are instructed by Katie Teakle and Dr Keith Collett. Ms Teakle has previously objected to this application by letter dated 31 October 2024. Dr Collett has responded directly on 12 December.
2. Inexplicably, this ill-conceived and materially flawed application for works to a TPO tree was promoted by an agent on behalf of the Waterfront residents with no tree inspection report to support the proposed works.
3. Ms Teakle has now rectified this significant deficiency at her own expense and obtained a consultant tree expert report prepared by Andrew Fairhurst, licenced arboriculturist, from Maplebeck Tree Care, Southwell, NG22 0BS, dated 5 December 2024 (**"the Fairhurst report"**). Mr Fairhurst's report is enclosed with this letter.
4. Mr Fairhurst makes it very clear that the works proposed **are unnecessary, could risk the life of the tree and could destabilise the tree in high winds**. He records that the tree is in good condition, is stable and has a long life expectancy and that the simple construction of a car port would alleviate the need for any works other than routine maintenance to remove deadwood. The lack of an informed basis to proceed with the works underscores an attitude of gross negligence and lack of care to vital ecological assets. Mr Fairhurst records:

I have been shown the previous application for works allowed on the tree ref. DM/0772/24/TPO. The 5m reduction over the car park cannot be achieved without inflicting large wounds over the recommendations set out in the British standards for tree work BS3998:2010, which will most likely lead to long term damage to the tree's health via the ingress of decay causing bacteria or fungi. The extent of this reduction will also unbalance the tree, and as it is exposed to high coastal winds could lead to failures as the mass damping effect of the overall canopy will be greatly reduced. Finally cutting back to boundary which is effectively being proposed will not reduce the residual debris from the tree such as sap and leaves to proposed will not reduce the residual debris from the tree such as sap and leaves to any noticeable level, instead a car port being built over the

affected car parking spaces would have a much greater affect. With these above points in mind it is unclear why this application was allowed by the tree officer, who would definitely know the above.

5. Ms Teakle and Dr Collett have instructed Lincolnshire Tree Services to proceed with recommendations from the Fairhurst report to do advisable pruning in a manner which will maintain and safeguard the tree.
6. We have had sight of the officer's report dated 27 November 2024 and understand the meeting was deferred. We are deeply concerned with the officer's recommendation to approve the application with no factual understanding of the risk of the works to the health and stability of the tree – serious omissions that strikes us a potentially legally flawed when considering works to a tree of this age and value. Further the OR reference to the previous consent is not credible since that earlier application was not supported by a professional arboriculturist report and our client was unaware of it so was not in a position to object.
7. Additionally, the OR recommends approval on the basis that *"it is considered that the reasons given [for the proposal], bird droppings on car parking spaces, to be valid and not unreasonable"*. Yet this is in direct contradiction to the North East Lincolnshire Tree Strategy as follows:

Paragraph 9.4 Bird droppings

*The nuisance of bird droppings is not considered to be a sufficient reason to prune or remove trees. Nesting birds are protected under the Wildlife and Countryside Act 1981 (and other wildlife law). **The council will not prune or fell its trees to remove or reduce bird droppings from trees or remove bird droppings from private property** (emphasis added)*

8. Due to the OR's lack of factual basis, reliance on previous non-valid consents and lack of acknowledgement of local strategies, we have serious concerns about its adequacy for consideration by the planning committee.
9. In any event since the November OR was drafted the Council now has the Fairhurst Report and the serious risk to the life and stability of the tree from the proposed works. These are material considerations which must now be considered. It would be irrational to permit the application given the Fairhurst report and the lack of any supporting tree report from the applicant.
10. Finally, can officers please confirm when the matter will be reported to members so our clients may prepare to address the committee members.

Yours faithfully

RICHARD BUXTON SOLICITORS

encl Andrew Fairhurst Arboricultural Report December 2024

From: Colin Hammond
Sent: 10 January 2025 14:02
To: Paul Chaplin (EQUANS) <Paul.Chaplin@nelincs.gov.uk>
Cc: New Directions Jan Jones
Subject: TPO Tree at No 4 Queen's Parade
Importance: High

Hi Paul,

WRA would be grateful if you could make the letter below available to the planning committee.

At the last planning committee review of our request to cut back some of the branches overhanging our car park it was suggested that WRA and our neighbours go away and try to find an amicable solution. The two parties subsequently had a friendly meeting where our neighbours admitted their trees in general had gotten a bit out of hand since covid and needed attention. They advised they had instructed a tree specialist to carry out a review of the TPO tree and advise on work to be carried out. Both parties agreed that the idea of moving the bin storage area was not a practical solution.

Having got off to such a friendly start you can imagine we were both surprised and disappointed at the resulting tree report that basically recommended doing nothing to resolve our problem. The report grossly exaggerated the extent of our proposed work. The accompanying letter from our neighbours then stated they would hold us, and everyone else involved including NELC, legally liable for any future problems with the tree if our proposed work were carried out.

Hence we now find ourselves at an impasse and request the Planning Committee approve our original request.

Thanks

Colin Hammond on behalf of WRA.

PS I believe you have a copy of the neighbour's tree report and the accompanying letter from them. If not I can supply.