

Item 1 - Land Off Torbay
Drive Waltham - DM/0864/24/
FUL

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

Tel: 01472 326289 Option 1



Working in partnership

REQUEST FOR APPLICATIONS TO BE HEARD AT PLANNING COMMITTEE

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

Application Number	Reason for Referring to Planning Committee
Reference: DM/0864/24/FUL Variation of Condition 2 (Approved Plans)	This is an extensive variation to a controversial development which was initially refused by Committee and granted on appeal. Although listed as Waltham ward, it is adjacent to multiple properties in Scartho and will impact many local residents of my ward.

Contact Details: -

SignatureD Humphrey..... Date 20.11.24

Name Cllr Dan Humphrey.....

Address: dan.humphrey@nelincs.gov.uk

North East Lincolnshire Planning
Municipal Offices, Town Hall Square, Grimsby, N E Lincolnshire, DN31 1HU
(01472) 313131 W www.nelincs.gov.uk



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

From: Tanya Kuzemczak <clerk@walthamparishcouncil.org.uk>

Sent: 04 December 2024 17:22

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

Subject: Waltham Parish Council Planning Comments

Good afternoon,

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

Kind Regards

Tanya Kuzemczak
Clerk to the Parish Council

Tel: 01472 826233
Mob: 07713 985277

Waltham Parish Council
Parish Office
Kirkgate Car Park
Kirkgate, Waltham
Grimsby
North East Lincolnshire,
DN37 0LS
www.walthamparishcouncil.org.uk



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Planning Application Reference: DM/0864/24/FUL

Proposal: Variation of Condition 2 (Approved Plans) following DM/0285/22/FUL to revise layout for plots including dwellings, garages, roads and landscaping and revise house types for plots 3, 6, 7, 10, 11, 13-17, 20-27, 42-45 and 57-63

Location: Land Off Torbay Drive Waltham North East Lincolnshire

Waltham Parish Council recommends refusal of this application as the dimensions of the properties are not clear from the plan, and some of the footpaths appear to have been removed, giving rise to a concern over accessibility.

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

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AMENDED/SUPPORTING INFORMATION

Location: Land Off Torbay Drive Waltham North East Lincolnshire.

Waltham Parish Council recommends refusal of this application on the grounds that it constitutes too great a change from the original plan.

Kind Regards

Tanya Kuzemczak
Clerk to the Parish Council

Tel: 01472 826233
Mob: 07713 985277

Waltham Parish Council
Parish Office
Kirkgate Car Park
Kirkgate, Waltham
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North East Lincolnshire,
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www.walthamparishcouncil.org.uk



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Comments for Planning Application DM/0864/24/FUL

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Case Officer: Lauren Birkwood

Customer Details

Name: Mrs Lucy Welbourne

Address: 65 boundary Road Grimsby DN33 3BQ

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment:I strongly object to these revised plans. It's bad enough we have to have these properties built on farmland that we should be retaining as such but to keep submitting changes is beyond a joke.

No more modifications to the plans that were finally passed.

I urge you to refuse this application.

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Case Officer: Lauren Birkwood

Customer Details

Name: Mrs Lucy Welbourne

Address: 65 boundary Road Grimsby DN33 3BQ

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I strongly object to all the latest applications for variations. The properties should remind as per the original planning application, (not that any of us wanted anything on that land anyway other than crops).

This was always about making money, by adding additional bedrooms brings more traffic, drainage issues, pressures on local services.

We were told at the beginning these were to be for older people, changing the spec at this stage is unacceptable.

The builder told me recently he was looking to add a study, interesting that this "study" is now a 3rd bedroom in property 3.

I strongly urge you to REFUSE this application on the grounds that as we've got to have it, it remains as per the original application.

Thankyou

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Case Officer: Lauren Birkwood

Customer Details

Name: Mrs Jane Steedman

Address: 22 Emfield Road Scartho Grimsby DN333BP

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: This is a massive change to the original planning application which was originally a proposal of bungalows & now he is changing his request to build houses which will not be in keeping within first planning application & the local area .

The houses will be intrusive overlooking into the rear gardens of bungalows on Emfield Road . There will also be a noise impact for these residents of Emfield Road mostly who are of the older generation .

By building houses not bungalows the builder is aiming at a different age level ie families with children .

Also as these would be family properties there would be an increase in vehicles .

On the accepted planning application trees were shown in the rear gardens of the proposed bungalows they are no longer shown in the new revised plans WHY ??

There is enough new houses been built in the vicinity we need more bungalows to be built to accommodate the aging population & to keep in keeping on the current area .

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Case Officer: Lauren Birkwood

Customer Details

Name: Mr David Vince

Address: 37 Emfield Road N E Lincs Grimsby DN333BT

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: This new application involves so many properties it bears little comparison to the plan submitted, Snape builders seem to get the plan past and just change as and when he pleases. I have checked the distance from my rear boundary to the new road kerb stones and it is close to 16 metres, now I assume the resident won't step out of the front door straight onto the road or have the front windows on the kerb edge it will mean losing another metre or so of plot for a path. This brings the plot to 15 metres, My own basic two bed footprint is 8 metres a little maths means 5 metres for garden or out buildings, this gives me a view of brick work and roof line. This new plan shows bungalows in a shoulder to shoulder terrace with no gaps, as specified we do not have a claim to view or light but we will have gone from winter sunlight through the hedge line to bricks. Will anyone stand up to this builder and stop him doing just as he pleases. we have lost farm land when other sites were available under Waltham councils 10 year plan, the amended application says numbers 3-6-7-10-11, 13-17, 20-27, 42-45, 57-63 in total 39 property changes that is over 50% of the first application. This greedy developer has contempt for anyone and council planners, will he respect any issues raised by the planning dept during the build. Waltham parish council along with Grimsby planning and 160 residents opposed this development but it was still pushed through, what happened to democracy and fairness, I along with many others stand on the 11th of November to remember all that fought and paid the ultimate price to give us this. THIS IS AN INSULT TO THERE MEMORY

From: david vince
Sent: 20 November 2024 14:06
To: Sophie Pickerden (NELC) <Sophie.Pickerden@Nelincs.gov.uk>
Subject: variations to DM/0285/22/FUL

You don't often get email from

Hello Sophie

This Email is to voice my opposition to the new plans as the approved plans showed bungalows to the rear of us and our neighbours, the new plan is so poor that it is nearly impossible to tell what is to be built. If my neighbour is correct then we will be directly overlooked instead of a sky line and maybe some bungalow roofs, bad as that was. It was the better outcome as the new residents would probably be of a more mature age group, with less noise instead of younger families. After the original application was decided in his favour opposed to 160 residents and two planning committees, it would appear that the houses are selling faster than the bungalows so it looks like greed may be a key part of this new application. Could you please let me know the next planning meeting is as I would like to attend to voice my opposition with details to the committee.

Thank you for your time and consideration

Mr D Vince
37 Emfield road

Comments for Planning Application DM/0864/24/FUL

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Case Officer: Lauren Birkwood

Customer Details

Name: Mr David Vince

Address: 37 Emfield Road Grimsby North East Lincolnshire DN33 3BT

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I went straight onto the plot for number 7 this was designated as a bungalow as councillor Ron Shephard assured not just myself but my neighbours also to ensure that we would not be overlooked. If Snape changes this and other bungalows for houses it will be a blot on the land scape for us and it must surely go before full planning again as it is a major change to the so called agreed plan. It looks already the the road layout has changed already from looking over the site, I requested that the hedge line be widened to give a small wildlife corridor as we have always had badgers, foxes and loads of birds skylarks ETC. Ron said he had spoken to him and he was not against this but two weeks ago cut my neighbours hedges a lot lower and mine halved the width so as you can imagine I don't know who to trust. I did wonder if a building inspector had been to site and checked any of the work already carried out. After watching 160 oppositions from the public and both Waltham council and your planning dept. that this development should ever have happened

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Case Officer: Lauren Birkwood

Customer Details

Name: Mr David Vince

Address: 37 Emfield Road N E Lincs Grimsby DN333BT

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: This new application involves so many properties it bears little comparison to the plan submitted, Snape builders seem to get the plan past and just change as and when he pleases. I have checked the distance from my rear boundary to the new road kerb stones and it is close to 16 metres, now I assume the resident won't step out of the front door straight onto the road or have the front windows on the kerb edge it will mean losing another metre or so of plot for a path. This brings the plot to 15 metres, My own basic two bed footprint is 8 metres a little maths means 5 metres for garden or out buildings, this gives me a view of brick work and roof line. This new plan shows bungalows in a shoulder to shoulder terrace with no gaps, as specified we do not have a claim to view or light but we will have gone from winter sunlight through the hedge line to bricks. Will anyone stand up to this builder and stop him doing just as he pleases. we have lost farm land when other sites were available under Waltham councils 10 year plan, the amended application says numbers 3-6-7-10-11, 13-17, 20-27, 42-45, 57-63 in total 39 property changes that is over 50% of the first application. This greedy developer has contempt for anyone and council planners, will he respect any issues raised by the planning dept during the build. Waltham parish council along with Grimsby planning and 160 residents opposed this development but it was still pushed through, what happened to democracy and fairness, I along with many others stand on the 11th of November to remember all that fought and paid the ultimate price to give us this. THIS IS AN INSULT TO THERE MEMORY

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Case Officer: Lauren Birkwood

Customer Details

Name: Miss Hazel Pearce

Address: 43 Emfield Road Grimsby DN33 3BT

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: The original approved plans showed bungalows behind the bungalows on emfield road

The new plans show houses, although not clear.

I believe that as these houses will have a view into my property this constitutes harassment and invasion of privacy, and a legal nuisance.

I have a right to privacy under GDPR legislation and believe this will now harass me in my own home. I therefore object to any substitution of houses for bungalows.

Comments for Planning Application DM/0864/24/FUL

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Case Officer: Lauren Birkwood

Customer Details

Name: Mrs Jill Grant

Address: 59 Emfield Road Grimsby N.E.Lincs DN333BT

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: My bungalow on Emfield Road previously had trees behind it. Now in the new plan there's garages!! I object to the new plan

Comments for Planning Application DM/0864/24/FUL

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Case Officer: Lauren Birkwood

Customer Details

Name: Mrs Jill Grant

Address: 59 Emfield Road Grimsby DN333BT

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I live on Emfield Road and the new development is running at the back of my bungalow. The new plans are now hoping to build houses instead of bungalows behind me. I strongly object to this, I believe it will cause much more noise from families who purchase these houses. It is mainly elderly people living in Emfield Road and we are just trying to enjoy our later years in peace!

Comments for Planning Application DM/0864/24/FUL

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Case Officer: Lauren Birkwood

Customer Details

Name: Mrs Jan Cawte

Address: 91 Emfield Road Scartho Grimsby DN33 3BY

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: A change that is quite substantial and affecting people even more than previously is totally wrong.

It appears planners have absolutely no concern for neighbouring properties

Comments for Planning Application DM/0864/24/FUL

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Case Officer: Lauren Birkwood

Customer Details

Name: Mr Wayne Brewitt

Address: 91 Emfield Road Scartho Grimsby DN33 3BY

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I strongly object to this variation in the original plans, there's quite a difference between bungalows for them to be changed as 2 storey houses. This should have been on original plans. It seems Snapes think they can do as they like, having already caused much distress with the development

From: Alison Rowell

Sent: 08 December 2024 11:20

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

Subject: DM/0864/24/FUL

Good morning

I refer to the above variation of the original plans and object to them as they will make the outlook from the houses on Emfield Road much worse, by having houses there instead of bungalows, also the public footpath has been built across.

Regards,

Alison Rowell.

From: Alison Rowell
Sent: 19 November 2024 09:04
To: Planning - IGE (Equans) <planning@nelincs.gov.uk>
Subject: DM/0864/24/FUL

Good morning

I refer to the above variation of the original plans and object to them as they will make the outlook from the houses on Emfield Road much worse, by having houses there instead of bungalows.

Regards,
Alison Rowell.

27 Torbay Drive,
Scartho,
Grimsby,
DN33 3DQ

From: Alison Rowell

Sent: 10 December 2024 07:27

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

Subject: DM/9864/24/FUL

Further to my recent objection just a couple of photos as to what we have to put up with, huge lorries parked outside our houses making it difficult to get out of our drives, leaving mud on the road and throwing dust off the dirty road that covers our cars. and the site is also very noisy.

Alison Rowell.

27 Torbay Drive

Scartho,

Grimsby,

DN33 3 DQ



Outside number 28 Torbay Drive and making it difficult to get out of number 27 Torbay Drive,



Comments for Planning Application DM/0864/24/FUL

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Case Officer: Lauren Birkwood

Customer Details

Name: Mrs Carol Hornsey

Address: 37 Torbay Drive Grimsby DN33 3DQ

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: We object on the grounds that the variation of plans are not clear, there appears to be change to some footpaths and the size of some properties are also not clear.

Again because of a lack of clarity, houses appear to have replaced bungalows along the Emfield Road edge of the plan and garages are now up to the boundaries of the properties of Emfield Road.

If there are indeed more houses and less bungalows, then this will have a direct impact on the number of vehicle journeys in the local area and also a direct impact on the pressure of local services such as GP's, and schools.

The developer has yet again shown a complete disrespect and disdain for the local residents, adjusting plans to increase profit.

We object but know it is a complete waste of time and that yet again the local planning office will support this despite the impact on current residents and their concerns.

We await with anticipation the next variation which will no doubt come before this development is complete.

Carol and Rob Hornsey

Comments for Planning Application DM/0864/24/FUL

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Case Officer: Lauren Birkwood

Customer Details

Name: Mr james mathias

Address: 5 Rivan Grove Grimsby DN33 3BL

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment:the dimensions of the properties are not clear from the plan, and some of the footpaths appear to have been removed, giving rise to a concern over accessibility. The developer has made at least 3 previous applications for this development and had a significant period of time before beginning works on the site. These poorly described changes to the site layout, property proportions and its impact on the amenity of the area should have been clearly submitted at the time of the application. To do this at such a late stage suggests a purposeful attempt to do so in a manner which is an insult to the original planning process and subsequent appeal and should be refused by planning for the clear reason that the information provided is unclear and the alterations are not in the original spirit of the application or the appeal

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Case Officer: Lauren Birkwood

Customer Details

Name: Mrs Rhoda A Mills

Address: 8 Rivan Avenue Grimsby DN33 3BJ

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Changing these plans after they've already been passed to suit the builder and not the public should not be aloud. Again all down to a little bit of money. Shame on snape

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Case Officer: Lauren Birkwood

Customer Details

Name: Mrs Gillian Macdonald

Address: 66 Pennistone plsce Grimsby DN33 3SS

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I strongly object to the new plan that have been submitted. My elderly relative lives in a bungalow down Emfield Road. He enjoys his garden and with houses instead of bungalows running at the back of him will restrict his sunlight and enjoyment of the garden. Snapes cannot get away with changing the plans

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Case Officer: Lauren Birkwood

Customer Details

Name: Miss Amanda Aslett

Address: 67 Barnoldby Road Grimsby DN37 0DB

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I have just seen the plans from my elderly relative, and I am objecting to these plans, the residents of Emfield Road will now be overlooked by houses with family's causing them much upset and no privacy whatsoever in their bungalows how can snapes get away with it yet again

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Case Officer: Lauren Birkwood

Customer Details

Name: Mrs Michelle Lancaster

Address: 138 Louth Road Grimsby Dn33 2jg

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I object to this change of plans, and highly suspect this is a crafty way of changing the plan once it had been passed. After all the controversy and scrutiny these plans had gone through, I find it hard to believe the reason for these changes were not noticed then.

Item 4 - The Boundary
Barnoldby Road Waltham
- DM/0733/24/FUL

From: Tanya Kuzemczak <clerk@walthamparishcouncil.org.uk>

Sent: 04 December 2024 17:22

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

Subject: Waltham Parish Council Planning Comments

Good afternoon,

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

Kind Regards

Tanya Kuzemczak
Clerk to the Parish Council

Tel: 01472 826233
Mob: 07713 985277

Waltham Parish Council
Parish Office
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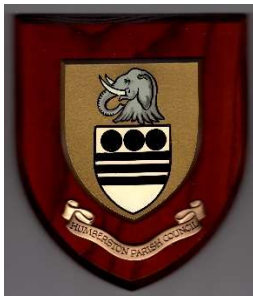
Planning Application Reference: DM/0733/24/FUL

Proposal: Erect detached triple garage

Location: The Boundary Barnoldby Road Waltham North East Lincolnshire

Waltham Parish Council recommends refusal on grounds that there are concerns from various agencies. There are drainage concerns over surface water runoff. Highways express concern over the gravel driveway with the possibility of loose stones being deposited on the public highway, as well as a question over adequate turning space to enable vehicles to enter and leave the site in a forward gear. The Trees and Woodlands Officer has concerns over the encroachment into the RPA of the Oak T2 and believes that the proposed development may have a detrimental impact on the existing street scene.

Item 5 - 36 Humberston
Avenue Humberston -
DM/0003/25/FUL



Humberston Village Council

Clerk to the Council – Mrs. K. Peers

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

Email:- clerk@humberstonvillagecouncil.com

Dear Sirs,

22nd January 2025

The following planning applications were discussed at the meeting of Humberston Village Council held on Tuesday 21st January 2025 and the comments below each application listed are the comments resolved to be submitted as follows:

Planning Application Reference: DM/0003/25/FUL

Proposal: Variation of Condition 2 (Approved Plans) as granted on DM/0919/24/FUL to amend garage and house type to include second floor, roof lights and solar panels to Plot 1

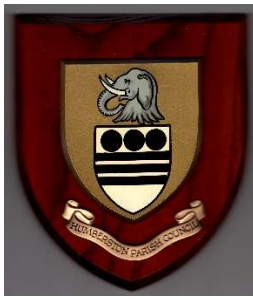
Location: 36 Humberston Avenue Humberston

Objections to be reiterated as still infill development which the Village Council originally objected to.

Yours faithfully,

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

Item 6 - 43 Humberston
Avenue Humberston -
DM/0935/24/FUL



Humberston Village Council

Clerk to the Council – Mrs. K. Peers

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

Email:- clerk@humberstonvillagecouncil.com

Dear Sirs,

20th November 2024

The following planning applications were discussed at the meeting of Humberston Village Council held on Tuesday 19th November 2024 and the comments below each application listed are the comments resolved to be submitted as follows:

Planning Application Reference: DM/0935/24/FUL

Proposal: Variation of Condition 1 (Approved Plans) pursuant to DM/0735/22/REM to allow for repositioning of Plot 2

Location: 43 Humberston Avenue Humberston

The Village Council objected to the original application and has no further comments to make on this site.

Yours faithfully,

KJ Peers

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



Humberston Village Council

Clerk to the Council – Mrs. K. Peers

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

Email:- clerk@humberstonvillagecouncil.com

Dear Sirs,

9th December 2024

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

Planning Application Reference: DM/0935/24/FUL

Proposal: Variation of Condition 1 (Approved Plans) pursuant to DM/0735/22/REM to allow for repositioning of Plot 1 further north (Amended Description and Plan received 27th November 2024 to show amended dimension to rear boundary)

Location: 43 Humberston Avenue Humberston

Objections – the Council would reiterate its previous comments that it does not wish to see any further infill housing in this location and would also highlight the objections raised by the Tree Officer and would support his comments.

Yours faithfully,

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