

Item 1 - 73 Welholme Avenue  
Grimsby DM/0430/24/FULA

**From:** Emma Falconer

**Sent:** 19 February 2025 11:15

**To:** Emily Davidson (EQUANS) <[Emily.Davidson@Nelincs.gov.uk](mailto:Emily.Davidson@Nelincs.gov.uk)>

**Subject:** Planning application: DM/0430/24/FULA - 73 Welholme Avenue

Emily - The above appears to be looking for retrospective planning permission for the fencing/gate to the rear of the property on to the passageway / roadway between Bargate Avenue and Weelsby Road that runs behind 73 Welholme Ave and several Park Drive properties which is my primary concern.

In my view the height, structure and appearance of the fencing creates an eyesore that is not in keeping at all with the area in which it is situated - a quiet back lane with several other properties backing onto the lane close to conservation areas /protected trees etc.

Does it have to be so high and made of exposed palisade security fencing ? I attach photos of what I see from my property without opening my gates and of course I am exposed to the full steel fence and gate when I use the lane myself to access my garage and strongly feel this is not in keeping with the area or character of the properties that surround it. If timber clad and the height reduced a little to keep the appearance more in keeping with the area this would appear far more acceptable.

Regards

Emma Falconer

12 Park Drive Grimsby









# Comments for Planning Application DM/0430/24/FULA

## Application Summary

Application Number: DM/0430/24/FULA

Address: 73 Welholme Avenue Grimsby North East Lincolnshire DN32 0PL

Proposal: Demolition of existing outbuilding and erection of detached single storey outbuilding to rear to form garage/workshop and garden room (Amended plans and forms)

Case Officer: Emily Davidson

## Customer Details

Name: Mr Sean Birkinshaw

Address: 73A WELHOLME AVENUE Grimsby DN32 0PL

## Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: My comments stated on 7th October still apply.

# Comments for Planning Application DM/0430/24/FUL

## Application Summary

Application Number: DM/0430/24/FUL

Address: 73 Welholme Avenue Grimsby North East Lincolnshire DN32 0PL

Proposal: Demolition of existing outbuilding and erection of detached single storey outbuilding to rear to form garage/workshop and garden room. Refurbishment of existing drive to front. Erection and retention of boundary wall, gates and creation of parking to rear, landscaping and associated works.

Case Officer: Emily Davidson

## Customer Details

Name: Mr Sean Birkinshaw

Address: 73A WELHOLME AVENUE Grimsby DN32 0PL

## Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Firstly with reference to the refurbishment of the front driveway within this application. The boundary line of this driveway development is inaccurate. I attach The location Plan which was provided within legal documents when we purchased this property in 2022, it clearly shows the boundary line of Flat 73a which includes the flower bed around the front of the building.

Drawings have been created using the Block Plan using a line along the edge of the grassed area. This line is to show the grassed areas only within both properties and does not relate to the boundary line.

Any development, destruction or removal of plants in this flower bed will be considered damage to the property of flat 73a and will be dealt with accordingly.

I would refer the applicant to the lease and deeds No. HS37271 of this property dated 14th day of January 1977 which states this area must remain as grassed lawn and flower beds and is the property of flat 73a.

Another concern is the Root Protection Area of the Tree. Protected under the rules of the Willow Conservation Area, we would request that the Tree Protection Officer gives the same consideration that was required at 73a to protect the roots of this tree, which has a substantial presence in this tree line avenue and should be protected to ensure it continues to enhance this conservation area.



With reference to the application to demolish the existing building at the rear of the property. We would recommend the applicant takes legal advice with regard to the deeds and covenants of this building (1977) before any demolition of this building.

The lease of this building including outbuildings is very clear, it was created to protect this entire property.

It is to remain as 2 single dwellings with a single family residing in each flat.

The plans appear to have a foot print of a single storey residential building ? We would hope that the planning department ensure, due to flood risk concerns already raised and acknowledged by the planning department in a recent meeting, that any development is restricted to non residential use in the future.

Along with comments made by the Highways department in regard to the rear access track, we would request that any building is also restricted to non commercial use in the future to ensure the safety of all residents using the access track and to protect this very important conservation area.

I would also like to reiterate the comments made by my neighbours at No. 81 and No. 42. This development has already started, the applicant appears to have little respect for the planning process.

I was unaware that it is acceptable to make planning applications retrospectively without any consequence.

## Carol Pedersen (EQUANS)

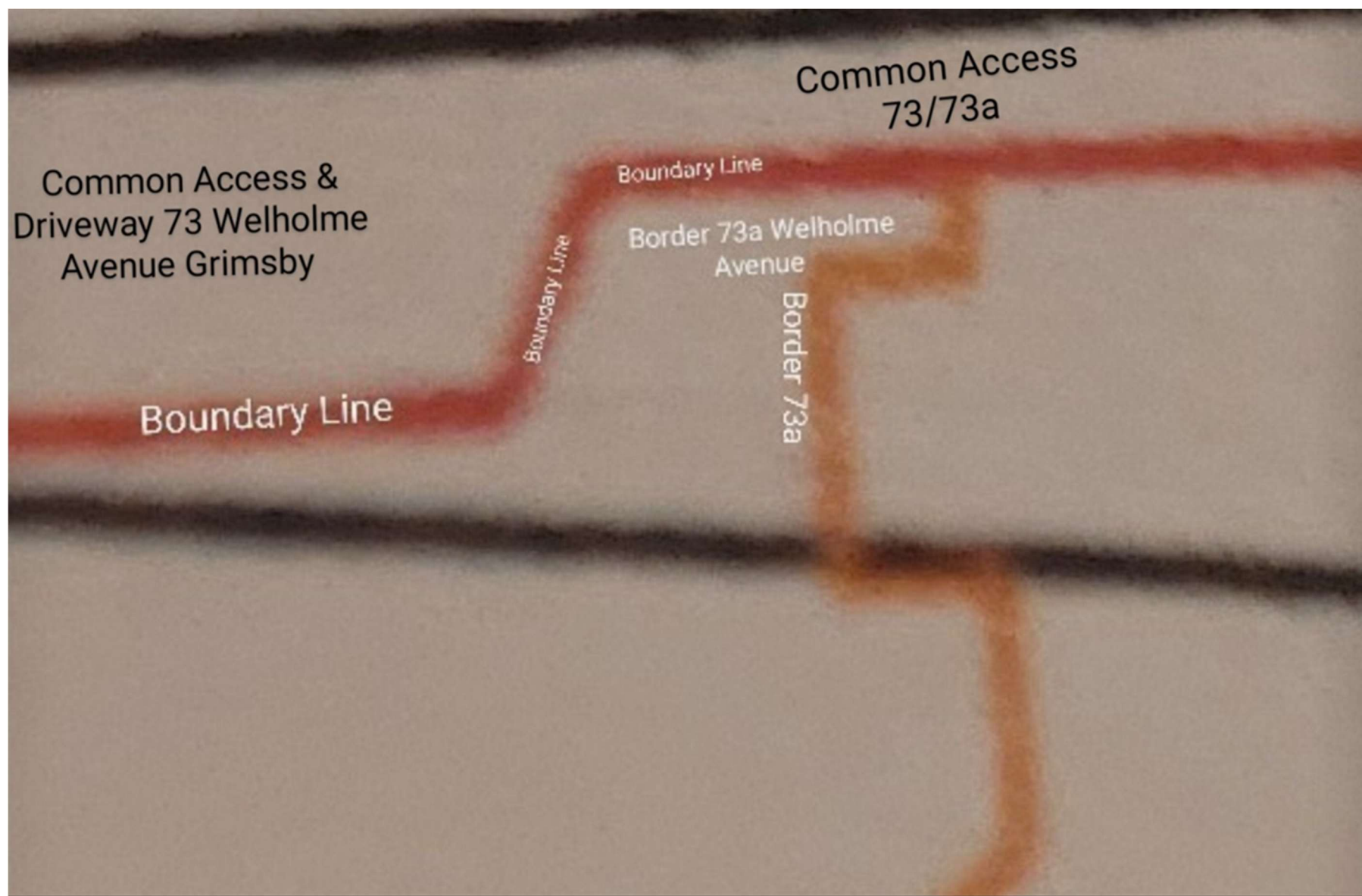
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**From:** Mr.B  
**Sent:** 24 January 2025 07:41  
**To:** Planning - IGE (Equans)  
**Subject:** DM/0430/24/FULA  
**Attachments:** Screenshot\_20250110\_002610\_Photos~4.jpg; 20250109\_235738.jpg  
**Categories:** Purple Category

Sender Mr Sean Birkinshaw 73a Welholme Avenue Grimsby DN32 0PL.

My objection from the 7th October 2024 still stands.

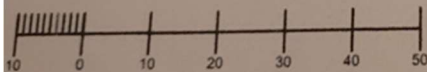
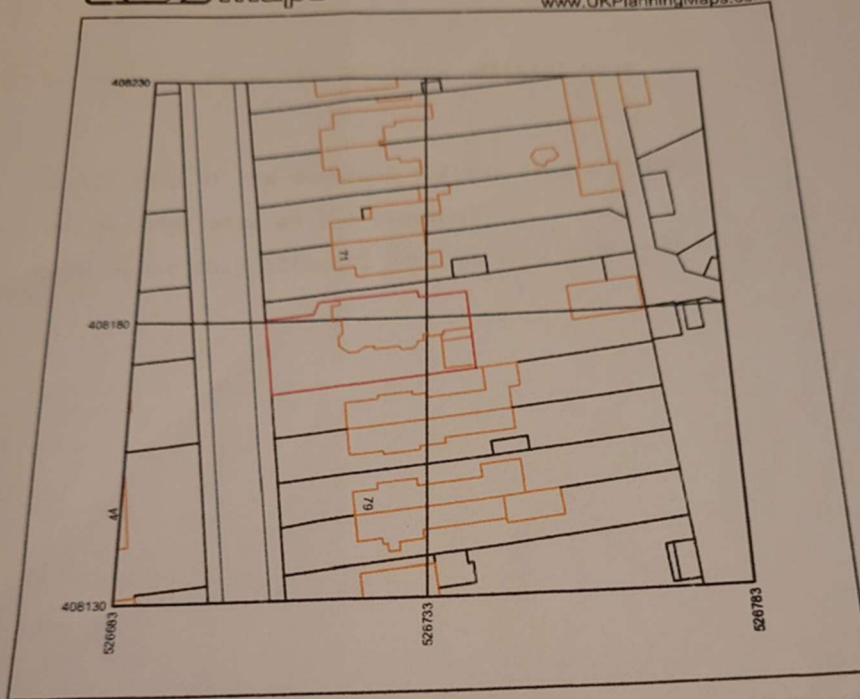






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Location Plan @1 : 1250



**From:**

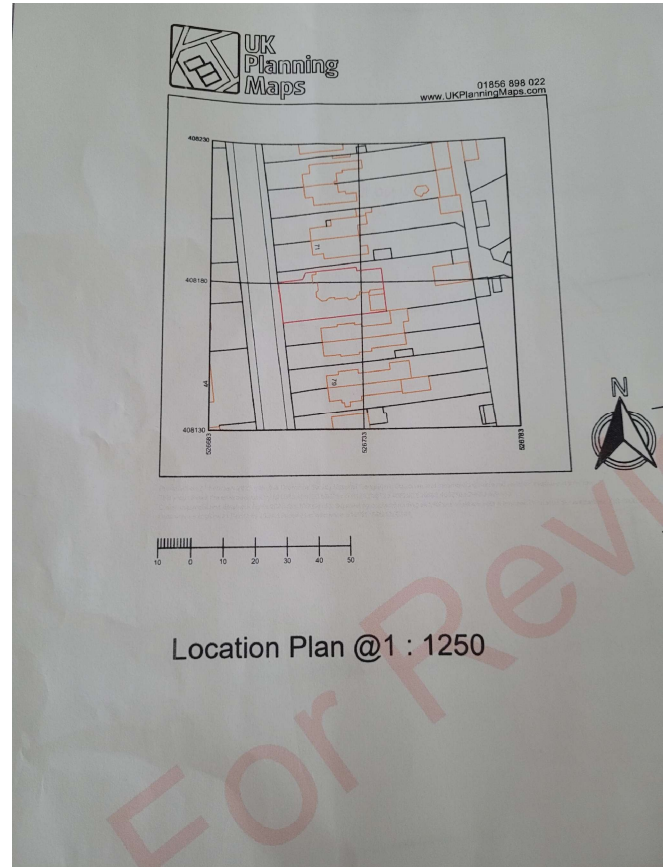
**Sent:** Monday, October 7, 2024 11:48 AM

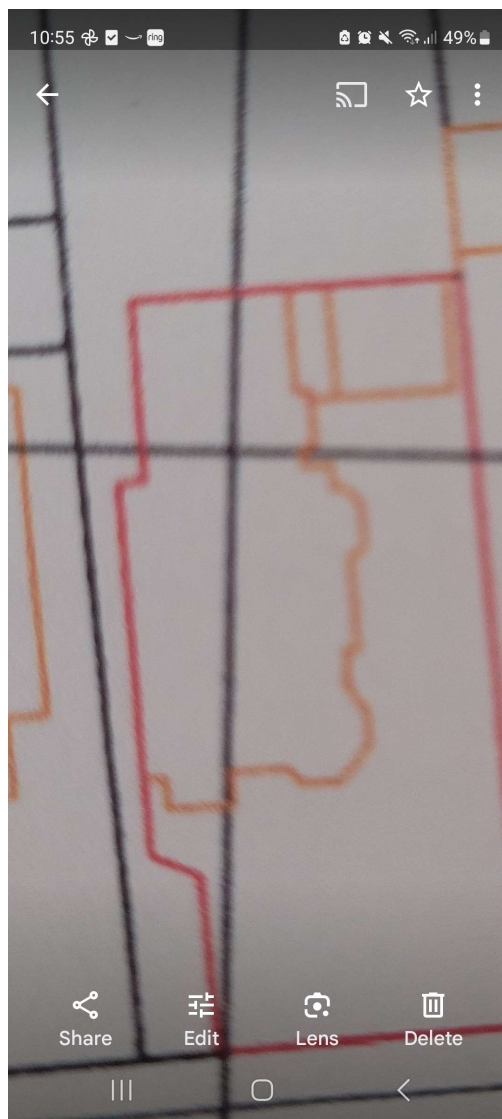
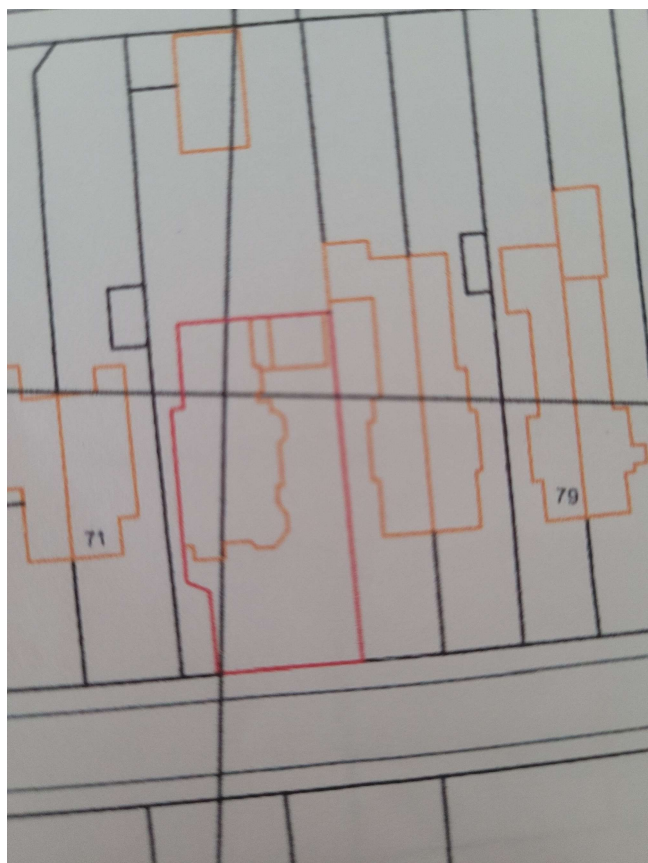
**To:** Planning - IGE (Equans) <planning@nelincs.gov.uk>

**Subject:** Objection Ref: DM/0430/24/FUL 73 Welholme Avenue Grimsby DN32 0PL

Sender. Mr. S. Birkinshaw 73a Welholme Avenue Grimsby DN32 0PL

Please attach these photos to my objection.





Red Line shows  
boundary of 73a



# Comments for Planning Application DM/0430/24/FUL

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Case Officer: Emily Davidson

## Customer Details

Name: Mr David Westerman

Address: 42 Welholme Avenue Grimsby DN32 0PN

## Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I have previously objected to this project. However, my concern at this time is that nobody appears to be taking any notice of No.81's comments.

How can we have confidence in a council that appears to insist on following rules and regulations, when they are apparently turning a blind eye to building works already proceeding without being sanctioned.

Also, the plans for garage, workshop and garden room appears that they may be future accommodation plans.

I may be overthinking this, but your procedure certainly gives me reason to.

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Case Officer: Emily Davidson

## Customer Details

Name: Mr Simon Topliss

Address: 81 Welholme Avenue Grimsby DN32 0PL

## Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Again work has already begun on this application in disregard of planning laws, When are the planning department going to wake up and start enforcing this owner, who just disregards policy and does what they want? The rear garage access point has already been bricked up with steelwork installed - GO AND TAKE A LOOK

Can we have a meeting with the planning officer dealing with this case and the 28 residents who have objected to such developments? - I think were at this point in time as you appear powerless to act or do we approach the Planning Inspectorate in London

The move of a garage why? it's for another reason that you been hood-winked on

Item 2 - 5 Peaks Avenue  
New Waltham  
DM/1039/24/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**

<b>Application Number</b>	<b>Reason for Referring to Planning Committee</b>
<b>DM/1039/24/ful 5 Peakes Lane</b>	<b>This novel application enjoys support of neighbours on all sides but there are some reservations by planning officers. We request that Planning Committee be the arbiter on this matter.</b>

**Contact Details: -**

**Signature .....** **Date .....12 Feb 2025.....**

**Name Cllr Stan Shreeve and Cllr Stephen Harness .....**

**Address: .....**

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



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Registered in England No 598379



# Comments for Planning Application DM/1039/24/FUL

## Application Summary

Application Number: DM/1039/24/FUL

Address: 5 Peaks Avenue New Waltham North East Lincolnshire DN36 4LJ

Proposal: Demolish existing detached garage and erect one detached dormer bungalow to include widened access and driveway to front

Case Officer: Emily Davidson

## Customer Details

Name: Mr Graham Atkin

Address: 7 Peaks Ave New Waltham DN36 4LJ

## Comment Details

Commenter Type: Neighbour

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

Comment Reasons:

Comment: The water supply to both 5 & 7 Peaks Avenue comes from a shared service in the garden of number 5 which splits c. 2.5 metres from the public footpath and c.2 metres from the fence between the 2 properties. This water supply is the original supply as fitted when the properties were built c.1959

What is the plan to ensure that the 3 properties are not drawing fresh water from the same supply in an already low water pressure area. Both properties 5 & 7 have their own water meters adjacent to the actual properties.

We at number 7 should not have to stand any costs associated with re-routing the water supply and that we keep the current water flow rate.

# Comments for Planning Application DM/1039/24/FUL

## Application Summary

Application Number: DM/1039/24/FUL

Address: 5 Peaks Avenue New Waltham North East Lincolnshire DN36 4LJ

Proposal: Demolish existing detached garage and erect one detached dormer bungalow to include widened access and driveway to front

Case Officer: Emily Davidson

## Customer Details

Name: Amy Mumby

Address: 7a Peaks Avenue New Waltham DN36 4LJ

## Comment Details

Commenter Type: Neighbour

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

Comment Reasons:

Comment: The property height is more than the others, which gardens will be overlooked, currently the gardens are not overlooked, so this will cause a loss in privacy. This increased height means the property is not in keeping with the others.

The site is rather small especially with the height being above the other properties, with the lack of garden it could be rather crowded.