

Item 1 Land Adjacent To  
9 Ashby Close And 19  
Glenfield Road Ashby  
Close Grimsby -  
DM/0806/24/FUL

# Comments for Planning Application DM/0806/24/FUL

## Application Summary

Application Number: DM/0806/24/FUL

Address: Land Adjacent To 9 Ashby Close And 19 Glenfield Road Ashby Close Grimsby North East Lincolnshire

Proposal: Erection of two pairs of two storey semi-detached dwellings totalling four units to include associated tree works, hardstanding and landscaping

Case Officer: Owen Toop

## Customer Details

Name: Mrs Hayley Bevan

Address: 52 Glenfield road Grimsby DN37 9EF

## Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Horrendous building/structure definitely not in keeping with its neighbours and the surrounding area. It looks like townhouses its making our town into a slum northern area for city folk too buy cheap housing! It's an eyesore ! Why do they sky lights in the attics .

Adjoining residents will suffer overshadowing, overlooking or loss of privacy. But it's all about the ££ signs to developers not peoples privacy or the wellbeing of people who live on the street.

There will be any increase in noise and disturbance, for example from the comings and goings of extra traffic. Parking is already a nightmare . Have you tried getting down the street some days if cars are parked wither side its a struggle. Never mind extra home owners and cars but no extra spaces to park. Especially school time traffic is awful but even parking after 5pm doesn't always mean you get on your front . Where are they going to park? there is no adequate parking and the development would be dangerous for both road users and pedestrians. Especially pedestrians which are school children, it would basically be opposite the school entrance. The public footpath is affected because many children come down the path to get to school.

There is also visual effect upon the landscape, i.e. loss of trees and hedgerows

The proposal conflicts with this council's planning . The introduction of a 'green wedges policy'.

This policy has a number of elements which will be disregarded.

To give greater protection to the gaps between settlements in key areas of concern;

To safeguard areas that provide buffers between incompatible uses;

To connect areas of recreation, to protect areas that serve as a green lung stretching into urban areas;

And NELincs have policy proposed to specifically address health and wellbeing. Where does cramming 4 houses at the end of two streets which are cul de sacs .

Also policy is the neighbours have 21 days to object or comment but yet only get the letter just over 2 weeks before.

Not happy with this. We have said before we don't want development there voiced our concerns before but here we are again.

**From:** Hayley Bevan  
**Sent:** Thursday, October 10, 2024 9:32 PM  
**To:** Planning - IGE (Equans) <planning@nelincs.gov.uk>  
**Subject:** Objection DM/0806/24/FUL

Good evening

I rang earlier.

I just want to add this to my objection as It wouldn't allow me to download files earlier. I have tried to draw on the proposal plan .

I live at 52 Glenfield road marked in blue on the diagram.

I , my husband neighbours or guests park where the yellow dots are , meaning we would be blocking the driveway of the new build. We are a family of 7, 2 drivers soon to be 3 with a teenage son needing to get to his apprenticeship.

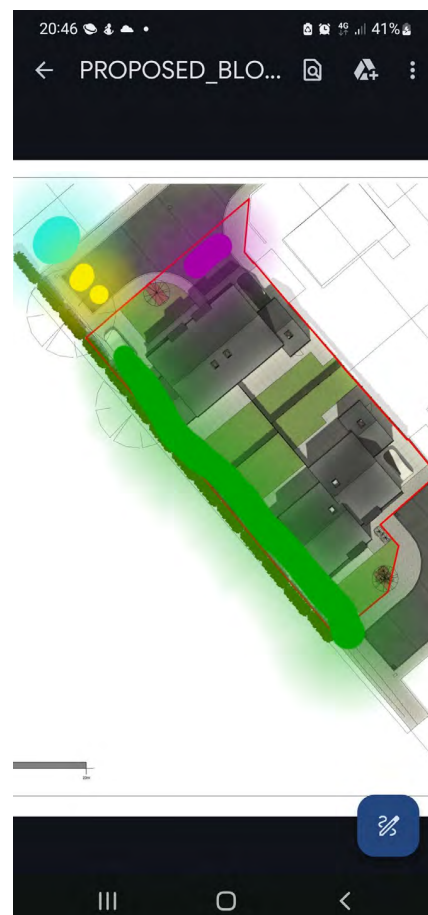
The proposals take some of the main road (drawn in purple) where I and others reverse to turn round since it is a dead end. How would an ambulance or fire engine be able to turn round down the street. The proposed plans would make it hard to turn round at a dead end on a straight road for any vehicle as it takes some of the road. It also means those who drop their children off cannot turn round and the children cannot walk down the public footpath (green drawing) . Blocking the road and making it congested and dangerous. As discussed, parents are not allowed to drive through the school grounds, hence they stop on the road. Also, there drive would block my parking space and/or driveway.

The green line is where the children walk down the public path to school. I walked the route over 20 years when living on Wybers and attended Whitgift school. So will they be made to walk round the main road where the buses and people rushing to take and drop their children off are. I will be taking a petition into the school and making parents aware of the proposal.

Please could you let me know you have received this email and that my points have been noted. And please can you advise why they would be taking the road as part of the sale.

Regards

Hayley Bevan.





**From:** Hayley Bevan

**Sent:** 10 October 2024 21:32

**To:** [planning@nelincs.gov.uk](mailto:planning@nelincs.gov.uk) <[planning@nelincs.gov.uk](mailto:planning@nelincs.gov.uk)>

**Subject:** Objection

Good evening

I rang earlier and spoke to Owen Toop.

I just want to add this to my objection as It wouldn't allow me to download files earlier. I have tried to draw on the proposal plan .

I live at 52 Glenfield road marked in blue on the diagram.

I , my husband neighbours or any visitors to residents park where the yellow dots are when possible meaning we would be blocking the driveway of the new build. We are a family of 7, 2 drivers with a teenage son learning to drive.

The proposals take some of the main road (drawn in purple) where I and others reverse to turn round since it is a dead end. How would an ambulance or fire engine be able to turn round down the street. The proposed plans would make it hard to turn round at a dead end on a straight road for any vehicle as it takes some of the road. It also means those who drop their children off cannot turn round and the children cannot walk down the public footpath (green line) . Blocking the road and making it congested and dangerous as its always busy during weekends and school hours especially . As discussed, parents are not allowed to drive through the school grounds, hence they stop on the road. Also, there drive would block a parking space and/or driveway.

The green line where the children walk down the public path to school. I walked the route over 20 years when living on Wybers and attended Whitgift school. So will they be made to walk round larmour Road that is also busy at times.

Please could you let me know you have received this email and that my points have been noted. And please can you advise why they would be taking the road as part of the sale. As the drawing would also interfere with the gentleman's access to their garage by the looks of it.

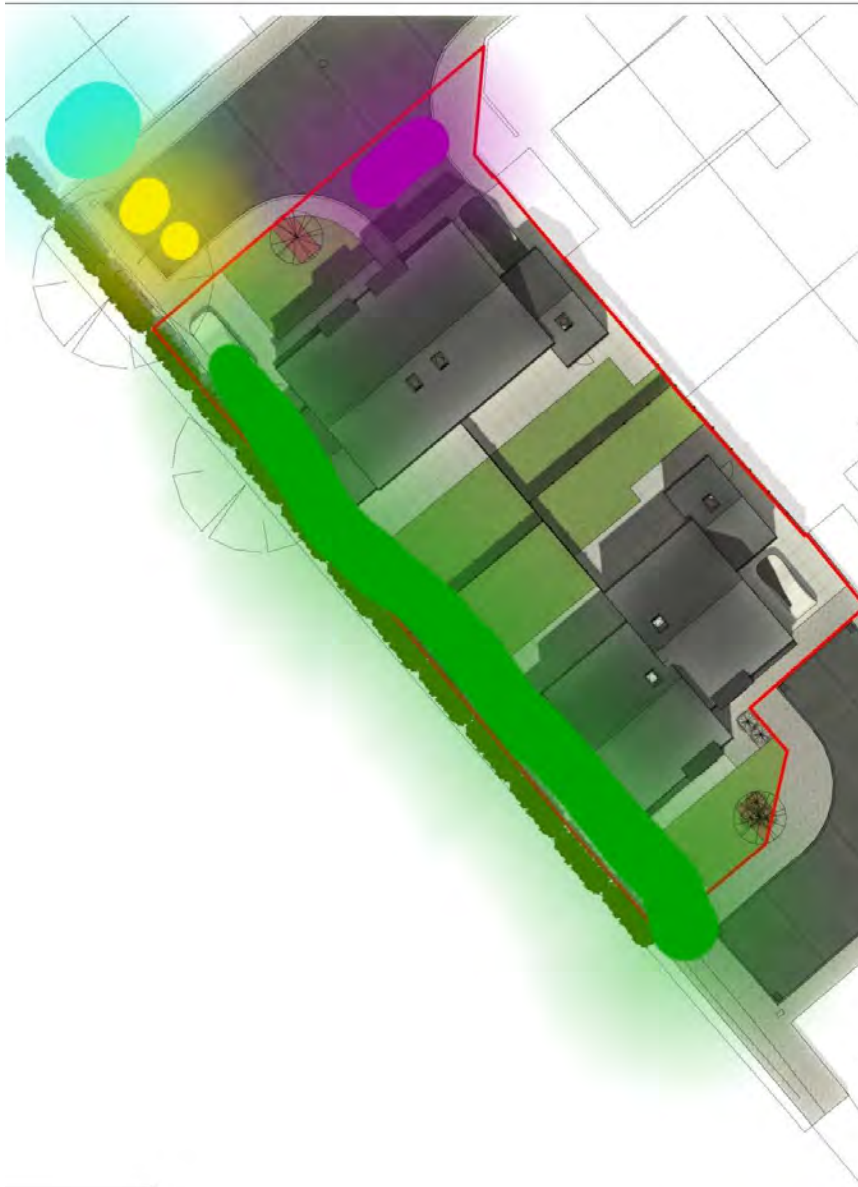
Regards

Hayley Bevan.

20:46

4G 41%

← PROPOSED\_BLO...





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## Application Summary

Application Number: DM/0806/24/FUL

Address: Land Adjacent To 9 Ashby Close And 19 Glenfield Road Ashby Close Grimsby North East Lincolnshire

Proposal: Erection of two pairs of two storey semi-detached dwellings totalling four units to include associated tree works, hardstanding and landscaping

Case Officer: Owen Toop

## Customer Details

Name: Mr Jordan Bevan

Address: 52 Glenfield road Grimsby DN379EF

## Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment:object to planning permission:

I object to this planning .

1. Loss of Recreational Space: The development result in the loss of valuable space that is important for community recreation and wildlife.

This area is essential for the well-being of our community's children, providing a safe and eco environment for them to engage in physical activities and social interactions. The loss of this space would not only limit recreational opportunities but also negatively impact the local various wildlife. Preserving these grounds is crucial for maintaining a healthy and vibrant community. Many children play here and also many useful this route to get to school.

2. Impact on Wildlife: Construction will disrupt the habitats of local wildlife.

3. Increased Traffic and Noise: New developments lead to increased traffic and noise pollution, negatively affecting the quality of life for nearby residents. But we are being kept in the dark as been told that plans to build on the field is in the pipe line with a road through?

4. Lack of Community Consultation: one yellow sign on the area they plan to build on. The other half of the Street not informed. Date was not in keeping with 3 week . It will impact on all when theirs no turn around at the end of each cul de sac + parking wars.

5. Inadequate Infrastructure: road cannot support the new development, this is a significant concern , parking, delivery drivers, waste collection. Emergency services!!

Utterly ridiculous. Rameco, nothing eco about it. Just pound signs and disruption.

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Proposal: Erection of two pairs of two storey semi-detached dwellings totalling four units to include associated tree works, hardstanding and landscaping (Amended plans received 20th January 2025 site plan showing traffic regulation order [double yellow lines] and construction transport management plan)

Case Officer: Owen Toop

## Customer Details

Name: Mr Mark Bevan

Address: 52 Glenfield road Grimsby Dn379ef

## Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Hahaha absolutely brilliant let's really annoy everyone that opposed this by restricting there parking even more than it is, so much so that I now can't park outside my house or even near it , definitely some brown envelopes exchanging hands if this happens,

The fact that ram eco haven't even payed for the land yet shows how confident they are in this, say it all really

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Case Officer: Owen Toop

## Customer Details

Name: Mrs Hayley Bevan

Address: 52 glenfield road grimsby Grimsby DN379EF

## Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment:

I am writing to formally object to the planning permission for this development for the reasons previously stated. I believe that this development will have a negative impact on our community, particularly concerning increased traffic issues, loss of green space, wildlife.

Additionally, I would also like to express my objection to the proposed double yellow lines. These restrictions will hinder residents by limiting available parking spaces, making it more challenging for us to find convenient parking near our homes. Which will impact on the wider street. This change could lead to increased congestion and frustration for local residents who rely on street parking. But once again the council don't care.

I met with Owen Toop and he basically said this will be happening

The land hadn't even be bought, Showing how confident RamEco are. If Owen Toop and the other and had waited around they would have seen how many children use the public footpath. They state the alternative route doesn't add any time on for children walking but it does add risks. Also if they have trucks that aide for the development that again is a risk.

I urge you to reconsider both the planning permission and the implementation of the double yellow lines, as they will adversely affect our community. I urge you to listen to the residents . Plenty of other land available to build on which wouldnt impact on as many residents as this would. But its all about the pound signs. I asked why two houses couldn't be built instead of cramming 4 on.

Removing the footpath and adding to the traffic issues, the guy with Owen Toop said basically it wouldn't be cost effective for developments.

Says it all!!



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Case Officer: Owen Toop

## Customer Details

Name: Mrs Hayley Bevan

Address: 52 glenfield road grimsby Grimsby DN379EF

## Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: It's ridiculous how they keep pushing for these designs despite the objections.

No matter how many times the designs change, it's clear we don't want houses there. It really feels like it's all about lining the Ramella's (RamEcos) pockets, and there's nothing eco-friendly about that.

Squeezing four four-bedroom houses onto that small bit of land is a complete joke. When I asked why they were cramming so many houses in, I was told two wouldn't be cost-effective. That screams greed to me. It's absurd, and it really does feel like it's all about making money rather than considering the community's needs.

It seems like our opinions don't matter at all. Seriously, the proposed foundation work is set to start in July-August 2025, right in time for a peaceful summer holiday. I can't even enjoy my own garden without the noise.

The land hadn't even been sold yet, but RamEco was already putting timeframes on it. It's been a joke from the start. Not one proper consultation from Mr. Toop. You stated we would be invited to one in March. Now the plans have changed again.

It's funny how others are informed before us residents.

And then RamEco has the nerve to say that maintaining good neighbor relations will be crucial. How about they actually listen to what we've been saying? We don't want them building here. There are plenty of other building plots elsewhere!

But we already know the agenda: cram four houses on that land and then push through a road right through the school field, which they've already got plans in motion for. Which Mr. Toop lied to us about . Stop treating us like fools, feels like they're just bulldozing ahead with the plans without any regard for the community or the impact it'll have. It's frustrating to see how little they care about our concerns. I will continue to object and I will continue to make it known that we do not want this.

Shame on you NELincs, not caring what residents think. And keep allowing plans to change without even a consultation period or listening to us.

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Proposal: Erection of two pairs of two storey semi-detached dwellings totalling four units to include associated tree works, hardstanding and landscaping

Case Officer: Owen Toop

## Customer Details

Name: Mr Mark Bevan

Address: 52 glenfield road Grimsby Dn379ef

## Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: No reason for it at all just someone wanting to make a fast ££££, we get enough traffic down here due to the school let alone having building trucks etc up and down all day, many children walking around makes this a dangerous move, leave it as it is lots of children play on here such a shame to lose it

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Case Officer: Owen Toop

## Customer Details

Name: Mr Linton Jones

Address: 13 Glenfield rd Grimsby Dn379ef

## Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: It's ridiculous to erect 4 properties in a already crowded area we struggle for parking as the school is across the road and have people blocking us in.

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Case Officer: Owen Toop

## Customer Details

Name: Miss Susan Rawcliffe

Address: 13 Glenfield road Grimsby Dn379ef

## Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: School traffic alone has nearly caused accidents. More traffic in the area will put the children at the school at more risk. Trees are going to be taken down which will effect wildlife and nature! This is an area where local young children play because they are close to home and their parents can keep a close eye on them. It will effect the local community in what i feel a negative way. There is plenty of people in the area that leave food for the wildlife and erecting these buildings will stop that.

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Case Officer: Owen Toop

## Customer Details

Name: Mr Jack Morley

Address: 10 Ashby Close Grimsby DN37 9HJ

## Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Hi planning team,

As a homeowner living on Ashby close I object to the building of two pairs of two storey semi-detached dwellings, the road is already crowded with vehicles and caravans the majority of the time.

Additionally, the area where these houses are proposed, is one of the only safe spaces in the area, around our homes where children can play, without having to go a distance away from our quiet neighbourhood.

Furthermore, the residents here enjoy a quiet, and peaceful area, this building works will be a nuisance for months to all the homeowners. On top of this, how will heavy machinery be accessing the site without completely disrupting our lives, crowding the road, blocking the road.

Finally, as a concerned neighbour, this just seems like greed, and with only 2 weeks provided to the residents to review your plans, what's next, do you have plans for building some houses on the tiny patch of green we have left in the area (on Waby Close).

Your sincerely a concerned neighbour

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Case Officer: Owen Toop

## Customer Details

Name: Mrs Pauline Ford

Address: 3 Ashby Close Grimsby DN379HJ

## Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: As a homeowner living on Ashby Close (53 years) my main objections are that we will lose the vehicle turn round and the play area for the resident children. Also the disruption it will cause to everyone.

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Case Officer: Owen Toop

## Customer Details

Name: Mrs Katie Robinson

Address: 50 westerdale way Grimsby Dn379bz

## Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: This area is not appropriate to add additional housing, this would be very unsafe for children living in the area to gain access to great Coates school as if these houses were built they would require to access the road via the main road. Also traffic which is already an issue would be much worse which would impact on the safety of children the school is already chaotic on school runs and this is with multiple parking options.

Whitgift school children would also be at risk having to go via the main road as opposed to the cut through of Glenfield Road.

Why do we need more housing on the willows? Antisocial behaviour is already rife without adding more housing to an area which is not the greatest.



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Case Officer: Owen Toop

## Customer Details

Name: Mrs Mary Gaughan

Address: 50.GLENFIELD Road, Willow's estate Grimsby DN379EF

## Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment:Email has been sent.

In our opinion it is Greed and no thoughts to the children and neighbors

**From:** Ruby Blastland

**Sent:** Friday, October 11, 2024 5:50 PM

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

**Subject:** Glenfield road

Good evening ,I emailed earlier today with regards to DM/0806/24/FUL and forgot to mention two very important issues the first one being the destruction of the beautiful tree that has been there since before we moved here over 20 years ago and secondly the area which the planned new builds are being built is the only safe area round here for children to play ,there are no other safe areas in the immediate vicinity. Kind regards  
R.Blastland

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Case Officer: Owen Toop

## Customer Details

Name: Mrs Mark and Ruby blastland

Address: 48 glenfield road 48 Glenfield Road Grimsby DN37 9EF

## Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Once again we have received a letter about the planned new builds on glenfield road and Ashby close showing us the amended details for the planned houses ! Isn't it time you realised that whatever plans you put in we the local residents are going to object!! We don't want these house that are by no means in keeping with the rest of the neighbourhood they look ridiculous!!

This area is the only safe space for kids to play Here's an idea why not develop this tiny bit of land into a better play area for kids to play ? Oops silly me it's because there's no money to be made in a project like that is there!!!

**From:** ruby blastland

**Sent:** Friday, October 11, 2024 1:18 PM

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

**Subject:** Glenfield road

Good afternoon,

I live at 48 Glenfield road and have some concern regarding the planned new builds ref DM/0806/24/FUL.

I am very concerned about all the extra builders traffic our street is very small and gets very congested at school times now since Whitgift stopped parents using the carpark we already have trouble getting to our house especially at home time. My next concern is that the planned new build will take away the much needed and much used turning points not just for cars but delivery men ,bin men and emergency services should they be needed .There will be no cut through for pedestrians either.also the new build are supposed to be in keeping with our house but I don't see any cladding on any of our houses .My main worry is the parking for residents it's difficult down here already so with new houses it's going to be even harder.

Kind regards Ruby Blastland

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Case Officer: Owen Toop

## Customer Details

Name: Mrs Mary Gaughan

Address: 50.GLENFIELD Road willows Estate Grimsby DN37 9EF

## Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: My husband and I cannot believe that you are removing a safe area that mine, my grand children, neighbours and school children are being neglected. you have absolutely no concerns about children's safety they have learnt to ride bikes, play ball and sit and chat. we have lived here 40 years and for good reason Safety.

greed by the council is what we see. and as for the company who have brought forward plans well there are no words ECO we are informed NOT A CHANCE.

Double yellow lines now that is a laugh in it self where do people park and my adjoining neighbours where do they park their car ??? . Seriously you greedy people are only lining your pockets not considering the people in the area.

And as for the traffic people Do they not realise how dangerous that road is for children extending there walk to Whitgift school. Are they being paid by these people ECO to let plans through ?

We are utterly disgusted by the whole scenario and as for the council the area has had absolutely nothing done to it for years, whoops sorry they spray for ants once a year. the pathways down Glenfield are dangerous. Many of the residents have lived here for years and we all should be considered.

number 48 where can they park as a lamp post etc in the way if indeed they can afford to change their garden into a larger drive.

That area needs to be kept for children and money spent to make it a space where they can sit away from computers and play normal games and socialise with their bikes, play ball with their pups etc etc.

But do any of you care sadly we know the answers

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Case Officer: Owen Toop

## Customer Details

Name: Mrs Mary Gaughan

Address: 50.GLENFIELD Road willows Estate Grimsby DN37 9EF

## Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: My goodness how we are lied to as a community.

this area is a safety net for our children grandchildren and school children.

Funny how we were advised there would be a meeting. Told there would not be houses built on Whitgift school.

Greed utter greed for wanting to build on an area of safety for the children.

Council you have lied and are disrespectful for the whole community.

Hang your head in shame .

WE STRONGLY OBJECT TO THE ERECTION OF PATHETIC SO CALLED ECO HOMES.

**From:** Mary Gaughan

**Sent:** Friday, October 11, 2024 3:18 PM

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

**Subject:** ref DM/0806/24/FUL

As a householder who will be affected by the proposed planning of houses directly across from my home i wish to complain.

1. Aug 23, I contacted planning as we heard rumours to be advised that this was incorrect. Again a few weeks ago rumours my new neighbour contacted to be advised that there were no plans. Why have we been lied to with regards to planning ? .
2. Is anyone thinking of the dangers for the Whitgift school children who access school via this walk way, they would be walking down main roads
3. How are ambulances ,fire, Bin men going to access safely.
4. Parents use the road to park as we have a small area and this in it self is at times very inconvenient but if children are safe that is the main priority.
5. All my children and now my grandchildren have learned to ride bikes, play safely. Parents know their children are safe because as neighbours being here almost 40 years we care.
6. It is an area in which we feed the birds and seagulls.
7. Council have done very little if nothing to this play area over the years.
8. For 48,50 and 52 we secured our properties for safety and privacy, no consultation or information prior to yesterdays letter is disgusting.
9. And receive a letter on the 10<sup>th</sup> with very little movement to discuss with neighbours etc before the closing date of 28<sup>th</sup> is not acceptable.
10. To say we are angry is an understatement and the proposed buildings eco friendly rubbish. They do not fit in with the area.
11. I did ring this afternoon but my understanding is you are away from the office, not acceptable given the short time to complain.

Yours sincerely Mr and Mrs AM .MM Gaughan dated 11/10/2024 @ 15.15



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Case Officer: Owen Toop

## Customer Details

Name: Mr Dave Mumby

Address: 46 glenfield road Grimsby Dn379ef

## Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: These houses do not fit into the existing neighbourhood. They do not match the architecture of current properties. The parking situation is already untenable at weekends, evenings and school drop offs and pick ups. The potential of another 4 cars at least being added to each cul-de-sac is not feasible.

The highways report appears to have been done during a working day, and does not give a realistic view of the state of parking already out of office hours.

The loss of a public footpath combined with a safe place for children to play will also make it harder for children commuting to the schools.

Construction works will bring no end of disruption to the surrounding neighbours and access for construction vehicles will be incredibly difficult.

The houses will be right up to the boundaries of existing house impacting privacy, and their ways of life. Not to mention a few health issues which will be exacerbated.

There is no indication of anything eco friendly regarding these houses, no solar panels, no heat pumps.

These houses will stand out in the street as they do not match any of the surrounding buildings.

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## Application Summary

Application Number: DM/0806/24/FUL

Address: Land Adjacent To 9 Ashby Close And 19 Glenfield Road Ashby Close Grimsby North East Lincolnshire

Proposal: Erection of two pairs of two storey semi-detached dwellings totalling four units to include associated tree works, hardstanding and landscaping (Amended plans received 20th January 2025 site plan showing traffic regulation order [double yellow lines] and construction transport management plan)

Case Officer: Owen Toop

## Customer Details

Name: Mr Dave Mumby

Address: 46 Glenfield Road Grimsby Dn379ef

## Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: These amendments made do nothing other than further hinder the current residents. You haven't address the lack of parking problem in the slightest, only made it harder especially those at the end of the cul-de-sac. You add yellow lines but we can guarantee your parking police won't come in the week at school time, when it's needed. But will come at a weekend when families are trying to see each other and now have to park 100/200 yards away from the address!!

You've taken no consideration for the residents, you've made no contact with us except a letter, which I may add people on wybers and great Coates got almost a week before we did!!!! And everytime you say you'll come and look for yourself Mr Troop it's always conveniently at dinner time midweek. Why never on an evening Mr Troop or a weekend? Why never at 2:30pm when the school kicks out? Because that won't suit your agenda will it. To then tell residents it's probably getting passed anyway. Stinks of yet another north east lincs council backhander. Really are clueless about the real peoples lives and really don't care unless you can squeeze four more sets of council tax.

Have you seen the proposed houses? Because you're telling us they match the current properties?! They look nothing like the houses down here.

# Comments for Planning Application DM/0806/24/FUL

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Case Officer: Owen Toop

## Customer Details

Name: Mrs Rebecca Mumby

Address: 46 Glenfield Road Grimsby DN37 9EF

## Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I strongly object to your planning opposite our house. You have added yellow parking lines in to the turning circle and around the pathway. However when I arrived home today (25/02) at approximately 2:20pm I could not park on my own driveway because of cars being parked on the road to pick their children up from school. I had to park my car in the turning circle however if this planning was to go ahead I would not be able to park there. The yellow lines have just made more difficulties for the residents of the area! The road is narrow enough already and it can only be parked one side so cars are still able to cross. Taking space away and putting more housing down the street is making an already over populated space with vehicles even more dangerous.

# Comments for Planning Application DM/0806/24/FUL

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Proposal: Erection of two pairs of two storey semi-detached dwellings totalling four units to include associated tree works, hardstanding and landscaping

Case Officer: Owen Toop

## Customer Details

Name: Mrs Rebecca Mumby

Address: 46 Glenfield Road Grimsby DN37 9EF

## Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I object to the planning application of DM/0806/24/FUL

This is a public footpath for many school aged children. This footpath takes them away from the busy roads of the willows estate. The land is also used for many children within the area as a safe space to play and ride their bikes.

The area is already full of cars for the houses around here, many parking on the road. To bring extra cars and traffic to the road brings more danger for the children in the area and also the school children.

# Comments for Planning Application DM/0806/24/FUL

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Case Officer: Owen Toop

## Customer Details

Name: Mrs Rebecca Mumby

Address: 46 Glenfield Road Grimsby DN37 9EF

## Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I would like to reply back to the statement from Rameco Ltd.

Parking spaces : you mention about the new houses having ample parking yet what you do not address is how you have turned part of the street in to double yellow parking. This then takes parking spaces away from the residents which already live down the street.

Walkthrough pathway : it is not about the distant having to walk around it is the safety of the children! The area gets very busy at school drop off and collection. This then makes it unsafe for the children who have to walk home or are walking to the out of school club on wybers.

The land being used as a play area : the land may well of been a car park but the area has more children using the land as a safe place to play. You say you have sympathy yet you still want to take that safe place away. Children play ball games, rides bikes and scooters on there. Away from the main roads and the dangers. There is plenty of disused land being built on. Are we going to take away all the safe places for children to play on? The field opposite the shops on the willows is crossing a busy round and only a few weeks ago 13 nursery aged children was in danger on that field by someone riding a motorbike! Why shouldn't children have a close by open space they can play and socialise. More and more children are suffering with mental health and disability needs giving them space to play is better than sitting inside.

I don't understand why a tiny bit of land needs to be built on. We have lived in our house since 2013 and it has always been a used area for the local residents and the children of the schools nearby. Please go find another piece of land which isn't at the end of a street what doesn't need anymore houses down it. There is a house already down Glenfield Road up for sale which has

been up for sale for a while and hasn't sold. There is 3 houses down Crossland Road up for sale. What makes you think building 4 houses in an already built up area are going to sell? There is a housing development on near the leisure centre being built houses still available to buy. There is hundreds of new build houses being built on Cambridge Road, there is a piece of land near the trawl going to have houses built on. There is too many houses being built for people who can't even afford mortgages and the interest rates at this present time. There is just no need for the houses to be built on the land if anything it needs to be a small park for the children.

# Comments for Planning Application DM/0806/24/FUL

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Case Officer: Owen Toop

## Customer Details

Name: Mr Des McMenamin

Address: 7 Ashby Close Grimsby DN37 9HJ

## Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Further to my previous correspondence, as well as the objections raised by other residents affected, it is increasingly clear that our concerns are being treated as secondary in this matter. I must reiterate my strong objection to the proposed development and highlight the significant impact it would have on our community.

The space in question is vital for younger children, providing a safe and well-used area where they can play, particularly at weekends. Removing this space would deprive them of an important social and recreational environment, which is crucial for their well-being.

Additionally, the proposed rerouting of pedestrian access onto a busy main road poses a serious safety risk. This is neither a practical nor a responsible solution, as it compromises the safety and well-being of residents, particularly children and elderly pedestrians.

The perceived gains from this proposal are minimal in comparison to the detrimental effects it would have on the local community. Ashby Close is a quiet, no-through road that fosters a safe and secure environment for residents. Removing this space would be to the detriment of all who live here, and I strongly urge the council to reconsider its approach in the best interests of the community

# Comments for Planning Application DM/0806/24/FUL

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Case Officer: Owen Toop

## Customer Details

Name: Des McMEnamin

Address: 7 Ashby Close Grimsby DN37 9HJ

## Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Further to my previous correspondence-and in light of the many concerns raised by others in the community-it is becoming increasingly clear to me that the voices of those directly affected by this proposal are being overshadowed. This has left me feeling both frustrated and deeply disheartened.

When I think about what this space means, I don't just see a patch of land-I see something that contributes quietly but powerfully to the rhythm and spirit of our neighbourhood. There's a certain comfort that comes from knowing that such spaces exist-unstructured, familiar, and shared. They help define what makes a place feel safe, where children can play, kick a football, hang out together, close to their homes, close to their parents.

It troubles me to think of decisions being made that appear to prioritise progress over people. I can't help but feel that what we stand to lose hasn't been fully considered. It's not simply about the physical changes-it's about the shift in what our community represents.

Ashby Close has always felt like a place where calm and safety go hand in hand. The very nature of the street supports a way of living that is increasingly rare these days-quiet, neighbourly, and reassuring. To compromise that would be, in my view, a step in the wrong direction.

I hope, with sincerity, that the thoughts and perspectives of residents like myself are given genuine weight in the council's considerations.





# Comments for Planning Application DM/0806/24/FUL

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Case Officer: Owen Toop

## Customer Details

Name: Mr Des McMenamin

Address: 7 Ashby Close Grimsby Willows DN37 9HJ

## Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment:Subject: Strong Objection to Proposed Development

I am writing to express my strong objection to the proposed development project in our community. The implications of this project are far-reaching and deeply concerning, particularly regarding the following points:

**Children's Play Area:** Our community currently lacks sufficient safe play areas for children. The proposed development will encroach on existing recreational spaces, limiting access to essential outdoor areas for our youth, which are crucial for their physical and social development.

**Congested Traffic:** Increased development will inevitably lead to higher traffic volumes in an already congested area. This not only poses safety risks for pedestrians and cyclists but also contributes to air pollution and deteriorating road conditions. Our infrastructure is ill-equipped to handle the additional burden.

**Disruption to the Neighbourhood:** The construction and subsequent activity from this development will create significant disruption to our community. Increased noise, dust, and traffic will negatively impact the quality of life for residents. We deserve to live in a peaceful environment, free from constant disturbance.

**Inconsequential Gains vs. Significant Impacts:** The potential gains from this development appear to be minimal compared to the substantial negative impacts on our community. It is essential to weigh these factors carefully and prioritise long-term well-being over short-term benefits.

In conclusion, I urge you to reconsider this proposal. The potential negative impacts on our children, our environment, our traffic situation, and our neighbourhood are too significant to ignore. I hope you will take these concerns seriously and prioritise the well-being of our community.

A concerned neighbour

# Comments for Planning Application DM/0806/24/FUL

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Case Officer: Owen Toop

## Customer Details

Name: Mr Ashley Beckett

Address: 9 Ashby Close Grimsby DN37 9HJ

## Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I would refer to my earlier objections from 14th October 2024, and all the others from that period, it would seem that none of the issues raised have been addressed. The amended plans and documents would actually make the situation worse for the current residents. There is no comment on the loss of a right of way with a public footpath across the land having been there for near 50 years. The new documents suggesting a revised pedestrian route is unlikely to be used. The schools pupils are unlikely to take this route and will therefore remain on the more dangerous main road. The plans show outlines of cars on Ashby Close parked on opposite sides of the road, however this is not possible without blocking the road as it isn't wide enough to park that way.

There are comments in the documents that residents have off-street parking but in the majority of cases this is very limited in space barely enough for 1 car which results in parking on the street. At busy times the turning heads are used to avoid blocking the street and this is usually evenings and weekend when it is less likely the heads are in regular use. I would suggest the development would exacerbate the parking issues and create even greater congestion.

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Case Officer: Owen Toop

## Customer Details

Name: Mr Ashley Beckett

Address: 9 Ashby Close Grimsby DN37 9HJ

## Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: We would like to object to the proposed building of 4 residences on the land between Ashby Close and Glenfield Road.

We believe that if it were to go ahead there would be various detrimental effects to the local community.

The land in question is used by local children and visiting grandchildren as a safe area to play close to home for easy supervision. The development would remove this amenity which is what it was originally designed for. There are limited alternate local areas that can still be used when it has been raining as they are usually grassed and get muddy.

The area is used by school children who go to and from Whitgift school. The original details for the sale of the land was bordered by footpaths all the way round. The development looks to remove this possible public right of way, going right up to the school fence and the 2 properties bordering the footpaths and this would remove this route for the school children forcing them to use the busier roads increasing their risk for accident. How can the footpaths be included in the development if they were not part of the land for sale?

There is quite a lot of local wildlife that would be affected. The larger trees house a Rookery every year, we have several bird species visit the garden, many of which use the hedgerow under these trees, including Tit's, Robin, Blackbird, Magpie, Collard Dove, Wood Pigeon and occasionally a Sparrow Hawk. The downside for the birds is that the foxes also look to the hedgerow as a food source and I believe we occasionally have a hedgehog or two. The land is often used by residents

as an area to provide food for local wildlife so that they can be observed for our enjoyment as wild animals. In addition to losing this opportunity we believe that despite the development claiming to not remove the hedgerow it would be that close to the buildings it would still have a detrimental effect.

The development would remove several spaces for on street parking. Both roads giving access to this area are too narrow for cars to be able to park on both sides of the road and retain enough room to get by this causes issues of space especially when there are visitors. Residents do their best to keep the turning areas at the end of both cul-de-sac's clear so that larger vehicles such as delivery vans or refuse lorries have room to turn around but there are times when the area is used but this will be taken away by the development.

The buildings will potentially reduce the amount of sunlight in the bordering properties especially in winter when the sun is lower. Natural sunlight is known to improve mental wellbeing especially in the more depressing months of winter.

We also believe the development would give a loss of privacy to the current properties bordering the land due to windows in the development being able to overlook their gardens.

The designs are not in keeping with the rest of the local architecture and will look out of place.

It would seem the development is an attempt at a small financial gain to the detriment and without consideration to the local community by parties outside of said community who would be unaffected.

# Comments for Planning Application DM/0806/24/FUL

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Proposal: Erection of two pairs of two storey semi-detached dwellings totalling four units to include associated tree works, hardstanding and landscaping

Case Officer: Owen Toop

## Customer Details

Name: Mrs Nicola Hall

Address: 66 Greyfriars Grimsby DN37 9QU

## Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: This path is important for the safety of school children travelling from and to school from surrounding areas. There is no requirement of them to walk on the very busy main road.

The houses to be built don't fit in with the surrounding houses.

Out of school club based at Wybers school uses this path to walk the children from Great Coates school to and from school safely.

**From:** Tina Hallam-gravells  
**Sent:** Wednesday, October 16, 2024 10:25 AM  
**To:** Planning - IGE (Equans) <planning@nelincs.gov.uk>  
**Subject:** DM/0806/24/FUL CONSTRUCTION

Re construction of homes Ashby close and glenfield road. The word that springs to mind is plonking, as that is what is happening just for money with no regard to the affect this will have on our neighbourhood.

You are taking away a well used pedestrian footpath which is widely used by elderly walking to get on a bus, dog walkers and children going to and from school. We all know you don't care about the fact that area is used as a safe space for children to play, were they can be monitored.

Glenfield road narrows at the junction to larmour the top end you intend to build on will become more of a bottle neck than it is now, cars, lorries, emergency services struggle to get down there now at school times, this situation will become intolerable with you taking away the turning points. My husband and and I leave for work early in the morning, it's no joke when you can't get to your house at 2.30, that's going to be impossible if this gets given the go ahead.

In my mind this sets a precedent for you councillors to give go ahead for glenfield road to stretch to great coates road because plans are afoot to build on Whitgift field!!!

17 Glenfield Road  
Grimsby



**From:****Sent:** Wednesday, October 16, 2024 2:22 PM**To:** Planning - IGE (Equans) <[planning@nelincs.gov.uk](mailto:planning@nelincs.gov.uk)>**Subject:** RE: DM/0806/24/FUL

Sarah Dennis  
96 Timberley Drive  
Grimsby  
DN37 9QZ

Have child u goes to Whitgift and walks that way plus many more children too. Use to walk that way myself when a child attending same school.

**From:****Sent:** Wednesday, October 16, 2024 2:08 PM**To:** Planning - IGE (Equans) <[planning@nelincs.gov.uk](mailto:planning@nelincs.gov.uk)>**Subject:** DM/0806/24/FUL

I like to put a objection to the two pair of semi to be built on Glenfield Road. The public footpath leading to John Whitgift school is used daily by many children and it shouldn't be took away.

# Comments for Planning Application DM/0806/24/FUL

## Application Summary

Application Number: DM/0806/24/FUL

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Proposal: Erection of two pairs of two storey semi-detached dwellings totalling four units to include associated tree works, hardstanding and landscaping

Case Officer: Owen Toop

## Customer Details

Name: Miss Lauren Hallam

Address: 37 Eskdale Way Grimsby DN37 9EB

## Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I have lived on this Estate all my life, spending my teenage years on Glenfield Road. This road/area of the estate has always been a quiet, residential area. The majority of the people that live on that part of Glenfield have lived there since my parents, my sibling and myself moved there in 2006. Over the last few years there has been a noticeable change in the flow of traffic at that end of the cul-de-sac, mainly parents picking their children up from Whitgift, along with school buses coming in and out. Which makes it extremely hard to park when visiting my parents, not to mention the difficulty any form of emergency services would have even attempting to drive down there. The area of land you're proposing to build on is a safe place for children to cut through to and from school, the wider community to be able to walk from willows to wybers and vice versa. Many of the residents on that end of Glenfield have young children and grandchildren that play on that SMALL patch of land, my son included. And once again the local authority are seeing £ signs and wanting to take away any little bit of land they can to build on!! I can only imagine the congestion this is going to cause, not to mention the fact there are already proposed plans to extend this on to whitgift school field. Why you want to build on a quiet residential area is beyond me. As previously stated I grew up on Glenfield and the residents around my parents are mainly elderly, have you thought about that? I can only imagine the upset this is going to cause to them!! How about you build a few little bike ramps on there so our children can continue to have freedom and play safely. Maybe this is the plan? To take away any little bit of freedom our children have left... the plot thickens!!

# Comments for Planning Application DM/0806/24/FUL

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Case Officer: Owen Toop

## Customer Details

Name: Mrs Trudi Knight

Address: 8 ashby close Grimsby Dn379hj

## Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I strongly object to the proposed development,

The development will lead to higher traffic volumes, I cannot imagine how lorries and building vehicles would get down these small roads causing parking problems congestions and upset for us residents

It is a major safe walk way for whitgift and greatcoates school children,

This is also a safe area for children to play as there is no danger of traffic or antisocial behaviour

Also how would cars, bin men and vans turn around as the plan has taken away our turning points.

# Comments for Planning Application DM/0806/24/FUL

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Case Officer: Owen Toop

## Customer Details

Name: Mr Mark Knight

Address: 8 Ashby Close Grimsby DN379HJ

## Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: As a property that directly overlooks the land in question, I strongly object to the proposal.

This is THE safe place for young children in the area to play and learn to ride their bikes. Families play ball games in that space, on a weekend, encouraging and forging new friendships.

The long hedgerow, along the plot, is an essential 'green corridor' for hedgehogs that visit our gardens. We have a feeding area set up to facilitate their nightly excursions. As well as Hedgehogs we have a family of foxes that come through the hedge and across that plot, to visit our gardens for many years now. Curlew and Sparrow Hawks perch and forage in the peace and quiet of the area also.

We have an arched window that has a purpose built view of the Medieval twelfth century St. Nicholas' church, surrounded by greenery. This view, which was a selling point, would be destroyed.

There are residents on Ashby Close that park at the side of the turning space. The proposed layout would remove this space as it is a new driveway exit. The two driveways parallel to the hedgerow also seem to impact the pavement area also. Construction traffic would massively impact the two roads leading to the site. Do we park several roads away, for month on end? regardless of the accessibility and mobility needs of our older neighbours?

A deeply concerned resident.

# Comments for Planning Application DM/0806/24/FUL

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Proposal: Erection of two pairs of two storey semi-detached dwellings totalling four units to include associated tree works, hardstanding and landscaping

Case Officer: Owen Toop

## Customer Details

Name: Mr Andrew Wood

Address: 9 Glenfield Road Grimsby Dn379ef

## Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Parking is already a problem down this road with the school nearby and this will only add to the daily problems with parking for all residents. Building new houses in that area is not needed.

And it would take away a valuable play area for children and a cut through for many including dog walkers

# Comments for Planning Application DM/0806/24/FUL

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Case Officer: Owen Toop

## Customer Details

Name: Mrs susan smith

Address: 4 Ashby Close Grimsby DN37 9HJ

## Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Having looked at the amended plans I still object to the building of these houses.

The council obviously has not been down these roads at school leaving time or at weekends, and placing yellow lines will only make matters worse and also extremely dangerous for the children walking to school, as they will have to walk via the busy main road.

I don't think the council are listening to the local residents, either not bothered or don't care as they don't live here.

I have lived here for 49 years, raised my children, who played on the area and now have grandchildren who play on it as well.

This area should be left as a right of way and a free space for children to enjoy.

# Comments for Planning Application DM/0806/24/FUL

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Proposal: Erection of two pairs of two storey semi-detached dwellings totalling four units to include associated tree works, hardstanding and landscaping

Case Officer: Owen Toop

## Customer Details

Name: Mrs susan smith

Address: 4 Ashby Close Grimsby DN37 9HJ

## Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I wish to raise my objections of the building of the dwellings at the end of Ashby Close and Glenfield Road, as a resident of Ashby Close for 49 years.

Both of these roads are cul de sacs and according to the plans the emergency vehicle turn around area in

Glenfield Road is being built over ( is this legal). Also the public right of way (footpath) between these two roads is also being built over (is this legal). This right of way is used daily by local school children to get to school avoiding the busy main road area. As for taking down established hedges and trees (home to many birds and wildlife) this is not very environmentally friendly.

Do you think it is a good idea to remove an area which is the only safe area in the vicinity for the local children to play safely on, which was used by our children and now our grandchildren.

# Comments for Planning Application DM/0806/24/FUL

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Case Officer: Owen Toop

## Customer Details

Name: Mrs Susan Smith

Address: 4 Ashby Close Grimsby DN37 9HJ

## Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: My objections to these houses remain the same as before, the impact on us the local residents, school children and local wildlife.

The council are still not listening to what the local residents are saying, and have not advised us about the promised meeting.

I notice the footpath has been removed and as I previously stated, this area is used by local children and grandchildren as a safe place for them to reach schools, and to play on and ride their bikes and scooters avoiding the busy main road ( a lot safer than on a busy road).

It seems that the emergency vehicle turn around area has also been removed which I thought was a legal requirement.

The hedgerow and trees along the boundary of the school field is home to wildlife and birds.

Please listen to the local residents.



# Comments for Planning Application DM/0806/24/FUL

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Case Officer: Owen Toop

## Customer Details

Name: Mrs Andrea Ambridge

Address: 5 Ashby Close Willows Estate Grimsby DN37 9HJ

## Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Once again I must strongly object to this planning application, for all of the reasons previously mentioned.

It will have a negative impact on local residents.

It will have a negative impact on local schoolchildren.

It will have a negative impact on local wildlife.

Last, and certainly not least, the access for emergency vehicles is likely to be compromised as there will inevitably be more vehicles parked on an already busy road.

I urge you to take all the comments received into account, and ultimately realise that these proposed new properties are just not right for this piece of land.

# Comments for Planning Application DM/0806/24/FUL

## Application Summary

Application Number: DM/0806/24/FUL

Address: Land Adjacent To 9 Ashby Close And 19 Glenfield Road Ashby Close Grimsby North East Lincolnshire

Proposal: Erection of two pairs of two storey semi-detached dwellings totalling four units to include associated tree works, hardstanding and landscaping

Case Officer: Owen Toop

## Customer Details

Name: Mrs Andrea Ambridge

Address: 5 Ashby Close Grimsby DN37 9HJ

## Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: As a long term resident of Ashby Close, I wish to raise an objection to the proposed development at the end of Ashby Close & Glenfield Rd.

This objection is based on a number of significant reasons.

1.) The proposed site is used by local children as an area where they can play safely, away from any risk of traffic, and near their home.

2.) This is also used as an access to Whitgift School, which is much safer than using the nearby main road (not only by Whitgift pupils but also primary school pupils who use the facilities).

3.) There would be a negative impact on local wildlife, with the removal of a large established tree, and building directly adjacent to a large section of hedgerow.

4.) Parking is already an issue, additional properties will inevitably compound this issue.

5.) The turning area at the end of each street which is used by refuse lorries, delivery vans, and emergency vehicles would be lost.

6.) Many existing properties of both Ashby Close

& Glenfield Rd would be negatively impacted with regard to privacy, and views across the fields.

7.) Finally, 24 weeks of the inevitable disruption that will be caused - we all deserve to live in peace don't we !!!

# Comments for Planning Application DM/0806/24/FUL

## Application Summary

Application Number: DM/0806/24/FUL

Address: Land Adjacent To 9 Ashby Close And 19 Glenfield Road Ashby Close Grimsby North East Lincolnshire

Proposal: Erection of two pairs of two storey semi-detached dwellings totalling four units to include associated tree works, hardstanding and landscaping

Case Officer: Owen Toop

## Customer Details

Name: Mrs Judith Mumby

Address: 20 Meadowbank Great Coates GRIMSBY DN37 9PG

## Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment:1. It is proposed to build over the current road "fish-tails" which would make access for emergency services, bin lorries, delivery lorries extremely difficult.

2. In my opinion the plans would seem to be an over-development of the plot and the houses are totally out of character with the surrounding properties. Most of the existing properties are semi-detached houses, some with rendering to part of the front, whereas the proposed have timber cladding.

3. Most of the current development have a reasonable front and back garden whilst the proposed would have very little.

4. Parking is already an issue in the area (I have never seen the area looking so empty and "inviting" as on the photograph with the plans - it must have been taken when most current occupants were at work!).

5. The plans are for four bedroom houses, yet with parking for one car. I would suggest that most properties have two cars and there is the potential for at least four at the suggested properties if a family with adult teenagers bought them. Where do all the cars go?

6. The land in question has been used for many years as a safe route to walk to either The Wybers or Willows schools. If access were removed surely this would send more children via the main road and associated potential dangers of traffic?

# Comments for Planning Application DM/0806/24/FUL

## Application Summary

Application Number: DM/0806/24/FUL

Address: Land Adjacent To 9 Ashby Close And 19 Glenfield Road Ashby Close Grimsby North East Lincolnshire

Proposal: Erection of two pairs of two storey semi-detached dwellings totalling four units to include associated tree works, hardstanding and landscaping (Amended plans received 20th January 2025 site plan showing traffic regulation order [double yellow lines] and construction transport management plan)

Case Officer: Owen Toop

## Customer Details

Name: Ms Katie BATEMAN

Address: 30 cherry tree crecent Grimsby DN344JY

## Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment:

I formally object to the proposed double yellow lines on Glenfield Rd. I believe that implementing these restrictions will significantly hinder residents and negatively impact on them.

Firstly, the double yellow lines will eliminate valuable parking spaces for residents, making it increasingly difficult for us to find parking near our homes. This is especially concerning for families and those with mobility issues who rely on close access to their vehicles. The increased difficulty in parking could lead to congestion in surrounding areas as residents search for alternative spaces.

Furthermore, these restrictions could create unnecessary frustration among residents who have lived in this community for years. The lack of available parking may result in increased traffic as cars circle the block, seeking places to park. This could also pose safety concerns, as more vehicles may end up parked in less suitable areas, potentially obstructing visibility and access for emergency services.

I urge you to reconsider the implementation of the double yellow lines, as they will not only inconvenience residents but also contribute to a less welcoming neighborhood environment.

Owen Toop admitted that double yellows could of been brought up by the highway agency at any

time but has only been now because of the proposed new builds. To ensure they could access their drives. What about current residents. Or again they don't matter. As long as RamEco can build the new houses for £££ should be ashamed. if you read this nothing Eco friendly about you.

Katie Bateman

# Comments for Planning Application DM/0806/24/FUL

## Application Summary

Application Number: DM/0806/24/FUL

Address: Land Adjacent To 9 Ashby Close And 19 Glenfield Road Ashby Close Grimsby North East Lincolnshire

Proposal: Erection of two pairs of two storey semi-detached dwellings totalling four units to include associated tree works, hardstanding and landscaping (Amended plans received 17th March 2025 - omission of bay windows and canopies to all four plots, plot 2 garage omission replaced by car port, alterations to turning head and footpath dimensions) |cr| |cr|

Case Officer: Owen Toop

## Customer Details

Name: Miss aaliyah gray

Address: 30 Cherry Tree Crescent grimsby DN34 4JY

## Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment:I urge you to reconsider this proposal and listen to the voices of the community who value this green area. More importantly is community well-being rather than prioritising profit Ram-eco.

Thank you for considering my objection.

Sincerely Aaliyah

# Comments for Planning Application DM/0806/24/FUL

## Application Summary

Application Number: DM/0806/24/FUL

Address: Land Adjacent To 9 Ashby Close And 19 Glenfield Road Ashby Close Grimsby North East Lincolnshire

Proposal: Erection of two pairs of two storey semi-detached dwellings totalling four units to include associated tree works, hardstanding and landscaping (Amended plans received 17th March 2025 - omission of bay windows and canopies to all four plots, plot 2 garage omission replaced by car port, alterations to turning head and footpath dimensions) |cr| |cr|

Case Officer: Owen Toop

## Customer Details

Name: Mrs Katie Bateman

Address: 30 Cherry Tree Crescent Grimsby DN34 4JY

## Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment:Katie Bateman

30 cherry Tree crescent,

Grimsby

DN34 4JY

Planning department, North East Lincolnshire council  
Grimsby

Subject: Objection to Planning Permission for Proposed Development of 4 Dwellings on Green Land

Dear who this may concern.

I am writing to formally object to the planning application for the proposed development of four dwellings on the green land located at Glenfield road willows estate. This area is not only a cherished green space but also serves as an essential route for children and families accessing John Whitgift Academy, as well as providing a habitat for local wildlife.

### **\*\*1. Impact on Children's Safety:\*\***

This green land is frequently used by children walking to and from school. The proposed development will contribute to increased traffic and potential hazards in an already tight street. The



addition of four dwellings will likely exacerbate parking issues, making it difficult for parents to drop off and pick up their children safely.

I urge you to visit this area before school start time and pick up its always chaos with hundreds of children and cars.

**\*\*2. Wildlife Habitat:\*\***

The area in question serves as a vital habitat for various species of wildlife. The construction of these dwellings will disrupt their natural habitat, potentially leading to a decline in local biodiversity. It is crucial to preserve these green spaces for the benefit of wildlife and the surrounding community.

**\*\*3. Parking and Traffic Concerns:\*\***

The street is already congested, with limited parking available. The addition of four new households will undoubtedly increase the number of vehicles and further obstruct traffic flow, creating unsafe conditions for pedestrians, particularly children. It is essential to consider the implications this development will have on the existing community infrastructure.

**\*\*4. Loss of Green Space:\*\***

Green spaces are essential for the well-being of residents and wildlife alike. The loss of this land would diminish the quality of life for local residents, depriving them of recreational areas and negatively affecting the aesthetic appeal of the neighborhood.

I urge the planning committee to reconsider this application in light of the significant concerns regarding safety, environmental impact, and community well-being. Preserving this green land is vital for both our local ecosystem and the safety of our children.

Thank you for considering my objection. I hope that you will take these concerns seriously and protect our community's interests.

Sincerely,

Katie Bateman

# Comments for Planning Application DM/0806/24/FUL

## Application Summary

Application Number: DM/0806/24/FUL

Address: Land Adjacent To 9 Ashby Close And 19 Glenfield Road Ashby Close Grimsby North East Lincolnshire

Proposal: Erection of two pairs of two storey semi-detached dwellings totalling four units to include associated tree works, hardstanding and landscaping

Case Officer: Owen Toop

## Customer Details

Name: Ms Katie Bateman

Address: 30 cherry tree crescent Grimsby DN344JY

## Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment:Subject: Objection to Proposed Housing Development

Dear Planning Department

I am writing to formally object to the proposed housing development on the land adjacent to my sister's property. I believe this development poses several serious concerns for our community that warrant careful consideration.

1. **\*\*Safety Concerns for Children\*\***: Our children regularly play in the area, and we keep a watchful eye on them. The construction of additional houses would increase traffic in our cul-de-sac, potentially jeopardizing the safety of our children.
2. **\*\*Traffic and Parking Issues\*\***: Parking is already a significant challenge in our cul-de-sac, particularly on bin collection days when bins obstruct pathways. The additional housing would exacerbate this issue, making it even harder for residents to find parking.
3. **\*\*Loss of Access\*\***: The proposed development would obstruct the footpath that many schoolchildren use daily to access school. Losing this access would endanger the safety and convenience of our children's journeys to and from school.
4. **\*\*Aesthetic Incompatibility\*\***: The proposed housing does not align with the existing character of our neighborhood, which predominantly consists of semi-detached homes and larger four-bedroom detached houses. This inconsistency could negatively impact the aesthetic of our

community.

5. **\*\*Concern Over Profit Motive\*\***: It seems that this development is motivated more by financial gain than by addressing the housing crisis. If the council were genuinely focused on solving this issue, they would prioritize developing affordable housing rather than selling off public land for profit.

6. **\*\*Negative Impact on Community\*\***: The impact of this development on our community has not been adequately considered. Late-night construction noise, disruption during development, and loss of green space will diminish the quality of life for all residents.

In conclusion, I urge you to reconsider the proposed housing development. The current layout and community dynamics must be prioritized, and I believe alternative solutions should be explored that truly benefit the residents of our area.

Thank you for your attention to this matter.

Sincerely,

Katie Bateman

30 Cherry tree Crescent Grimsby DN344JY

18/10/2024

# Comments for Planning Application DM/0806/24/FUL

## Application Summary

Application Number: DM/0806/24/FUL

Address: Land Adjacent To 9 Ashby Close And 19 Glenfield Road Ashby Close Grimsby North East Lincolnshire

Proposal: Erection of two pairs of two storey semi-detached dwellings totalling four units to include associated tree works, hardstanding and landscaping

Case Officer: Owen Toop

## Customer Details

Name: Mrs Sarah Jagger

Address: 5 Larmour Road Grimsby DN379HH

## Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I would like to object to this proposal as this area has been lovingly named 'the gravel' by my 8 year old son and his friends.

My son and his friends use this area as a safe place to play away from the traffic. It is the only place around here for them to safely enjoy being outside in the fresh air and not sat at home on the Internet. My son struggles with his emotions so to be able to play out on a safe area as a release is everything to him.

This area is becoming more popular with younger families and I'm sure for the residents around this area it is lovely for them to see children out playing and having fun. I'm certain they'd rather look out of their windows to see this than to be in an overcrowded street looking out at new build houses!

Please don't take away 'the gravel' from our children.

# Comments for Planning Application DM/0806/24/FUL

## Application Summary

Application Number: DM/0806/24/FUL

Address: Land Adjacent To 9 Ashby Close And 19 Glenfield Road Ashby Close Grimsby North East Lincolnshire

Proposal: Erection of two pairs of two storey semi-detached dwellings totalling four units to include associated tree works, hardstanding and landscaping

Case Officer: Owen Toop

## Customer Details

Name: Mrs Sarah Jagger

Address: 5 Larmour Road Grimsby DN37 9HH

## Comment Details

Commenter Type: Member of the Public

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

Comment Reasons:

Comment: I would like to object to this proposal as this area has been lovingly named 'the gravel' by my 8 year old son and his friends.

My son and his friends use this area as a safe place to play away from the traffic. It is the only place around here for them to safely enjoy being outside in the fresh air and not sat at home on the Internet. My son struggles with his emotions so to be able to play out on a safe area as a release is everything to him.

This area is becoming more popular with younger families and I'm sure for the residents around this area it is lovely for them to see children out playing and having fun. I'm certain they'd rather look out of their windows to see this than to be in an overcrowded street looking out at new build houses!

Please don't take away 'the gravel' from our children.

# Comments for Planning Application DM/0806/24/FUL

## Application Summary

Application Number: DM/0806/24/FUL

Address: Land Adjacent To 9 Ashby Close And 19 Glenfield Road Ashby Close Grimsby North East Lincolnshire

Proposal: Erection of two pairs of two storey semi-detached dwellings totalling four units to include associated tree works, hardstanding and landscaping

Case Officer: Owen Toop

## Customer Details

Name: Mrs Rachel Fawcett

Address: 8 Larmour Road, Grimsby, DN37 9HH

## Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I think the plan to build 4 houses on this plot is ridiculous. A lot of local children and parents use this as a safe place to play and learn to ride bikes etc. construction traffic would be a huge hazard to children leaving the local schools as traffic is already manic during daytime hours. Also a lot of elderly residents have family visiting which already causes parking issues. There are plenty of other places in the town which would be more suitable for houses to be built on.

# Comments for Planning Application DM/0806/24/FUL

## Application Summary

Application Number: DM/0806/24/FUL

Address: Land Adjacent To 9 Ashby Close And 19 Glenfield Road Ashby Close Grimsby North East Lincolnshire

Proposal: Erection of two pairs of two storey semi-detached dwellings totalling four units to include associated tree works, hardstanding and landscaping

Case Officer: Owen Toop

## Customer Details

Name: Lord Rik Fawcett

Address: 8 Larmour Road Grimsby DN37 9HH

## Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: As a resident on the street I believe this to be an utterly ridiculous idea and totally unnecessary.. The area in which your proposal is situated is a favoured place to play for my 8 year old daughter and her friends.. It is the safest place for them to go where we know exactly where they are and don't have to worry about the dangers of traffic and antisocial behaviour that occurs at the other available locations on the Willows.. Your proposal would also impact many school children (both Whitgift and Great Coates) that use that area as a safe cut through to and from the schools each day, avoiding the busy main roads through the estate.

There is also the negative impact on the surrounding wildlife that live and breed in the hedgerow and the tree, which you would be unnecessarily removing, making them homeless in a world that is already destroying many of their habitats.. We have a huge versatile array of wildlife that visits this area and it would be detrimental to the environment , and us residents, to take away the homes that these animals desperately need..

Next we have the impact to us local residents that will undoubtedly occur when you have multiple building supply vehicles visiting the sites, not to mention the danger to the previously mentioned children and parents heading to and from school each day..

Parking is always an issue on the street in normal everyday life, so where is it expected that numerous work vans and pick ups will park during the construction process??? There isn't the room for the amount of vehicles that would be required on such a site that wouldn't impact local residents being able to park at their own homes..

I've not read a single positive comment on why these houses should be built on the proposed site, so I just hope that our voices will be heard and this ridiculous idea is stopped!!

**From:** Pete Rose  
**Sent:** Monday, October 14, 2024 11:05 AM  
**To:** Planning - IGE (Equans) <planning@nelincs.gov.uk>

**Subject:** Planning Application Reference: DM/0806/24/FUL

**F.A.O. Owen Troop.**

I write in reference to the proposed erection of two pairs of two storey semi-detached dwellings:

My father (Peter Rose) resides directly adjacent to the proposed build at 19 Glenfield road & feel serious consideration should be given to his case.

He has lived at the property along with my late mother for 35 years & in June 2024 was diagnosed with terminal lung cancer & at that point was given less than a 5% chance of living a further 12 months.

Since that initial consultation we are hoping that a new treatment of oral targeted chemotherapy may extend that period but in all honesty we have no guarantee.

This build would directly impact our father & due to his illness simply does not need the stress & anxiety this proposed build would cause him in what inevitably will be a tough time for our family.

I would ask the planning committee that given our current situation & potential outcome, would you want any of your parents potentially living out the last months of their live surrounded by a building site in what is a very peaceful & quiet neighbourhood,

While we appreciate the need for new housing, the dwellings planned in this location seem odd to say the least & at worst an exercise in pure commercial greed.

We would like our objection raised on the grounds of common decency & would hope empathy for my Dad's situation would be acknowledged.

Please be assured we simply will not stand by idly as a family & allow what could be the last 12 months of his life to be at the centre of noisy building site.

Kind Regards,

Pete Rose



# Comments for Planning Application DM/0806/24/FUL

## Application Summary

Application Number: DM/0806/24/FUL

Address: Land Adjacent To 9 Ashby Close And 19 Glenfield Road Ashby Close Grimsby North East Lincolnshire

Proposal: Erection of two pairs of two storey semi-detached dwellings totalling four units to include associated tree works, hardstanding and landscaping (Amended plans received 17th March 2025 - omission of bay windows and canopies to all four plots, plot 2 garage omission replaced by car port, alterations to turning head and footpath dimensions) |cr| |cr|

Case Officer: Owen Toop

## Customer Details

Name: Mrs Jenny Jermaine

Address: 12 Anderby Drive Grimsby DN37 9EU

## Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment:I feel as a local to this area my children have little to no play spaces. Losing this space would mean the space pposite the valiant of which is full of antisocial behaviour and unsettling for my children to be around. The amount of green spaces available to us is limited, and for the environment too.

# Comments for Planning Application DM/0806/24/FUL

## Application Summary

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Case Officer: Owen Toop

## Customer Details

Name: Ms Kymberley Lawson

Address: 23 Wentworth Road Grimsby Dn344ar

## Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: We do not want to see yet another recreational area become shoebox houses that no one can afford.

I am disgusted that the council have not listen to the views of the local residents who have objected to this, many times. Yet no consultations been held- shame on you councillors who agree to this and keep dragging it out with updated plans. All meaning people have to repeated voice opinions which aren't even listened to. Also I don't know if this is relevant but the councils reason behind this park on Bradley Road "idea" was quote "because they are short of green spaces," and yet they are looking at taking this recreational space away which many children play on. Many children use this to route to get to school. It's greed not need. No need for them to squeeze 4 houses on this bit of land.

# Comments for Planning Application DM/0806/24/FUL

## Application Summary

Application Number: DM/0806/24/FUL

Address: Land Adjacent To 9 Ashby Close And 19 Glenfield Road Ashby Close Grimsby North East Lincolnshire

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Case Officer: Owen Toop

## Customer Details

Name: Mr Joseph Dobson

Address: 26 melrose way Grimsby Dn379hz

## Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment:I would like to object to the building application. There are houses being built everywhere, and there are no recreation grounds left for children to play. Why do we need so many houses crammed in when Freshney Valley is also in the pipeline with 3,000 homes? It's just ridiculous and soon be no empty land left .

# Comments for Planning Application DM/0806/24/FUL

## Application Summary

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Case Officer: Owen Toop

## Customer Details

Name: Ms Toni Dixon

Address: 2c Collingwood Crescent Grimsby DN34 5RG

## Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: As a Grimsby resident I object to the planning application due to the requested change of layout! Which will result in extra traffic & local residents having to reverse back out of the area & with being so close to a school seems not only dangerous to drivers, residents but school children.

# Comments for Planning Application DM/0806/24/FUL

## Application Summary

Application Number: DM/0806/24/FUL

Address: Land Adjacent To 9 Ashby Close And 19 Glenfield Road Ashby Close Grimsby North East Lincolnshire

Proposal: Erection of two pairs of two storey semi-detached dwellings totalling four units to include associated tree works, hardstanding and landscaping

Case Officer: Owen Toop

## Customer Details

Name: Miss Susan Rawcliffe

Address: 13 Glenfield road Grimsby Dn379ef

## Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: School traffic alone has nearly caused accidents. More traffic in the area will put the children at the school at more risk. Trees are going to be taken down which will effect wildlife and nature! This is an area where local young children play because they are close to home and their parents can keep a close eye on them. It will effect the local community in what i feel a negative way. There is plenty of people in the area that leave food for the wildlife and erecting these buildings will stop that.

# Comments for Planning Application DM/0806/24/FUL

## Application Summary

Application Number: DM/0806/24/FUL

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Case Officer: Owen Toop

## Customer Details

Name: Mr Nathan Hardy

Address: 8 Church View Grimsby DN34 4LE

## Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: To Whom It May Concern,

I am writing to object to the planning application for the proposed four houses. This development is not eco-friendly and will significantly disrupt the neighboring community.

The construction and increased traffic will negatively impact the local environment, harming wildlife and reducing green space. Additionally, the close proximity of these houses to existing homes will lead to noise and privacy issues for residents.

I strongly urge you to reconsider this application in light of the potential harm it poses to our community and the environment.

Thank you for your attention to this matter.

Sincerely,

Nathan Hardy

# Comments for Planning Application DM/0806/24/FUL

## Application Summary

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Case Officer: Owen Toop

## Customer Details

Name: Mrs Tara Nicholson

Address: 20 Glenfield Road Grimsby Dn37 9ee

## Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Traffic has already increased down this street due to the school no longer allowing drop offs on site. Cars park there during school drops offs. We also use this area as a safe cut through when taking my 3 children to school

# Comments for Planning Application DM/0806/24/FUL

## Application Summary

Application Number: DM/0806/24/FUL

Address: Land Adjacent To 9 Ashby Close And 19 Glenfield Road Ashby Close Grimsby North East Lincolnshire

Proposal: Erection of two pairs of two storey semi-detached dwellings totalling four units to include associated tree works, hardstanding and landscaping (Amended plans received 17th March 2025 - omission of bay windows and canopies to all four plots, plot 2 garage omission replaced by car port, alterations to turning head and footpath dimensions) |cr| |cr|

Case Officer: Owen Toop

## Customer Details

Name: Miss Rebecca Greener

Address: 8 Crosland Road Grimsby DN37 9DS

## Comment Details

Commenter Type: Neighbour

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment: I feel this will have impact on the safety of the Whitgift school children who use this walkway to school, and as a neighbour I am concerned how this will affect the traffic on school times if double yellow lines are in place



Item 2 Land Off Margaret  
Street Immingham -  
DM/0108/24/FUL

# STALLINGBOROUGH PARISH COUNCIL

Clerk to the Council – Kathy Peers Telephone 07494 577661  
*e-mail 'clerk@stallingboroughparishcouncil.com*

14<sup>th</sup> March 2024

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

Dear Sirs,

Further to your letter, the Parish Council discussed the applications below at a meeting held on Wednesday 13<sup>th</sup> March 2024 and submits the following comments:

**Planning Application Reference: DM/0108/24/FUL**

**Proposal: Construction and operation of a solar farm and battery energy storage system (BESS) with associated works, equipment, infrastructure and landscaping**

**Location: Land Off Margaret Street Immingham**

*No objections to the solar farm but the Parish Council has overall concerns of loss of agricultural land in the area from this and numerous other solar farms. The Parish Council does have serious concerns of location of battery storage facility with this type of development and would wish to see battery storage areas placed as far away from adjacent residential development as possible.*

Yours faithfully,

*KJ Peers*

**KJ Peers**  
**Clerk to the Council**

1 Beach View Court, Norfolk Lane,  
Cleethorpes DN35 8BT

# Comments for Planning Application DM/0108/24/FUL

## Application Summary

Application Number: DM/0108/24/FUL

Address: Land Off Margaret Street Immingham North East Lincolnshire

Proposal: Construction and operation of a solar farm (up to 49.9mw) and battery energy storage system (BESS) with associated works, equipment, infrastructure and landscaping

Case Officer: Richard Limmer

## Customer Details

Name: Mr Immingham Town Council

Address: Civic Centre Pelham Road Immingham

## Comment Details

Commenter Type: Parish Council

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Immingham Town Council would like to raise an objection on behalf of a number of residents that were not made aware of the consultation exercise until after the event that was held at the Civic Centre. Letters were received the day after the event was held, and as such were not engaged properly in the process

**From:** Andy Hopkins <andyhopkins@immingham-tc.gov.uk>

**Sent:** 06 January 2025 12:26

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

**Subject:** Re: Planning Consultation Ref: DM/0108/24/FUL

Hi Richard

Just to let you know that ITC are happy to withdraw their objection to this application following thorough consultation exercise with residents by the developer.

Kind regards

*Andy Hopkins PSLCC*

*Chief Officer & Town Clerk*

*Immingham Town Council*

<https://www.facebook.com/profile.php?id=100027190731219>

# Comments for Planning Application DM/0108/24/FUL

## Application Summary

Application Number: DM/0108/24/FUL

Address: Land Off Margaret Street Immingham North East Lincolnshire

Proposal: Construction and operation of a solar farm (up to 49.9mw) and battery energy storage system (BESS) with associated works, equipment, infrastructure and landscaping

Case Officer: Richard Limmer

## Customer Details

Name: Mr Paul Harrison

Address: 5 Fairisle Rise Immingham

## Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Some of the Solar Power Stations that include Investors and Transformers appear to be quite close to the properties around the proposed edge of the development (i.e. Fairisle Rise, Margaret Street and Hadleigh Rd area).

The transformers, investors and cooling fans within these Solar Power Stations produce quite a lot of noise both high frequency and low frequency electrical hum.

This noise will defiantly have an effect on housing in the local vicinity.

A larger free / woodland area should be created around the boundary areas near any housing to screen the properties from any increased noise.

It is unrealistic to suggest that these units will have a negligible noise affect on properties in this area.

# Comments for Planning Application DM/0108/24/FUL

## Application Summary

Application Number: DM/0108/24/FUL

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Comment Reasons:

Comment: Some of the Solar Power Stations that include Investors and Transformers appear to be quite close to the properties around the proposed edge of the development (i.e. Fairisle Rise, Margaret Street and Hadleigh Rd area).

The transformers, investors and cooling fans within these Solar Power Stations produce quite a lot of noise both high frequency and low frequency electrical hum.

Also I believe the Transformers / Invertors are mounted at height which will make the noise transfer even more of an issue.

This noise will defiantly have an effect on housing in the local vicinity.

A larger free / woodland area should be created around the boundary areas near any housing to screen the properties from any increased noise.

It is unrealistic to suggest that these units will have a negligible noise affect on properties in this area.

# Comments for Planning Application DM/0108/24/FUL

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The transformers, investors and cooling fans within these Solar Power Stations produce quite a lot of noise both high frequency and low frequency electrical hum.

This noise will defiantly have an effect on housing in the local vicinity.

A larger tree / woodland area should be created around the boundary areas near any housing to screen the properties from any increased noise.

It is unrealistic to suggest that these units will have a negligible noise affect on properties in this area.

# Comments for Planning Application DM/0108/24/FUL

## Application Summary

Application Number: DM/0108/24/FUL

Address: Land Off Margaret Street Immingham North East Lincolnshire

Proposal: Construction and operation of a solar farm (up to 49.9mw) and battery energy storage system (BESS) with associated works, equipment, infrastructure and landscaping - amended site plan and additional information December 2024

Case Officer: Richard Limmer

## Customer Details

Name: Mr Paul Harrison

Address: 5 Fairisle Rise Immingham DN40 1RQ

## Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: The solar power stations in area 11, which contain transformers and fans and are the most noisiest part of the project, are at the north of the field nearest to local housing. If they were moved to the south of field 11 disturbance to local residents would be reduced.

Similarly the solar power stations in area 8 should also be moved to the south east side of area 7 or 8 to get it as far away from houses as possible.



# Comments for Planning Application DM/0108/24/FUL

## Application Summary

Application Number: DM/0108/24/FUL

Address: Land Off Margaret Street Immingham North East Lincolnshire

Proposal: Construction and operation of a solar farm (up to 49.9mw) and battery energy storage system (BESS) with associated works, equipment, infrastructure and landscaping - amended site layout plan Feb 2025

Case Officer: Richard Limmer

## Customer Details

Name: Mr Paul Harrison

Address: 5 Fairisle Rise Immingham DN40 1RQ

## Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: The Solar Power stations in field 8 and 11 should be moved to the South side of the field further away from local residents to reduce noise from the Transformers / Inverters

# Comments for Planning Application DM/0108/24/FUL

## Application Summary

Application Number: DM/0108/24/FUL

Address: Land Off Margaret Street Immingham North East Lincolnshire

Proposal: Construction and operation of a solar farm (up to 49.9mw) and battery energy storage system (BESS) with associated works, equipment, infrastructure and landscaping - amended site plan and additional information December 2024

Case Officer: Richard Limmer

## Customer Details

Name: Mrs C Croft

Address: 4 Orkney Place Immingham North East Lincolnshire DN40 1RL

## Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment:AMENDMENTS TO PROPOSED SOLAR FARM, DECEMBER 2024

### 1. &2. Existing Public Rights Of Way, and New Public Rights Of Way

I have looked on the planning portal and printed out both the original site layout plan of January 2024 and the amended plan of December 2024

It's impossible to find where the new foot paths and bridleway etc are going to be as the plans are so difficult to read.

There are about 30 items on the legend /key, and there are about 6 different types of foot paths, all shown as faint-coloured lines which all look the same.

I have to enlarge the legend to be able to read it, but then the main part of the plan goes out of view, and vice versa.

How can I comment on the amendments when everything is so hard to see on the plan?

### 3. Agricultural Use Areas

The amended plan in December 2024 shows no solar panels on the field directly to the sounds of Margaret Street and says it will now be kept for agricultural use

But as far as I can see there were no solar panels shown on that field on the original plan anyway,

so it's not an amendment

#### 4. Extra Planting

Are mature trees being planted, or tiny saplings?

If the trees and shrubs are small it will be decades before they're big enough to screen the solar panels from view.

# Comments for Planning Application DM/0108/24/FUL

## Application Summary

Application Number: DM/0108/24/FUL

Address: Land Off Margaret Street Immingham North East Lincolnshire

Proposal: Construction and operation of a solar farm (up to 49.9mw) and battery energy storage system (BESS) with associated works, equipment, infrastructure and landscaping - amended site plan and additional information December 2024

Case Officer: Richard Limmer

## Customer Details

Name: Mrs C Croft

Address: 4 Orkney Place Immingham North East Lincolnshire DN40 1RL

## Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I'm objecting to this solar farm application because no public consultation has been held with the people of Immingham.

The public have to know about something to be able to object, or to comment on it.

Very few people in Immingham know about the solar farm even now, because there has been so little publicity about it.

I haven't spoken to one single person in Immingham who knows anything about it, apart from the people who walk on to farmland at the end of Margaret Street where the solar farm will be.

How can people look on websites if they don't know they are there, or comment or object about something they don't know exists?

And not everyone has the internet to go on to the website to find out how to comment.

On January the 6th 2025 Andy Hopkins posted on the planning portal that :-

Immingham Town Council "are happy to withdraw their objection to this application following thorough consultation exercise with residents by the developer".

But there has been no public consultation exercise with the residents.

There was a public drop-in Exhibition held at Immingham Civic Centre building for four hours on the 28th of February 2024.

It was never advertised as a consultation.  
A public exhibition is not a public consultation.

I emailed One Planet in March 2024 asking them six questions about the publicity and the attendance at this exhibition.

They replied, refusing to answer my questions saying "that none of them asked about the substance of the proposals".

I asked again in another email, which they never replied to, and I've heard nothing from them since.

I have now found a document on the North East Lincs planning portal from one planet dated the 20th of May 2024.

"Statement of community involvement".

In this document they have mixed together my own and other people's questions and answered them en masse and buried in about 45 pages of jargon.

They also supplied photographic evidence.

This is what One Planet States is adequate publicity about the exhibition, for a town of about 10,000 people:-

1. A notice on the Immingham Town Council Facebook website,  
on the 26th of February 2024 about the public exhibition on the 28th,  
This is only two days advance notice, and had one share and no comments.

2. About 13 A4 flyers posted around the outskirts of Immingham on about February the 20th 2024.

All were posted near the perimeters of the proposed site, most in isolated areas in the middle of nowhere where very few people would see them.

None were in the middle or built up parts of Immingham.

This is where some of these posters were put:-

At the dead end of Margaret Street, only seen by a few people going on to the farmland where the solar farm will be.

On a pole outside the Mayflower pub, also near the end of Margaret Street with few people walking past it.

The footpath near the A180 flyover, next to a busy road.

The bus stop, which isn't even not even in Immingham, on Stallingborough Road opposite Gatehouse Farm.

The footbridge going on to farmland from the back of the Ings Lane estate.

A field gate off King's Road, near a busy road..

A fence near the former Immingham Motorcycle Project on the outskirts of Immingham.

Why were none of these usual channels of publicity used, so that more people would be aware of the exhibition and the proposal?

The Grimsby Telegraph

Kennedy Way Shopping Centre where most people in Immingham do their shopping, in Aldi, Tesco, B&M, Home Bargains etc

In the Immingham Civic Centre building (hub).

The public library.

The Immingham News Facebook page.

Along Pelham Road itself.

3. One Planet's own website , which no one has heard of because the main access to it's link was on the Town council website.

One Planet says that the exhibition itself was "well attended".

But their own photo showed an almost empty hall, with just 4 people in it, 2 of whom seemed to be from One Planet.

The NE Lincs Council letter about the proposal was sent to just a few people at the end of Margaret Street where the solar farm will start.

No one else in Immingham received these letters, even the people living along Margaret Street itself.

The first that most people in Immingham will know about the farm is when the hideous solar panels start to go up on the crop fields between Stallingborough Road, Margaret Street and Kings Road.

They will then be told that there was a very well publicised consultation about it, and a letter sent out, but very few people bothered to object when they had a chance.

# Comments for Planning Application DM/0108/24/FUL

## Application Summary

Application Number: DM/0108/24/FUL

Address: Land Off Margaret Street Immingham North East Lincolnshire

Proposal: Construction and operation of a solar farm (up to 49.9mw) and battery energy storage system (BESS) with associated works, equipment, infrastructure and landscaping

Case Officer: Richard Limmer

## Customer Details

Name: Mrs C Croft

Address: 4 Orkney Place, Immingham, North East Lincolnshire DN40 1RL

## Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Solar panels are better for the environment on the roofs of houses and public buildings, not on farmland/green areas.

There has been very little information given to the residents of Immingham about this, just one standard letter giving no details of the farm, only the application reference containing 50 + documents to wade through. And the letter wasn't sent to all areas of Immingham  
Likewise the Exhibition given by One Planet had little publicity, and is now being classed as the Consultation.

The solar farm will come right up to housing at the edges of Immingham but won't benefit the town at all, as the electricity produced goes to the national grid.

That's if it gets connected to the grid. It's currently taking about 10 years, so why build more farms until the backlog is cleared.

The whole area is in flood zones and this will only make flooding worse.

These fields flood every year and have lakes of standing water in them for months. Then the water slowly drains away.

That won't happen with rain running off the solar panels and it will flood the surrounding streets and houses.

It already runs off the fields on to the end of Margaret Street and also Anglesey Drive after heavy rain.

This will destroy almost the last area of fertile farmland/ green fields in Immingham. Crops are grown in these fields every year.



Immingham is surrounded by roads, industries, new housing estates and now solar farms. There will be no countryside left.

There is a lot of wildlife in this area which will all be lost with the destruction of habitats. Larger animals such as foxes and deer will have to move into the streets and gardens.

There are some public rights of way around the area which will be blocked off.

They are well used by walkers, joggers, cyclists, dog walkers and children playing, as there is no other countryside available.

Turning the existing track from Stallingborough Road to King's Road into a path, and planting some flowers is no substitute.

And no one wants to walk past ugly solar panels surrounded by a 7ft+ high deer fence anyway.

Solar panels don't make any noise, but the batteries, transformers and inverter fans do. The noise when dozens of fans turn on will be horrendous, and planting some trees isn't going to reduce this noise.

Solar farms of this size should never be built so close to towns.

# Comments for Planning Application DM/0108/24/FUL

## Application Summary

Application Number: DM/0108/24/FUL

Address: Land Off Margaret Street Immingham North East Lincolnshire

Proposal: Construction and operation of a solar farm (up to 49.9mw) and battery energy storage system (BESS) with associated works, equipment, infrastructure and landscaping - amended site plan and additional information December 2024

Case Officer: Richard Limmer

## Customer Details

Name: Mr Phil Summfield

Address: 5 Orkney place Immingham Dn40 1rl

## Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment:I whole heartedly object to this solar farm being built on many reasons, number one already being we have a solar farm to the south of this one being built and I feel we do not need another one so close to the town that is a very popular spot for nature and protected species such as great crested newts and water voles that I've seen in and around the running water and dikes all around the field in the spring time. We are already being inundated with a new housing estate to the other side of the proposed solar farm build and this will take up too much land that the public like to walk dogs on and look at all the wildlife such as deers and even barn owls as well. I would understand a bit more if we was to get a certain amount of discount from the eyesore that we will probably be accustomed to but I believe this is to go back to the national grid and won't see a penny of it.

# Comments for Planning Application DM/0108/24/FUL

## Application Summary

Application Number: DM/0108/24/FUL

Address: Land Off Margaret Street Immingham North East Lincolnshire

Proposal: Construction and operation of a solar farm (up to 49.9mw) and battery energy storage system (BESS) with associated works, equipment, infrastructure and landscaping

Case Officer: Richard Limmer

## Customer Details

Name: Mr stephen foreman

Address: 1 Lundy Court, Immingham, North East Lincolnshire DN40 1RG

## Comment Details

Commenter Type: Neighbour

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

Comment Reasons:

Comment:1. The associated switch gear and battery bank storage facility is within close proximity to the proposed Hydrogen production and storage facility. From the Site Plan Dwg No OPL003-SP-01 REV 7 it would appear to be across the road!

What if any consideration has been made for the installation of electrical switchgear in what may well be an explosion blast zone?

Have any documents been provided by APL and their developers of the Hydrogen Facility to show the potential blast zone.

What consideration has been given to upgrading and sharing the facilities on the existing solar farm.

Comments on the original solar farm from planning officials mentioned expansion towards existing residential area so why wasnt provision for expansion built into the design for the battery storage and switchgear then?

# Comments for Planning Application DM/0108/24/FUL

## Application Summary

Application Number: DM/0108/24/FUL

Address: Land Off Margaret Street Immingham North East Lincolnshire

Proposal: Construction and operation of a solar farm (up to 49.9mw) and battery energy storage system (BESS) with associated works, equipment, infrastructure and landscaping

Case Officer: Richard Limmer

## Customer Details

Name: Mr Stephen Foreman

Address: 1 Lundy Court Immingham

## Comment Details

Commenter Type: Neighbour

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

Comment Reasons:

Comment:landscape and visual impact assessment page 4 of 68 refers to a 40m buffer landscaping area adjacent to residential area of Immingham. This is not reflected in the proposed site layout plan either to the east end of the development or the west end of the development only the small central "English heritage woodland" ,

A 3m boundary hedge is also recommended

Can the extent and type of screening as recommended in LVIA document be clarified

# Comments for Planning Application DM/0108/24/FUL

## Application Summary

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Proposal: Construction and operation of a solar farm (up to 49.9mw) and battery energy storage system (BESS) with associated works, equipment, infrastructure and landscaping

Case Officer: Richard Limmer

## Customer Details

Name: Mr stephen foreman

Address: 1 Lundy Court, Immingham, North East Lincolnshire DN40 1RG

## Comment Details

Commenter Type: Neighbour

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

Comment Reasons:

Comment:1. The two fields nearest existing housing are to be left as agricultural use. (stated at meeting day) These fields have not been farmed for several years. If they are not to be farmed could consideration be given to extending the proposed tree planting to act as screening and sound barrier for residents ? It would also afford habitat for existing deer, fox and wild life populations . Trees and any ponds excavated would also help alleviate the present flooding risk where fields have been waterlogged since Christmas 2023. This would be a relatively low cost high benefit option. The Woodland Trust amongst others are looking for sites to plant English heritage woodlands. Note also latest GPS would allow identification of individual trees and could thus encourage sponsorship by individuals and organisations. Sponsoring or naming a wood would also be a good idea.

2. The existing solar farm to the south of this proposal has several large areas within the boundaries with no development of solar panels. As connectivity of solar banks is relatively simple and cheap why are these empty fields not being utilised?

This would also enable the proposed solar panels to be moved away from existing housing thus improving outlook and lessening any potential noise problem for residents

3. As the development is dependent upon upgrading of the National Grid connectivity and could take several years can consideration be given to starting the environmental landscaping earlier to improve the outlook for residents?

4. Consideration of proposed pathways should avoid the potential linking of the roads to the west and east of the development to avoid becoming a potential rat run for motorcycles . As with the new fencing at the top of Margaret street fencing on Green lane near the proposed site should be improved to prevent usage by motorcycles and 4x4 vehicles. Security of the site being the reason given for the erection of the Margaret Street fence.

# Comments for Planning Application DM/0108/24/FUL

## Application Summary

Application Number: DM/0108/24/FUL

Address: Land Off Margaret Street Immingham North East Lincolnshire

Proposal: Construction and operation of a solar farm (up to 49.9mw) and battery energy storage system (BESS) with associated works, equipment, infrastructure and landscaping - amended site plan and additional information December 2024

Case Officer: Richard Limmer

## Customer Details

Name: Mrs Marie Allen

Address: 2 Lundy Court Immingham DN401RG

## Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment:I absolutely disagree with this proposal. There are enough solar panels in Immingham and what an eyesore they are. This land should be used for crops not the useless solar panels that I have to look at out of my back windows. Immingham is again being used as a dumping ground. Enough is enough, and its about time our local council put their foots down and backed the people they are supposed to represent. If we have to have them there are enough factories that surround us that could have them on their roofs. But even though I have put an objection in its a complete waste of time as you only do what you want.

# Comments for Planning Application DM/0108/24/FUL

## Application Summary

Application Number: DM/0108/24/FUL

Address: Land Off Margaret Street Immingham North East Lincolnshire

Proposal: Construction and operation of a solar farm (up to 49.9mw) and battery energy storage system (BESS) with associated works, equipment, infrastructure and landscaping

Case Officer: Richard Limmer

## Customer Details

Name: Mrs Marie Allen

Address: 2 Lundy Court Immingham

## Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I strongly object to the solar panels that are proposed for the fields (which were used for growing crops). It is time our local councillors did something about this problem. We do not want the panels that are already in situ without any more. They are a horrendous eyesore and it is only going to get worse. We have lost the wild life that were in the fields and lost crop growing land without the depreciation of our properties that you are not interested in. I went to the meeting in the civic centre and spoke to a few of the people that were representing the solar panels, it is obvious none of them lived near the eyesore solar panels and really don't care. I also noticed that we never had any of our local councillors in attendance. I would just like to add that we pay the highest council tax in the county and for what?? Immingham is just a dumping ground. I would just add that it doesn't matter how many objections are put in by the residents it won't make any difference as instead of representing us you will do as you like.

# Comments for Planning Application DM/0108/24/FUL

## Application Summary

Application Number: DM/0108/24/FUL

Address: Land Off Margaret Street Immingham North East Lincolnshire

Proposal: Construction and operation of a solar farm (up to 49.9mw) and battery energy storage system (BESS) with associated works, equipment, infrastructure and landscaping - amended site plan and additional information December 2024

Case Officer: Richard Limmer

## Customer Details

Name: Mr Ricky Kirkman

Address: 52 Hadleigh Rd Immingham DN40 1JF

## Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: More solar panels! They need removing! They make the place look terrible, it's not like we are getting any discounts on our fuel bills having them here! Someone's money making scheme while destroying our country side in pursuit of Net Zero! STOP IT NOW!!!



# Comments for Planning Application DM/0108/24/FUL

## Application Summary

Application Number: DM/0108/24/FUL

Address: Land Off Margaret Street Immingham North East Lincolnshire

Proposal: Construction and operation of a solar farm and battery energy storage system (BESS) with associated works, equipment, infrastructure and landscaping

Case Officer: Richard Limmer

## Customer Details

Name: Mr anton morris

Address: 27 Jersey Place immingham

## Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: The farm is too close to Immingham. Solar power plants give out electromagnetic radiation which may reduce life expectancy, solar power plants can cause significant habitat degradation.

A lot of land which contained birds of prey and other wild animals over previous years, has been destroyed around Killingholme, Immingham, Stallingborough, to make way for miles of tarmac for new cars, new housing estates and other projects.

The solar panels are unsightly, Immingham is a small town and is being surrounded by industry, and less and less greenery and wildlife.

The size of the farm could increase or decrease temperatures in Immingham.

House prices are affected negatively by living next to solar farms, my house is nearly 3 years old using help to buy, which relies on house prices increasing substantially to pay off the help to buy loan after 5 years of which mine was £24000, if house prices go down we will be in negative equity, and worse case scenario lead to homelessness.

On the whole I can not understand why it would be put right next to a town, and not in the middle of nowhere.

Item 3 26 Sea View Street  
Cleethorpes - DM/0605/24/  
FUL

# Comments for Planning Application DM/0605/24/FUL

## Application Summary

Application Number: DM/0605/24/FUL

Address: 26 Sea View Street Cleethorpes North East Lincolnshire DN35 8EZ

Proposal: Retrospective planning application for alterations to shop front including installation of window frames, doors and awning, painted brickwork and timber panelling - AMENDED PLANS AND DESCRIPTION

Case Officer: Lauren Birkwood

## Customer Details

Name: Mr Ronald Nutting

Address: 27 Cambridge Street Cleethorpes DN35 8HB

## Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I would like to raise my objections to the above planning application and the amended plans.

Further to my original objections concerning this application, which are still applicable to this amended application, there are other concerns that I feel should be considered.

Although the proposed frontage will not fully open by means of the bi-fold doors, it will still result in at least 40% of the frontage being completely open to the pavement/street area. This will still allow unacceptable noise to be emitted from the premises, not only by virtue of the music but also because of the normal high volume/language associated when alcohol is involved in such an area. When referring to the original application (bi-fold doors) the Highway Authority commented:- "We do believe when the doors are open it has the potential to encourage patrons of the bar at ground floor level to spill out onto the public highway". This scenario will be replicated when both doors are fully open (180 degrees) and even aided with the newly proposed awning to protect patrons from the elements and, encouraged even more with the 'unlicensed' chairs and tables on the pavement outside the premises.

On the application form, 8th July 2024, the question is asked "Has the work or change of use been completed" The applicant answers no. This is not the case now - it is presently in use, with the bi-fold doors in situ, (often fully open) and it has been the case since the end of August.

The applicant also states that the "original shopfront removed for increased visitor access" - Why should a bar require double doors to be completely open so as to allow 'visitor access?' The previous operators on the premises, and other bars and restaurants in the area, managed/manage with a single door entry point.

On the Design and Access statement the applicant states, under the heading "Economic Context," :- Sea View Street is well regarded for the small shop units, many housing Boutique shops. There

are a limited number of bars and restaurants present.

There are substantially more bars and restaurants in Sea View Street than boutique shops - eg. Nottingham House ( the Notts), Counting House, Marples, The Agrah, Blonde Toast, Fishermans Arms, Abdul's ,Inside Out, Bar 41 and Casa Nostra (+Phoenix?)

I believe the proposed development/amended development would result in an unacceptable loss in the amenity that nearby residents and business property should reasonably be expected to enjoy by virtue of noise, disturbance and anti-social behaviour contrary to policy 5 & 23 of the North East Lincolnshire Local Plan, 2013-2032, and advice in the National Planning Framework

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**From:** Ron Nutting  
**Sent:** 11 November 2024 09:47  
**To:** Planning - IGE (Equans)  
**Subject:** Planning application no. DM/0605/24/FUL  
**Attachments:** IMG\_20240922\_190049\_SR.jpg; IMG\_20241109\_095737.jpg

Dear Sirs

Please find attached some photographs to support my objections to the planning application regarding 26 Sea View Street.

Rgds Ron Nutting

















**From:** Ron Nutting  
**Sent:** Monday, November 11, 2024 5:00 PM  
**To:** Planning - IGE (Equans) <[planning@nelincs.gov.uk](mailto:planning@nelincs.gov.uk)>  
**Subject:** DM/0605/24/FUL

Dear Sirs

Please find attached further evidence of recently sympathetically retail premises in Sea View Street Rgds Ron Nutting 27 Cambridge Street Cleethorpes DN35 8HB





**From:** Ron Nutting  
**Sent:** Monday, November 11, 2024 4:50 PM  
**To:** Planning - IGE (Equans) <[planning@nelincs.gov.uk](mailto:planning@nelincs.gov.uk)>  
**Subject:** Planning application no. DM/0605/24/FUL

Dear Sirs

Please find attached photographs of recently renovated retail premises in Sea View Street. They have been sympathetically renovated to fit within the conservation area.

The shutters are not down during the daytime which I feel can only help other local businesses, and their appearances not only preserve the character of the area but also enhance it ( as per in the Planning, listed buildings and Conservation Areas, Act 1990.)

Rgds Ron Nutting 27 Cambridge Street Cleethorpes DN35 8HB



# Comments for Planning Application DM/0605/24/FUL

## Application Summary

Application Number: DM/0605/24/FUL

Address: 26 Sea View Street Cleethorpes North East Lincolnshire DN35 8EZ

Proposal: Retrospective planning application for alterations to shop front.

Case Officer: Lauren Birkwood

## Customer Details

Name: Mr Ronald Nutting

Address: 27 Cambridge Street Cleethorpes DN35 8HB

## Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I object to the retrospective planning application for alterations to the frontage of the premises not only on a personal level but also taking into consideration the advise/ questioning of the local council:-

1) Whether external alterations to an existing building are in character:-

The alterations do not align with the frontages of other businesses in Sea View Street.

2) Whether there will be any increase in noise disturbance:-

When the bifold doors are open there will be zero soundproofing and it will openly invite clientele to take their drinks onto the pavement, especially those who are smoking.

3) Whether a public footpath is affected:-

With the clientele congregating on the pavement it will cause a serious obstruction on a narrow footpath. Even if the clientele remain on the premises the atmosphere, noise, language etc associated with a bar will be witnessed/ heard by pedestrians, resulting with only those using the bars venturing down the street

4) Whether the proposal conflicts with this council's planning policy:-

With Sea View Street being part of a conservation area this proposal is not compliant with this policy.

The noise from local bars etc has increased over a period of time to the level that I am unable to open the windows at the front of my house during the summer. With a bar already having bifold windows, their music etc. has added to this problem even though I live in Cambridge Street ( I can only imagine what the noise/anti social behaviour must be like for those who live in Sea View Street. This bar is not the only business adding to this problem)

The thought of having a bar with no frontage can only increase the volume of noise that residents/traders have to endure.

# Comments for Planning Application DM/0605/24/FUL

## Application Summary

Application Number: DM/0605/24/FUL

Address: 26 Sea View Street Cleethorpes North East Lincolnshire DN35 8EZ

Proposal: Retrospective planning application for alterations to shop front including installation of window frames, doors and awning, painted brickwork and timber panelling - AMENDED PLANS AND DESCRIPTION

Case Officer: Lauren Birkwood

## Customer Details

Name: Mr James Cassidy

Address: 31 Seaview Street Cleethorpes DN35 8EU

## Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: The plans are clearly to encourage people to be on the street, this is clear, the venue does not have a licence for outside, so why would this be allowed although bars are already abusing this as the council seem to have no controls in place or the will to ensure this is adhered to. Seaview street is a conservation area and now must be protected at all costs, the day time economy needs to be protected and allowing alcohol to be drunk on our street will deter shoppers visiting.

# Comments for Planning Application DM/0605/24/FUL

## Application Summary

Application Number: DM/0605/24/FUL

Address: 26 Sea View Street Cleethorpes North East Lincolnshire DN35 8EZ

Proposal: Retrospective planning application for alterations to shop front.

Case Officer: Lauren Birkwood

## Customer Details

Name: Mr Christopher Perkins

Address: 39a Sea View Street Cleethorpes DN35 8EU

## Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: As a residential tenant who lives partially opposite to the front of number 26 Sea View Street, I strongly object to the retrospective planning application for the changes made to the front facia of the above premises.

Due to the original front shop facia being removed and replaced with a full bifold patio door system that opens almost completely to one side of the building, effectively creating an open-plan bar adjacent to the pavement, the potential for noise disturbance, quite frankly defies belief to the point that it's not only bewildering but horrifying: the street is barely 30ft wide and lined with residential flats on both sides.

Effectively, any means of soundproofing at the front of the premises will be non-existent if the new doorway is opened up completely or even partially.

If planning permission is granted, my prediction is there could be a high turnover of tenants, leading to empty properties and difficulties for landlords to get new tenants due to the potential noise levels from rowdy customers inside a bar with little to no measures of keeping sound within the confines of the premises. Music volume can be turned up or down with a remote control but the noise from rowdy patrons cannot be controlled without adequate soundproofing measures in place. Approval of this development could set a dangerous precedent for further establishments to follow suit.

This building is now licensed and is going to operate as a bar and restaurant called Phoenix. I cannot think of another example of this full bifold door scenario on any commercial premises anywhere locally - let alone a BAR situated on a street that is less than 30 feet wide. This distance is far too close to buildings that house residential tenants and retail properties on the opposite side

of the street for such a door system in a hospitality venue. Those who reside in close proximity on the same side of the street as number 26 will also be affected due to reverberation of sound off of the buildings on the opposite side of the street.

A nearby bar is flouting planning regulations with the use of an unauthorised bifold window and I can say, first hand, that it massively changes the dynamics of the street when the window is open as music and the noise from customers is largely unrestricted, so floods out into the street and into nearby properties. It's amazing how much higher the external volume levels can be when the window is open Vs being closed. This will be exactly the same scenario with number 26 - and with both properties only a few metres apart from each other, the future may not bode well for quite a number of neighbours if either of these bifold systems are given planning approval.

Sea View Street is vibrant and there is certain expectation of a noisy environment and I wouldn't have lived here for over two years if it was overly-excessive. Sadly, bifold windows, which are game-changing additions, may turn this street into something that has the potential to sound like a nightclub strip at night and a beer garden during the day - at the expense of local residents, businesses and landlords alike.

Sea View Street is a conservation area and the changes to the front of #26 do not visually fit in with any of the other properties in the street. Many of the buildings here were built in the 1800's, although #26 was rebuilt much later, therefore has newer brickwork, the former shop front fascia of was at least somewhat in keeping with the charming and local historical theme. The installation of a modern aluminium bifold door system sticks out like a sore thumb and would be better suited in a 'Grand Designs' style house garden patio area. To say that this new fascia contravenes the notion that this street is an historical conservation zone is an understatement.

# Comments for Planning Application DM/0605/24/FUL

## Application Summary

Application Number: DM/0605/24/FUL

Address: 26 Sea View Street Cleethorpes North East Lincolnshire DN35 8EZ

Proposal: Retrospective planning application for alterations to shop front including installation of window frames, doors and awning, painted brickwork and timber panelling - AMENDED PLANS AND DESCRIPTION

Case Officer: Lauren Birkwood

## Customer Details

Name: Mr Christopher Perkins

Address: 39A Sea View Street Cleethorpes North East Lincolnshire DN35 8EU

## Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Revised Facia

As a neighbour, I feel the revised design of the facia is stylish and far more visually in keeping with the rest of the properties in Sea View Street. The current full bifold doorway installation was completely unfair to all surrounding residents, business owners, not to mention pedestrians who have to pass outside as it has created what seems to be an open-air bar that extends onto the pavement in a street that is not suitable to accommodate one.

However, the revision with two adjacent doors that can open inwards (and possibly outwards?) by 180° could still effectively enable two fifths (40%) of the front of the premises openable, and when opened, will do very little to contain a significant proportion of noise within the bar escaping from the front of the premises, leading to elevated sound levels affecting many nearby properties. I personally will agree to nothing less than a single door, as is the case with every other bar and shop in the locality.

I am in favour of supporting the revised design (single door permitting) but am questioning what kind of sound management plan will be put in place for noise containment if the current revision is approved? I understand the current licensee (who does not own the property) has agreed to restrictions on music volume levels that will still apply to this revised doorway - but this may not be the case if another licensee took over in the future.

## Understanding

I understand the hospitality trade is experiencing a lot of difficulties at present and I genuinely both empathise and sympathise with bar owners who are trying to make a living in this challenging



time. It's understandable that they may wish to draw customers in by creating an open, welcoming venue in order to maximise turnover and profits. Sadly, where Phoenix is located (and other bars too) is a narrow, terraced street that is lined with retail businesses and residential flats and the potential elevated noise levels these doors may bring, will further compound the issues from another nearby bar, and will add further misery from noise disruption and antisocial behaviour.

#### Awning

Not many bars have awnings - or need them unless to provide shelter for patrons sitting or standing outside for extended periods, which leads to the question of why an awning would be needed at Phoenix? In the absence of a pavement licence (which is doubtful one would ever be granted due to lack of pavement space), there should not be seating on the pavement, nor should customers be drinking on the pavement as it not only restricts pedestrian access but also increases external noise levels from said patrons.

The issue for me personally is that local bars seem to be using the street as an extension of their premises, almost as though Sea View St is their personal 'beer garden'. There are tables, chairs, benches on the pavements lining a very narrow road and street that is not suitable, nor wide enough to safely accommodate this, so is a genuine safety risk to pedestrians as vehicles often have to mount the pavement in order to be able to get past cars parked legitimately in the designated parking areas.

It is not fair upon the people who have to live with excessive noise levels of sometimes dozens of people drinking outside another nearby premises for hours on end, becoming louder and louder with each subsequent drink. I suspect this could end up being the case with Phoenix and It is only fair to say that the customers' noise should stay within the confines of the premises in view of the architecture of the street.

#### Issues as a Local Resident

Sea View Street has traditionally been a retail and residential area with a small number of pubs. The flats existed for many, many decades before cocktail bars were even a concept. I understand why people may question why I, as a resident whom moved in over 2 years ago here complain about noise as Sea View Street has a reputation for its lively atmosphere (...which I moved here for!). However, over recent months it has evolved from lively to rowdy and now to sometimes downright antisocial at weekends, mostly due to the number of patrons drinking OUTSIDE of the premises' they're supposed to be drinking INSIDE of.

To put it into perspective:

In my flat, over the last few months, it has been literally impossible to watch TV or a movie on anything less than ear-piercingly loud volume levels on weekend evenings, so I had to purchase sound-blocking ear devices as the weekend became so filled with anxiety at the prospect of the relentless external noise that penetrates my rented flat.

I now HAVE to wear expensive active noise cancelling (ANC) earphones (Sony WH-1000XM5)

with music constantly playing on them on Friday and Saturday evenings, and lately, Sunday afternoons when local establishments have live music acts that are amplified at ridiculous levels, to simply block out the noise but sometimes these ANC headphones aren't enough and that is simply not fair.

# Comments for Planning Application DM/0605/24/FUL

## Application Summary

Application Number: DM/0605/24/FUL

Address: 26 Sea View Street Cleethorpes North East Lincolnshire DN35 8EZ

Proposal: Retrospective planning application for alterations to shop front.

Case Officer: Lauren Birkwood

## Customer Details

Name: Mr Uros Miketic

Address: 2-4 Albert Road Cleethorpes DN358LX

## Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Dear Planning Department,

I have been living and working on Seaview St for many years and have analysed the ins and outs of it.

I would strongly object towards the bar obtaining a Premises License that would allow them to play loud music in the late night hours. We have had numerous noise disturbances where we literally did everything we could to help fellow residents living on the street to stop bar owners breaching their premises license agreements with many of them playing well beyond their allowed hours especially on the weekends. I experienced this first hand.

I don't think residents that live just across the street would appreciate yet again many sleepless nights, coupled with the fact that there is ever increasing demand and as a matter of fact lack of supply in residential accommodation on Seaview Street where I noticed many changed over the years to meet the needs towards residents whom don't mind bars on the street while they live in the heart of the town but also wouldn't want sleepless nights as a consequence of living within mixed use neighbourhood.

Seaview street is a conservation area and we have to appreciate the fact that the application for Bifold Door System goes against it's characteristics of what the street should preserve and I believe that the heritage department would agree on this. I can not see a single reason why such doors should be allowed on a street such as Seaview.

The fact is that there is not a single property neither on Seaview St nor on Cambridge Street I can find that have anything not even similar installed on the shop front with fully glazed aluminium bifold doors so it clearly does not go in line with the rest of the properties that kept original 19th

Century Victorian Architecture which consists of mainly traditional property material such as wood and metal - Not to mention the yellow colours on the windows which not only do not fit in but look rather appealing to the rest of the street.

In my humble opinion history is crucial in keeping its charm to the neighbourhood and by allowing such modern feature to an old character property not only destroys the character of the property but indeed also goes against the sound proofing regulations.

Last thing I would like to add is that the street is very popular for a good night out and with many very well known and long established bars I believe by adding another one with loud music will in fact collide with other bars that are literally a few feet away.

I do appreciate that locals as well as holiday makers should have a variety of bars to choose from but oversaturating the street with only that and not much else gives the street a dead feel during the day as opposed to only having bars for night life.

I might be wrong but I felt the need to share my opinion on the above.

Best wishes

# Comments for Planning Application DM/0605/24/FUL

## Application Summary

Application Number: DM/0605/24/FUL

Address: 26 Sea View Street Cleethorpes North East Lincolnshire DN35 8EZ

Proposal: Retrospective planning application for alterations to shop front including installation of window frames, doors and awning, painted brickwork and timber panelling - AMENDED PLANS AND DESCRIPTION

Case Officer: Lauren Birkwood

## Customer Details

Name: Mr Malcolm Perkins

Address: 1 CHARLES AVENUE NEW WALTHAM Grimsby DN36 4PD

## Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I completely disagree to the retrospective planning application to the changes to the front fascia of the above premises, including the double opening doors and awning.

The very narrow Sea View Street is both business and residential, as is Cambridge Street, within metres of this bar and restaurant; and no matter what controls have been proposed by the current proprietor, the double opening doors are no better for the absolutely necessary prevention of sound pollution, than the bifold door system; that was fitted without planning permission by a previous proprietor, who decided to take the planning law into his own hands.

This proprietor is decent, but can he be in attendance for the hours of noon until midnight, 7 days a week to make sure his planned controls are enforced, of course not.

I would be happy for this man to have the business he proposes, but with the front put back to something like it was, a proper sound controlled front, like every other premises are in the town and in fact this street, that are not flouting rules, as I know some are.

You only have to go into any popular pub in any town, even early in the afternoon, after people have been drinking and even without played music, or the most gentle background music, not be amazed at the volume emitting from groups of people, shouting above each other to be heard.

Even for that reason, this retrospective planning permission must be refused. These doors must not be allowed, both for this reason; and also for them setting a precedent in the area.

I quite expect somebody to ask why this is my concern where I live, to which I would reply there are few people who are more of a Meggie than me, born within 75 yards of the beach, raised in Cleethorpes, all my education was there; and I have lived in 5 different Cleethorpes houses.

Plus had my hair cut, shopped, visited estate agents, to buy and sell houses, eaten and drank in venues down the previous tradition and heritage of Sea View Street as a lovely shopping and residential street, for over 65 years.

Obviously changes need to me made over time, but due to several flouting of planning permissions, noise pollution has so badly affected my 2 sons and cousin who live in this immediate area, for many years now.

# Comments for Planning Application DM/0605/24/FUL

## Application Summary

Application Number: DM/0605/24/FUL

Address: 26 Sea View Street Cleethorpes North East Lincolnshire DN35 8EZ

Proposal: Retrospective planning application for alterations to shop front.

Case Officer: Lauren Birkwood

## Customer Details

Name: Mr Malcolm Perkins

Address: 1 Charles Avenue New Waltham Grimsby DN36 4PD

## Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I completely disagree to the retrospective planning application to the changes to the front facia of the above premises.

The very narrow Sea View Street is both business and residential, as is Cambridge Street, within metres of this bar and restaurant; and no matter what controls have been proposed by the current proprietor, the bifold door system that would open to almost the full width of the building; was fitted without planning permission by a previous proprietor, who decided to take the planning law into his own hands.

This proprietor is decent, but can he be in attendance for the hours of noon until midnight, 7 days a week to make sure his planned controls are enforced, of course not.

I would be happy for this man to have the business he proposes, but with the front put back to something like it was, a proper sound controlled front, like every other premises are in the town and in fact this street, that are not flouting rules, as I know some are.

You only have to go into any popular pub in any town, even early in the afternoon, after people have been drinking and not be amazed at the volume emitting from groups of people, shouting above each other to be heard.

Even for that reason, this retrospective planning permission must be refused.

These doors must not be allowed, both for this reason; and also for them setting a precedent.

Malcolm Perkins

# Comments for Planning Application DM/0605/24/FUL

## Application Summary

Application Number: DM/0605/24/FUL

Address: 26 Sea View Street Cleethorpes North East Lincolnshire DN35 8EZ

Proposal: Retrospective planning application for alterations to shop front.

Case Officer: Lauren Birkwood

## Customer Details

Name: Mr Peter Mark Barford

Address: 50B St Marys Lane St Marys Lane Louth LN11 0DT

## Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: As the owner of several residential properties opposite to the front of 26 Sea View Street, I absolutely disagree to the retrospective planning application to the changes to the front facia of the above premises.

The noise disturbance due to a BAR/RESTAURANT being fitted with a BIFOLD DOOR SYSTEM that slides completely to one side, and is thus able to open up to almost the entire width of the building, will undoubtedly lead to severe noise disturbance for my sleeping tenants.

26 Sea View is 8 metres (26ft) away from the building the nearest building (#37) on the opposite side of the street.

Sea View Street is renowned for being a bustling, vibrant area - but sadly, it seems like it is turning into a somewhat wild bar strip/street party zone, particularly at weekends due to local bar owners flouting council planning/building control/highways regulations but none of these come even close to the potential for noise disturbance that a busy bar with a fully-openable front could bring.

Number 26 was refurbished with the intention of opening as a bar, which begs the question why planning permission for such a development was not submitted to the council before installation.

When a premises requests planning permission to open up as a bar, they have to adhere to strict soundproofing requirements and the bifold door system at 26 Sea View, if opened partially would allow high noise levels to enter the street. If opened fully, it would completely and utterly negate any form of soundproofing measure that bars are responsible for.

There will also be the associated anti social behavior associated with late night bars.



Item 4 17 Queens Parade  
Cleethorpes - DM/1025/24/  
FUL

# Comments for Planning Application DM/1025/24/FUL

## Application Summary

Application Number: DM/1025/24/FUL

Address: 17 Queens Parade Cleethorpes North East Lincolnshire DN35 0DF

Proposal: Erect single and two storey rear extensions with roof light, alterations to windows and various associated works (amended proposal and description January 2024)

Case Officer: Becca Soulsby

## Customer Details

Name: Miss Katherine Teakle

Address: 4 Queens Parade Cleethorpes DN35 0DF

## Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: 17 Queens Parade

Mrs Hurst and her family have lived at Petroc (15 Q.P.) for 40 years.

I have seen that the intended single storey works, have been recently amended, and are now a proposed two storey extension.

Sunlight, aspect and outlook are major considerations in such plans.

Given the close proximity of 17 to 15, a solid very tall, very narrow corridor will be the outcome, if intended plans are supported.

The family live in the back of the house where there is privacy.

To have sunlight blocked, with rendered brickwork replacing skyline as a vista, will have a significant impact.

I do not feel that the plans submitted accurately reflect the deleterious affect that the extension will have on the neighbouring property.

Thank you.

# Comments for Planning Application DM/1025/24/FUL

## Application Summary

Application Number: DM/1025/24/FUL

Address: 17 Queens Parade Cleethorpes North East Lincolnshire DN35 0DF

Proposal: Erect single and two storey rear extensions with roof light, alterations to windows and various associated works (amended proposal and description January 2024)

Case Officer: Becca Soulsby

## Customer Details

Name: Mr Louis Harwood

Address: 8 Queen's Parade Cleethorpes DN35 0DF

## Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: When I received the letter informing me of the initial plans for a single storey extension I had no issue. However, the amended plans for a two storey extension, in my opinion don't adequately take into account the windows and potential loss of light for the neighbouring property. The proximity and loss of light should at least be assessed.

Although not a direct affect on myself I would be disappointed for this to become an accepted method without full consideration for neighbouring properties.

# Comments for Planning Application DM/1025/24/FUL

## Application Summary

Application Number: DM/1025/24/FUL

Address: 17 Queens Parade Cleethorpes North East Lincolnshire DN35 0DF

Proposal: Erect single and two storey rear extensions with roof light, alterations to windows and various associated works (amended proposal and description January 2024)

Case Officer: Becca Soulsby

## Customer Details

Name: Mr graham robinson

Address: 10 queens parade cleethorpes dn35 0df

## Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I think the 2 storey extension at no 17 will block the light out to the lady at the house next to the extension at no 15. queens parade. it was ok just a single story extension. but a 2 story extension, is just not on, i think the extension will block the light out quite a lot at the house next door.

**From:** Carl Forman  
**Sent:** 21 February 2025 21:42  
**To:** Becca Soulsby (EQUANS) <[becca.soulsby@nelincs.gov.uk](mailto:becca.soulsby@nelincs.gov.uk)>  
**Cc:** Julie Hurst  
**Subject:** DM/1025/24/FUL - 17 Queens Parade - Cleethorpes - DN35 0DF

Good evening Becca,

I write on behalf of the owner of 15 Queens Parade, which is a large detached residence located on the southern side of the street, northeast of the application site at 17 Queens Parade.

15 Queens Parade is situated between two pairs of semi-detached two-storey properties of similar form, scale, proportions, and appearance, with only minor modern updates. The immediate locality features Edwardian/Arts and Crafts style properties, predominantly semi-detached or detached two-storey buildings, except for a terrace of six two-and-a-half-storey dwellings positioned further southwest of 19 Queens Parade.

The semi-detached units have their entrance doors and hallways on opposing sides, ensuring that all habitable room windows face either Queens Parade or their private amenity spaces located to the rear. Non-habitable rooms, such as landings and bathrooms, have windows on the side elevations between neighbouring properties.

Despite being a detached property, 15 Queens Parade shares similar characteristics, with its entrance door and hallway along the outer wall. Historically, it likely occupied a more central position within a larger plot, featuring multiple aspects with windows overlooking more extensive grounds than currently present. Consequently, the southwestern elevation facing 17 Queens Parade includes ground floor living room and secondary kitchen/dining windows, as well as first-floor bedroom windows.

We acknowledge the application of the horizontal plane test using the 45-degree rule from the Paul Littlefair publication "Site Layout Planning for Daylight and Sunlight: A Guide to Good Practice" and the BRE Report 'Site layout planning for daylight and sunlight: a guide to good practice (BR209)'. However, we question why this test has not been applied to the habitable windows on the side elevation of 15 Queens Parade. Given the orientation of 15 and 17 Queens Parade and the sun's path, it seems unlikely that No. 19 Queens Parade would be affected by daylight or sunlight loss due to the proposals at 17 Queens Parade. Nonetheless, there is a significant potential impact on the daylight and sunlight received by the habitable rooms on the southwestern elevation of No. 15, considering the close proximity of the two properties. We request that the daylight and sunlight test be extended to the windows on the side elevation of 15 Queens Parade to fully assess the impacts for both the property owner and the Local Planning Authority. It is probable that the ground and first-floor windows will be affected by the proposed extension's proximity, resulting in daylight and sunlight loss and other issues discussed below. We can provide side elevation dimensions and window positions if required. In our view, addressing these windows and applying the relevant tests from the Paul Littlefair publication and BRE Report referenced could alleviate some concerns we have raised.

Further concerns and objections relate to the overall scale of the extension and its overbearing and oppressive impact due to the mass and proximity of the proposals to 15 Queens Parade. This issue is exacerbated by the dwellings' orientation, their closeness, and the introduction of the additional two storey white painted render element, which extends 3850mm from the rear of the host property at first floor level and a further 2430mm at ground floor level, all within 2800mm from my client's property's affected elevation.

Additionally, the design and proximity of the proposed extension to my client's property and habitable room windows raise concerns about a sense of enclosure and a considerable loss of outlook from that which is currently enjoyed from these windows due to its overbearing nature, and this is particularly applicable to the ground floor living room window and first floor bedroom windows, all of which will be impacted by way of loss of outlook.

Finally, the extension's mass and proximity, combined with the natural path of the sun, will cause significant overshadowing and therefore a loss of daylight and sunlight to the affected windows already mentioned on the south-western elevation of my client's property.

While there are no objections to the single-storey extension, we express significant concerns and objections regarding the two-storey aspect for the reasons outlined above. Consequently, we respectfully consider that the proposed works to be contrary of Policy 5 of the North East Lincolnshire Local Plan 2013-2032 (adopted 2018).

I would be grateful if the above can be taken into account please as part of the decision making process and the consideration to the provision of a more detailed daylight and sunlight test be part of the due diligence to ensure the decision is made in full knowledge of all factors relating to design and neighbouring amenity.

Kind Regards

Carl Forman  
For-Ward Planning Consultancy Limited  
45 Newbridge Hill  
Louth  
Lincolnshire  
LN11 0NQ

**From:** Julie Hurst  
**Sent:** 21 February 2025 16:27  
**To:** Becca Soulsby (EQUANS) <[becca.soulsby@nelincs.gov.uk](mailto:becca.soulsby@nelincs.gov.uk)>  
**Subject:** Photos 15 Queens Parade

Hi Becca,

Thank you for your visit today.  
I have attached the photos that I showed you today.  
Many thanks, Julie



Living room window





Middle bedroom window



**From:** Julie Hurst  
**Sent:** 03 March 2025 08:52  
**To:** Becca Soulsby (EQUANS) <[becca.soulsby@nelincs.gov.uk](mailto:becca.soulsby@nelincs.gov.uk)>  
**Subject:** DM/1025/24/FUL

Hi Becca,

I would just like to add information to my concerns for my living room window that I showed you on your visit and was one of the pictures that I forwarded to you.

With regards to my concerns about the 2 storey extension blocking sunlight I refer to the APSH test with reference to the BRE document. To determine the impact of a development on neighbouring properties it says that the test should be applied to all main living room and conservatory windows which have a window that faces within 90 degrees of due south. The guide states that kitchen and bedroom windows are less important but care should be taken not to block too much sunlight.

The habitable windows that I am concerned about are all within 90 degrees due south.

Reading the criteria the BRE gives below, I believe that sunlight availability will be adversely affected.

The BRE document explains that sunlight availability may be adversely affected if the centre of the window:

- receives less than 25% of annual probable sunlight hours, or less than 5% of annual probable sunlight hours between 21st September and 21st March and;
- receives less than 0.8 times its former sunlight hours during either period and;
- has a reduction in sunlight received over the whole year greater than 4% of annual probable sunlight hours.

At present the recessed design of the existing upper storey of no 17 and the position of our properties, allows the sunlight to enter my living room and the only window of bedroom above. The proposed 2 storey extension will block this and therefore adversely affect it.

Many thanks, Julie

15, Queens Parade  
Cleethorpes

**From:** Julie Hurst  
**Sent:** 26 February 2025 12:05  
**To:** Becca Soulsby (EQUANS) <[becca.soulsby@nelincs.gov.uk](mailto:becca.soulsby@nelincs.gov.uk)>  
**Subject:** DM/1025/24/FUL

Hi Becca,

I note that a 25 degree rule has been applied to only 2 of my side windows. However as discussed when you visited I am very concerned about the effect of the proposed 2 storey extension on my primary habitable bedroom window and the downstairs living room window directly below.

The mass of the upper storey extension being taken from the existing recessed, upper storey rear wall will be longer in length than the lower single storey.

Due to the close proximity to my property, number 15 the proposed 2 storey extension will create an enclosed, 'boxing in' impact. Please see photo attached. There are 7 habitable windows along the South West side of my property and due to the design and position of my property, the large proposed 2 storey extension of number 17 will definitely impact 4 of these.

I consider the proposed development as shown as an amendment in the form of a first-floor extension in my view would result in an over intensive form of development which would have a detrimental impact on my property in terms of dominance, outlook, overshadowing and particularly with regards to loss of daylight and sunlight on 4 side habitable windows.



Sent from my iPhone

**From:** Julie Hurst  
**Sent:** 27 March 2025 15:42  
**To:** Planning - IGE (Equans) <[planning@nelincs.gov.uk](mailto:planning@nelincs.gov.uk)>  
**Subject:** Ref: DM/1025/24/FUL

Hi Becca,

I refer to the drawing submitted by the planner on 13th March showing windows on the side elevation of my property.

The drawings give incorrect information.

My living room window is incorrectly labelled as a kitchen window. It is shown as a 3 panel window when it is actually a substantial window of 4 sections.

As this is a ground floor window and due to it being within 90 degrees of due south I make reference to the BRE document.

Building Research Establishment document "Site Layout Planning for Daylight and Sunlight. A Guide to good practice (2022)

makes specific reference to windows that are within 90 degrees of due south as these are the windows that will suffer most from loss of daylight and sunlight.

Since the time when these properties were designed and built this habitable, living room window has always received good daylight and sunlight due to their design and south west position of my side elevation.

The recessed design of the upper storey of these semi's allows daylight and sunlight to reach these windows.

Please see picture attached. (Although I have previously sent in this picture, it has been added to the planning portal, on 14th March, in reverse, the right is on the left) This photo is important as it shows the space and skyline which will be blocked by the proposed 2 storey extension and where the 25 degree rule will be breached.

The proposed 2 storey extension will greatly impact this, as the 25 degree rule applied to the ground floor living room window will be breached as shown on the planners drawing.

The window labelled on the plans as the secondary bedroom window will be impacted by loss of outlook due to the proximity and massing of the wall of the proposed 2 storey extension, as shown on the plans.

The bedroom window directly above the living room window, labelled 'existing bedroom window, is the only window to this bedroom and will be impacted by loss of daylight, sunlight and will lose the outlook to the side, please see photo.

And with reference to the BRE document, this window is also within 90 degrees of due south.

The plans also show 2 kitchen windows, incorrectly labelled as secondary rear living room windows. As discussed on your visit I am not unduly concerned about these 2 kitchen windows.

Kind Regards, Julie Hurst







iPhone

# Comments for Planning Application DM/1025/24/FUL

## Application Summary

Application Number: DM/1025/24/FUL

Address: 17 Queens Parade Cleethorpes North East Lincolnshire DN35 0DF

Proposal: Erect single and two storey rear extensions with roof light, alterations to windows and various associated works (amended proposal and description January 2024)

Case Officer: Becca Soulsby

## Customer Details

Name: Mrs Julie Hurst

Address: 15 Queens Parade Cleethorpes DN350DF

## Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I wish to register my views on the amended plans.

I did not have any issues with the original plans for a single story extension. But on sight of the new and recent planning application for a 2 storey extension I now have concerns about potential loss of light to 'habitable' rooms of my property., loss of outlook and enclosure issues. Therefore I submit my objection to the proposed 2 storey extension.

At present the window of my habitable bedroom looks onto my neighbours wall and gets light diagonally past the rear of my neighbours house.

A 2 storey extension would block this and potentially cause a detrimental impact upon the amount of light entering this bedroom window and a feeling of enclosure.

I am concerned that the light reduction through that window would be significant.

I am also concerned that daylight and sunlight currently entering my living room through a large window below the bedroom window will also be compromised.

Also the end bedroom window opposite the proposed 2 storey extension will have Daylight and sunlight, Right to Light implications and loss of outlook.

The amended plans show a line considering the 45 degree rule on the adjoining property but there is no reference to the windows, of habitable rooms, on the side of my property, those windows being habitable bedrooms, living room and kitchen windows.

Would it be possible to ask for a 'Daylight and Sunlight Assessment' to show to those assessing the application, the implications regarding how the proposed development would impact upon the

light, to habitable rooms, of my neighbouring property.

The submitted plans do not take account of the close proximity, of the proposed extension, to the wall of my property and the windows of habitable rooms on that side.

The proposed 2 storey extension creates a sense of enclosure (that is being boxed in) with a loss of outlook when viewed from habitable rooms.

Please note that the extension of number 15, done nearly 40 years ago, does not impact any of the habitable rooms of number 17.

Kind regards,

Julie Hurst

**From:** Becca Soulsby (EQUANS) <[becca.soulsby@nelincs.gov.uk](mailto:becca.soulsby@nelincs.gov.uk)>  
**Sent:** 14 March 2025 14:33  
**To:** Planning - IGE (Equans) <[planning@nelincs.gov.uk](mailto:planning@nelincs.gov.uk)>  
**Subject:** FW: DM/1025/24/FUL

Please add below as comment from 19 Queens Parade to Uniform and DMS 😊

**From:** Julie Hurst <  
**Sent:** 14 March 2025 09:40  
**To:** Becca Soulsby (EQUANS) <[becca.soulsby@nelincs.gov.uk](mailto:becca.soulsby@nelincs.gov.uk)>  
**Subject:** DM/1025/24/FUL

Hi Becca,

I would like to add the following observation please.

There are 6 semi's that were built at the same time and of the same design as number 17, with a recessed upper storey, (numbers 8, 10, 11, 13, 17, 19)

Although 4 of these have had single storey rear extensions, None of these 6 properties have had a 2 storey rear extension, all keeping the characteristic upper storey 'recessed' design of this group of semi's.

The appearance of the proposed 2 storey rear extension would be out of character with the existing property design.

Please see attached photos of the rear of the 6 semi's with this recessed upper storey design.

To add to the photos taken from the outside of my property I have also attached a photo from the inside of my living room. This living room window is next to the one in the kitchen where the 25 degree rule has been applied on the plans. This shows that the 25 degree angle will hit the middle of the proposed 2 storey extension blocking the open space that currently provides good light and also sunlight to my property, due to the south west position of this window.

Kind regards Julie Hurst







# Comments for Planning Application DM/1025/24/FUL

## Application Summary

Application Number: DM/1025/24/FUL

Address: 17 Queens Parade Cleethorpes North East Lincolnshire DN35 0DF

Proposal: Erect single and two storey rear extensions with roof light, alterations to windows and various associated works (amended proposal and description January 2024)

Case Officer: Becca Soulsby

## Customer Details

Name: Mrs Jane Halliday

Address: 56 Queens Parade Cleethorpes DN35 0DG

## Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I have viewed the proposed plans and would like to object.

I see the plans have been amended from a single storey to a 2 storey rear extension.

This property stands next to a 2 storey detached property number 15. The proposed development would result in an over intensive form of development. There will be negative impacts on the amenities of the property number 15, standing to the left of this proposed development.

Item 5 Land Adj 64 Chapel  
Road Habrough -  
DM/0086/25/FUL

# Comments for Planning Application DM/0086/25/FUL

## Application Summary

Application Number: DM/0086/25/FUL

Address: Land Adj 64 Chapel Road Habrough North East Lincolnshire

Proposal: Variation of Conditions 2 (Approved Plans) and 10 (Existing Landscaping) following DM/0524/23/FUL to amend the house types with semi detached to link properties

Case Officer: Bethany Loring

## Customer Details

Name: Mr Trevor Crofts

Address: 2 Clarkson Drive Grimsby DN418BQ

## Comment Details

Commenter Type: Ward Councillor

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

Comment Reasons:

Comment: I do now think road safety should take a site visit to understand the safety concerns voiced by neighbour's.

I also support the residents concerns on drainage, I can not see any documentation that states how surface water shall be collected and now just added to flow onto the surrounding homes and highways. This point was raised on previous applications and now have neighbour's issues with surface water flooding to add.

I'm happy to meet with officers at site to determine if I think they are understanding the residents concerns before calling the plans in?

# Comments for Planning Application DM/0086/25/FUL

## Application Summary

Application Number: DM/0086/25/FUL

Address: Land Adj 64 Chapel Road Habrough North East Lincolnshire

Proposal: Variation of Conditions 2 (Approved Plans) and 10 (Existing Landscaping) following DM/0524/23/FUL to amend the house types with semi detached to link properties

Case Officer: Bethany Loring

## Customer Details

Name: Mrs Natasha Diamond

Address: 60 Chapel Road Habrough DN40 3AB

## Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: This plot of land has been neglected for many many years, it's a haven for vermin and many neighbours have suffered with rat infestation arising from this overgrown eyesore. As you are aware the majority of neighbours are opposed to this development due to probable highways issues (with access on a blind corner) and the flooding issues most of us have been subjected to at this end of the village - all at the expense to us. As this planning application has already been passed even though we objected, please kindly ask the developer to at least keep it tidy and cut back to avoid more vermin problems. Shocking that it has been in such a state for so long.

# Comments for Planning Application DM/0086/25/FUL

## Application Summary

Application Number: DM/0086/25/FUL

Address: Land Adj 64 Chapel Road Habrough North East Lincolnshire

Proposal: Variation of Conditions 2 (Approved Plans) and 10 (Existing Landscaping) following DM/0524/23/FUL to amend the house types with semi detached to link properties

Case Officer: Bethany Loring

## Customer Details

Name: Mrs Jeanette Watkins

Address: 62 Chapel Road HABROUGH DN40 3AB

## Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I can not believe we are having to go through this yet AGAIN. This Developer is just winding everyone up now. I really can't see how the Developer and the Planning Dept., think this is a good idea. The villagers surely know how dangerous this bend is better than those making these decisions., yet we're not being listened to! I know you sent someone out last time, to monitor the traffic for a short amount of time and a quiet part of the day! Not really getting a true reflection. Also, the recent rainfalls, has caused absolute heartbreak for a neighbouring property, the drainage system simply can not tolerate what is already here, let alone add to it. Also, the state of the land has just been left to ruin, it looks absolutely shocking and the vermin problems, all the surrounding neighbours have, is unacceptable! The developer has taken NO action to help us out, keeping the land maintained as he promised her would at ONE of his site visits! Which brings me onto the new plans; I see the bin storage will be placed along the back of our fence, 8 bins, I hope some vermin controls will be put in place! I raised objections before of being overlooked, the properties looks like they will moved further back on the plot, this now raises higher concerns that the front top elevation will see into my rooms of the property, and the back top elevation having direct view into our private garden space. Also not to mention the absolute chaos this will create, whilst building, I know some brilliant traffic management system has to be used! But where are all the supplies to be stored, and deliveries; due to the double yellow lines all round this bend, how will lorries drop goods off? this just has not been thought through, another developer thinking of what the greatest profit can be made, NOT what's best for the village, and its residents! Surely one bungalow would suit this plot, and the village, making a lovely home and garden.

# Comments for Planning Application DM/0086/25/FUL

## Application Summary

Application Number: DM/0086/25/FUL

Address: Land Adj 64 Chapel Road Habrough North East Lincolnshire

Proposal: Variation of Conditions 2 (Approved Plans) and 10 (Existing Landscaping) following DM/0524/23/FUL to amend the house types from semi-detached to link properties, relocation of plots within the site and new planting to parking areas to the front (Amended Description provided for clarity)

Case Officer: Bethany Loring

## Customer Details

Name: Mrs E Mckinnon

Address: 66 Chapel Road Habrough Habrough DN40 3AB

## Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I live in the annex adjoining 66 Chapel Road. On 6th January there was heavy rain storm - nothing different to any other storm. However, something must have gone wrong with the pumping station as within minutes 68 chapel road was under water and had we not secured pumps quite quickly the annex would have also been affected. We are now faced with a substantial and expensive renovation costs and the "heart ache" that goes with it. What assurances can be put in place that the drainage/sewerage systems are capable of sustaining the present setup let alone new buildings.

The access on the bend is an accident waiting to happen.

No doubt once again our concerns will not be taken into consideration.



# Comments for Planning Application DM/0086/25/FUL

## Application Summary

Application Number: DM/0086/25/FUL

Address: Land Adj 64 Chapel Road Habrough North East Lincolnshire

Proposal: Variation of Conditions 2 (Approved Plans) and 10 (Existing Landscaping) following DM/0524/23/FUL to amend the house types with semi detached to link properties

Case Officer: Bethany Loring

## Customer Details

Name: Mr Daniel Cooper

Address: 66 Chapel Road Habrough DN40 3AB

## Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Recently my bungalow has been flooded due to high water levels on that corner, putting buildings on this plot of land will add even more pressure on the local drainage which at present isn't capable of dealing with heavy sustained rainfall.

I would like to discuss this with local planning councillors before any work is approved.

# Comments for Planning Application DM/0086/25/FUL

## Application Summary

Application Number: DM/0086/25/FUL

Address: Land Adj 64 Chapel Road Habrough North East Lincolnshire

Proposal: Variation of Conditions 2 (Approved Plans) and 10 (Existing Landscaping) following DM/0524/23/FUL to amend the house types with semi detached to link properties

Case Officer: Bethany Loring

## Customer Details

Name: Mrs Jean Keyworth

Address: 13 Kesteven court Habrough Immingham DN40 3 AN

## Comment Details

Commenter Type: Councillor

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: This corner is not suitable for more than 2 properties, it's a blind corner With yellow lines on both sides of the road, parking is at a premium around this village, please use common sense 2 properties with onsite parking would enhance the area and provide a lovely home.

# Comments for Planning Application DM/0086/25/FUL

## Application Summary

Application Number: DM/0086/25/FUL

Address: Land Adj 64 Chapel Road Habrough North East Lincolnshire

Proposal: Variation of Conditions 2 (Approved Plans) and 10 (Existing Landscaping) following DM/0524/23/FUL to amend the house types with semi detached to link properties

Case Officer: Bethany Loring

## Customer Details

Name: Ms Jill Hodson

Address: Old farmhouse Habrough Dn403af

## Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: This building plot started off as 2 detached homes with stipulation by planning that they had to have turning circles on site.

How quickly this has been changed to 4 semis of 3 storey, which is out of character for the village as no other 3 storey houses in the village. The parking for 8 cars/vans/trucks backing out onto a blind corner is an accident waiting to happen, nevermind if households have visitors or more than 2 cars.

I object because the developer now wants to adjust to one large linked block of 4 homes and 3 storeys high, which will take daylight from the historic property behind, and will look out of character with the surrounding properties. As well as giving privacy issues due to overlooking into the front of the historic property house, and his available amenity space, their privacy will be invaded.

The bungalow next door was flooded approx 2 months resulting in them having to have remedial works, so the drainage /sewage is also a problem at this end of the village, additional loading is not going to help matters.

Item 6 29 - 31 Chantry Lane  
Grimsby - DM/0990/24/FUL

# Comments for Planning Application DM/0990/24/FUL

## Application Summary

Application Number: DM/0990/24/FUL

Address: 29 - 31 Chantry Lane Grimsby North East Lincolnshire DN31 2LP

Proposal: Change of use from doctors surgery, internal and external alterations to provide 11 self contained flats and associated works

Case Officer: Lauren Birkwood

## Customer Details

Name: Mr Paul Cook

Address: 9, Queens Parade Grimsby DN31 2LE

## Comment Details

Commenter Type: Neighbour

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

Comment Reasons:

Comment: Whilst I am generally supportive of the development of the site, I have some concerns about the number of flats being proposed. As stated in the Waste Management submission, a total of 33 bins may be required. This is likely to interfere with the available parking on site and also provide a significant change in the view out of the Conservation Area (Heritage submission). Also, the site has an access gate onto the Queens Parade Access Road that is directly opposite the rear access to 9 Queens Parade. Some years ago, after some users of the then surgery began parking outside these access gates and blocking access to the road and my property, I was reassured that this access gates were not going to be used. Is there any reassurance now that this access gate may impinge on the free-flow of traffic along Queens Parade Access Road (QPAR)? The Waste Management concerns and other neighbours' worries about parking for 11 flats seem somewhat justified and I am concerned that the QPAR may become a solution for these. 11 flats seems to be too many.

# Comments for Planning Application DM/0990/24/FUL

## Application Summary

Application Number: DM/0990/24/FUL

Address: 29 - 31 Chantry Lane Grimsby North East Lincolnshire DN31 2LP

Proposal: Change of use from doctors surgery to 11 self contained flats with associated works and internal and external alterations to include changes to doors and window to the side and rear -

AMENDED PLANS AND DESCRIPTION

Case Officer: Lauren Birkwood

## Customer Details

Name: Mr Paul Cook

Address: 9, Queens Parade Grimsby DN31 2LE

## Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: With regard to comments by Highways on 14.03.25, suggesting that vehicular access to the property is via Queens Parade Access Road: this was not on the original or amended plans that we can see. Access at the rear of the Chantry Lane property simply shifts the traffic issue onto what is an '8ft'. As the current gates to the rear of 29-31 Chantry Lane are directly opposite the ONLY vehicular access to our property at 9 Queens Parade, we have a strong objection to the 'solution' proposed by HIGHWAYS.

# Comments for Planning Application DM/0990/24/FUL

## Application Summary

Application Number: DM/0990/24/FUL

Address: 29 - 31 Chantry Lane Grimsby North East Lincolnshire DN31 2LP

Proposal: Change of use from doctors surgery, internal and external alterations to provide 11 self contained flats and associated works

Case Officer: Lauren Birkwood

## Customer Details

Name: Mr STEPHEN FAY

Address: 54 CHANTRTY LANE GRIMSBY DN312LJ

## Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Hello, the building works are already started. We have numerous HMO's in the street already. Including this property and the one two doors away planned to become 10 bedsits/flats. This is a potential 21 more tenants in a street where if you move your vehicle you are most unlikely to be able to find a parking space on your return. At present there are 19 marked parking bays only. We have people who work in the town centre and solicitors whose cars get left all day. The only reasonable solution would be to make these bays resident only bays with no short time stay for others. There are various car parks nearby for the public to use.

# Comments for Planning Application DM/0990/24/FUL

## Application Summary

Application Number: DM/0990/24/FUL

Address: 29 - 31 Chantry Lane Grimsby North East Lincolnshire DN31 2LP

Proposal: Change of use from doctors surgery, internal and external alterations to provide 11 self contained flats and associated works

Case Officer: Lauren Birkwood

## Customer Details

Name: Mr Tony Hooper

Address: 58 Chantry Lane Grimsby DN31 2LJ

## Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I have concerns about the increased demand for parking spaces along Chantry Lane as a result of converting the old Doctors premises into 11 self contained flats. Chantry Lane already has limited parking spaces, with residents of Chantry Lane having to compete with staff from the solicitors located at the top of Chantry Lane and other businesses in town. I run a business from my premises and need to position my vehicle as close as possible to my premises to run this effectively. I can see that the existing plans have 3 parking spaces indicated on the on-site plan, but my concern is primarily with increased demand for parking along Chantry Lane and not with the development of the old Doctor's premises.



Item 7 R/O 171 Mill Road  
Cleethorpes - DM/0900/24/  
FUL

# Comments for Planning Application DM/0900/24/FUL

## Application Summary

Application Number: DM/0900/24/FUL

Address: R/O 171 Mill Road Cleethorpes North East Lincolnshire DN35 8JB

Proposal: Demolition of existing lock up garages and erection of two dwellings with roof lights and central car port.

Case Officer: Jonathan Cadd

## Customer Details

Name: Mrs Sally Wood

Address: 94 Trinity Road Cleethorpes DN35 8UW

## Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Mr and Mrs I Wood &

Mrs Yewdall

94 & 96 Trinity Road

Cleethorpes

DN35 8UW

29/12/2024

Letter regarding Planning Application

Ref DM/0900/24/FUL

This objection is sent on behalf of the residents of both 94 and 96 Trinity Road, Cleethorpes Mr & Mrs Wood (94 Trinity Road) have approval from Mrs R Yewdall (96 Trinity Road) to put forward our combined objection.

Please note on the planning application section 17 uploaded on 15th October 2024 there is an error as it states there are 2 existing affordable ownership homes.

Also, at section 9 where there is a statement regarding Boundary treatments. As we have stated previously there is no fencing between the garages and the rear of 94 & 96 Trinity Road properties. The concrete slab walls at the rear of the garages butt up to the boundary and the guttering overhangs into the airspace of the rear gardens of 94 and 96 Trinity Road.

With reference to the Design and access statement uploaded 15th October 2024.

Page 2 - relevant planning history of the site. There is no reference to the following:

- DC/953/06/CRB from 2006 or
- DC/341/07/CRB resubmission from 2006 or
- App/B2002/A/07/2053480/NWF - appeal dismissal 1st April 2008 or
- DC/1270/08/CRB & DC/1271/08/CRB from 2008

Where the demolition of the 11 lock up garages and the construction of 2 dwellings planning applications were also refused. The design has not substantially changed over the seven previous applications and appeals. We have indicated that we would be more open to an application to build one single story dwelling with ample parking spaces.

Reference to 1800mm high timber fencing is also stated on page 3 of the design and access statement and on the plans and elevations - as stated previously there is no boundary fencing between 94 and 96 Trinity Road and the garages.

Page 8 note 2) Residential Amenity - confirms "However, the gardens of properties at Trinity Road would experience some overshadowing". It is suggested that the previous issue over dominance from the proposed dwellings has been significantly reduced. We strongly disagree, the expanse of the hipped roof and rear wall of the house will still have a considerable detrimental effect on the residential amenity. There is no actual detail regarding the actual height and width of the buildings and car ports, but we do know the depth is stated as 5.6 m (18.4f).

In the arial view of the location you can see a summer house and store in the rear garden of 94 Trinity Road. This is 21f long. To think that a plot of 18.4f could possibly be deep enough to build a house of this type is unrealistic. In additions the outlook of the properties would be to look out over a 9 garage colony with no walkway or footpath outside of their proposed front doors. With cars maneuvering directly outside the front door and windows this would also be dangerous and would cause noise and there would be a lack of privacy.

Page 8 note 4) Drainage - I am concerned that the amount of run off water from the large roof and that it could not be accommodated with water butts. Also given that there is no space at the front or rear of the proposed properties where would these water butts be located and where would any excess water go? We would be concerned that it would seep onto our properties and cause flooding.

Page 9 Layout section states - "the overall eves height at the rear is slightly over that allowed under the permitted development regulations". Which is why we suggest building one single story property. It is of significant bulk and light will be compromised.

Although it is suggested that the overall height has been reduced the proposed floor plans and elevations are not detailed and the measurements that are noted suggest that the Ridge height and eves height will be lower than the previous design of 6715 and 5100. These measurements

refer to plans drawn up in 2006. The height stated in the plans submitted in 2015 was ridge height of 6231 and eaves at 4704. So, are they actually any lower or might they be higher than the previous submission which was rejected?

The gardens of 94 and 96 Trinity Road are higher than the land that the garages currently occupy. The height of the garden at the rear of 96 being more than that of 94 due to the slope of the land. Removing the garages and digging deep footings to the rear of the garden of 96 Trinity Road where a garden shed, and greenhouse are built on a patio may well cause a collapse of this area. How is this going to be prevented? Also, how will these properties be able to be built without encroaching on the land of 94 and 96 Trinity Road. There is no boundary fence so what boundary would there be?

There are plenty of affordable houses available to buy within a 1 mile radius of this location that are much larger in fact 92 Trinity Road was recently sold with an asking price of £125,000.

Objections put forward from

Sally Wood and Ian Wood of 94 Trinity Road and  
Mrs R Yewdall of 96 Trinity Road.

# Comments for Planning Application DM/0900/24/FUL

## Application Summary

Application Number: DM/0900/24/FUL

Address: R/O 171 Mill Road Cleethorpes North East Lincolnshire DN35 8JB

Proposal: Demolition of existing lock up garages and erection of two dwellings with roof lights and central car port.

Case Officer: Jonathan Cadd

## Customer Details

Name: Mr Andrew Gande

Address: 153, Mill Road Cleethorpes DN35 8JB

## Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: [https://assets.publishing.service.gov.uk/media/6270d483e90e0746c93a4298/EDG\\_Street\\_Type\\_Description\\_CHECKED.pdf](https://assets.publishing.service.gov.uk/media/6270d483e90e0746c93a4298/EDG_Street_Type_Description_CHECKED.pdf)

Regarding this application. I would like to make the following safety points around access.

I have included a link that sets out government recommendations around safe access. I would stress the negative safety impacts of this proposed development.

The Category that I believe to be the most applicable in this document is "Type H, Shared Private Drive"

1. Such an access should serve a maximum of 5 dwellings. This is already exceeded and the proposed development would mean there would be access for 8 dwellings.
2. Can the drive provide access for Fire Tenders? (3.7m wide and 12.5tonnes)
3. The recommendations also state that vehicles should be able to leave and turn at all times and the attached photographs will illustrate the space is limited
4. The development will cause there to be increased ingress and egress. This will exacerbate the difficult vehicular sight lines up and down Mill Road, as sight splays cannot be inserted. This is particularly relevant as Mill Road is very busy with schoolchildren of both primary and secondary school ages. Many of these children use bicycles.
5. The exit from the proposed developments is straight onto the access/shared drive and not onto property associated with the development. Another safety issue for both drivers and pedestrians.
6. Photographic evidence of access problems for ambulances/emergency services can be provided.
6. Refuse bin collection point. This would need to be expanded to accommodate the development. This will further reduce vehicular access and vehicular sight lines egressing into Mill Road

Photographic evidence can be submitted, showing access issues that already exist.

# Comments for Planning Application DM/0900/24/FUL

## Application Summary

Application Number: DM/0900/24/FUL

Address: R/O 171 Mill Road Cleethorpes North East Lincolnshire DN35 8JB

Proposal: Demolition of existing lock up garages and erection of two dwellings with roof lights and central car port.

Case Officer: Jonathan Cadd

## Customer Details

Name: Mrs Alison Waumsley

Address: 161 Mill Road Cleethorpes DN358JB

## Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: We at 161 Mill Road are the owners of the garage at the bottom of the drive. Our family has lived here for over 30 years.

As other objections have stated, we agree that there are serious problems with drainage as the waste water pools up at the bottom and has on occasion, gone inside the garage itself.

We also agree with other comments, concerning the amount of space which would not be wide enough for emergency vehicles. If they did manage to drive past the planned properties, it would not be possible for them to turn around at the bottom because of existing properties and their owners vehicles.

With the potential increase in vehicles, this also brings into concern, accessibility to my own garage as we need enough space in front of it to swing open the large wooden doors.

# Comments for Planning Application DM/0900/24/FUL

## Application Summary

Application Number: DM/0900/24/FUL

Address: R/O 171 Mill Road Cleethorpes North East Lincolnshire DN35 8JB

Proposal: Demolition of existing lock up garages and erection of two dwellings with roof lights and central car port.

Case Officer: Jonathan Cadd

## Customer Details

Name: Ms Lynn Watkin

Address: 165 Mill Road Cleethorpes DN35 8JB

## Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Access: I have access to a driveway at the end of my garden (access being the left-hand side of the unadopted road directly opposite the planned site). I removed an existing shed (with Council planning permission) to make way for a driveway due to continual vandalism on my car parked on Mill Road. In view of what appears to be a small amount of space for 2 properties and that I currently have to reverse park my car due to the current amount of limited space I am concerned that the position of these properties will not allow me enough room to access and manoeuvre my car into my driveway.

Disruption and noise: I have had previous experience of dealing with heavy goods vehicles during the build of 3 private houses at the rear of my property. This resulted in noise, parking and access issues and replacement of carpets in rear lounges due to heavy unavoidable mud over the winter months.

Parking: There are currently a large number of cars that have access to this unadopted road, albeit at irregular times, and care and consideration is needed on entering and exiting this unadopted road onto Mill Road. This development will undoubtedly increase these numbers. The number of pedestrians has also increased during this time, which will again increase further. When parking my car I have to fully open wide my driveway gates and need to reverse into the driveway using ALL the space that is currently available to me. I am concerned that this will be reduced and I will not be able to park my car in the driveway. If the residents of the new builds do not CONSISTENTLY use their allotted carport or have guests/visitors that would need to park on the unadopted road this could cause congestion and nuisance to myself and other residents.

Safety: There is also the issue of having access at all times to emergency vehicles



in the event of accidents or fires.

Privacy Important albeit not considered : I have lived at 165 Mill Road since 6.4.01 having had no neighbours overlooking my garden since that date. One of the main reasons for purchasing this property was that it had complete privacy for a town centre building. I am sure other neighbours will agree with this point. I cannot see, particularly for my property, how any repositioning of windows will eliminate this concern. I also feel that in the cramped amount of space available for these houses they would dominate the area and compromise sunlight and daylight and give an oppressive feeling to the surrounding area.

Property value, again, important albeit not considered: I understand that property values are not taken into consideration when appealing applications, however, I would like to add that having initially purchased the property I am concerned that any future development on this land will decrease the value of my property or alternatively make it more difficult to sell by reducing the open area around it.

# Comments for Planning Application DM/0900/24/FUL

## Application Summary

Application Number: DM/0900/24/FUL

Address: R/O 171 Mill Road Cleethorpes North East Lincolnshire DN35 8JB

Proposal: Demolition of existing lock up garages and erection of two dwellings with roof lights and central car port.

Case Officer: Jonathan Cadd

## Customer Details

Name: Mr David McDaid

Address: 167 Mill Road Cleethorpes DN35 8JB

## Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Following my previous comments concerning access for emergency services, please ensure the following news item is seen by all members of the planning committee.

<https://www.bbc.co.uk/news/uk-england-humber-36066358>

Similar news items from all over UK are available on BBC News reports.

**From:** [David McDaid](#)  
**To:** [Planning - IGE \(Equans\)](#)  
**Subject:** DM/0900/24/FUL DEMOLITION OF 11 LOCK UP GARAGES AND ERECTION OF TWO DWELLINGS.  
**Date:** 23 December 2024 15:52:40

---

Comments concerning the above Planning Application from Mr and Mrs McDaid, 167 Mill Rd.

We are directly opposite the Proposed development and are concerned about a number of ***Dangerous Traffic*** issues and access for **Emergency Vehicles**.

### **ACCESS**

Attached pictures (Ambulance 2 & Ambulance 1 3D ] show the existing and future difficulty for Emergency vehicles to attend in the event of an emergency. I myself suffered a Cardiac Arrest at the time of the last planning application for this development and delays were caused by the Ambulance having to reverse out of the driveway onto Mill Rd at school closing time.

The Proposed Block Plan incorrectly shows the width of the access to the properties. See attached (Block Plan Drive Width). See attached ( Actual Width) to see the true size of access the road.

Attached (Dangerous access) to see that Builders merchant sized vehicles have difficulty entering the driveway without first entering Private Property, namely "The Mount" and then reversing across oncoming traffic on Mill Road.

Attached ( Materials Delivery) shows the same Vehicle reversing down the Drive. This is a picture taken with the Trees and Shrubbery bare of foliage. During growth periods vision is dangerously impaired for the drivers of such vehicles. Attached ( Materials Delivery 2) Shows how tight access is when vehicles are parked outside the garages or Dwellings if built in future.

**The standard width of UK Fire Appliances is 2.3 to 2.55m.** There is approximately 2.08 meters between the vehicle shown in Materials delivery and the edge of the Private Parking in front of the garages belonging to 167 7 167a Mill Rd. The developers or any future occupants of the proposed dwellings have no "RIGHT OF WAY" over this Private Parking, for turning or parking. The developer shows this as Existing Parking, True but not His to assign.

The proposed Dwellings are TWO Bedroom with a potential for THREE cars per Dwelling. If vehicles are parked outside of the single car ports allowed in the plans, this would create a blockage potentially preventing a Fire Appliance or Ambulance reaching 167a & 169 in the event of a fire at either property.

During Demolition, Vehicles such as Grab Hire trucks etc would be constantly entering and leaving the site and once construction begins this will increase with Bulk deliveries of Bricks and Bulk building materials being delivered. No provision is made for materials storage on site, none can be left on the driveway.

It should also be noted that Planning was previously refused, see Appeal Reference:

**APP/B2002/A07/2053480/NWF.** The reasons for Refusal are still valid for this application as there are no changes to the current application that can refute the refusal. For this reason alone, Planning should be refused again.

### **EXIT TO MILL RD.**

Mill Rd is a very busy thoroughfare for both traffic and Pedestrians, especially **School Children**. Pupils from Thrunscoe Primary Academy and Clee Academy both use this route to get to and from School often crossing the entrance to the driveway without looking. When looking to the right before Exiting in a car, it is difficult to see small children below the height of the garden wall of 165 Mill Rd. The current Lockup garages are mainly used for storage and only have occasional vehicles entering and leaving them.

Even if the new dwellings have only ONE car each, there will be an **INCREASE** in traffic. I however, they have more than one car per dwelling, the traffic will be far busier than current use.

The driveway serves (*not including the Lockups*), SIX Dwellings plus a single garage belonging to 149 Mill Rd at the bottom of the drive not Three as stated by the Developer. The members of the Planning Committee should consider their responsibility for the safety of Pedestrians and Motorists using Mill Rd. It is entirely possible that if dangers were not considered and rectified at the planning stage in order to "Push Through" a planning application, that individuals could be held accountable for any serious ***injuries or fatalities*** in the future.

### **DRAINAGE.**

There is NO ACCESS to Foul water drainage to the front of the property. The Driveway is uphill to Mill Rd, and the plans show no provision for a pumping station or other means to move water up hill. The developer states that "Water Butts" will collect Rainwater but does not explain where overflow will soak away to or how. With the proposal showing a roof sloping towards the front of the Dwellings, where will these Water butts be sited? They cannot be placed in front of the Dwellings because it is outside the site footprint.

The gardens of 94 & 96 Trinity Rd are significantly higher than the floor level of the Lock up garages. The lower brickwork of the proposed dwellings will require a way of stopping water soaking through the brick work as it does now in the Lock ups. Where will the Groundwater be diverted to when this happens? This end of Mill Rd and Trinity Rd is built on Clay which indicates a high Water Table. Water runs downhill so diverted ground water could affect neighbouring properties.

### **Conclusion.**

We ask that permission is refused for this development on the above grounds. *We would, however, support an application for ONE Dwelling with onsite parking for THREE cars and proper provision for sewage and drainage,*

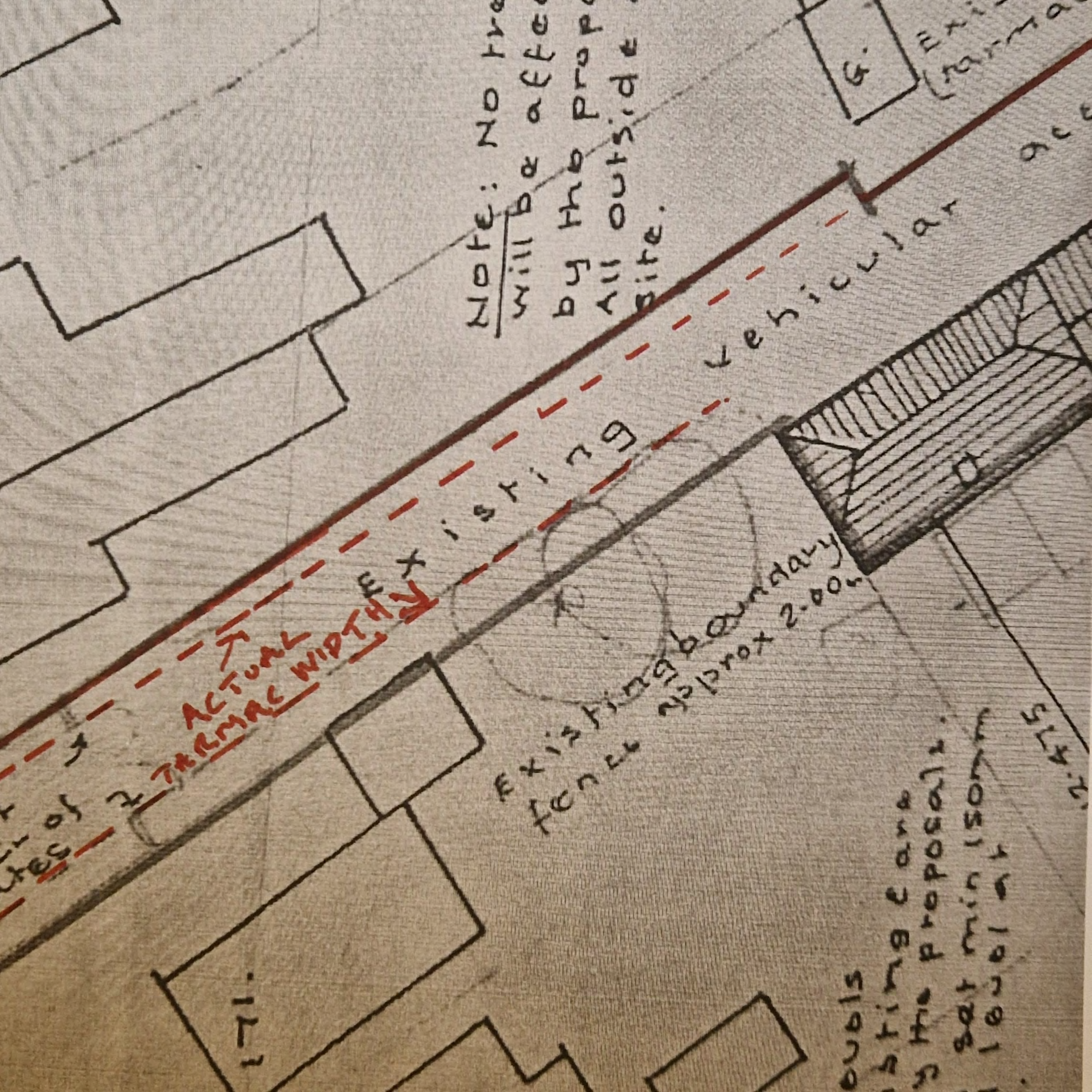
If permission is Granted, strict rules must be applied concerning free access for residents

and emergency services at all times.

No vehicles, materials or scaffolding and fencing to be placed outside the footprint of the site.

The Tarmac and hardcore for the Driveway was paid for by the owners of 167,167a and 169 who will not accept ugly trench repairs on the Tarmac. We would expect a full resurface to restore it to its current state.





Note: No trees  
will be affected  
by the proposed  
All outside site.

Actual  
Thermal Width

Vesicular

Existing boundary  
fence approx 2.00m

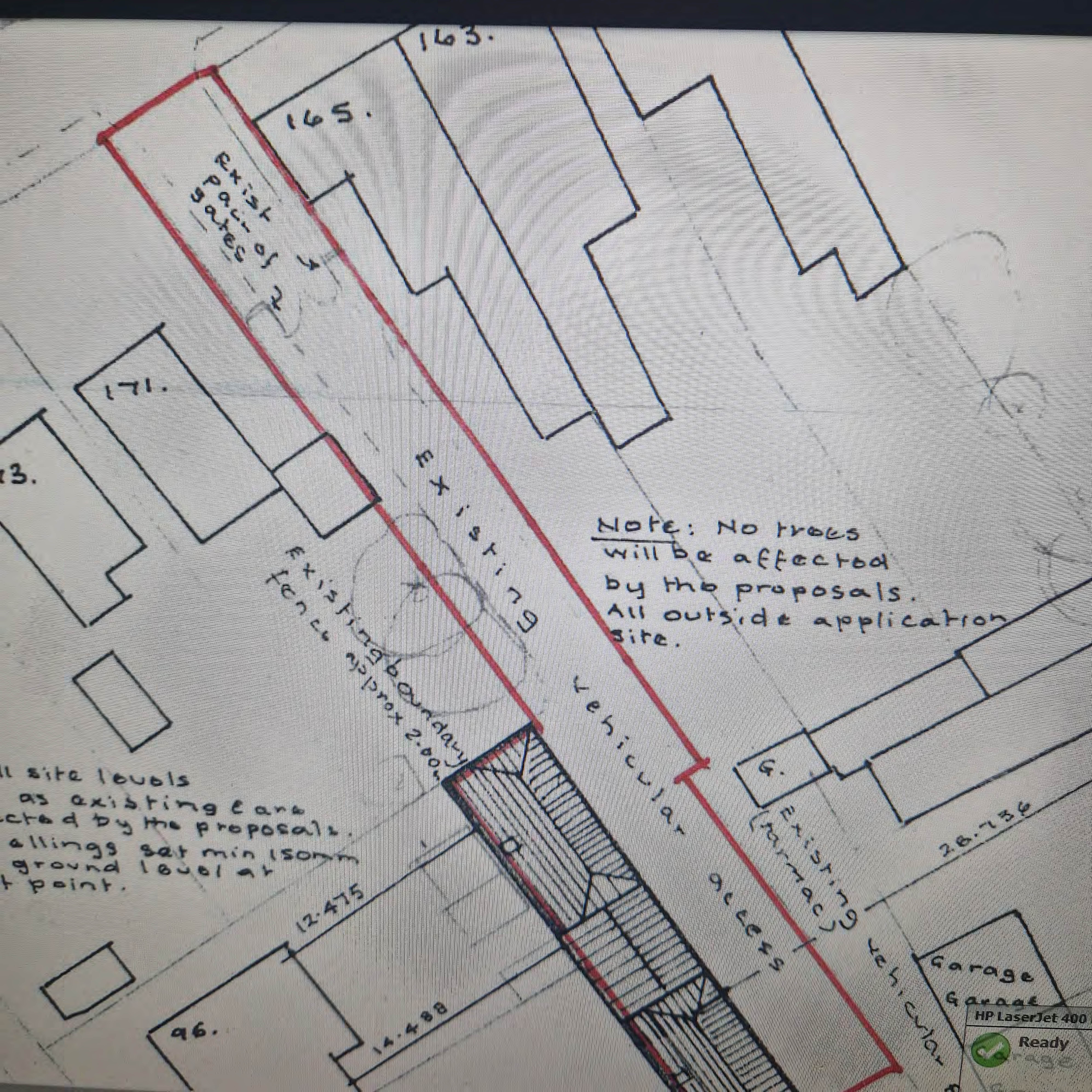
existing level  
proposed level











Exist  
space of

163.

165.

171.

13.

Note: No trees  
will be affected  
by the proposals.  
All outside application  
site.

Existing boundary  
approx 2.00m

Vehicle access

G.  
Existing  
(farmhouse)

26.736

all site levels  
as existing and  
affected by the proposals.  
allings set min 150mm  
ground level at  
point.

12.475

96.

14.488

Garage  
Garage

HP LaserJet 400



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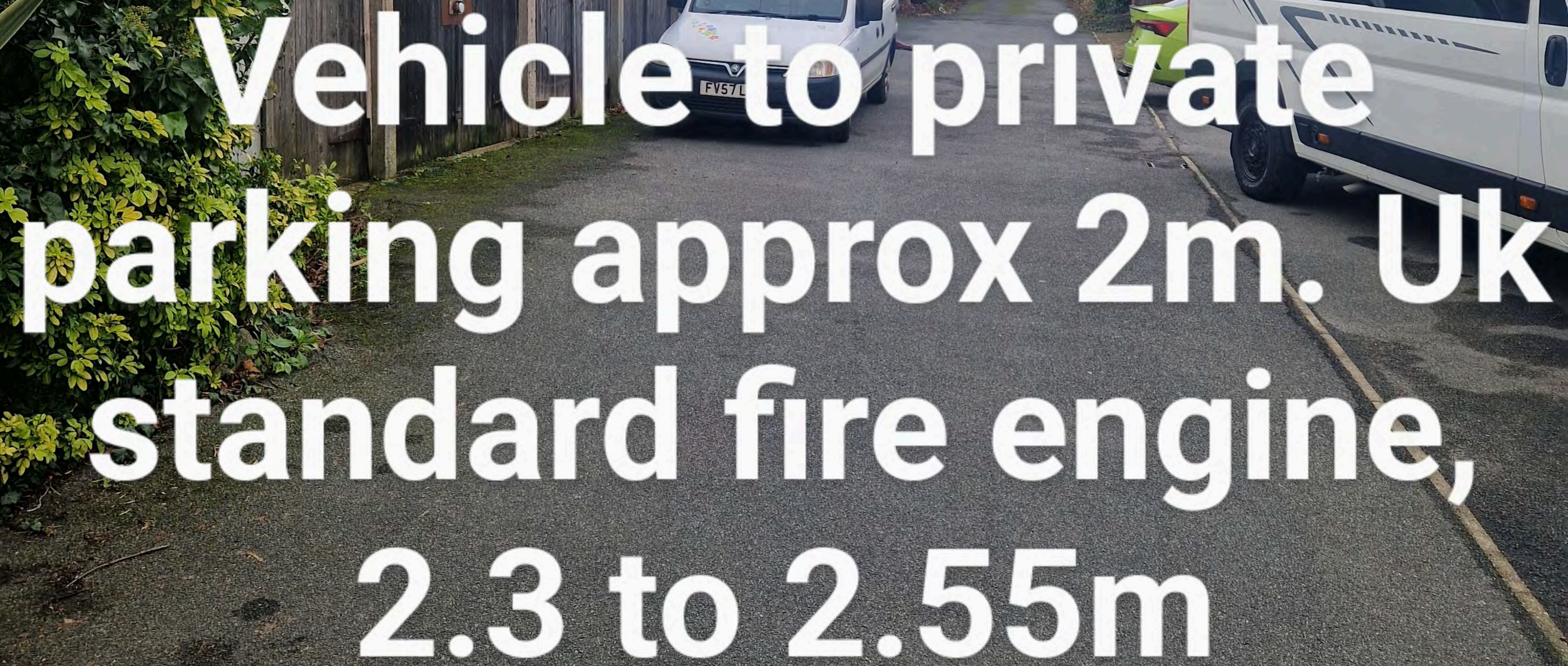
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# Comments for Planning Application DM/0900/24/FUL

## Application Summary

Application Number: DM/0900/24/FUL

Address: R/O 171 Mill Road Cleethorpes North East Lincolnshire DN35 8JB

Proposal: Demolition of existing lock up garages and erection of two dwellings with roof lights and central car port.

Case Officer: Jonathan Cadd

## Customer Details

Name: Mr Peter Tuck

Address: 167A Mill Road Cleethorpes North East Lincolnshire DN35 8JB

## Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I would like to raise the following points of concern regarding this planning application which was refused when I purchase my house in 2015.

1. Emergency access for Fire / Ambulance is a huge concern due to the already limited space and if these two houses were built you know their visitors would park in front of the two houses on the access part of the lane which would block access to mine and my neighbours houses along with our neighbours garage at the bottom of the lane which is would cause ongoing arguments.

2. Flooding is a real concern as with the changing climate we are receiving huge volumes of rain fall on the lane which sometimes floods over the drainage channels which are in place to protect our neighbours in the next street and so from what i can see on the attached poor plans submitted by this landlord it looks like half of the roof rain water on both these properties is going to be put on the lane which should not be permitted in anyway.

3. Space for Living I feel that two properties built into this small space will not give any proposed tenants any quality outside space making them poor quality homes for the poor people that will live in them and therefore should not be permitted.

In closing I would ask that the planning officer considers all my points and turns down this application as it has been before in 2015 to protect the access and the other properties that could be affected by this build.

# Comments for Planning Application DM/0900/24/FUL

## Application Summary

Application Number: DM/0900/24/FUL

Address: R/O 171 Mill Road Cleethorpes North East Lincolnshire DN35 8JB

Proposal: Demolition of existing lock up garages and erection of two dwellings with roof lights and central car port.

Case Officer: Jonathan Cadd

## Customer Details

Name: Mr Andrew Whitehead

Address: 169 Mill Road Cleethorpes DN35 8JB

## Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Part of the lane is owned (as identified on the Land Registry) by house numbers 167, 167a and 169. This is a measurement of approximately 4.8 meters in front of the garages belonging to those properties, essentially the length of a parking space. This significantly reduces the accessible width of the lane when these spaces are occupied and allows 'just enough' room to maintain access for other property owners or tenants.

The reduced width of the lane, if existing Land Registry boundaries are to be respected equates to approximately 4 meters. Although not a car park, the British Standard for parking and accessibility states that a space should be 4.8 meters by 2.4 meters and the required manoeuvring room between spaces should be 6 meters. Even if the proposed car ports have no gates and are open fronted, at only 4 meters between boundaries, the British Standard states that there will be no room to manoeuvre in and out of those spaces.

Even with the limited amount of vehicular activity in the lane at present, we have already seen damage to one car and twice to property by vehicles manoeuvring in such a tight lane. One car sustained damage to a bumper, a garage wall was hit and needed re-building and the downpipe on one of our garages was crushed. With increased vehicular activity in the lane following the addition of two more houses, we can only expect the risk of further damage to be significantly greater.

Until the building of properties 167, 167a and 169 the lane was an unmaintained gravel track. As part of the development of the 3 executive properties, a permanent tarmac road was laid.

Maintenance of this roadway is not provided by the local authority, but as detailed in the deeds of the above 3 properties is the sole responsibility of those property owners. I see no mention in the proposal regarding ongoing maintenance if the development goes ahead. Nor do I see any detail regarding how the road surface will be protected or repaired if damaged during construction of this

development.

The lack of visibility from Mill Road has always been an attractive reason for living on such a private lane. Even though the existing properties are now almost 20 years old, we still meet local people who had no idea they were on this lane. The addition of budget housing, visible from the main road is far from attractive as a proposition. As we neighbours maintain the landscaping of the lane, we deliberately don't trim it too harshly and intentionally leave it looking partly overgrown. This results in significant benefit as our properties remain secluded and private. The addition of a development visible from the main road will have a negative impact on the privacy and quality of life we currently enjoy.

Another reason we allow the foliage to remain as natural as possible is to maintain the variety of wildlife we enjoy in the lane. The density of the trees and shrubs provides an ideal habitat for our local squirrels, birds and even a colony of bats, who are clearly visible flying around our gardens during the summer evenings.

As has been well monitored on CCTV in the lane, from time to time we have unwanted visitors through the night. Opportunist thieves patrol the area and sometimes wander down the lane trying car doors and generally scouting for opportunity. The lane is unlit and very dark at night, so at present these visits are minimal. We have not seen any CCTV evidence of these criminals trying the lockup garage doors, so it would appear clear that the existing lockups are of no interest to them, only being interested in the cars parked on the roadway. The addition of two new dwellings, complete with additional cars, all visible from the main road will undoubtedly attract more opportunist thieves into the lane.

Is it proposed that the lane will be enclosed? There is a gate to the top of the lane that is presently unused because it is considered an impossibility to track keys for temporary tenants of the existing lockup garages. Is the proposal to replace and electrify the gates to create a secure enclosure? To describe the proposal as courtyard is rather amusing. I think we have enough low cost housing estates in the area without adding another.

Given that the plot is so small and no land surrounding the plot is owned and is limited to Right Of Access only, what are the proposals for securing the site and for working at height. If any scaffolding is required to the front of the development, it will block access to all other properties in the lane?

Again, given the limited size of the plot and no ownership of adjacent land, how will deliveries and storage of bulk materials be managed?

What provision is being made for parking and welfare for any contractors working at the site?





# Comments for Planning Application DM/0900/24/FUL

## Application Summary

Application Number: DM/0900/24/FUL

Address: R/O 171 Mill Road Cleethorpes North East Lincolnshire DN35 8JB

Proposal: Demolition of existing lock up garages and erection of two dwellings with roof lights and central car port.

Case Officer: Jonathan Cadd

## Customer Details

Name: Mr Andrew Whitehead

Address: 169 Mill Road Cleethorpes DN35 8JB

## Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Given the number of housing estates popping up throughout North East Lincolnshire and its immediate surroundings, I fail to see what significant benefit an additional two impractical, budget dwellings can have on our local economy. These 'affordable' properties will be completely out of context with the others in the lane and the perfect acquisition for an absentee landlord with an already inflated portfolio. How can we be given guarantees that these properties will benefit local people, rather than more economic migrants moving up from the south of England?

To summarise my previous comments, we agree that the lockup garages are an eyesore. We do not believe this is the inevitable deterioration of an aging block of buildings, but deliberate neglect to bolster favour for this planning application. The addition of two houses on such a small plot, with central carports is impractical and will surely never offer any form of quality living standards, as has already been identified in all previous rejections of this scheme. The inaccessibility of the carports and the inevitable conflicts and tensions over parking for additional cars and visitors will make life insufferable for all parties involved.

We would happily support the idea of a single, reasonably sized dwelling on the site. Something with adequate space for the inevitable two car family would be far more practical and comfortable. This has been discussed on site but was deemed not financially viable. It seems a shame that financial viability is more important than quality of life in a reasonably sized, comfortable home.



# Comments for Planning Application DM/0900/24/FUL

## Application Summary

Application Number: DM/0900/24/FUL

Address: R/O 171 Mill Road Cleethorpes North East Lincolnshire DN35 8JB

Proposal: Demolition of existing lock up garages and erection of two dwellings with roof lights and central car port.

Case Officer: Jonathan Cadd

## Customer Details

Name: Mr Andrew Whitehead

Address: 169 Mill Road Cleethorpes DN35 8JB

## Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Following on from my earlier comments, I would like to add something regarding the issues this development is likely to bring forth regarding parking.

Would the planning committee please pay a visit to, or speak with the residents of Pine Walk in Cleethorpes, DN35 8BP. At the end of Pine Walk, planning permission was given to develop an enclosed courtyard with small, affordable properties, similar to the one proposed for our narrow lane.

I'd like the committee to investigate the practicality of developing a cluster of houses with facility for only a single car at each property. While I do not live on Pine Walk, I can clearly see the chaos caused by scattered cars throughout the development and I am given to believe this causes a significant amount of regular angst and disagreement between residents and home owners. Discussing this with such residents will give a clearer indication of just how impractical this proposal is.

Why would someone propose, or approve a development in the knowledge that it will result in poor quality of living and constant disagreement and upset between neighbours.

# Comments for Planning Application DM/0900/24/FUL

## Application Summary

Application Number: DM/0900/24/FUL

Address: R/O 171 Mill Road Cleethorpes North East Lincolnshire DN35 8JB

Proposal: Demolition of existing lock up garages and erection of two dwellings with roof lights and central car port.

Case Officer: Jonathan Cadd

## Customer Details

Name: Mr Andrew Whitehead

Address: 169 Mill Road Cleethorpes DN35 8JB

## Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I believe that the measurements (27.3 metres wide and 5.6 meters deep) are entirely fictional. It is my understanding that the footprint of the owned site is defined by the garage buildings ONLY and that no land immediately in front of the garages is part of the site. As I understand it, there is Right OF Access ONLY to the garage buildings. Although I have not had the privilege to enter or measure the garages, I cannot believe that they are 5.6 meters from front to back. I believe this because someone I know rented on to store his Mini car and he could barely close the door once it was inside.

The document states that only five garages are currently occupied. One is accessed at weekends during the summer months by the owner of a motorcycle. One is accessed infrequently by a pedestrian. Two are accessed on average twice weekly by business owners to remove work materials. One is accessed on Saturdays to remove fishing gear. Even if counting the motorcycle access all year round, that equates to an average of twenty four vehicular visits per month. Assuming that the owners of the proposed houses has one car per household and that they work, shop and socialise, that equates to a minimum of 120 vehicular visits per month. It is also a fair assumption that each house will be occupied by a couple with two cars, equating to a minimum of 240 vehicular visits per month, a tenfold increase on the current traffic to and from garages in the lane.

I am not aware of any access to foul drainage other than through an adjoining property.

The proposal states that all surface water will be captured and contained in water butts. In the drawings and elevations, the down pipes from guttering is shown on the front of the buildings, where it will be impossible to locate a water butt. At present, all of the garage rooves drain to the



rear of the buildings, into soakaways that are the rear gardens of the properties in Trinity Road. The proposal has the rooves pitched both forward & back, meaning that much of the rainwater will be diverted to the front of the properties and into the lane. While I accept that water butts will contain the water for a short time, with no gardens to water, they will undoubtedly overflow into the lane.

This is a significant problem for me, as my property is at the bottom of the hill and the only drainage channel runs directly across the front of my garage doors. Even with current rainfall and periodic car washing in the lane, that drainage channel receives all of the surface waste and blocks frequently unless cleaned regularly. Unless maintained and cleared at least quarterly, my garages flood during heavy rainfall. With additional surface water from the proposed development, my garages will be at a greatly increased risk of flooding. If this development is to proceed, then a serious proposal for surface water drainage is required.

I am not aware of any access to gas or electricity supply other than through an adjoining property or by digging up the existing tarmacked roadway.

I am not aware of any access to mains water supply other than by digging up the existing tarmacked roadway.

At present the telecom lines run underground from Mill Road for the first part of the lane, then elevated by telegraph pole for the full width of the lockup garage plot. While the garages are only single storey, there is no impact on the routing of the telecoms cabling to 167, 167a and 169. If the development proceeds and the properties become double storey, what plan is in place for the routing of telecom and data cabling to the existing properties?

Appearance of the new proposed houses is not necessarily in keeping with the other properties in the lane, which should be considered as luxury or executive homes. While I accept that the current garages do little to enhance the lane, it is my belief that a pair of budget dwellings will do little more. As important as appearance, the dwellings need to be functional and comfortable, which given their size and position is a virtual impossibility. The front windows of the property will look out directly onto vehicles parked less than 4 meters away. Moreover, if the designed windows are not sash style, they will open directly into the lane and block vehicular access to other properties.

The proposal states that the garages are under utilised and in a poor condition. Given that many other garage sites in the local area have been replaced housing, there is a real need for garage space. Whenever a sign is posted at the end of the lane stating that a garage is available, it is occupied more often than not within a day or so. This emphasises the need for secure garage / lockup space. Had these units not been allowed to deteriorate into a state of disrepair by the owner, they would be highly sought after. Unfortunately, they do not generate the same income as the sale of budget housing and as such have been allowed to fall into an unfortunate state.

# Comments for Planning Application DM/0900/24/FUL

## Application Summary

Application Number: DM/0900/24/FUL

Address: R/O 171 Mill Road Cleethorpes North East Lincolnshire DN35 8JB

Proposal: Demolition of existing lock up garages and erection of two dwellings with roof lights and central car port.

Case Officer: Jonathan Cadd

## Customer Details

Name: Ms Victoria Bailey

Address: 171 Mill Road Cleethorpes DN35 8JB

## Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I object to any houses being built at the rear of my property, I purchased the house as it has a south facing garden, I am not overlooked and would like it to stay that way, I don't want to be sat in my garden staring at a brick wall and having my view blocked and even shaded by the proposed houses. It is busy enough down there with cars and caravans and motor homes



Item 8 Willow Lakes Ashby  
Hill Top Farm Barton Street  
Ashby Cum Fenby -  
DM/0523/23/FUL

## Planning - IGE (Equans)

---

**From:** Carol Shaw  
**Sent:** 07 July 2023 22:42  
**To:** Planning - IGE (Equans)  
**Subject:** Objection to planning application Ref DM/0523/23/FUL

Good evening,

I am writing on behalf of Ashby cum Fenby Parish Council regarding the above mentioned Planning Application. We wish to object to this application on the following grounds:-

1. We have very serious concerns over the sewerage discharge for the number of lodges.
2. A Bund had been originally promised to alleviate noise for local residents. There is no mention of this.
3. This is an excessive number of lodges for the area.
4. The lodges appear to have a much closer proximity to the village of Ashby cum Fenby than originally planned.
5. There is a serious concern over light pollution.
6. The lodges' occupants and their vehicles will create noise and pollution.
7. This is over-development in open countryside.
8. The planned location of the lodges is close to a public footpath and a public bridleway.
9. The location is in close proximity to an area of natural beauty.

If our concerns could be noted, we would be very grateful.

Kind regards  
Cllr. Carol Shaw  
(On behalf of the Clerk)



The Hall  
Ashby Lane  
Ashby cum Fenby  
North East Lincolnshire  
DN37 0RT

Dear Mr Limmer

**Re: Objection to CHANGE OF USE AND THE BUILDING OF 23 ADDITIONAL LODGES  
AT WILLOW LAKES, ASHBY CUM FENBY REF DM/0523/23/FUL**

Firstly I would like to explain that I have tried to object to this development a number of times on the NELC planning portal (always in less than the allotted 30 minutes) and the site “times out”. A number of other Villagers that want to raise their concerns for this development have had the same experience. Please could someone in your tech department look into this problem?

My objections and concerns are as follows:

**SEWAGE WASTE**

How is it going to be managed?

**NOISE POLLUTION**

The developers assured the Village that they would address this matter in the plans – they have not.

**LIGHT POLLUTION**

Ashby cum Fenby is a rural village with no street lighting. It is felt that with this new “leisure” development being proposed, the light pollution will dramatically increase putting the habitation of wildlife at risk and dramatically changing the environmental landscape and integrity of the Village.

The area proposed and Ashby cum Fenby itself does not have the facilities to accommodate this huge amount of additional people/traffic. The nearest shops are 3 miles away and putting added traffic flow onto the A18, B1203 (30mph where the speed limit is frequently flouted) and through the village will be a hazard.

**FLOOD IMPACT ON THE VILLAGE**

Ashby cum Fenby is prone to flooding due to its location at the foot of the Wolds. A number of areas on the periphery of the village are close to the flood plain (certainly the houses closest to the proposed development). The development will be on a natural water/rain “run off” from the Wolds and a development/footings/concrete bases etc will alter its natural course adding to the problems the village and residents already have to endure with excess flood water.

The proposed development abuts and AONB and the village of Ashby cum Fenby; with its very small population and no amenities barre Hall Farm Restaurant, seems to be becoming a holiday camp location. There are 6 groups of holiday cottages/Airbnbs already in the village including Willow Lakes, Hall Farm Hotel (8 rooms 2 holiday cottages) and recent planning approval for 6 shepherds’ huts at the Hotel. The quantity of speeding traffic passing through the village and up and down the 1203 has noticeably increased since we now have a wedding venue at Hall Farm. This is now becoming dangerous to pedestrians, cyclists and other drivers. Highways have been informed. These are predominately tourists and guests to Hall Farm which concerns me as I note that another application is in at Willow Lakes for an additional Function Room and further facilities? More traffic, more noise, more light pollution, more environmental disturbance. The Village is not a Theme Park. It is a small village with no amenities that is being abused by too much of the wrong type of development.

I would appreciate my concerns being taken into consideration.

Many thanks

VICTORIA FEILDEN (RESIDENT)

# Comments for Planning Application DM/0523/23/FUL

## Application Summary

Application Number: DM/0523/23/FUL

Address: Willow Lakes Ashby Hill Top Farm Barton Street Ashby Cum Fenby North East  
Lincolnshire DN37 0RU

Proposal: Change of use of land from field/paddocks to 23 holiday cabins with vehicle parking,  
landscaping and associated works

Case Officer: Richard Limmer

## Customer Details

Name: Mr Duncan Thomson

Address: Ash Trees Third Lane Ashby cum Fenby

## Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I should like to object to application for additional holiday cabins at Willow Lakes, ref DM/0523/23/FUL; for the following reasons:

1. Lodges too close to the actual development within Ashby cum Fenby.
2. With the original lodges at the top side of the overall development , and the planned further lodges at the bottom of the development, the obvious next growth will be the infill in the middle. Just how big will this park become
3. Further light and noise pollution next to an area of outstanding beauty.
4. With the number of lodges currently, planned, and obviously in the future, this to detrimental to the already established tourist areas of Cleethorpes.



