

Item 1 - Weelsby Hall And  
Stables Weelsby Road  
Grimsby - DM/0450/24/FUL

# Comments for Planning Application DM/0450/24/FUL

## Application Summary

Application Number: DM/0450/24/FUL

Address: Weelsby Hall And Stables Weelsby Road Grimsby North East Lincolnshire DN32 9RU

Proposal: Refurbishment of grade II Weelsby Hall for use as a training centre and to convert and extend the stables for use as residential care in association with main site

Case Officer: Emily Davidson

## Customer Details

Name: Mr Leslie Beckett

Address: 4 Brunel Close, Grimsby, North East Lincolnshire DN32 9FE

## Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I am writing to you today to raise several concerns regarding the proposed development at the Weelsby Hall campus, I must firstly say that I have no objection to the facilities being improved to provide additional residential capacity as I believe the site provides a valuable service to the local community. My issues as such are regarding the proposition to remove a large number of well established mature trees along the boundary of the Stables area adjacent to the houses on Brunel Close.

Firstly as the area is designated as a local flood risk it seems strange to wish to remove so many large trees as each one of these will have the capacity to remove approximately 900 ltrs of water per day and many of the gardens came near to flooding during the prolonged, persistent wet spring and as climate change continues to be forecast to get worse the removal of these natural water consumers can only be detrimental to the area.

In addition to this concern I note that in the report by Mr Paul Chaplin for Trees and Woodlands he states that "there is no BS5837 Tree Report, it is therefore ambiguous as to which trees are to be removed as there is no detail of their species, size or condition, neither is there any justification for the proposed tree removal".

I would also like to point out that there is no mention of a Badger Sett in the wildlife report and we know that a Sett exists in the grounds of the Hall in the vicinity of the Stables block area as one of my neighbours gets them in her garden every night, one of the other neighbours is trying to contact the site manager to arrange a visit to see if it can be located but I'm sure you are aware that is illegal to 'disturb, damage or destroy a Badger Sett' under the Protection of Badgers Act 1992.

In addition the environmental impact study contradicts itself in regards to the welfare of any potential Bat population as it states on one hand that - "trees within the proposed works are of negligible potential to support roosting Bats".

But then also states - "some of the more mature trees within the site contain features to support roosting Bats" and as there has been no proper tree report as highlighted earlier how is anyone supposed to give credence to these findings.

Can I also raise the issue of the detrimental impact that the removal of such fine specimens of mature trees will have on the residents on Brunel Close, not only will there be a loss of a much loved natural vista but also some much needed natural shading which would take many decades to replace with new planting and as such may have a negative impact to the mental health and wellbeing of many of those affected.

Yours Sincerely, Leslie Beckett.

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Case Officer: Emily Davidson

## Customer Details

Name: Mrs Kim Treacher

Address: 13 Brunel close Grimsby

## Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: When we purchased our property we were told that the tree in our garden was planted and tree surgeons pruning the tree have always said felling this or surrounding trees raised serious risk of subsidence to our property and those houses surrounding us.

We also wish to raise concerns for the wildlife including badgers that have this as natural habitat. Removing the trees from this area would also heighten risk of making the area a flood plane.



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Case Officer: Emily Davidson

## Customer Details

Name: Mr Paul Brown

Address: 14 Brunel Close Grimsby

## Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: My partner and I own and reside at number 14 Brunel Close DN32 9FE which has a direct border

with the stables area. We have very strong objections to the plans affecting this building.

The plans represent a significant change of use from an educational facility to residential units.

The

plans suggest that the refurbishment and extension will increase the area of building directly

backing onto our property. The plans incorporate windows and doors which will face in the

direction

of our property in addition to paved garden areas backing onto our property which will drastically

reduce the privacy to the rear of our dwelling. In addition our quality of life could be impacted due

to an increase in noise from the stables area and we note the inclusion of a 'plant room' in the

extension which we assume will also increase noise levels from the site. As we have experienced

drain and sewage smells drifting across from the direction of the stables building we have

concerns

that the drain and sewer infrastructure will be unable to cope with additional inflow that would

result

from residential use.

As the proposal includes allocated garden spaces for each residential unit we are very concerned

that the area of woodland surrounding the stable building will be adversely affected. This area

contains mature trees and shrubbery and is home to a wide variety of wildlife including badgers

which are regular visitors to gardens in the area (photographic proof can be provided) and are a

protected species. We suspect there is a badger sett located in the woodland to the rear of Brunel

Close and any disruption to this area would potentially cause harm to the badgers. Significant

numbers of wild birds including a woodpecker (photographic evidence available) and tree creepers

can regularly be seen on the mature trees bordering the properties (photographic evidence available) The trees and other vegetation giving them plenty of cover from predatory birds. If the trees are removed this will disrupt the wild birds both for breeding and feeding.

I notice in the planning application that bird boxes are to be erected after the removal of the established trees to assist the bird life in the area with nesting. The wild birds already have established nests, with many of the birds bringing their young to our garden to feed. Whilst this is commendable, surely it is better for the birds to breed in their natural habitat without all the disruption of construction work and loss of natural habitat.

The councils own Trees and Woodlands officer has stated that he is unaware exactly what trees are to be felled as it not clear on the submitted planning application. Surely this should be clearly stated, or are the applicants being deliberately evasive? Is the felling of mature trees absolutely necessary? Should we not be preserving our woodlands for future generations?

The area of land on which Weelsby Hall, Brunel Close and other neighbouring streets are located sits on a flood plain. If the established trees are removed this would impact the area greatly as there would be no means for the excess water to be extracted from the ground. With the increase in rain fall that we are currently experiencing due to climate change this has the potential to affect other properties not directly adjacent to Weelsby hall boundary as any rain fall will remain on the land instead of being removed by the trees.

Weelsby Hall has, in the past, been converted for residential purposes with the stables set up as an educational facility. Why can this status quo not be maintained, as this would negate the need to decimate the local green space and habitat of the wildlife. We are extremely concerned as to the

long terms plans for the site and in our opinion the change of use to residential should not be allowed given the extremely close proximity of the stable building to not only our property but those

of our immediate neighbours. Any such plans have the potential to negatively impact the quality of life and value of the properties on the east side of Brunel Close.

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Proposal: Refurbishment of grade II Weelsby Hall for use as a training centre and to convert and extend the stables for use as residential care in association with main site

Case Officer: Emily Davidson

## Customer Details

Name: Mrs Nisha Driver

Address: 166, Weelsby Road Little Weelsby Grimsby DN32 8PJ

## Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I have concerns about the residential facility that is being proposed here for the following reasons:

1) The clients are all vulnerable people and this campus is not secure as there is a long boundary fence between Weelsby Hall Campus and 166 Weelsby Road. This boundary fence is in very poor condition and people and animals are able to go in and out from that campus into my grounds easily. These vulnerable people require a secure and safe area. We in 166 Weelsby Road also need to feel safe as some of this client group could become unpredictable.

2) The increase use on the service road because of the increase in number of residents and service personal will increase traffic and sound and light pollution in this peaceful part of the area that is very close to 166 Weelsby, directly effecting us. This is not desirable.

I have already raised this matter with Emily Davidson and was surprised with her response. She informed me this is not a matter of concern for planning. I would have thought it very much is.

If the applicants were to add to the planning application an eco boundary fence that will make this campus safe for both of us and diffuse the sound and light pollution then I would be happy to support this application.



# Comments for Planning Application DM/0451/24/LBC

## Application Summary

Application Number: DM/0451/24/LBC

Address: Weelsby Hall And Stables Weelsby Road Grimsby North East Lincolnshire DN32 9RU

Proposal: Listed building consent for refurbishment of grade II Weelsby Hall with internal alterations for use as a training centre and to convert and extend the stables for use as residential care in association with main site.

Case Officer: Emily Davidson

## Customer Details

Name: Mrs Wendy Woodhouse

Address: 12 Brunel Close Grimsby

## Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I wish to object to this Planning Application. Not only will the proposed works change our rear view from our properties and affect our well-being, it will also impact greatly on the environment and wildlife. I feel that the Application has gone under the radar somewhat as I was not notified by the Council of the application, even though the view from my own property will change dramatically. The only notice attached to a lamp post is close to Weelsby Woods and it appears that the centre of the proposed works is much further along Weelsby Road, impacting on the rear of my property and my neighbours. I would share the concerns of Paul Chaplin, the Tree Officer, that there is information as to what trees are to be planted, but scant if any information as to which trees will be removed. Which trees are the subject of a TPO? Of significant importance is the wildlife. Not only do we have badgers entering our gardens from Weelsby Hall, which I am aware can pause an application, but does not automatically create the refusal of an application. However, there are cuckoos in situ which I understand are a 'red' endangered species and the application can be refused on that basis. If a Planning Meeting is to be held, myself and my neighbours would wish to attend. Thank you.

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Case Officer: Emily Davidson

## Customer Details

Name: Mrs Wendy Nilsen

Address: 15 Brunel Close Grimsby

## Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I strongly object to the cutting down of trees and any newly erected buildings behind my home. We have an assortment of wildlife - foxes who live and have just had cubs have a nest - badgers who use the run behind our garden to visit every night - numerous different birds and even deer. I believe badgers are a protected species and must be allowed to roam freely. These animals enter my garden every night and I implore you to let them carry on. If you are cutting down trees - which is against nature - and building where proposed it will put all of these animals in danger of losing their homes and food source. My home has an open view of the woods - one of the reasons we purchased our house - I do not want to see more buildings when I look out and I don't want my privacy taken away. We were actually told that the land behind us would not be built on and that the trees were protected. Also the noise from these buildings would also encroach on our privacy. Please take our views into account as I am sure you will.

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Case Officer: Emily Davidson

## Customer Details

Name: Mr Allan Nilsen

Address: 15 Brunel Close Grimsby

## Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I object to the above application for the stables because of the effect on the wild life and also the chopping down of numerous trees. I believe it is a conservation area and that the trees are not allowed to be cut down - there is too much invasion on the few natural places we have in this town and I doubt very much if this extension is needed. Badgers, foxes and numerous birds find their way into my garden and you are talking about destroying their natural habitat - talking about badgers, isn't it illegal to build where a badgers sett is. I hope you will act on this objection and stop the trees and natural habitat being destroyed.

# Comments for Planning Application DM/0451/24/LBC

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Case Officer: Emily Davidson

## Customer Details

Name: Mrs wendy salim

Address: 16 Brunel Close Grimsby

## Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment:I would like to record mine and my husbands objections to the proposed building on the site of the old stables, Weelsby Hall. The trees which are at the back of our property offer habitats to small animals and birds. With the current government focus on climate change and medical evidence to suggest that any green spaces, woodland and trees are beneficial to the public, we find it sad that the thought of chopping down and clearing the trees can be countenanced. The Hall is in a secluded safe place for the students attending and it would appear to be a more sensible proposition to use some of the many acres close to the hall to build this block. They would be free to enjoy all the green surroundings offered in a building further into the park along with the safety and security it would offer being further away from the road. We respectfully offer these objections. W. and G. M .Salim



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Case Officer: Emily Davidson

## Customer Details

Name: Mr Jim Wright

Address: 27a Parker Street Cleethorpes Cleethorpes

## Comment Details

Commenter Type: Amenity Group

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment: I think the ecologist's suggestion that a bird feeding station should be established is excellent.

This would be valuable - not just for the birds but also for the students because maintaining it will be beneficial to their education and give them additional purpose and satisfaction.

I also applaud the proposal for the installation of nest boxes, though it is unfortunate that the ecologist has not been specific about the number, in effect handing the responsibility to the planning case officer who may not be equipped to make the judgement.

From an ornithological perspective, I would favour the following

- \* One nuthatch nest box
- \* Four swift nestbricks and/or nestboxes
- \* One tit nest box
- \* One open-front nestbox (suitable for robins/ flycatchers)
- \* One tawny owl nestbox.

The ecologist makes reference to barn owl nestbox, but the site is too built up for this species which favours open countryside.

If the application is approved and the ecologist's recommendations are accepted, I would be happy to advise on potential locations for the nestboxes.

Thank you.

Jim Wright  
Secretary  
Lincolnshire Bird Club  
[www.lincsbirdclub.co.uk](http://www.lincsbirdclub.co.uk)

**From:** Dave Smith  
**Sent:** Thursday, June 13, 2024 11:10 PM  
**To:** Emily Davidson (EQUANS) <[Emily.Davidson@Nelincs.gov.uk](mailto:Emily.Davidson@Nelincs.gov.uk)>  
**Subject:** Comments on planning application for Weelsby Hall, Grimsby

Your Title: Mr  
Your First Name: \* David  
Your Surname: \* Smith  
Address Line 1 \* 36 Minshull Rd,  
Address Line 2  
Town/City \* Cleethorpes  
Postcode \* DN35 0DX  
Your Tel. No.  
Your Email Address: \*  
  
Commenter Type: \* Member of public  
Select  
Stance: \* Support

## Comments

### Comments on planning applications

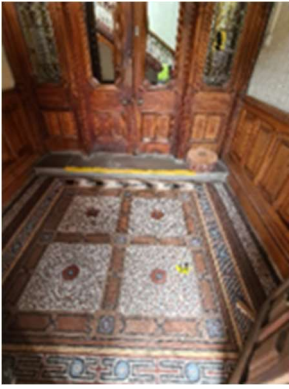
Refurbishment of grade II Weelsby Hall for use as a training centre and to convert and extend the stables for use as residential care in association with main site  
Ref. No: DM/0450/24/FUL

Listed building consent for refurbishment of grade II Weelsby Hall with internal alterations for use as a training centre and to convert and extend the stables for use as residential care in association with main site.  
Ref. No: DM/0451/24/LBC

I am a volunteer heritage researcher for Linkage and my primary aim is to raise awareness and to protect Weelsby Hall and its surrounding buildings, including the stable block, as well as the grounds overall. It is one of the few surviving buildings in our towns from the days of wealthy fish merchants and trawler owners – this one was built by Sir George Frederick Sleight. The site is a hidden gem and, where possible must be preserved. I understand that there is a fine balance between keeping everything as it is and between ensuring the buildings and site are sustainable and usable. If this is not met, there is a risk of the hall and buildings becoming vacant and either converted to apartments, demolished, or set alight. I have visited the site and viewed the intended building works and I have the following comments to make.

### WEELSBY HALL

- The proposed ramp access between the lobby and entrance hall will cross an attractive mosaic tiled floor. Any ramp should be removable and the floor beneath protected so it may be reverted in the future without damage to the floor.



- The current laundry room used by the hall's cleaning staff has an attractive and unique tiled fire surround and cast-iron grate. In the alcove to the right are a set of what is likely to be original drawers, no other similar fittings exist in the hall today. In the entrance lobby to this room is an attractive and historic steel door that was a strongroom. It was probably used by Sleight to store cash, deeds, and other valuables. I believe that there is no key to open this strongroom. The removal of these three features would be a sad loss however, if they must be removed then the fire surround and drawers should be carefully removed and kept as part of an on-site heritage collection. The same applies to the attractive strongroom door. Also, probably the only means to access the strongroom is by knocking a hole through the wall. Photographic evidence must be taken at the earliest opportunity once access has been gained, prior to further demolition.



- A new door is proposed between the former service corridor and the family's sitting room (proposed sensory room). There are currently two historic original doors from the kitchen corridor and from the entrance hall that overlap each other at this point. It would be disappointing if, by creating a third door behind these two, the two original doors were to be removed – especially the one that leads from the entrance hall as this would spoil the almost complete appearance of the entrance hall – one of the buildings finest features. If they had to be removed, then they should remain as a part of an on-site heritage collection.



- If any door furniture must be removed, a record should be made as to its original location, and the fittings kept as a part of an on-site heritage collection.
- One of the most significant original architectural features within the hall are its tiled fireplaces and hearths and overmantels. Whilst a few have been previously removed most are in the original location and condition and each one is unique to each room. At all costs each fireplace, tiled hearth and overmantel must be retained in their original location. This is unlikely to affect the planned use for each room.
- Where openings are to be made in original walls, consideration should be given to the use of steel lintels or similar, to retain an upper wall across the opening therefore preserving the continuity of the decorative plaster covings.
- Opposite one of the three rear access doors in to the hall is one with an access ramp. Opposite this door is a gents toilet that has two original doors that match the remaining doors off the service corridor. Ideally both, or at least the outer door, should be kept but if not, they should be carefully kept as part of an on-site heritage collection.



- A rare feature in the hall is in the former Victorian billiard room that is proposed to be a training/conference room. An original corner seating bench sits between the ornate door and tiled fireplace. It was probably used for spectators. The room could still be converted, and this original corner be preserved as an attractive feature. This will not affect the proposed use of this room.



- The removal of trees near the parking area to the front of the hall are likely to be laurel bushes (if I have correctly identified the area) and not standard sized trees. It is understood that further trees will be planted to offset their removal. Their removal will enhance the view of the hall.



## **STABLE BLOCK**

Apart from some usage as a small animals section this area has largely remained underutilised since the former residential areas were closed several years ago. The proposed changes will improve this area of the campus.

**Overall, I support the applications** that will not only assist the charity to continue to support young people but also will help to make the buildings more sustainable, thus preserving them for future generations of the region in an area that has lost so much heritage.

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Case Officer: Emily Davidson

## Customer Details

Name: Ms Lorraine Johnson

Address: 1 Suggitts Lane Cleethorpes DN35 7JE

## Comment Details

Commenter Type: Member of the Public

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment: Very pleased to see Weelsby Hall getting some much-needed refurbishment. It is a fine example of one of the town's few Victorian grand houses. Also pleased to see it being kept in one piece and not divided into apartments.

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Case Officer: Emily Davidson

## Customer Details

Name: Mr David Baeten

Address: 12 Princes Road Cleethorpes DN35 8AW

## Comment Details

Commenter Type: Member of the Public

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment: Just want to express my support to Weelsby hall being used to its full potential.

Significant funding has been secured and the work should be able to start as soon as possible with full support from the council.



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Case Officer: Emily Davidson

## Customer Details

Name: Christine Dixon

Address: 149 Lord Street Grimsby DN31 2NH

## Comment Details

Commenter Type: Member of the Public

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment: Happy to support the renovation of this marvellous old house, so important in our fishing heritage.

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Case Officer: Emily Davidson

## Customer Details

Name: Mrs Sue Pannell

Address: 32 Connaught Avenue Grimsby DN32 0BS

## Comment Details

Commenter Type: Member of the Public

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment: I suspect this is one of Grimsby's hidden gems. It should be repaired and refurbished before being allowed to fall into further disrepair.

The cemetery chapels and gatehouse have been returned to their previous glory and surely Weelsby Hall should be afforded the same support.

I support this plan to bring the building to life and give it a useful purpose.

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Case Officer: Emily Davidson

## Customer Details

Name: Mr Mark Smith

Address: 74a St. Peters Avenue Cleethorpes DN35 8HU

## Comment Details

Commenter Type: Member of the Public

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment: I wish this beautiful building was going to be used more by the local community & not just those with special needs.

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Case Officer: Emily Davidson

## Customer Details

Name: Mrs Lynne Mercer

Address: 8 whimbrel way New Waltham Grimsby DN36 4YX

## Comment Details

Commenter Type: Member of the Public

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment:

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Case Officer: Emily Davidson

## Customer Details

Name: Mr mark Sinclair

Address: 53 Westbury Rd Great Coates Cleethorpes DN35 0QJ

## Comment Details

Commenter Type: Member of the Public

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment: Must be done before its too late

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Case Officer: Emily Davidson

## Customer Details

Name: Dr Leonard Lofts

Address: 8 Bain Rise Ludford Market Rasen LN8 6LF

## Comment Details

Commenter Type: Member of the Public

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment: I have noted the comments of neighbours and their concerns about the refurbishment of Weelsby Hall and Stables. Some have also expressed support and recognised the potential for improving the Hall and Stables through this scheme and providing services for people with disabilities in a locality with lots of history linked to the town's fishing industry. There are many parts of Grimsby that have not been maintained or refurbished in a way appropriate to retaining the heritage of the town. I was born in Cleethorpes and I have spent my life working in Health and Social Care and have been involved in the development of many schemes, projects and provision for people with disabilities where there have been concerns from neighbours and a lack of cooperation between organisations developing the provision and local people expressing concerns about potential noise and environmental issues. The success of such schemes and developments depends on the abilities of the provider, in this case the Linkage Community Trust, in listening to neighbours and finding ways of dealing with concerns and agreeing on solutions to any issues raised. It isn't always possible to resolve every concern but it is always possible to communicate honestly and openly and to resolve concerns about practical issues.

I returned to live in Lincolnshire in January 2024. I am not living near to Weelsby Hall but live in Ludford near to Louth and Market Rasen. In the few months that I have been back in the county, I have visited Grimsby and Cleethorpes and seen some excellent developments but also seen what appears to be a lack of investment in certain parts of the town including the town centre. I have visited Weelsby Hall and its surrounding areas. I have also familiarised myself with the work of the Linkage Community Trust and seen the care that it has taken in other locations to make sure that neighbours of people with learning and physical disabilities including those with complex needs supported by the Trust are fully involved as they would wish to be with any new neighbours moving into their locality. I have complete faith in the Trust to invest in the quality of what it offers

to people whether this be in developing buildings or in direct care and support. Linkage is an organisation with a history, experience, knowledge and financial security sufficient to make a massive success of the Weelsby Hall refurbishment. It works on enabling people with disabilities to live fulfilling and meaningful lives. It assists them to have homes of their own with the support they need and to make contributions to the localities they live in. It offers learning through its College and is leading the field in some of its sensory work which is featured in the Weelsby Hall refurbishment. This includes sensory integration therapy for people with a range of conditions including learning disabilities, autism and dementia. Linkage also assists people to gain employment.

My father's father, my father and some of his brothers were involved in the fishing industry. My great grandfather in his own small trawlers fished daily in waters to Spurn Point until he was 83 years old. The name of Sir George Frederick Sleight was familiar in our family as was his ownership of Weelsby Hall. I wasn't involved in the industry but I was always aware of the town's heritage and history. I published a book on Amazon last year 'Dr Len-50 Years of Reasons for Investment in Social Care' featuring Grimsby and Cleethorpes with direct reference to the fishing industry now sadly gone. None of this gives me any special rights in supporting this refurbishment of Weelsby Hall and Stables but I know that the Linkage Community Trust will make sure that neighbours are listened to and that any problems are resolved.

I support the planning application by the Linkage Community Trust.

Dr Leonard Lofts, MBE

# Comments for Planning Application DM/0450/24/FUL

## Application Summary

Application Number: DM/0450/24/FUL

Address: Weelsby Hall And Stables Weelsby Road Grimsby North East Lincolnshire DN32 9RU

Proposal: Refurbishment of grade II Weelsby Hall for use as a training centre and to convert and extend the stables for use as residential care in association with main site

Case Officer: Emily Davidson

## Customer Details

Name: Mrs Ingrid Vlam-Lofts

Address: 8 Bain Rise Ludford Market Rasen LN8 6LF

## Comment Details

Commenter Type: Member of the Public

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment: I am writing in support of the above application on the basis of my knowledge of the Linkage Community Trust and its wealth of knowledge and experience and its success in developing similar schemes and projects for people with learning disabilities, autism and dementia.

I am new to Grimsby and Cleethorpes but my husband was born in Cleethorpes and has introduced me to them since moving to Lincolnshire in January 2024. I have visited the Weelsby Hall site and know its history.

I believe that the Trust will listen to neighbours and work with them to resolve any problems or issues wherever possible. The Trust works hard to make sure that its developments and support for people involves real integration into local communities.

Mrs Ingrid Vlam-Lofts



# Comments for Planning Application DM/0450/24/FUL

## Application Summary

Application Number: DM/0450/24/FUL

Address: Weelsby Hall And Stables Weelsby Road Grimsby North East Lincolnshire DN32 9RU

Proposal: Refurbishment of grade II Weelsby Hall for use as a training centre and to convert and extend the stables for use as residential care in association with main site

Case Officer: Emily Davidson

## Customer Details

Name: Dr Leonard Lofts

Address: 8 Bain Rise Ludford Market Rasen LN8 6LF

## Comment Details

Commenter Type: Member of the Public

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment: I have noted the comments of neighbours and their concerns about the refurbishment of Weelsby Hall and Stables. Some have also expressed support and recognised the potential for improving the Hall and Stables through this scheme and providing services for people with disabilities in a locality with lots of history linked to the town's fishing industry. There are many parts of Grimsby that have not been maintained or refurbished in a way appropriate to retaining the heritage of the town. I was born in Cleethorpes and I have spent my life working in Health and Social Care and have been involved in the development of many schemes, projects and provision for people with disabilities where there have been concerns from neighbours and a lack of cooperation between organisations developing the provision and local people expressing concerns about potential noise and environmental issues. The success of such schemes and developments depends on the abilities of the provider, in this case the Linkage Community Trust, in listening to neighbours and finding ways of dealing with concerns and agreeing on solutions to any issues raised. It isn't always possible to resolve every concern but it is always possible to communicate honestly and openly and to resolve concerns about practical issues.

I returned to live in Lincolnshire in January 2024. I am not living near to Weelsby Hall but live in Ludford near to Louth and Market Rasen. In the few months that I have been back in the county, I have visited Grimsby and Cleethorpes and seen some excellent developments but also seen what appears to be a lack of investment in certain parts of the town including the town centre. I have visited Weelsby Hall and its surrounding areas. I have also familiarised myself with the work of the Linkage Community Trust and seen the care that it has taken in other locations to make sure that neighbours of people with learning and physical disabilities including those with complex needs supported by the Trust are fully involved as they would wish to be with any new neighbours moving into their locality. I have complete faith in the Trust to invest in the quality of what it offers

to people whether this be in developing buildings or in direct care and support. Linkage is an organisation with a history, experience, knowledge and financial security sufficient to make a massive success of the Weelsby Hall refurbishment. It works on enabling people with disabilities to live fulfilling and meaningful lives. It assists them to have homes of their own with the support they need and to make contributions to the localities they live in. It offers learning through its College and is leading the field in some of its sensory work which is featured in the Weelsby Hall refurbishment. This includes sensory integration therapy for people with a range of conditions including learning disabilities, autism and dementia. Linkage also assists people to gain employment.

My father's father, my father and some of his brothers were involved in the fishing industry. My great grandfather in his own small trawlers fished daily in waters to Spurn Point until he was 83 years old. The name of Sir George Frederick Sleight was familiar in our family as was his ownership of Weelsby Hall. I wasn't involved in the industry but I was always aware of the town's heritage and history. I published a book on Amazon last year 'Dr Len-50 Years of Reasons for Investment in Social Care' featuring Grimsby and Cleethorpes with direct reference to the fishing industry now sadly gone. None of this gives me any special rights in supporting this refurbishment of Weelsby Hall and Stables but I know that the Linkage Community Trust will make sure that neighbours are listened to and that any problems are resolved.

I support the planning application by the Linkage Community Trust.

Dr Leonard Lofts, MBE

# Comments for Planning Application DM/0450/24/FUL

## Application Summary

Application Number: DM/0450/24/FUL

Address: Weelsby Hall And Stables Weelsby Road Grimsby North East Lincolnshire DN32 9RU

Proposal: Refurbishment of grade II Weelsby Hall for use as a training centre and to convert and extend the stables for use as residential care in association with main site

Case Officer: Emily Davidson

## Customer Details

Name: Mrs Jacqueline Woods

Address: Jasmine Cottage North End Goxhill DN19 7JN

## Comment Details

Commenter Type: Member of the Public

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment: Such a beautiful building. History of Grimsby must be kept. So much has disappeared over the years.

# Comments for Planning Application DM/0451/24/LBC

## Application Summary

Application Number: DM/0451/24/LBC

Address: Weelsby Hall And Stables Weelsby Road Grimsby North East Lincolnshire DN32 9RU

Proposal: Listed building consent for refurbishment of grade II Weelsby Hall with internal alterations for use as a training centre and to convert and extend the stables for use as residential care in association with main site.

Case Officer: Emily Davidson

## Customer Details

Name: Mr ted stanley

Address: Akina Keddington Road louth LN11 0BL

## Comment Details

Commenter Type: Member of the Public

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment:I support this application that will see the restoration and repurposing of these historic buildings and site for the benefit of the most vulnerable in our society and preserving an important heritage asset for the local community.

Item 2 - Weelsby Hall And  
Stables Weelsby Road  
Grimsby - DM/0451/24/LBC

# Comments for Planning Application DM/0450/24/FUL

## Application Summary

Application Number: DM/0450/24/FUL

Address: Weelsby Hall And Stables Weelsby Road Grimsby North East Lincolnshire DN32 9RU

Proposal: Refurbishment of grade II Weelsby Hall for use as a training centre and to convert and extend the stables for use as residential care in association with main site

Case Officer: Emily Davidson

## Customer Details

Name: Mr Leslie Beckett

Address: 4 Brunel Close, Grimsby, North East Lincolnshire DN32 9FE

## Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I am writing to you today to raise several concerns regarding the proposed development at the Weelsby Hall campus, I must firstly say that I have no objection to the facilities being improved to provide additional residential capacity as I believe the site provides a valuable service to the local community. My issues as such are regarding the proposition to remove a large number of well established mature trees along the boundary of the Stables area adjacent to the houses on Brunel Close.

Firstly as the area is designated as a local flood risk it seems strange to wish to remove so many large trees as each one of these will have the capacity to remove approximately 900 ltrs of water per day and many of the gardens came near to flooding during the prolonged, persistent wet spring and as climate change continues to be forecast to get worse the removal of these natural water consumers can only be detrimental to the area.

In addition to this concern I note that in the report by Mr Paul Chaplin for Trees and Woodlands he states that "there is no BS5837 Tree Report, it is therefore ambiguous as to which trees are to be removed as there is no detail of their species, size or condition, neither is there any justification for the proposed tree removal".

I would also like to point out that there is no mention of a Badger Sett in the wildlife report and we know that a Sett exists in the grounds of the Hall in the vicinity of the Stables block area as one of my neighbours gets them in her garden every night, one of the other neighbours is trying to contact the site manager to arrange a visit to see if it can be located but I'm sure you are aware that is illegal to 'disturb, damage or destroy a Badger Sett' under the Protection of Badgers Act 1992.

In addition the environmental impact study contradicts itself in regards to the welfare of any potential Bat population as it states on one hand that - "trees within the proposed works are of negligible potential to support roosting Bats".

But then also states - "some of the more mature trees within the site contain features to support roosting Bats" and as there has been no proper tree report as highlighted earlier how is anyone supposed to give credence to these findings.

Can I also raise the issue of the detrimental impact that the removal of such fine specimens of mature trees will have on the residents on Brunel Close, not only will there be a loss of a much loved natural vista but also some much needed natural shading which would take many decades to replace with new planting and as such may have a negative impact to the mental health and wellbeing of many of those affected.

Yours Sincerely, Leslie Beckett.

# Comments for Planning Application DM/0450/24/FUL

## Application Summary

Application Number: DM/0450/24/FUL

Address: Weelsby Hall And Stables Weelsby Road Grimsby North East Lincolnshire DN32 9RU

Proposal: Refurbishment of grade II Weelsby Hall for use as a training centre and to convert and extend the stables for use as residential care in association with main site

Case Officer: Emily Davidson

## Customer Details

Name: Mrs Kim Treacher

Address: 13 Brunel close Grimsby

## Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: When we purchased our property we were told that the tree in our garden was planted and tree surgeons pruning the tree have always said felling this or surrounding trees raised serious risk of subsidence to our property and those houses surrounding us.

We also wish to raise concerns for the wildlife including badgers that have this as natural habitat. Removing the trees from this area would also heighten risk of making the area a flood plane.



# Comments for Planning Application DM/0450/24/FUL

## Application Summary

Application Number: DM/0450/24/FUL

Address: Weelsby Hall And Stables Weelsby Road Grimsby North East Lincolnshire DN32 9RU

Proposal: Refurbishment of grade II Weelsby Hall for use as a training centre and to convert and extend the stables for use as residential care in association with main site

Case Officer: Emily Davidson

## Customer Details

Name: Mr Paul Brown

Address: 14 Brunel Close Grimsby

## Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: My partner and I own and reside at number 14 Brunel Close DN32 9FE which has a direct border

with the stables area. We have very strong objections to the plans affecting this building.

The plans represent a significant change of use from an educational facility to residential units.

The

plans suggest that the refurbishment and extension will increase the area of building directly backing onto our property. The plans incorporate windows and doors which will face in the direction

of our property in addition to paved garden areas backing onto our property which will drastically reduce the privacy to the rear of our dwelling. In addition our quality of life could be impacted due to an increase in noise from the stables area and we note the inclusion of a 'plant room' in the extension which we assume will also increase noise levels from the site. As we have experienced drain and sewage smells drifting across from the direction of the stables building we have concerns

that the drain and sewer infrastructure will be unable to cope with additional inflow that would result

from residential use.

As the proposal includes allocated garden spaces for each residential unit we are very concerned that the area of woodland surrounding the stable building will be adversely affected. This area contains mature trees and shrubbery and is home to a wide variety of wildlife including badgers which are regular visitors to gardens in the area (photographic proof can be provided) and are a protected species. We suspect there is a badger sett located in the woodland to the rear of Brunel Close and any disruption to this area would potentially cause harm to the badgers. Significant numbers of wild birds including a woodpecker (photographic evidence available) and tree creepers

can regularly be seen on the mature trees bordering the properties (photographic evidence available) The trees and other vegetation giving them plenty of cover from predatory birds. If the trees are removed this will disrupt the wild birds both for breeding and feeding.

I notice in the planning application that bird boxes are to be erected after the removal of the established trees to assist the bird life in the area with nesting. The wild birds already have established nests, with many of the birds bringing their young to our garden to feed. Whilst this is commendable, surely it is better for the birds to breed in their natural habitat without all the disruption of construction work and loss of natural habitat.

The councils own Trees and Woodlands officer has stated that he is unaware exactly what trees are to be felled as it not clear on the submitted planning application. Surely this should be clearly stated, or are the applicants being deliberately evasive? Is the felling of mature trees absolutely necessary? Should we not be preserving our woodlands for future generations?

The area of land on which Weelsby Hall, Brunel Close and other neighbouring streets are located sits on a flood plain. If the established trees are removed this would impact the area greatly as there would be no means for the excess water to be extracted from the ground. With the increase in rain fall that we are currently experiencing due to climate change this has the potential to affect other properties not directly adjacent to Weelsby hall boundary as any rain fall will remain on the land instead of being removed by the trees.

Weelsby Hall has, in the past, been converted for residential purposes with the stables set up as an educational facility. Why can this status quo not be maintained, as this would negate the need to decimate the local green space and habitat of the wildlife. We are extremely concerned as to the

long terms plans for the site and in our opinion the change of use to residential should not be allowed given the extremely close proximity of the stable building to not only our property but those

of our immediate neighbours. Any such plans have the potential to negatively impact the quality of life and value of the properties on the east side of Brunel Close.

# Comments for Planning Application DM/0450/24/FUL

## Application Summary

Application Number: DM/0450/24/FUL

Address: Weelsby Hall And Stables Weelsby Road Grimsby North East Lincolnshire DN32 9RU

Proposal: Refurbishment of grade II Weelsby Hall for use as a training centre and to convert and extend the stables for use as residential care in association with main site

Case Officer: Emily Davidson

## Customer Details

Name: Mrs Nisha Driver

Address: 166, Weelsby Road Little Weelsby Grimsby DN32 8PJ

## Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I have concerns about the residential facility that is being proposed here for the following reasons:

1) The clients are all vulnerable people and this campus is not secure as there is a long boundary fence between Weelsby Hall Campus and 166 Weelsby Road. This boundary fence is in very poor condition and people and animals are able to go in and out from that campus into my grounds easily. These vulnerable people require a secure and safe area. We in 166 Weelsby Road also need to feel safe as some of this client group could become unpredictable.

2) The increase use on the service road because of the increase in number of residents and service personal will increase traffic and sound and light pollution in this peaceful part of the area that is very close to 166 Weelsby, directly effecting us. This is not desirable.

I have already raised this matter with Emily Davidson and was surprised with her response. She informed me this is not a matter of concern for planning. I would have thought it very much is.

If the applicants were to add to the planning application an eco boundary fence that will make this campus safe for both of us and diffuse the sound and light pollution then I would be happy to support this application.



# Comments for Planning Application DM/0451/24/LBC

## Application Summary

Application Number: DM/0451/24/LBC

Address: Weelsby Hall And Stables Weelsby Road Grimsby North East Lincolnshire DN32 9RU

Proposal: Listed building consent for refurbishment of grade II Weelsby Hall with internal alterations for use as a training centre and to convert and extend the stables for use as residential care in association with main site.

Case Officer: Emily Davidson

## Customer Details

Name: Mrs Wendy Woodhouse

Address: 12 Brunel Close Grimsby

## Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I wish to object to this Planning Application. Not only will the proposed works change our rear view from our properties and affect our well-being, it will also impact greatly on the environment and wildlife. I feel that the Application has gone under the radar somewhat as I was not notified by the Council of the application, even though the view from my own property will change dramatically. The only notice attached to a lamp post is close to Weelsby Woods and it appears that the centre of the proposed works is much further along Weelsby Road, impacting on the rear of my property and my neighbours. I would share the concerns of Paul Chaplin, the Tree Officer, that there is information as to what trees are to be planted, but scant if any information as to which trees will be removed. Which trees are the subject of a TPO? Of significant importance is the wildlife. Not only do we have badgers entering our gardens from Weelsby Hall, which I am aware can pause an application, but does not automatically create the refusal of an application. However, there are cuckoos in situ which I understand are a 'red' endangered species and the application can be refused on that basis. If a Planning Meeting is to be held, myself and my neighbours would wish to attend. Thank you.

# Comments for Planning Application DM/0451/24/LBC

## Application Summary

Application Number: DM/0451/24/LBC

Address: Weelsby Hall And Stables Weelsby Road Grimsby North East Lincolnshire DN32 9RU

Proposal: Listed building consent for refurbishment of grade II Weelsby Hall with internal alterations for use as a training centre and to convert and extend the stables for use as residential care in association with main site.

Case Officer: Emily Davidson

## Customer Details

Name: Mrs Wendy Nilsen

Address: 15 Brunel Close Grimsby

## Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I strongly object to the cutting down of trees and any newly erected buildings behind my home. We have an assortment of wildlife - foxes who live and have just had cubs have a nest - badgers who use the run behind our garden to visit every night - numerous different birds and even deer. I believe badgers are a protected species and must be allowed to roam freely. These animals enter my garden every night and I implore you to let them carry on. If you are cutting down trees - which is against nature - and building where proposed it will put all of these animals in danger of losing their homes and food source. My home has an open view of the woods - one of the reasons we purchased our house - I do not want to see more buildings when I look out and I don't want my privacy taken away. We were actually told that the land behind us would not be built on and that the trees were protected. Also the noise from these buildings would also encroach on our privacy. Please take our views into account as I am sure you will.

# Comments for Planning Application DM/0451/24/LBC

## Application Summary

Application Number: DM/0451/24/LBC

Address: Weelsby Hall And Stables Weelsby Road Grimsby North East Lincolnshire DN32 9RU

Proposal: Listed building consent for refurbishment of grade II Weelsby Hall with internal alterations for use as a training centre and to convert and extend the stables for use as residential care in association with main site.

Case Officer: Emily Davidson

## Customer Details

Name: Mr Allan Nilsen

Address: 15 Brunel Close Grimsby

## Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I object to the above application for the stables because of the effect on the wild life and also the chopping down of numerous trees. I believe it is a conservation area and that the trees are not allowed to be cut down - there is too much invasion on the few natural places we have in this town and I doubt very much if this extension is needed. Badgers, foxes and numerous birds find their way into my garden and you are talking about destroying their natural habitat - talking about badgers, isn't it illegal to build where a badgers sett is. I hope you will act on this objection and stop the trees and natural habitat being destroyed.

# Comments for Planning Application DM/0451/24/LBC

## Application Summary

Application Number: DM/0451/24/LBC

Address: Weelsby Hall And Stables Weelsby Road Grimsby North East Lincolnshire DN32 9RU

Proposal: Listed building consent for refurbishment of grade II Weelsby Hall with internal alterations for use as a training centre and to convert and extend the stables for use as residential care in association with main site.

Case Officer: Emily Davidson

## Customer Details

Name: Mrs wendy salim

Address: 16 Brunel Close Grimsby

## Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment:I would like to record mine and my husbands objections to the proposed building on the site of the old stables, Weelsby Hall. The trees which are at the back of our property offer habitats to small animals and birds. With the current government focus on climate change and medical evidence to suggest that any green spaces, woodland and trees are beneficial to the public, we find it sad that the thought of chopping down and clearing the trees can be countenanced. The Hall is in a secluded safe place for the students attending and it would appear to be a more sensible proposition to use some of the many acres close to the hall to build this block. They would be free to enjoy all the green surroundings offered in a building further into the park along with the safety and security it would offer being further away from the road. We respectfully offer these objections. W. and G. M .Salim



# Comments for Planning Application DM/0450/24/FUL

## Application Summary

Application Number: DM/0450/24/FUL

Address: Weelsby Hall And Stables Weelsby Road Grimsby North East Lincolnshire DN32 9RU

Proposal: Refurbishment of grade II Weelsby Hall for use as a training centre and to convert and extend the stables for use as residential care in association with main site

Case Officer: Emily Davidson

## Customer Details

Name: Mr Jim Wright

Address: 27a Parker Street Cleethorpes Cleethorpes

## Comment Details

Commenter Type: Amenity Group

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment: I think the ecologist's suggestion that a bird feeding station should be established is excellent.

This would be valuable - not just for the birds but also for the students because maintaining it will be beneficial to their education and give them additional purpose and satisfaction.

I also applaud the proposal for the installation of nest boxes, though it is unfortunate that the ecologist has not been specific about the number, in effect handing the responsibility to the planning case officer who may not be equipped to make the judgement.

From an ornithological perspective, I would favour the following

- \* One nuthatch nest box
- \* Four swift nestbricks and/or nestboxes
- \* One tit nest box
- \* One open-front nestbox (suitable for robins/ flycatchers)
- \* One tawny owl nestbox.

The ecologist makes reference to barn owl nestbox, but the site is too built up for this species which favours open countryside.

If the application is approved and the ecologist's recommendations are accepted, I would be happy to advise on potential locations for the nestboxes.

Thank you.

Jim Wright  
Secretary  
Lincolnshire Bird Club  
[www.lincsbirdclub.co.uk](http://www.lincsbirdclub.co.uk)

**From:** Dave Smith  
**Sent:** Thursday, June 13, 2024 11:10 PM  
**To:** Emily Davidson (EQUANS) <[Emily.Davidson@Nelincs.gov.uk](mailto:Emily.Davidson@Nelincs.gov.uk)>  
**Subject:** Comments on planning application for Weelsby Hall, Grimsby

Your Title: Mr  
Your First Name: \* David  
Your Surname: \* Smith  
Address Line 1 \* 36 Minshull Rd,  
Address Line 2  
Town/City \* Cleethorpes  
Postcode \* DN35 0DX  
Your Tel. No.  
Your Email Address: \*  
  
Commenter Type: \* Member of public  
Select  
Stance: \* Support

## Comments

### Comments on planning applications

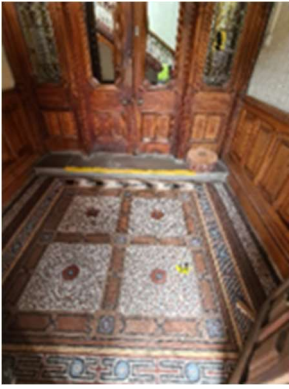
Refurbishment of grade II Weelsby Hall for use as a training centre and to convert and extend the stables for use as residential care in association with main site  
Ref. No: DM/0450/24/FUL

Listed building consent for refurbishment of grade II Weelsby Hall with internal alterations for use as a training centre and to convert and extend the stables for use as residential care in association with main site.  
Ref. No: DM/0451/24/LBC

I am a volunteer heritage researcher for Linkage and my primary aim is to raise awareness and to protect Weelsby Hall and its surrounding buildings, including the stable block, as well as the grounds overall. It is one of the few surviving buildings in our towns from the days of wealthy fish merchants and trawler owners – this one was built by Sir George Frederick Sleight. The site is a hidden gem and, where possible must be preserved. I understand that there is a fine balance between keeping everything as it is and between ensuring the buildings and site are sustainable and usable. If this is not met, there is a risk of the hall and buildings becoming vacant and either converted to apartments, demolished, or set alight. I have visited the site and viewed the intended building works and I have the following comments to make.

### WEELSBY HALL

- The proposed ramp access between the lobby and entrance hall will cross an attractive mosaic tiled floor. Any ramp should be removable and the floor beneath protected so it may be reverted in the future without damage to the floor.



- The current laundry room used by the hall's cleaning staff has an attractive and unique tiled fire surround and cast-iron grate. In the alcove to the right are a set of what is likely to be original drawers, no other similar fittings exist in the hall today. In the entrance lobby to this room is an attractive and historic steel door that was a strongroom. It was probably used by Sleight to store cash, deeds, and other valuables. I believe that there is no key to open this strongroom. The removal of these three features would be a sad loss however, if they must be removed then the fire surround and drawers should be carefully removed and kept as part of an on-site heritage collection. The same applies to the attractive strongroom door. Also, probably the only means to access the strongroom is by knocking a hole through the wall. Photographic evidence must be taken at the earliest opportunity once access has been gained, prior to further demolition.



- A new door is proposed between the former service corridor and the family's sitting room (proposed sensory room). There are currently two historic original doors from the kitchen corridor and from the entrance hall that overlap each other at this point. It would be disappointing if, by creating a third door behind these two, the two original doors were to be removed – especially the one that leads from the entrance hall as this would spoil the almost complete appearance of the entrance hall – one of the buildings finest features. If they had to be removed, then they should remain as a part of an on-site heritage collection.



- If any door furniture must be removed, a record should be made as to its original location, and the fittings kept as a part of an on-site heritage collection.
- One of the most significant original architectural features within the hall are its tiled fireplaces and hearths and overmantels. Whilst a few have been previously removed most are in the original location and condition and each one is unique to each room. At all costs each fireplace, tiled hearth and overmantel must be retained in their original location. This is unlikely to affect the planned use for each room.
- Where openings are to be made in original walls, consideration should be given to the use of steel lintels or similar, to retain an upper wall across the opening therefore preserving the continuity of the decorative plaster covings.
- Opposite one of the three rear access doors in to the hall is one with an access ramp. Opposite this door is a gents toilet that has two original doors that match the remaining doors off the service corridor. Ideally both, or at least the outer door, should be kept but if not, they should be carefully kept as part of an on-site heritage collection.



- A rare feature in the hall is in the former Victorian billiard room that is proposed to be a training/conference room. An original corner seating bench sits between the ornate door and tiled fireplace. It was probably used for spectators. The room could still be converted, and this original corner be preserved as an attractive feature. This will not affect the proposed use of this room.



- The removal of trees near the parking area to the front of the hall are likely to be laurel bushes (if I have correctly identified the area) and not standard sized trees. It is understood that further trees will be planted to offset their removal. Their removal will enhance the view of the hall.



## **STABLE BLOCK**

Apart from some usage as a small animals section this area has largely remained underutilised since the former residential areas were closed several years ago. The proposed changes will improve this area of the campus.

**Overall, I support the applications** that will not only assist the charity to continue to support young people but also will help to make the buildings more sustainable, thus preserving them for future generations of the region in an area that has lost so much heritage.

# Comments for Planning Application DM/0450/24/FUL

## Application Summary

Application Number: DM/0450/24/FUL

Address: Weelsby Hall And Stables Weelsby Road Grimsby North East Lincolnshire DN32 9RU

Proposal: Refurbishment of grade II Weelsby Hall for use as a training centre and to convert and extend the stables for use as residential care in association with main site

Case Officer: Emily Davidson

## Customer Details

Name: Ms Lorraine Johnson

Address: 1 Suggitts Lane Cleethorpes DN35 7JE

## Comment Details

Commenter Type: Member of the Public

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment: Very pleased to see Weelsby Hall getting some much-needed refurbishment. It is a fine example of one of the town's few Victorian grand houses. Also pleased to see it being kept in one piece and not divided into apartments.

# Comments for Planning Application DM/0450/24/FUL

## Application Summary

Application Number: DM/0450/24/FUL

Address: Weelsby Hall And Stables Weelsby Road Grimsby North East Lincolnshire DN32 9RU

Proposal: Refurbishment of grade II Weelsby Hall for use as a training centre and to convert and extend the stables for use as residential care in association with main site

Case Officer: Emily Davidson

## Customer Details

Name: Mr David Baeten

Address: 12 Princes Road Cleethorpes DN35 8AW

## Comment Details

Commenter Type: Member of the Public

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment: Just want to express my support to Weelsby hall being used to its full potential.

Significant funding has been secured and the work should be able to start as soon as possible with full support from the council.



# Comments for Planning Application DM/0450/24/FUL

## Application Summary

Application Number: DM/0450/24/FUL

Address: Weelsby Hall And Stables Weelsby Road Grimsby North East Lincolnshire DN32 9RU

Proposal: Refurbishment of grade II Weelsby Hall for use as a training centre and to convert and extend the stables for use as residential care in association with main site

Case Officer: Emily Davidson

## Customer Details

Name: Christine Dixon

Address: 149 Lord Street Grimsby DN31 2NH

## Comment Details

Commenter Type: Member of the Public

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment: Happy to support the renovation of this marvellous old house, so important in our fishing heritage.

# Comments for Planning Application DM/0450/24/FUL

## Application Summary

Application Number: DM/0450/24/FUL

Address: Weelsby Hall And Stables Weelsby Road Grimsby North East Lincolnshire DN32 9RU

Proposal: Refurbishment of grade II Weelsby Hall for use as a training centre and to convert and extend the stables for use as residential care in association with main site

Case Officer: Emily Davidson

## Customer Details

Name: Mrs Sue Pannell

Address: 32 Connaught Avenue Grimsby DN32 0BS

## Comment Details

Commenter Type: Member of the Public

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment: I suspect this is one of Grimsby's hidden gems. It should be repaired and refurbished before being allowed to fall into further disrepair.

The cemetery chapels and gatehouse have been returned to their previous glory and surely Weelsby Hall should be afforded the same support.

I support this plan to bring the building to life and give it a useful purpose.

# Comments for Planning Application DM/0450/24/FUL

## Application Summary

Application Number: DM/0450/24/FUL

Address: Weelsby Hall And Stables Weelsby Road Grimsby North East Lincolnshire DN32 9RU

Proposal: Refurbishment of grade II Weelsby Hall for use as a training centre and to convert and extend the stables for use as residential care in association with main site

Case Officer: Emily Davidson

## Customer Details

Name: Mr Mark Smith

Address: 74a St. Peters Avenue Cleethorpes DN35 8HU

## Comment Details

Commenter Type: Member of the Public

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment: I wish this beautiful building was going to be used more by the local community & not just those with special needs.

# Comments for Planning Application DM/0450/24/FUL

## Application Summary

Application Number: DM/0450/24/FUL

Address: Weelsby Hall And Stables Weelsby Road Grimsby North East Lincolnshire DN32 9RU

Proposal: Refurbishment of grade II Weelsby Hall for use as a training centre and to convert and extend the stables for use as residential care in association with main site

Case Officer: Emily Davidson

## Customer Details

Name: Mrs Lynne Mercer

Address: 8 whimbrel way New Waltham Grimsby DN36 4YX

## Comment Details

Commenter Type: Member of the Public

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment:

# Comments for Planning Application DM/0450/24/FUL

## Application Summary

Application Number: DM/0450/24/FUL

Address: Weelsby Hall And Stables Weelsby Road Grimsby North East Lincolnshire DN32 9RU

Proposal: Refurbishment of grade II Weelsby Hall for use as a training centre and to convert and extend the stables for use as residential care in association with main site

Case Officer: Emily Davidson

## Customer Details

Name: Mr mark Sinclair

Address: 53 Westbury Rd Great Coates Cleethorpes DN35 0QJ

## Comment Details

Commenter Type: Member of the Public

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment: Must be done before its too late

# Comments for Planning Application DM/0450/24/FUL

## Application Summary

Application Number: DM/0450/24/FUL

Address: Weelsby Hall And Stables Weelsby Road Grimsby North East Lincolnshire DN32 9RU

Proposal: Refurbishment of grade II Weelsby Hall for use as a training centre and to convert and extend the stables for use as residential care in association with main site

Case Officer: Emily Davidson

## Customer Details

Name: Dr Leonard Lofts

Address: 8 Bain Rise Ludford Market Rasen LN8 6LF

## Comment Details

Commenter Type: Member of the Public

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment: I have noted the comments of neighbours and their concerns about the refurbishment of Weelsby Hall and Stables. Some have also expressed support and recognised the potential for improving the Hall and Stables through this scheme and providing services for people with disabilities in a locality with lots of history linked to the town's fishing industry. There are many parts of Grimsby that have not been maintained or refurbished in a way appropriate to retaining the heritage of the town. I was born in Cleethorpes and I have spent my life working in Health and Social Care and have been involved in the development of many schemes, projects and provision for people with disabilities where there have been concerns from neighbours and a lack of cooperation between organisations developing the provision and local people expressing concerns about potential noise and environmental issues. The success of such schemes and developments depends on the abilities of the provider, in this case the Linkage Community Trust, in listening to neighbours and finding ways of dealing with concerns and agreeing on solutions to any issues raised. It isn't always possible to resolve every concern but it is always possible to communicate honestly and openly and to resolve concerns about practical issues.

I returned to live in Lincolnshire in January 2024. I am not living near to Weelsby Hall but live in Ludford near to Louth and Market Rasen. In the few months that I have been back in the county, I have visited Grimsby and Cleethorpes and seen some excellent developments but also seen what appears to be a lack of investment in certain parts of the town including the town centre. I have visited Weelsby Hall and its surrounding areas. I have also familiarised myself with the work of the Linkage Community Trust and seen the care that it has taken in other locations to make sure that neighbours of people with learning and physical disabilities including those with complex needs supported by the Trust are fully involved as they would wish to be with any new neighbours moving into their locality. I have complete faith in the Trust to invest in the quality of what it offers

to people whether this be in developing buildings or in direct care and support. Linkage is an organisation with a history, experience, knowledge and financial security sufficient to make a massive success of the Weelsby Hall refurbishment. It works on enabling people with disabilities to live fulfilling and meaningful lives. It assists them to have homes of their own with the support they need and to make contributions to the localities they live in. It offers learning through its College and is leading the field in some of its sensory work which is featured in the Weelsby Hall refurbishment. This includes sensory integration therapy for people with a range of conditions including learning disabilities, autism and dementia. Linkage also assists people to gain employment.

My father's father, my father and some of his brothers were involved in the fishing industry. My great grandfather in his own small trawlers fished daily in waters to Spurn Point until he was 83 years old. The name of Sir George Frederick Sleight was familiar in our family as was his ownership of Weelsby Hall. I wasn't involved in the industry but I was always aware of the town's heritage and history. I published a book on Amazon last year 'Dr Len-50 Years of Reasons for Investment in Social Care' featuring Grimsby and Cleethorpes with direct reference to the fishing industry now sadly gone. None of this gives me any special rights in supporting this refurbishment of Weelsby Hall and Stables but I know that the Linkage Community Trust will make sure that neighbours are listened to and that any problems are resolved.

I support the planning application by the Linkage Community Trust.

Dr Leonard Lofts, MBE

# Comments for Planning Application DM/0450/24/FUL

## Application Summary

Application Number: DM/0450/24/FUL

Address: Weelsby Hall And Stables Weelsby Road Grimsby North East Lincolnshire DN32 9RU

Proposal: Refurbishment of grade II Weelsby Hall for use as a training centre and to convert and extend the stables for use as residential care in association with main site

Case Officer: Emily Davidson

## Customer Details

Name: Mrs Ingrid Vlam-Lofts

Address: 8 Bain Rise Ludford Market Rasen LN8 6LF

## Comment Details

Commenter Type: Member of the Public

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment: I am writing in support of the above application on the basis of my knowledge of the Linkage Community Trust and its wealth of knowledge and experience and its success in developing similar schemes and projects for people with learning disabilities, autism and dementia.

I am new to Grimsby and Cleethorpes but my husband was born in Cleethorpes and has introduced me to them since moving to Lincolnshire in January 2024. I have visited the Weelsby Hall site and know its history.

I believe that the Trust will listen to neighbours and work with them to resolve any problems or issues wherever possible. The Trust works hard to make sure that its developments and support for people involves real integration into local communities.

Mrs Ingrid Vlam-Lofts



# Comments for Planning Application DM/0450/24/FUL

## Application Summary

Application Number: DM/0450/24/FUL

Address: Weelsby Hall And Stables Weelsby Road Grimsby North East Lincolnshire DN32 9RU

Proposal: Refurbishment of grade II Weelsby Hall for use as a training centre and to convert and extend the stables for use as residential care in association with main site

Case Officer: Emily Davidson

## Customer Details

Name: Dr Leonard Lofts

Address: 8 Bain Rise Ludford Market Rasen LN8 6LF

## Comment Details

Commenter Type: Member of the Public

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment: I have noted the comments of neighbours and their concerns about the refurbishment of Weelsby Hall and Stables. Some have also expressed support and recognised the potential for improving the Hall and Stables through this scheme and providing services for people with disabilities in a locality with lots of history linked to the town's fishing industry. There are many parts of Grimsby that have not been maintained or refurbished in a way appropriate to retaining the heritage of the town. I was born in Cleethorpes and I have spent my life working in Health and Social Care and have been involved in the development of many schemes, projects and provision for people with disabilities where there have been concerns from neighbours and a lack of cooperation between organisations developing the provision and local people expressing concerns about potential noise and environmental issues. The success of such schemes and developments depends on the abilities of the provider, in this case the Linkage Community Trust, in listening to neighbours and finding ways of dealing with concerns and agreeing on solutions to any issues raised. It isn't always possible to resolve every concern but it is always possible to communicate honestly and openly and to resolve concerns about practical issues.

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I support the planning application by the Linkage Community Trust.

Dr Leonard Lofts, MBE

# Comments for Planning Application DM/0450/24/FUL

## Application Summary

Application Number: DM/0450/24/FUL

Address: Weelsby Hall And Stables Weelsby Road Grimsby North East Lincolnshire DN32 9RU

Proposal: Refurbishment of grade II Weelsby Hall for use as a training centre and to convert and extend the stables for use as residential care in association with main site

Case Officer: Emily Davidson

## Customer Details

Name: Mrs Jacqueline Woods

Address: Jasmine Cottage North End Goxhill DN19 7JN

## Comment Details

Commenter Type: Member of the Public

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment: Such a beautiful building. History of Grimsby must be kept. So much has disappeared over the years.

# Comments for Planning Application DM/0451/24/LBC

## Application Summary

Application Number: DM/0451/24/LBC

Address: Weelsby Hall And Stables Weelsby Road Grimsby North East Lincolnshire DN32 9RU

Proposal: Listed building consent for refurbishment of grade II Weelsby Hall with internal alterations for use as a training centre and to convert and extend the stables for use as residential care in association with main site.

Case Officer: Emily Davidson

## Customer Details

Name: Mr ted stanley

Address: Akina Keddington Road louth LN11 0BL

## Comment Details

Commenter Type: Member of the Public

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment:I support this application that will see the restoration and repurposing of these historic buildings and site for the benefit of the most vulnerable in our society and preserving an important heritage asset for the local community.

Item 3 - Highfield House  
Stallingborough Road  
Immingham - DM/1242/23/  
FUL

# Comments for Planning Application DM/1242/23/FUL

## Application Summary

Application Number: DM/1242/23/FUL

Address: Highfield House Stallingborough Road Immingham North East Lincolnshire DN40 1SW

Proposal: Erect single storey convenience store with creation of access, car parking and associated hard and soft landscaping

Case Officer: Richard Limmer

## Customer Details

Name: Jon Jones

Address: Oban court Immingham

## Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I don't want a shop... I don't want the houses. But why bother even doing this? You do as you wish. With zero regard for what ever we say or want anyway. You absolutely disgust me

Item 4 - Land Between The  
Willows Caravan Park And  
'The Copse' Barton Street  
Laceby - DM/0769/22/FUL

# Laceby Parish Council

Mrs N Ashton, Clerk to Laceby Parish Council  
c/o The Stanford Centre, Cooper Lane, Laceby, Grimsby, DN37 7AX  
Email: [lacebypcclerk@gmx.co.uk](mailto:lacebypcclerk@gmx.co.uk)



Planning Department,  
Origin One, Origin Way,  
Europarc,  
Grimsby,  
DN37 9TZ

6<sup>th</sup> January 2023

Dear Sir/Madam

**DM/0769/22/FUL – construction of new foul sewer and associated works; Land between The Willows Caravan Park, and The Copse, Barton Street, Laceby.**

The above planning application was discussed at the Parish Council Meeting on the 3<sup>rd</sup> January 2023. The plans and details of the application were scrutinised by Councillors attending the meeting and no objections were raised.

Yours faithfully,

*N J Ashton*

Mrs N Ashton  
Clerk to Laceby Parish Council



# Laceby Village Council

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

8<sup>th</sup> March 2024

Dear Sir/Madam

**DM/0769/22/FUL – Construction of new sewer and associated works (amended routing plans & documents); Land between Willows Caravan Park and The Copse, Barton Street.**

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:

- Please refer to our letter dated 10<sup>th</sup> November 2023 regarding DM/0861/23/FUL and the siting of additional 53 holiday lodges. The Parish Council raised objections to this application on the following grounds:
  - The plans show a main sewer on the main Barton Street Road; however, this is still under consideration. Concern was raised about the impact on the sewer as it would likely run into the Oaklands sewer system, and thus impact significantly on the main sewer at Caistor Road which is already under significant pressure from the additional houses being built at Field Head Road and is already beyond capacity, overloaded and affecting properties in the area. The Council suggested a full drainage plan would be needed.
- Those concerns regarding the connection into the sewer system at Barton Street /Caistor Road remain for the following reasons:
  - The sewerage system was put in in 1957, and is a 6" pipe. The Building Regulations Part H state:
    - a. that the flow for 30 dwellings is 5.8 litres per second, which works out at 0.19 litres per second for each dwelling.
    - b. The gradient of the pipes if it is 1 in 30, the flow rate is 30 litres per second and states that discharge should only run at 75% capacity.
    - c. Running into Caistor road is
      - i. Irby & Old Houses at Caistor Road x 50 properties
      - ii. Field Head Road Phase 1 x 83 properties
      - iii. Field Head Road Phase 2 x 152 properties
      - iv. Field Head Road proposed x 60 properties
      - v. Total properties = 345 more properties flow through the pipes.

- d. If this calculates at 1 dwelling = 0.19 litres per second, then 345 properties x 0.19 litres per second = 65 litres per second, when it is recommended at 30 litres per second.
- e. In 2014, Anglian Water said that there was capacity left that could not be reserved and that 2 storage tanks would be needed to enable the development (at Field Head Road) to go ahead. Since then, we have had:
  - i. The Mulberries x 70 properties
  - ii. Bishops Grange x 100 properties
  - iii. Field Head Road Phase 1 x 152 properties
  - iv. The Willows planning application
  - v. The proposed Field Head Road x 60 properties.
  - vi. Total of additional 380 properties, not including The Willows.
- f. The sewerage system cannot cope with the existing properties connected to it, and cannot cope with the additional 152 already approved at Field Head Road.
- g. Anglian Water have already confirmed that during 2021:
  - i. The sewer storm overflow at the Laceby Water Recycling Centre spilled 115 times for a total of 1116 hours, discharging into the Laceby Beck.
  - ii. The sewer storm overflow at Laceby Caistor Road spilled 59 times for a total of 134 hours, discharging into the Laceby Beck.

This is the highest amount of raw sewerage discharge in NE Lincs. There should not be raw sewerage discharged into the Laceby Beck because the system is inadequate due to the number of houses being built and the demands on the sewer system.

Yours faithfully,

*NJ Ashton*

Mrs N Ashton

Clerk to Laceby Village Council

# Laceby Village Council

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

8<sup>th</sup> August 2024

Dear Sir/Madam

**DM/0769/22/FUL – Construction of new foul sewer and associated works (amended routing plans & documents); Land between Willows Caravan Park and The Copse, Barton Street.**

The above planning application was discussed again at the Village Council Meeting on the 6<sup>th</sup> August 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 re-iterate our **objections**, as advised in letter dated 7<sup>th</sup> June 2024, to this application:

- Please refer to our letter dated 10<sup>th</sup> November 2023 regarding DM/0861/23/FUL regarding the siting of additional holiday lodges, and 8<sup>th</sup> March 2024 and 7<sup>th</sup> June 2024 relating to DM/0769/22/FUL, regarding the proposed sewer works. The Parish Council raised objections to this application on the following grounds:
  - The plans show a main sewer on the main Barton Street Road; however, this is still under consideration. Concern was raised about the impact on the sewer as it would likely run into the Oaklands sewer system, and thus impact significantly on the main sewer at Caistor Road which is already under significant pressure from the additional houses being built at Field Head Road and is already beyond capacity, overloaded and affecting properties in the area. The Council suggested a full drainage plan would be needed.
- Those concerns regarding the connection into the sewer system at Barton Street /Caistor Road remain for the following reasons:
  - The sewerage system was put in in 1957, and is a 6" pipe. The Building Regulations Part H state:
    - a. That the flow for 30 dwellings is 5.8 litres per second, which works out at 0.19 litres per second for each dwelling.
    - b. The gradient of the pipes if it is 1 in 30, the flow rate is 30 litres per second and states that discharge should only run at 75% capacity.
    - c. Running into Caistor road is
      - i. Irby & Old Houses at Caistor Road x 50 properties
      - ii. Field Head Road Phase 1 x 83 properties
      - iii. Field Head Road Phase 2 x 152 properties
      - iv. Field Head Road proposed x 60 properties
      - v. Total properties = 345 more properties flow through the pipes.

- d. If this calculates at 1 dwelling = 0.19 litres per second, then 345 properties x 0.19 litres per second = 65 litres per second, when it is recommended at 30 litres per second. Additional discharge on top of this would be significantly detrimental to the sewer and residents.
- e. In 2014, Anglian Water said that there was capacity left that could not be reserved and that 2 storage tanks would be needed to enable the development (at Field Head Road) to go ahead. Since then, we have had:
  - i. The Mulberries x 70 properties
  - ii. Bishops Grange x 100 properties
  - iii. Field Head Road Phase 1 x 152 properties
  - iv. The Willows planning application
  - v. The proposed Field Head Road x 60 properties.
  - vi. Total of additional 380 properties, not including The Willows.
- f. The sewerage system cannot cope with the existing properties connected to it, and cannot cope with the additional 152 already approved at Field Head Road.
- g. Anglian Water have already confirmed that raw sewerage was released into Laceby Beck, a unique and beautiful Chalk Stream which attracts animals and birds to it and is close to the ANOB of the Wolds.

Year	No releases	Hours
2021	115 times into Laceby Beck from water recycling centre	1116 hours
2021	59 times from storm overflow at Caistor Road	134 hours
2022	105 spills from the water recycling centre and the overflow at Caistor Road	394.5 hours
2023	142 times from the water recycling centre and overflow at Caistor Road	1063 hours

This is the highest amount of raw sewerage discharge in NE Lincs. There should not be raw sewerage discharged into the Laceby Beck just because the system is inadequate due to the number of houses being built and the demands on the sewer system. This needs to be addressed as a matter of urgency and no further plans approved that will discharge into this system.

Yours faithfully,

NJ 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**

# Laceby Village Council

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

8<sup>th</sup> November 2024

Dear Sir/Madam

**DM/0769/22/FUL – Construction of new foul sewer and associated works (amended routing plans & documents); Land between Willows Caravan Park and The Copse, Barton Street.**

Please refer to our objections as advised in letters dated 7<sup>th</sup> June 2024 and 8<sup>th</sup> August 2024.

Yours faithfully,

*NJ 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



North East Lincolnshire Planning,  
Municipal Offices,  
Town Hall Square,  
Grimsby,  
N.E.Lincs,  
DN31 1HU.

# Keir Architecture

6 Orchard Fields, Healing, N.E.Lincs, DN41 7AF.

Website: [www.keirarchitecture.co.uk](http://www.keirarchitecture.co.uk)

Date 16<sup>th</sup> March 2024,

FAO: Richard Limmer,

RE: Planning Objection in relation to Planning Application No. DM/0769/22/FUL: Construction of new foul sewer and associated works – ( amended routing plans and associated documents ), Land between The Willows Caravan Park and The Copse Barton Street, Laceby, North East Lincolnshire.

We object on the following grounds:

1. The submitted Proposed Site Layout Plans do not show the widened road and reduced verge widths following the recent improvement works on this section of the A18. We request an up to date TOPO survey be undertaken of the application route to show the correct road position, width and the reduced verge widths. Note - it is highly likely that the current position shown on the application drawings of the rising pumped sewer is in fact under the edge of the widened tarmac carriageway, rather than beside it as shown on the Proposed Site Layout Plans.
2. The above is also requested, as it is surmised that the verge strips have been reduced down to a point that additional adjacent land owners consent would be required to allow this pumped sewer to be installed in the road verge i.e. construction access etc, this needs clarifying. Note - this is particularly relevant to the section of the proposed pumped sewer shown on the Proposed Site Layout Plan Sheets 7&8 and Road Adoption Sheets 1&2 attached to this letter, that show the areas of concern of reduced verge width and possible encroachment onto 3<sup>rd</sup> party land may occur....
3. We furthermore request the up to date TOPO survey of the improved and widened A18 is undertaken as this will allow the Highways Adopted Verge Information / Plans to be overlaid onto it....We request that this overlay drawing is created by the applicant and is submitted to NELC planning to prove that no additional land or land owners consent is required to install this pumped sewer and to guide NELC Highways as to what areas of the A18 require a road closure to install this sewer, as works will be very close to the A18 carriageway.
4. Please note the surrounding businesses, Laceby Manor included, do not want to see the A18 fully closed again as it greatly effects business. Laceby Manor Golf Course & Resort strongly object to this application if it requires a full closure of the A18 again, and if it does, would seek legal advice RE compensation for the further loss of business that would result.

5. In addition to this, the applications red outline incorporates agricultural land outside the applicants ownership to the west of the A18 that is also outside the adopted verge of the A18, this is particularly relevant to the sections of the application route shown on the Proposed Site Layout Plan Sheets 7&8 and Road Adoption Sheets 1&2 that show the areas of concern of reduced verge width. We note that no Planning Notice has been served on this additional landowner as part of this application. The submitted application form only states NELC Highways and no other third parties –we request that the red outline of the application is amended and re-submitted.
6. Finally...Anglian Water Planning & Capacity Team, from their responses on the NELC Planning Portal, appear not to have been consulted regarding “capacity of the existing sewerage system downstream from the intended point of connection” i.e. They have not answered the question that is the existing downstream sewer / system able to cope with the additional load of the applicants proposal....This is a major concern of the Parish Council, Residents of Laceby and Laceby Manor Golf Course & Resort ....We request that this “specific drainage question” is asked of Anglian Water, ( Note - they offer additional drainage specific requests for information in there responses to-date that have been uploaded to the NELC Planning Portal )....This is a key question that needs clearly answering by Anglian Water pre determination of the application as it is a fundamental aspect of: “ is the connection economically viable or will it come with developer required improvements to the existing Laceby sewerage system that will render it unviable”....

Kind Regards,

Keir Taylor Ba(Hons), B.Arch,PGDip.

**For Keir Architecture Ltd: On Behalf of Laceby Manor Golf Club & Lacaby Manor Resort Limited.**



%

Cutline B

# Road Adoption Sheet 1

Pond

Drain

Drain

161a

A

Cutline C

B

## Area of Concern between A&B.

Details:

- Adopted Highway
- Public Footpaths
- Public Bridleways

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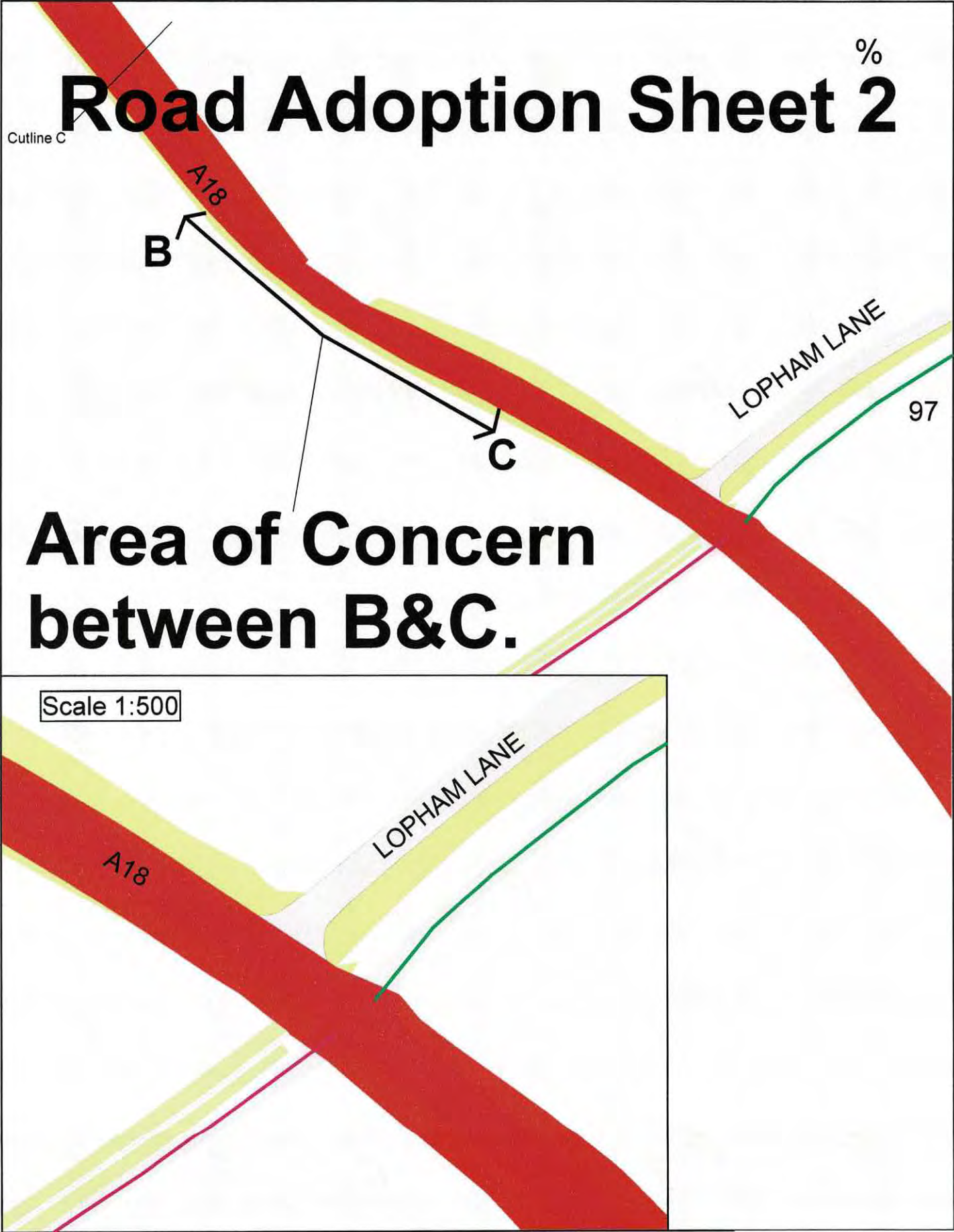


Working in partnership

Scale 1:1,250

19/10/2023







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

# Keir Architecture

6 Orchard Fields, Healing, Nr Grimsby, DN41 7AF.

Tel: [REDACTED] Mobile: [REDACTED]

Website: [www.keirarchitecture.co.uk](http://www.keirarchitecture.co.uk)

e-mail: [REDACTED]

Date 23<sup>rd</sup> October 2023

FAO: Richard Limmer,

RE: Planning Objection in relation to Planning Application No. DM/0861/23/FUL : Siting of additional 53 Holiday Lodges and Static Caravans ( 84 in total ) with associated infrastructure, lighting and landscaping, The Willows, Barton Street, Laceby, N.E.Lincolnshire, DN37 7LD - form neighbouring property Laceby Manor Golf Club / Laceby Manor Resort Ltd.

Following our meeting today Monday 23<sup>rd</sup> October 2023 and our notification to you of our objection to Planning Application Number DM/0861/23/FUL and the grounds of our objections, we reiterate them here to you in writing as requested:

1. The proposed Block Plan Drawing No. 1520-2\_PL\_SP01 Rev A, submitted with Application DM/0861/23/FUL shows an area of very high density Lodges ( 48 lodges in total ), in the North Eastern top corner of the Site where previously only 10 Lodges were located on their current extant permissions layout for the Site. This high density proposal is contrary to all the "low density rural / open countryside location design guidance" we / Laceby Manor Resort have received from NELC Planning Department over the last 10 years for all 5 Lodge Areas here at Laceby Manor and their quite rural / open countryside setting / sense of place.

We feel this high density proposal by Noah's Ark ( Laceby ) Ltd is out of both "Character & Appropriate Density", to not only the rest of their Application Site, but also to its surroundings and harms the "Appearance", "Character" and "Setting" of not only their own Site but also that of the adjoining land owners Site too, namely us / Laceby Manor Resort Ltd and our Lodge Areas, particularly Lodge Areas 2 & 3 which are directly adjacent to the proposed high density area.

In addition we also believe this high density area with low quality size and cost accommodation / lodges harms the wider location / Lincolnshire Wolds AONB and No Landscape Visual Impact Assessment (LVIA), has been submitted to prove otherwise.

**This proposal by Noah's Ark (Laceby) Ltd is in clear conflict with NELC Local Plan Policy 12 part "A", as it does not "enhance" the growth of an existing or new visitor, cultural and leisure attraction that is appropriate to its location.....It harms both the Noah's Ark and Laceby Manor with an "out of character" and "locationally inappropriately high density"**

**RIBA**   
Associate Member 1



proposal in a "low density" rural / open countryside location / character area with close proximity to the AONB / very sensitive area.....The Applicants proposal would generate a high density low quality accommodation attraction that is "not appropriate to its location" and has the potential to harm the AONB as no LVIA has been submitted. Thus it should be refused on the grounds it is in conflict with Policy 12 part "A".

Note – The "low density character setting / location" that the Noah's Ark proposal finds its self in is set / generated by the Existing Lodge Areas 1 to 5 of Laceby Manor Resort and the current approved 31 Lodges for the Noah's Ark Site itself i.e. their current extant permission together with their open countryside location and proximity to the AONB. Note – Noah's Ark's current extant permissions approved layout has "appropriately" 10 low density Lodges located in the area of the now proposed 48 Lodges.

This high density area of lodges of the Applicants Proposed Layout / Block Plan ( 48 Lodges where 10 previously stood), is also in clear breach of the : **Caravan Sites & Control of Development Act 1960 Section 8 "Density and Spacing Between Caravans" parts "f" & "i" .....**

2. **Part "i" states:** *"That the gross density of caravans shall not exceed 50 caravans per hectare of usable site areas i.e. this excludes lakes, roads, communal services and other areas unsuitable for siting caravans".*

When this calculation / quanta is applied to the North Eastern high density area of the Proposed Block Plan, the density works out to be 70.59 lodges / caravans to the hectare. That's 20.59 lodges / caravans more than is allowed by the "Caravan Sites & Control of Development Act 1960" in "an appropriate high density area for goodness sake!!!!".... This part of the Application Site is "not" however an appropriate area for a high density proposal, it is a rural / open countryside location with a "low density holiday lodge character / setting on the doorstep of the sensitive Lincolnshire Wolds AONB"... This proposal is thus harmful to that character of its immediate and wider location and reduces the "quality" of the accommodation it provides from an increase in density to an inappropriate high level over that which is currently approved for this area of the site.

**Part "f" also states:** Only "one" car is permitted between caravans and the layout shows 2 cars between caravans / lodges / units 3 to 25.....This proposal of one car behind the other i.e. tandem parking, is a product of "overdevelopment" of the layout, "over density" forcing tandem parking to be adopted , as you cannot physically get two cars parked side by side "in front" of the lodges as there is simply not enough room. Everything in this high density North Eastern corner of the Layout is squashed in too tight to the point it contravenes the Caravan Sites & Control of Development Act 1960 section 8 part "f" and thus should be refused on these grounds also.....

In addition to the above.....The small size of the proposed lodges 27 to 48 are not much more / less than a touring caravan size, a lower market size of accommodation that was agreed to be removed from the site with NELC Planning Department to make way for the original 31 low density large high quality Lodges permission back in 2020, but crept back in as part of the variations to the original approval under variation Application Number DM/0909/22/FUL by Noah's Art (Laceby) Ltd in the form of lodges 6,7,8,9&10 which were described as "Tiny Houses".....This proposal attempts to "reinstate on-mass" this lower market small size accommodation back onto the Site.....



In addition to this the Application also seeks to install on-mass "Static Caravans" for Units: 3,4,5,6,8,10,12,14,16,17,18,19,20,21,22,23,24,25,26,49,50, after gaining 5 on the variation application DM/0909/22/FUL. Again Static Caravans are a historically lower Market quality and price point accommodation than the Scandinavian Timber Lodges of the setting / location....Granting Planning Permission for high density Static Caravans, not only opens the door to even more undesirable lower cost / market Static Caravans than those on the drawings currently submitted but they will also at high density greatly damage the high quality quite timber lodge character of their immediate and wider setting both on their own wider site and on the adjacent Laceby Manor Site / Lodge Areas.

All of the above places the current proposal in conflict with **NELC Local Plan Policy 12: Part "D". The Council will support development that is consistent with the following principle: "enhances" the provision of support facilities for visitors i.e. car parking, "high quality accommodation" and signage.** This proposal, particularly in respect of Lodges 1 to 48 does not support the principle of "high quality accommodation" as it seeks to install "on-mass" ( with a density above that allowed by the "Caravan Sites & Control of Development Act 1960"), lower market / quality accommodation in a "high quality, low density, accommodation Setting / Location"... and thus should be refused on these grounds also.....

**Part "f". Safeguards and promotes local distinctiveness and cultural diversity.** The Applicants Proposal to have a "high density", "on-mass", lower market quality, lodge area / section in the North Eastern corner of their proposal does not safeguard or promote local distinctiveness, it erodes / detracts from it in fact. It detracts from the "high quality" low density "Scandinavian Timber Lodge Style Accommodation" and the overall "high quality low density Sense of Place", that has been developed over the last 10 years with hard work and considerable investment by Laceby Manor Golf Club / Resort Limited and collaboration with NELC Planning Department to create a "Locally Distinctive" and "Nationally Recognised Holiday Resort Destination" with high quality, low density, lodge accommodation with, 18 Hole Golf Course, Spa & Gym, Restaurant and Hotel Garden Rooms....

Historically the Applicants Site, under a previous owner, gained a planning permission to transform it from a 30 pitch caravan site into a "high quality" low density 31 Unit Scandinavian Style Timber Holiday Lodge Accommodation Site, following in Laceby Manor Golf Clubs / Resorts footsteps with a proposal that is "in-character" and "in-quality of accommodation" and supports the "local distinctiveness" and "Sense of Place", one of "quiet", "peaceful", "quality accommodation and facilities", in a Countryside / Lincolnshire Wolds Doorstep Location, built and generated by the Laceby Manor Site / Resort over the last 10 years. The current owner / Noah's Ark's proposals seek to depart from this "decade long local distinctiveness and high quality accommodation" and seeks to install "high density" lower market / quality small lodges which will bring an "on-mass" undesirable alien character / density close into Laceby Manor Resorts Lodge Areas 2 & 3, which sit contiguous to the East and South of the Applicants high density area.

&

**Part "i" protects and enhances places of historic character and appearance.** Note - No Landscape Visual Impact Assessment ( LVIA), has been submitted to demonstrate that there is no harm being done to the Lincolnshire Wolds (AONB) "Character", "Appearance" or



“Setting” by the Applicants current proposal and thus should be refused on these grounds also....

3. Please note....we state clearly here, as we have done in the past, that there is no access to the facilities of Laceby Manor Golf Club / Resort by Noah's Ark or The Willows Campsites clientele / patrons. The Noah's Ark Lodge development was envisaged and approved as a “stand-alone” facility and remains as a stand alone facility.....This was made very clear with the original lodge approval back in 2020 and has remained the position by Laceby Manor ever since. Note , there is ongoing friction on this very subject, as patrons of Noah's Ark / The Willows Campsite try to access the facilities at Laceby Manor and access is either denied or withdrawn on them being discovered and then asked to leave, often following undesirable behaviour . One must take this seriously on board and understand that simply expanding the lower market / quality number of Lodges / Static Caravans on site will have a further heightening of the friction between the two companies.
4. One always has to remember here that the Applicants proposal is not part of the much larger adjacent Laceby Manor Golf Course & Lodge Resort Site, it is a “stand alone” fledgling lodge park that started 3 years ago by swapped its touring caravan spaces for High Quality Holiday Lodges following the adjacent success of Laceby Manor as a Scandinavian Timber Holiday Lodge Resort with Spa, Gym, Restaurant and Bar.....The Noah's Ark Site (with still operational Willows 30 pitch Camping & Touring Caravan Site ), is totally different to Laceby Manor and has only currently built out 5 of its low density 31 lodge approved extant layout / permission. It sets its stall out as a fully disabled assessable ( with additional support if required ), lakeside retreat, with fishing from your lodge, combined with a 30 pitch camping and touring caravan facility on site.....Their ancillary facilities being a fishing lake, play area and small site shop. It has no on-site “destination” Spa, Gym Restaurant or Bar or anything comparable to that and has to operate as a standalone lodge park to Laceby Manor. The Noah's Ark park + 30 pitch camping and caravan site are in a rural / open countryside location outside the village of Laceby on the outskirts of Grimsby....Noah's Ark have a captive audience / clientele as does Laceby Manor and needs to provide their own onsite ancillary “destination” facilities equate-able to those at Laceby Manor to stop the clientele friction between them....

This current proposal by Noah's Ark will simply increase friction greatly between Laceby Manor and the Noah's Ark / Retreat, as it proposes high density “on-mass” lower market / quality accommodation which attracts a total different clientele to that of Laceby Manor and operates on a lower quality business model....a combination that will seriously damage the distinctiveness and setting / character that Laceby Manor Resort has built up over the last 10 years with the help and guidance of NELC Planning Department which has created a wonderful high quality low density destination resort in Laceby Manor and Noah's Ark's Lakeside low density Scandinavian style Timber Lodges.

One has to be pragmatic here.....it is human nature for the Noah's Ark/ Willows Campsite patrons to try and access Laceby Manors Services, Restaurant and Bar as they have non on-site themselves, this unwanted interaction regularly occurs and no resolution is possible on this as the two companies run two totally different business models and attract totally different patrons / clientele.....This undesired interaction causes genuine issues and disturbances at Laceby Manor that simply shouldn't happen and Laceby Manor just don't want. This needs to be given weight by NELC Planning Department when determining this



Application .....This current proposal by Noah's Ark will guarantee this undesirable interaction "continues and increases" through the high density on-mass lower market / quality accommodation they are proposing , See below:

**Proposed Tiny Houses – (9.5 x 3m) Units:**

1,2,27,28,29,30,31,32,33,34,35,36,37,38,39,40,41,42,43,44,45,46,47,48 ..... = 24 Units.

**Proposed Static Caravans – (13.2 x 4.3m) Units:**

3,4,5,6,7,8,9,10,11,12,13,14,15..... = 13 Units.

**Proposed Static Caravans – ( 13.8 x 4.3m) Units:**

16,17,18,19,20,21,22,23,24,25,26,..... = 11 Units.

Total = 48 Units

That's 48 Units on an area of site that originally in 2020 had 10 large high quality appropriate low density lodges on it and then the new owner Noah's Ark ( Laceby) Ltd applied to revise it to lower cost accommodation in the form of 5 Static Caravans and 5 small lodges "Tiny Houses", which are basically the size of a touring caravan and in the process removed the majority of the landscaping to open this area of the site back up to a simple open grassed area / field basically.....

This open grass area the Applicant now plans to exploit with this high density lower market / quality / cost accommodation proposal of application DM/0861/23/FUL. A proposal that sees proposed Units / Tiny Houses 27 to 48 (which are basically touring caravan size lodges/ bases and could so easily be used for touring caravans in the future), be proposed now "on-site", "on-mass", 24 in total i.e. the majority of the touring caravan pitches / numbers that had to be removed from the site when the original planning permission in 2020 was granted and something that NELC Highways insisted on at the time to ensure there was no detrimental impact to the sites access junction with the A18.....This proposed application has the ability to open the gates to seeing touring caravans return to the site in the future..... we urge highways to refuse this application on these grounds / concerns.....

5. Finally, we also object on the grounds of the Support Sewer Application to this Application ( which is the subject of a separate Planning Application Number DM/0769/22/FUL ), is un-implementable as it crosses land, in two places, that is owned by Laceby Manor Golf Club and which does not form parts of the adopted public highway / verge and there has been no agreement between Laceby Manor Golf Club and the Applicant / Mr C Whyte / Chi Investments, to allow this sewer to cross the 2 sections of land....This Application should be refused on these grounds also.....

Kind Regards,

Keir Taylor Ba(Hons), B.Arch,PGDip.

For Keir Architecture Ltd: On Behalf of Laceby Manor Golf Club & Lacaby Manor Resort Limited.

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

# Keir Architecture

6 Orchard Fields, Healing, Nr Grimsby, DN41 7AF.

Tel: 01472 885230

Website: [www.keirarchitecture.co.uk](http://www.keirarchitecture.co.uk)

Date 16<sup>th</sup> November 2023

FAO: Richard Limmer,

RE: Planning Objection in relation to Planning Application No. DM/0769/22/FUL : Construction of new foul sewer and associated works / land between The Willows Caravan Park and 'The Copse', Barton Street, Laceby, North East Lincolnshire.

Laceby Manor Golf Club & Lacaby Manor Resort Limited object to the above Application on the following grounds:

1. The proposed foul sewer rising main route shown on the application drawings crosses land in 2 places owned by Laceby Manor which does not form part of the adopted highway and no consent has been given by Laceby Manor to allow the Applicant to cross the 2 pieces of land – See Keir Architecture Ltd Drawing Number 202319-100 attached for the location of the 2 places it crosses land owned by Laceby Manor – Thus the Applicants current proposal is not implementable and thus should be refused planning permission on these grounds...
2. The submitted ecology report is not relevant to the application / the applications rising main sewer route. As no relevant assessment of impact on protected species and their habitat has been undertaken this Application should be refused on these grounds also.....
3. The proposed foul sewer rising main route crosses a National Grid High Pressure Gas Pipeline....As this is the case, National Grid is to be consulted to give both 'consultation' and 'written consent' to the proposal. In addition to this the land owner / legal controller, who owns / legally controls the land which the gas pipeline is running through, is also to be contacted and to give their 'consent' to ensure the Applicant's proposed works 'does not' infringe National Grids Legal Rights i.e. in relation to National Grid 'Easements' and 'Wayleaves'. We would request this is undertaken prior to determination to ensure that National Grid and the Land Owner / Controller of the Land give their consents to ensure the proposal is both implementable and can be implemented safely and to the satisfaction of National Grid and the Land Owner....

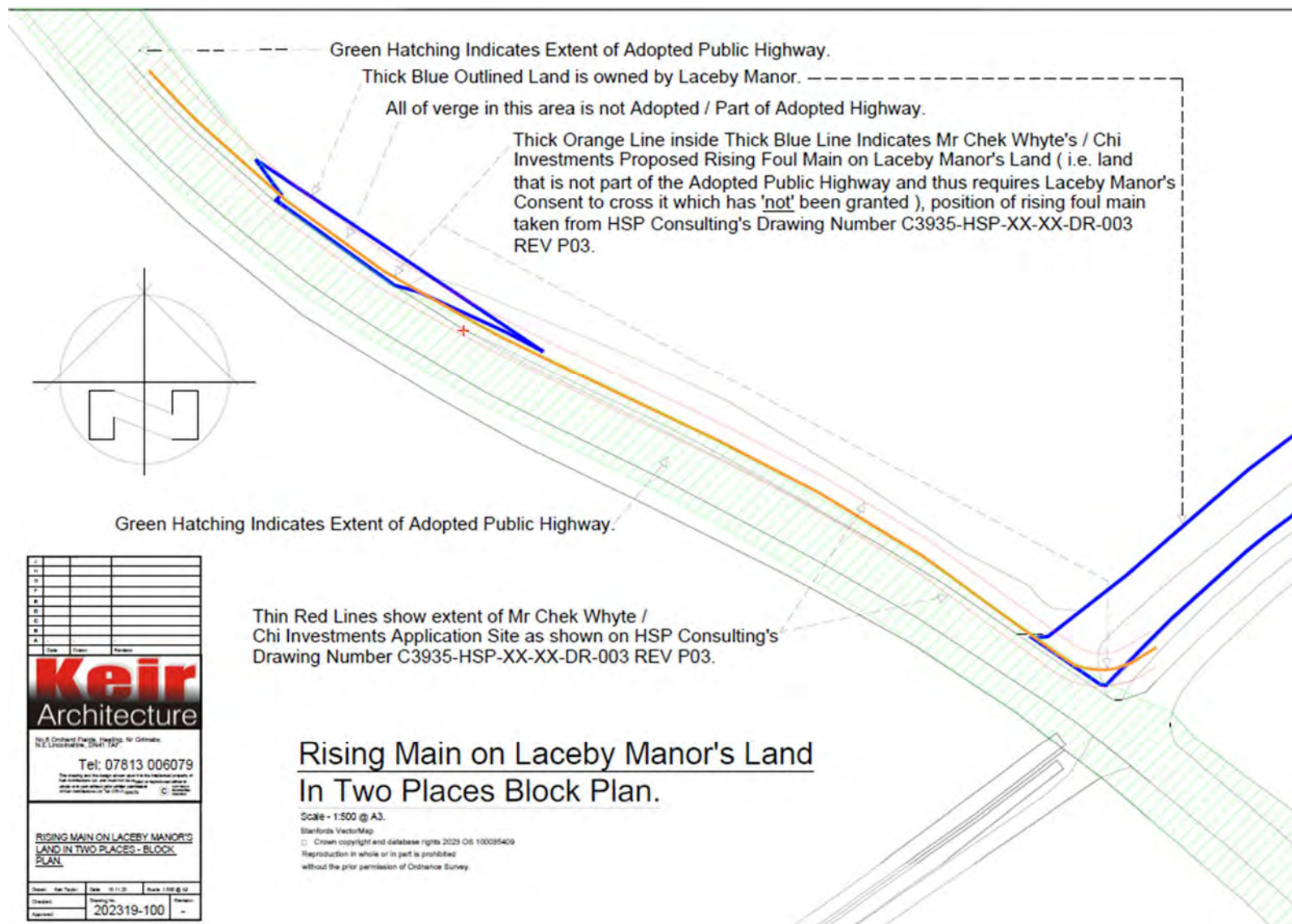
Kind Regards,

Keir Taylor Ba(Hons), B.Arch, PGDip.

For Keir Architecture Ltd: On Behalf of Laceby Manor Golf Club & Lacaby Manor Resort Limited.

**RIBA**   
Associate Member 1







**From:** Keir Architecture

**Sent:** Wednesday, April 17, 2024 6:53 PM

**To:** Richard Limmer (EQUANS) <[Richard.Limmer@nelincs.gov.uk](mailto:Richard.Limmer@nelincs.gov.uk)>

**Subject:** Message from Keir RE Laceby Manor Objection Letter to App. DM-0769-22-FUL The Willows Pumped Sewer Line Application.

Hi Richard,

Laceby Manor Golf Course & Resort would like to add the following to their objection letter of the 16th March 24 RE the Willows Sewer Application DM/0769/22/FUL....

***"The Applicants proposed sewer line route along the Western Side of the A18 Barton Street cuts through the root zones / areas of several trees along its route + will effect the roots of the roadside hedges too.....This information is not made clear or shown in the application, as there appears to be no TOPO / Existing Site Layout showing the existing roadside trees and hedges, or is there consideration of these trees and hedges in the application...these trees and hedges will need considering and protecting as part of the planning application / process and a suitable dig / no dig strategy and protection plan developed to see this sewer line installed without causing unacceptable harm to the trees and hedges".....***

Kind Regards,

Keir

**For Keir Architecture Ltd.**

on behalf of Laceby Manor Golf Course & Resort.

North East Lincolnshire Planning,  
Municipal Offices,  
Town Hall Square,  
Grimsby,  
N.E.Lincs,  
DN31 1HU.

6 Orchard Fields, Healing, N.E.Lincs, DN41 7AF.

Website: [www.keirarchitecture.co.uk](http://www.keirarchitecture.co.uk)

Date 22<sup>nd</sup> August 2024,

FAO: Richard Limmer,

RE: Planning Objection in relation to Planning Application No. DM/0769/22/FUL: Construction of new foul sewer and associated works – ( amended plans and documents RE NELC letter dated 30<sup>th</sup> July 2024 ), Land between The Willows Caravan Park and The Copse Barton Street, Laceby, North East Lincolnshire.

We object on the following grounds:

1. Proposed Site Layout Sheet 8 still shows the pumped sewer line on Mr Roger Burnetts land.
2. The Submitted Preliminary Ecological Appraisal does not cover the amended sewer route, a route specific PEA needs to be submitted for the entire amended route, prior to determination.
3. A full Great Crested Newt Survey of the entire amended sewer route has not been submitted – this needs to be undertaken and submitted prior to determination.
4. Anglian Waters response, i.e. on the Councils Website, to the amended route, shows that they do not understand that this pumped sewer is to be discharged into their network..... We request that Anglian Water be re-consulted regarding “capacity of the existing sewerage system downstream from the intended point of connection” i.e. They have not answered the question that is the existing downstream sewer / system able to cope with the additional load of the applicants proposal....This is a major concern of the Parish Council, Residents of Laceby and Laceby Manor Golf Course & Resort ....We request that this “specific drainage question” is asked of Anglian Water, ( Note - they offer additional drainage specific requests for information in there responses to-date that have been uploaded to the NELC Planning Portal )....This is a key question that needs clearly answering by Anglian Water pre determination of the application as it is a fundamental aspect of: “ is the connection economically viable or will it come with developer required improvements to the existing Laceby sewerage system that will render it unviable”....
5. Submitted Sewer layout drawings do not show the existing trees or hedges accurately or clearly along its route - they have been greyed out and played down on the Proposed Site Layout Sheets numbered 1 to 11.....These trees and hedges are of important landscape value and character as they sit adjacent to the AONB/ Lincolnshire Wolds....they form an important

part of the setting of the AONB and are protected as a result....This being the case, a "full" tree and hedge survey needs to be submitted and appropriate protection measures drawn up to ensure correct protection is afforded to the trees and hedges along the proposed sewer route....

Kind Regards,

Keir Taylor Ba(Hons), B.Arch, PGDip.

**For Keir Architecture Ltd: On Behalf of Laceby Manor Golf Club & Lacaby Manor Resort Limited.**

Item 5 - 1 - 2 Great Coates  
Road Healing -  
DM/0752/24/FUL



# Healing Parish Council

**1 Beach View Court, Norfolk Lane, Cleethorpes DN35 8BT**  
**Email 'clerk@healingparishcouncil.com'**  
**Tel – 07494 577661**

10<sup>th</sup> September 2024

Planning Dept. NELC  
BY EMAIL

Dear Sirs,

The following applications were discussed at a meeting of Healing Parish Council held on Monday 9<sup>th</sup> September – the comments and observations from the Parish Council are shown as follows:

**Planning Application Reference: DM/0752/24/FUL**

**Proposal: Erection of 2 detached dwellings with solar panels and roof lights, alterations to existing vehicular access and associated works**

**Location: 1 - 2 Great Coates Road Healing**

*No objections.*

Yours faithfully,

*KJ Peers*

Mrs. Kathy Peers

Clerk – Healing Parish Council

Item 6 - Former St John  
Fisher RC Church  
Waltham Road Grimsby -  
DM/0846/24/ADV

# Comments for Planning Application DM/0846/24/ADV

## Application Summary

Application Number: DM/0846/24/ADV

Address: St John Fisher RC Church Waltham Road Grimsby North East Lincolnshire DN33 2NA

Proposal: Display 1 internally illuminated lozenge sign

Case Officer: Lauren Birkwood

## Customer Details

Name: Mr Lewis Newsum

Address: 99 Waltham Road Grimsby DN332ND

## Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: In agreement with all points stated by our neighbours at 101 Waltham Road, the lozenge sign is unnecessary.

We'd also like to highlight the disturbance currently being caused by the levels of lighting emitted from the site. The intensity of all of the lighting within the site is not sympathetic to a residential area, and we would welcome a review of this. Along with this, some clarification on the hours that the lights are allowed to be turned on would be welcome also. Or even a decision on as to whether all of the lights do need to be turned on as late at night and as early in the morning as they currently are.

Regards,

Lewis Newsum & Phoebe Foster



# Comments for Planning Application DM/0846/24/ADV

## Application Summary

Application Number: DM/0846/24/ADV

Address: St John Fisher RC Church Waltham Road Grimsby North East Lincolnshire DN33 2NA

Proposal: Display 1 internally illuminated lozenge sign

Case Officer: Lauren Birkwood

## Customer Details

Name: Roger Hale

Address: 101 Waltham Road Grimsby DN33 2ND

## Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: This comment should be read in conjunction with my previous contribution made on 27/10/24.

Firstly, I would like to apologise for the missing out of three crucial words near the beginning of my previous piece. When I wrote "However, I am very unhappy by the side of the building (the left hand side as you look at the building from front)", I intended to write "I am very unhappy about the lozenge lights...." I hope any readers got the point I was trying to make!!

Having said that, I would also like to make three further points. First, I do not think adequate thought or care has been given by the developers of this building as to the total impact of its overall lighting. There are a large number of lights of different types lighting up both the inside and the outside of the building. The effect is dramatic!! Its impact in the evening and times of darkness in what is a quiet residential area is significant. I think that several of the lights should be turned down and also, of course, the lozenge light which is the focus of this consultation should be turned off or removed altogether (as the one on the right hand side of the building has been).

Further, I would like to point out that notice board sign at the front left extreme edge of the site (as you look at the building) is extremely annoying. It looks rather tatty already, adds nothing which is not in the major shop signage and obscures the view of the shop and several lit up notices behind it. Worryingly, this notice board seems to have been placed in concrete as if it is to become a permanent fixture. However, I do not believe that it was in any plans, and, as the nearest neighbour to it, I object strongly to it. I understand that it is not currently being consulted upon, but if it has never previously been subject to consultation or review, it seems reasonable to raise the matter now.

I would also seek reassurance that when the building is closed all or nearly all of the lights can be turned off.

Once again, I would like to state that I wish the building well and that I certainly intend to use it. However, if the effect of lighting the building in its current manner is left unchecked many

neighbours will be significantly inconvenienced and upset.

# Comments for Planning Application DM/0846/24/ADV

## Application Summary

Application Number: DM/0846/24/ADV

Address: St John Fisher RC Church Waltham Road Grimsby North East Lincolnshire DN33 2NA

Proposal: Display 1 internally illuminated lozenge sign

Case Officer: Lauren Birkwood

## Customer Details

Name: Mr Roger Hale

Address: 101 Waltham Road Grimsby DN33 2ND

## Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I live opposite the new shop. Whilst I initially opposed it being built, I have now become a supporter of it and much admire the design and construction of the building. I wish it well. I am pleasantly surprised by how reasonable the main sign next to the road is; I do not object to it at all. However, I am very unhappy by the side of the building (the left hand side as you look at the building from the front). It seems to serve no useful purpose but it emits a powerful light which must be disturbing to all the shop's neighbours on the left and is also disturbing to me looking straight at it. I don't believe it is necessary and really serves only to disturb the shop's neighbours. I have been told that a similar light to be placed on the right of the building (as you look at it from the front) was not fixed on because of objections by neighbours on that side of the shop (objections which I can quite understand and completely support) so it seems especially unfair and unwarranted that a similar light on the other side (which serves even less purpose than the other one) has been mounted on the wall. I really hope it will be removed! We neighbours to the shop have put up with a lot of inconvenience and noise in the last six months. I think it will be worth it, because I believe we will have a super new shop which looks magnificent. Please do not ruin that by exposing near neighbours to a harsh and unnecessary glare, which will only cause resentment. I should emphasise that this light really does serve no apparent benefit. It can't be seen by cars driving past, it isn't necessary for parking when the shop is open and it only serves to create a powerful and unwanted glare to neighbours when the shop is closed.

# Comments for Planning Application DM/0846/24/ADV

## Application Summary

Application Number: DM/0846/24/ADV

Address: St John Fisher RC Church Waltham Road Grimsby North East Lincolnshire DN33 2NA

Proposal: Display 1 internally illuminated lozenge sign

Case Officer: Lauren Birkwood

## Customer Details

Name: Mr Alan Barratt

Address: 102 Waltham Road Scartho GRIMSBY DN33 2NA

## Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I feel the Need to object strongly to this additional proposed sign, it will serve not meaningful purpose the side of the building only looks out to the local Neighbours do the building line so you will only see the sign when in the coop car park (its not seen from the road!!) so if your already in the coop car park you don't need a sign to tell you where it is!! Your there !

We have already approved a 1.6 Mtr x 1.16 mtr Lozenge lits sign at the front of the store along with a sizable 5.76 Mtrs x 650 mm facia pre lit sign and above all the massive 4 mtrs x 1.2 mtrs Lit Totem at the front where customers can clearly see and identify the site and branding - this is a sign to far i hope common sense prevails-

We will have a sea of Blue light that will detract from a residential area the signs already approved are practical needed and all lit - we don't need this as well - Alan and Bev Barratt 102 Waltham Road

# Comments for Planning Application DM/0846/24/ADV

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Address: St John Fisher RC Church Waltham Road Grimsby North East Lincolnshire DN33 2NA

Proposal: Display 1 internally illuminated lozenge sign

Case Officer: Lauren Birkwood

## Customer Details

Name: Mr JOHN MALLET

Address: 103 WALTHAM ROAD GRIMSBY DN33 2NF

## Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: The general build of the new CO OP is superb although I have some concerns about the intensity of the external lighting generally and in particular the intensity of the lighting to the southern aspect of the building.

I am unsure as to the scope of this application although a discussion is required as to the brightness of all of the lighting in the hours of darkness and of the likely unauthorised advertising at the front of the building.

I would hope that the owners will consider the views of immediate residences and that I would also hope that once trading commences adjustments will be made to blend in with neighbours. Why spoil a superb development with lighting that is in not in keeping with a residential area.

I would ask that restrictions be placed on the quantity and brightness of all signage.

# Comments for Planning Application DM/0846/24/ADV

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Address: St John Fisher RC Church Waltham Road Grimsby North East Lincolnshire DN33 2NA

Proposal: Display 1 internally illuminated lozenge sign

Case Officer: Lauren Birkwood

## Customer Details

Name: Mrs Suzanne Lydiate

Address: 110 Waltham Road Grimsby DN33 2LZ

## Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Re my earlier comments, I would just like to comment on the fact that the sign on the side of the building was erected before all comments noted and planning permission given. All passing, mainly locals, know this is a Co-op, so all not all signage relevant.

I feel I must also add, even though it may not be relevant on this page, that I feel that the artist's impression of the building and grounds is a misrepresentation. In reality, with the added signage and advertising boards, some of the attractiveness of the building and grounds is diminished. I know this is a shop at the end of the day, but the original plans showed consideration to the residential area near to a conservation area. A huge advertising board has now been erected in the planting bed limiting the view and a huge totem sign stands in the other bed. The beech shrubs on the side fence are also shadowed by advertising boards. The 3 new saplings will take some considerable time to grow. Although I am looking forward to the shop being open, I confess to being somewhat disappointed.

# Comments for Planning Application DM/0846/24/ADV

## Application Summary

Application Number: DM/0846/24/ADV

Address: St John Fisher RC Church Waltham Road Grimsby North East Lincolnshire DN33 2NA

Proposal: Display 1 internally illuminated lozenge sign

Case Officer: Lauren Birkwood

## Customer Details

Name: Mrs Suzanne Lydiate

Address: 110 Waltham Road Grimsby DN33 2LZ

## Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

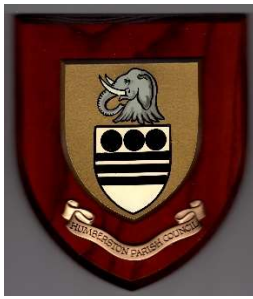
Comment: I concur with the comments of 102 Waltham Road. The side signage is totally unnecessary. One on service wall and one on shop wall. These are bright and very visible from our garden and windows. The signage at the front is all that is needed, and I am not really sure why giant totem signs are necessary. There are now four lampposts and on side facing us 4 downlighters, none of which were anticipated but at least they are fairly soft lights. The signage is more harsh and those facing us are only seen by a few neighbours. The building and grounds look good but are being spoilt by over the top signage. Side signage not seen from Road and we now have a very bright sign facing us which looks awful.

Item 7 - R/O 38

Humberston Avenue

Humberston - DM/0182/24/  
OUT





# 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,

6<sup>th</sup> March 2024

The following planning applications were discussed at the meeting of Humberston Village Council held on Tuesday 5<sup>th</sup> March 2024 and the comments below each application listed are the comments resolved to be submitted as follows:

**Planning Application Reference: DM/0182/24/OUT**

**Proposal: Outline application to erect up to two dwellings with all matters reserved**

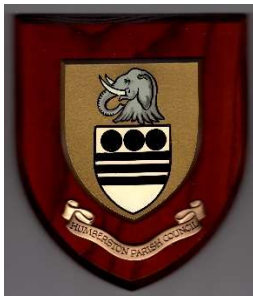
**Location: R/o 38 Humberston Avenue Humberston**

*Objections – the Village Council has a resolved and published policy against any further infill development within Humberston and this would clearly be over-intensification of this plot. There is no need for further housing at this location, as also shown by comments from the neighbouring properties who have objected. This application should be refused.*

Yours faithfully,

*KJ Peers*

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



# Humberston Village Council

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Clerk to the Council – Mrs. K. Peers

Tel:- 07494 577661

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

Dear Sirs,

19<sup>th</sup> June 2024

The following planning applications were discussed at the meeting of Humberston Village Council held on Tuesday 18<sup>th</sup> June 2024 and the comments below each application listed are the comments resolved to be submitted as follows:

**Planning Application Reference: DM/0182/24/OUT**

**Proposal: Outline application to erect up to two dwellings with access to be considered (revised plans/description including footpath to Humberston Avenue).**

**Location: R/O 38 Humberston Avenue Humberston**

*Objections – the Village Council would reiterate its previous objections to this application. The Village Council has a published policy against any further ‘infill’ or ‘back yard’ development and would strongly urge NELC to refuse this application. There is absolutely no need to have any further housing on the rear of this plot and it would result in an over-intensification of the plot.*

Yours faithfully,

*KJ Peers*

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

# Comments for Planning Application DM/0182/24/OUT

## Application Summary

Application Number: DM/0182/24/OUT

Address: R/O 38 Humberston Avenue Humberston North East Lincolnshire DN36 4SP

Proposal: Outline application to erect up to two dwellings with all matters reserved

Case Officer: Jonathan Cadd

## Customer Details

Name: Ms Toni Hedley

Address: 2 Parklands Avenue, Humberston, North East Lincolnshire DN36 4FY

## Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I object to the proposed building of 2 dwellings at the rear of 38 Humberston for the following reasons.

The site access and future access of the proposed 2 dwellings will use on this proposal shows as using Parklands Avenue. I ask why access is not proposed from Humberston Avenue down the side of the house/garage as like all other applications have been along this road wishing to build in their gardens? All residents who live on the Millenium Farm Development have to pay an annual fee for maintenance etc. The proposed 2 dwellings should have to pay this as well as they will be using the same roads pavements and green spaces that all other residents have to pay to upkeep. Why should they be exempt from this payment if all other residents along the same road and estate have to pay it? If their access was from Humberston Avenue this of course wouldn't be an issue as they wouldn't be accessing the Millenium Farm Development.

Residents of Millenium Farm have waited a long time for this development to be finished and completed with proper roads and pavements that are not covered in mud, dirt etc. Now this Planning application wishes to create more mess and disruption of roads and pavements for the residents. I worry about the roads/pavements that will likely be dug up and mostly likely damaged by heavy goods vehicles during the build. Who is going to make good of these repairs that will be needed, the road would need to be completely re-laid to put it back it its original state, will the developer do this, will the council pay for it? Why should the current residents have to put up with a damaged and dug up road which should have been pristine once Persimmon moved off site and handed over to the council. I would also like to point out that the council has not even adopted the site from Persimmon yet due to remedial works that are ongoing at this current time.

I worry about the disruption of construction traffic, builders cars and vans parked along the street making it difficult for residents to come in and out of the estate as this is likely to cause holdups

and block view causing people to take risks potentially pulling out into oncoming traffic.

The proposed plans show the 2 dwellings as being built close to the roadside, this is not in keeping with the rest of the estate and nearby houses which are all built back from the road with grass verges and pavements in front of the houses. This helps ensure that cars are not parking directly onto the road causing obstructions on Parklands Avenue which is a busy street as the main road in and out of the estate. I worry about the traffic issues the initial build and future dwellings would bring, most households have 2 or 3 cars now and these plans barely show space for more than 1 car due to the way the driveways are proposed to be built. There needs to be adequate space for 2/3 cars to comfortably park otherwise the obstructions onto Parklands Avenue will not be good for traffic and cause hold ups for residents. Cars already do park along the stretch of road the 2 dwellings are proposed to be built on and when they do it causes traffic to back up and people will use their horns and rev cars loudly causing disruption to nearby residents who live nearby and hear all this.

Plot 2 (the closest to 2 Parklands Avenue) from the proposal shows as being built right upon the boundary of 2 Parklands Avenue with the driveway encroaching onto our property boundary. This is completely unacceptable and will not be tolerated and permission would not be granted to give way for any building work or access to drainpipes, the side of the building etc. We do not want people parking on our property or outside it or having heavy goods vehicles and builders' vans etc parking in front of us as this would spoil our landscaping in our front garden. I also wonder what address would be given to these future dwellings as I do not wish to share our house number as this is likely to cause postage issues in the future. The proposed site does not seem big enough to build 2 detached houses on it and I wonder if the proposed plans are accurate in their measurements as they certainly do not seem correct in my opinion. The proposal doesn't even know what type of house they want to build or how many bedrooms which makes me ask whether any proper thought has been put into this application or if it is just an attempt to make some quick money building and selling houses. I worry about the privacy 2 Parklands Avenue would lose due to the planned close proximity to our boundary and if there are plans for windows to be overlooking us. This is currently unknown however due to the lack of housing type plan and designs. I would ask that the plans for the side windows were for bathrooms/stairways to keep our privacy to a maximum.

This proposal affects Tree Preservation Orders and the Trees and Woodlands removal of T3 would not be considered reasonable management of a private garden, the plans would need revising.

# Comments for Planning Application DM/0182/24/OUT

## Application Summary

Application Number: DM/0182/24/OUT

Address: R/O 38 Humberston Avenue Humberston North East Lincolnshire DN36 4SP

Proposal: Outline application to erect up to two dwellings with access to be considered (revised plans/description including footpath to Humberston Avenue).

Case Officer: Jonathan Cadd

## Customer Details

Name: Mr Konstantin Vdovin

Address: 2 Parklands Avenue Humberston

## Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I would like to object to a recent plan amendment for this application (22nd of May 2024 SITE LOCATION, EXISTING AND PROPOSED SITE PLANS).

As per my previous comment, this development is still showing the proposed Plot 2 drive access driveway being built on my legal property boundary. This should not be allowed by the planning department and council.

Adding a path down the proposed side of the road doesn't solve any issues for the application as my property boundary extends onto the grass verges, please request to see the following drawings from the planning department:

Drawing Title: Persimmon Estate Layout Sheet 1 of 2; Drawing No.700/010\_PH

Drawing Title: Management Areas; Drawing No.700/020

Both of these schematics show each property's legal boundary outlines and adopted highways as well as management areas.

My legal property boundary separates the grass verge from the adopted highway and is maintained by me. So if the proposed path goes ahead it will lead directly onto my grass lawn and flower beds. Then the adopted tarmacked path would start again.

What would mothers with pushchairs and wheelchair users have to do? Persimmon development has considered ramps to all crossings of public highways. Adding access ramps to the proposed

path would not solve this issue as my property boundary will still end up being in the middle of 2 paths if this goes ahead.

Current grass verges aid with surface water too. Adding so much additional non-permeable surface would effect the amount of surface water taken up by water drainage. Have the calculations to accommodate this been done?

The grass verge on this side of the development was designed to be part of the management area and in addition to the green setting of Humberston Avenue.

# Comments for Planning Application DM/0182/24/OUT

## Application Summary

Application Number: DM/0182/24/OUT

Address: R/O 38 Humberston Avenue Humberston North East Lincolnshire DN36 4SP

Proposal: Outline application to erect up to two dwellings with access to be considered (revised plans/description including footpath to Humberston Avenue).

Case Officer: Jonathan Cadd

## Customer Details

Name: Ms Toni Hedley

Address: 2 Parklands Avenue Humberston North East Lincolnshire DN36 4FY

## Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I would like to point out that some of the land this application is wishing to build on for driveways and pathways does not belong to the people submitting the planning application. It is not council land either it belongs to the developers of Persimmon. So how they have the audacity to think they can build on land they don't own baffles me. They should be using access down the side of their driveway and garage like every other application off Humberston Avenue has done. If you look at their property boundary you will see they are trying to build on a lot of land they do not own and exceeds their property boundary.

# Comments for Planning Application DM/0182/24/OUT

## Application Summary

Application Number: DM/0182/24/OUT

Address: R/O 38 Humberston Avenue Humberston North East Lincolnshire DN36 4SP

Proposal: Outline application to erect up to two dwellings with all matters reserved

Case Officer: Jonathan Cadd

## Customer Details

Name: Mr Konstantin Vdovin

Address: 2 Parklands Avenue Humberston

## Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: To add to already raised comments of our area already being over-developed, I want to strongly object to planning application DM/0182/24/OUT R/O 38 Humberston Avenue on a number of following points:

- From proposed plans Plot Number 2 driveway entrance is encroaching onto my legal boundary for Number 2 Parklands Avenue. Document available on planning application for millennium farm.
- The boundary of 2 Parklands Avenue has privacy fences at the front and the back of the property erected as part of the build. Also final granted planning application for Millennium Farm site plans show tall floral bushes at the front of 2 Parklands Avenue boundary, all of which will obstruct view of Plot 2 entering and exiting the plot from Parklands Avenue due to reduced visibility, putting owners of plot 2 and road users at risk of collision.
- Very poor design of property location- These are newly build houses, why design them so that plot number 2 is built on the boundary up to my fence when Plot 1 has a good gap from fence line of Number 38 garden side. There will be a need to access walls, roofs and gutters of the house during construction and later for maintenance. I will not grant permission of use of my land to aid this. Plot 2 property needs to be moved closer to 38 to allow for this simple fix. Currently Plot 2 is needlessly too close to my property.
- Privacy -2 Parklands Avenue has windows facing the proposed development, placing new houses 4 meters away from my property wall on my boundary line will affect my privacy from said development. As above, plot 2 is placed needlessly too close to 2 Parklands Avenue boundary.
- Drainage - currently there are a number of large trees at Humberston Avenue 38 gardens, which



aid rain water drainage, even so my garden between my property and 38 is very soggy once it rains. So listing that rainwater will be taken into a land soakaway you are predesigning water drainage issues for my garden and my property. For millennium farm planning application, on the master document, there are stated water easements for each property in this area. Having rainwater soakaways is not good enough in this instance and more thought should be given to this!

- Environmental impact- There are a number of mature trees in the mature gardens of Number 38, if cut out and replanted will take near to a decade to reach the same size to what is being destroyed.

- Road access- Parklands Avenue was designed as an access road to and from Millenium Farm estate. The road is approximately 4m wide which is just enough for two cars to pass each other. During the building phase any lorries turning in and out of proposed development will mount pavement opposite, putting pedestrians at risk given that typical turning radius of a 7.5tonne lorry is approx. 5m.

Delivering material to the site via lorries and vans will obstruct the main road to the estate, given that typical width of the lorries is up to 2.5m wide. Looking at how Parklands Avenue is designed, all of the houses which are built on Parklands Avenue road at the entrance to the estate, all have separate parallel run private roads to which individual houses have drives leading up from before joining Parklands Avenue. This negates the risk of blocking said road if visitors come to said houses as they are off the main access road. Parklands Avenue is just wide enough for 2 vehicles to pass at 30mph safely. Even though there are drives with designated parking on proposed plans, you can expect vehicles to be parked on the road obstructing access to the estate, including emergency vehicles (eg. fire engines), putting residents at risk on the estate.

To compare to other approved developments down Humberston Avenue where owners decided to sell off the garden for development had to install a new road to CDM from Humberston Avenue to service that development. This is the approach that should be taken if future plans are submitted. Same as both of the neighbors of 38 Humberston Avenue had done.

- It has taken 5 years to complete Millenium Farm development, and as we are getting all of the roads finally finished, and handed over to the residents we are going to get the same new roads covered in dirt from this development which will run through the estate. Can't see a small developer sending road sweepers to maintain the roads on a daily basis.

- Private maintenance company- Every resident on the estate has to pay for a private maintenance company to upkeep green spaces and fencing around the estate. Will this development benefit from the same service without contribution?

**From:** Les Boswell

**Sent:** Wednesday, February 28, 2024 3:25 PM

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

**Subject:** Application ref DM/0182/24/OUT, 38 Humberston Avenue

My address is 6 Parklands Avenue

I would object to the application on traffic problems. I think a lot of households are two car households and I think most visitors to these two houses would park on the main access road to the whole estate and this road can be very busy and parked cars do cause problems and holdups for people accessing the estate.

regards

Les Boswell

# Comments for Planning Application DM/0182/24/OUT

## Application Summary

Application Number: DM/0182/24/OUT

Address: R/O 38 Humberston Avenue Humberston North East Lincolnshire DN36 4SP

Proposal: Outline application to erect up to two dwellings with access to be considered (revised plans/description including footpath to Humberston Avenue).

Case Officer: Jonathan Cadd

## Customer Details

Name: Mr Alex Serrano

Address: 40 Humberston Avenue Humberston North East Lincolnshire DN36 4SS

## Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I object to this planning application for the following reasons:

Privacy:

These properties will overlook my garden, where I will lose the privacy that myself and my family currently enjoy.

Road and Pedestrian Safety:

Parklands Ave has quickly become part of the race track for the boy racers living on the Millennium Farm development. Living on the corner nearly every night I have the pleasure of listening to them fly up and down before joining/leaving onto Humberston Avenue. Two properties closer to this junction increases the risk of incident with other road users and pedestrians.

Also, on the side of the road where the application has been made there is no permanent pavement. Regardless, school kids walk up and down there daily, these properties increase the risk of incident.

TPOs & Building Restrictions:

Given the unscrupulous behaviour of other builders/developers along Humberston Avenue very recently, I do not trust the trees protected by the TPO will survive, nor will the building restrictions be adhered to.

Flood Risk:

I disagree with the view that there is no flood risk, given the unprecedented rain in recent months the bottom of Parkland Ave has flooded as well as mine and other gardens, the removal of trees replaced with asphalt and properties will further reduce the natural drainage in the area.

Kind Regards,  
Alex Serrano

# Comments for Planning Application DM/0182/24/OUT

## Application Summary

Application Number: DM/0182/24/OUT

Address: R/O 38 Humberston Avenue Humberston North East Lincolnshire DN36 4SP

Proposal: Outline application to erect up to two dwellings with access to be considered (revised plans/description including footpath to Humberston Avenue).

Case Officer: Jonathan Cadd

## Customer Details

Name: Mr Jeff Wright

Address: 9 Fairway Drive Humberston Grimsby DN364ZQ

## Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: They were granted permission to build 1 house and now they want to sell off more land to build more housing on a site which is already over populated and these further houses are not required and not wanted! This is someone trying to make more money and be greedy without thinking of the residents who live here that have suffered 5+ years of continuous construction vehicles and housing without having the chance to enjoy their homes without any more building on going. Please PLEASE object!!!

# Comments for Planning Application DM/0182/24/OUT

## Application Summary

Application Number: DM/0182/24/OUT

Address: R/O 38 Humberston Avenue Humberston North East Lincolnshire DN36 4SP

Proposal: Outline application to erect up to two dwellings with all matters reserved

Case Officer: Jonathan Cadd

## Customer Details

Name: Jeff Wright

Address: 9 Fairway Drive Grimsby

## Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: It's going to make a mess of the entrance into the estate and cause traffic issues as the entrance is on the main road (Parklands Ave) for months and months. It will create traffic issues during the build and once finished to do how close to the road they want to build the houses, causing obstructions in and out of the estate, unlike the rest of the estate that's set back from the road. The area is already over saturated with unnecessary housing. Adding further housing is going to cause issues with floods and drainage. This is clearly a money spinner for the land owner to keep their property and sell the land at the expense of all the residents. 5 years now and we just want to enjoy the houses we've paid a lot of money for without having more and more brick dust blown everywhere. Please object!

# Comments for Planning Application DM/0182/24/OUT

## Application Summary

Application Number: DM/0182/24/OUT

Address: R/o 38 Humberston Avenue Humberston North East Lincolnshire DN36 4SP

Proposal: Outline application to erect up to two dwellings with all matters reserved

Case Officer: Jonathan Cadd

## Customer Details

Name: Jeffrey Wright

Address: 9 Fairway Drove Humberston Grimsby

## Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I live around the corner on the Millennium Farm estate and have to drive passed this property to get access onto the estate. It has been 4 years nearly now of continuous building by persimmons and other residents on over saturated land which wasn't meant to have so much housing. There is no need or desire for any more housing on here including the 2 proposed properties. The proposed properties will require access from Parklands Avenue which will add to the traffic issues already present and cause more issues especially as there is no footpath on that side of the road. The area has been flooded with houses already by people selling off their large rear gardens to make huge amount of profit to the detriment of the residents and area. Please, no more houses around this area. Let us enjoy the area and our homes that we've paid for. Stop them building more unnecessary and unwanted houses and adding more strain to the system around here and adding to problems already here.

# Comments for Planning Application DM/0182/24/OUT

## Application Summary

Application Number: DM/0182/24/OUT

Address: R/O 38 Humberston Avenue Humberston North East Lincolnshire DN36 4SP

Proposal: Outline application to erect up to two dwellings with all matters reserved

Case Officer: Jonathan Cadd

## Customer Details

Name: Mr Trevor Walker

Address: 22 Albertross Drive Humberston Grimsby

## Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I object to this proposed building of 2 new detached houses on the grounds that this area is already saturated with new properties.

There aren't enough facilities in this area to support the numbers of people living here, not enough doctors or dentists and the traffic is already a nightmare.

It's been a five year nightmare for the people of millennium farm to live through while this estate has been built and just as it's coming to an end someone wants to add another year of building work to extend the suffering.

My wife and I strongly reject the proposal.



# Comments for Planning Application DM/0182/24/OUT

## Application Summary

Application Number: DM/0182/24/OUT

Address: R/O 38 Humberston Avenue Humberston North East Lincolnshire DN36 4SP

Proposal: Outline application to erect up to two dwellings with all matters reserved

Case Officer: Jonathan Cadd

## Customer Details

Name: Mrs Gemma Roberts

Address: 24 Clubhouse Way Millennium Farm Grimsby

## Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: There are many factors affecting this , main ones being . The access road is not wide enough or suitable to accommodate the amount of traffic more houses will

Produce , the effect on the natural wildlife is already devastating this area should be under conservation with no more new builds planned . There is already inadequate drainage in the area with a vast amount of surface flooding with no precautions being brought in to stop this . People who have bought homes on this estate did so under the proviso there where no more to be built.

# Comments for Planning Application DM/0182/24/OUT

## Application Summary

Application Number: DM/0182/24/OUT

Address: R/O 38 Humberston Avenue Humberston North East Lincolnshire DN36 4SP

Proposal: Outline application to erect up to two dwellings with all matters reserved

Case Officer: Jonathan Cadd

## Customer Details

Name: Mrs Hayley Drewery

Address: 45 Clubhouse Way Grimsby

## Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Firstly I think it's an Over development if it goes ahead, it's going to effect the nature and animals in the area, there is a family of deers who live just behind the end of the estate now. They will be moved on and pushed nearer to Holton ley clay village. Also am sure when the planning of the estate was first put forward there was meant to be a school built, which some how was never been built but now wanting to put more house, with the houses being built near toolbar there just isn't enough space at the 2 secondary schools.

Also not to mention we was given a dead line, am sure people don't want to be living on a building site for enough 4 years! The dust has really affected a lot of ppl with on going coughs.

# Comments for Planning Application DM/0182/24/OUT

## Application Summary

Application Number: DM/0182/24/OUT

Address: R/O 38 Humberston Avenue Humberston North East Lincolnshire DN36 4SP

Proposal: Outline application to erect up to two dwellings with all matters reserved

Case Officer: Jonathan Cadd

## Customer Details

Name: Mr Steffan Lloyd

Address: 3 Green Lane Humberston Grimsby

## Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: In agreement with other neighbours objections regarding the access and further development.

The access requirement from Parklands Avenue to the proposed houses doesn't take into account the width of the road, the potential parking issues of visitors to the proposed houses and the management fee that all dwellings have to pay on millennium farm.

The area is saturated with houses built in the rear gardens of houses along Humberston Avenue leading to loss of trees, hedges and wildlife habitat.

In my opinion there is no further need for new houses in this saturated area, and agree with the village council.

# Comments for Planning Application DM/0182/24/OUT

## Application Summary

Application Number: DM/0182/24/OUT

Address: R/O 38 Humberston Avenue Humberston North East Lincolnshire DN36 4SP

Proposal: Outline application to erect up to two dwellings with all matters reserved

Case Officer: Jonathan Cadd

## Customer Details

Name: Mr Barry Hancock

Address: the Limes antons gowt boston

## Comment Details

Commenter Type: Member of the Public

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

Comment Reasons:

Comment:

Dear Mr Cadd

Swifts are in trouble. The UK has seen numbers plummeting with steep declines since the 1990's and a real danger of extinction unless we act now. When buildings are refurbished or demolished, the nooks and crannies used by swifts for nesting are lost and swifts have nowhere to lay their eggs and raise young. Ensuring provision is made for swifts via the planning system is crucial, so anything you can do to encourage developers and applicants to incorporate swift bricks into building plans would be very valuable. There is guidance for the provision of swift bricks which you can share- <https://drive.google.com/file/d/1ljcJ7rlkNMrr4lxd41XcBU3YC6IFKM6z/view> (e.g. for a house, fit 2 to 4 bricks, for a block of flats, 4 to 10, and for a school, hospital, or warehouse project, fit 10 to 40 swift nesting bricks). The bricks are easy to fit, inexpensive, will cater for the needs of several species of bird, and will last the lifetime of the building. I am very happy to provide further information if it would be helpful, please do not hesitate to get in touch.

Yours sincerely

Barry Hancock

## Megan Green (EQUANS)

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**From:** Planning - IGE (Equans)  
**Subject:** FW: FAO Mr J Collis - Planning Application: DM/0182/24/OUT - Rear of 38 Humberston Avenue - Outline application to erect up to two dwellings with all matters reserved

---

**From:**  
**Sent:** Thursday, May 2, 2024 10:50 AM  
**To:** Jonathan Cadd (EQUANS)  
**Subject:** RE: FAO Mr J Collis - Planning Application: DM/0182/24/OUT - Rear of 38 Humberston Avenue - Outline application to erect up to two dwellings with all matters reserved

38 HUM AV

Hi Jonathan

Thank you for your email.No objections.

Regards jc

Item 8 - Land At Louth Road  
New Waltham -  
DM/0373/23/FUL

From: new Waltham parish council

Sent: 11 November 2024 10:31

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

Subject: NWPC Planning comments

DM/0373/23/FUL - Land at Louth Road, NW

Councillors concerned re infrastructure of the village. Too many new builds in the area already. Local Schools, roads etc cannot cope with even more – Object to this application.

**From:** Burial Clerk <burialclerk@walthamparishcouncil.org.uk>  
**Sent:** Thursday, July 6, 2023 12:19 PM  
**To:** Planning - IGE (Equans) <planning@nelincs.gov.uk>  
**Subject:** Waltham Parish Council - Planning Application decisions  
**Importance:** High

Good afternoon,

Please see comments from Waltham Parish Council regarding Planning Applications as detailed below.

**Planning Application Reference: DM/0373/23/FUL**

**Proposal:** Variation of condition 2 (approved plans) pursuant to DM/1240/21/FUL to allow for amended layout to accommodate foul water easement and highways details (Amended Description)

**Location:** Land at Louth Road New Waltham North East Lincolnshire

**Waltham Parish Council recommends approval of this application.**

Regards

*Amanda*

Amanda Carr  
**Clerk to the Burial Board**  
Tel: 07547 512155

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



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Item 10 - 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

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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: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

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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

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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?



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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

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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.

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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

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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.